

LRES Building Committee
Wednesday, March 11, 2020
LRES Media Center

I. Call To Order

Ken called the meeting to order at 6:35 p.m. In attendance were: Ken Hajjar, Mike Manley, Marjorie Whitmore, Todd Ledoux, Rick Senecal, Tina McCoy, Laura Yacek, Beth Clark and Shelley Roy.

II. Minutes of Meeting from 02/12/2020 were read. Rick moved to accept as they were without changes; Carlos seconded. All were in favor

III. Proof of Posting - acknowledged by group.

IV. Needs Assessment Update and Discussion. Meeting was turned over to Mr. Barker for the building assessment. He discussed that the building is tired and aging, however, there are no major code violations, but many little small issues.

Mr. Barker pointed out deficiencies in the building with a slide show identifying general building information. Items that were identified outside are lack of signage, fencing in the front of the building, parking lot with pickup and dropoff, exterior walls showing efflorescence due to their porous nature, septic system in flood plain, mold on the outsides of the building caused by frost to name a few.

Mr. Barker pointed out inside deficiencies including walls not tall enough for smoke rating, doors not wide enough for life safety code, not wheelchair complaint were some examples.

Mr. Barker pointed out classroom deficiencies, including windows with very low cabinets above heating elements which is not efficient for the heating system, light glare from the window placement, worn ceiling tiles, light switches not in classrooms due to building walls over the years, doors between classrooms are not to be used as exits, corridor to kindergarten not wide enough, classrooms are crowded with furnishings from teachers, weatherstripping maintenance is needed everywhere, lights are not efficient (need LED), some electrical outlets are out of date, some classroom sinks are not commercial (residential type units), choppy rooms with partial walls, no privacy in nurse's office, nurse's office too small for number of students, gym/multipurpose room is very small, egress is too small from gym/multipurpose room, kitchen is not up to code (no Ansel system in hood), sinks in kitchen needed, fire extinguisher on outside of wall and is a hazard for sight impaired were other examples.

Mr. Barker also went over the site plan, which showed that most of the location is in the flood plain. The building is 1 foot above the plain, leaving very little room. The building could be exempt because it would possibly be "grandfathered" but if a new school or plan is made, it would need to be compliant.

Mr. Barker then went over the floor plan and code analysis. Corridors do not resist the path of smoke, building needs to be considered as 3 separate buildings (1) main building, (2) kindergarten wing (3) portables attached to school. Library is an issue because it is technically a corridor without walls. The portables are not fire rated. Even though there are sprinklers in the building, some fire codes are not met. Egress is also a problem in some of the classrooms. There are issues with the sprinkler system as well, being that it is sagging and is made out of PVC. Many of the bathrooms in the school are not handicap accessible.

Even though there are deficiencies as pointed out by Mr. Barker, most of the items are not enough to close the building. The necessary fixes are "inexpensive". Mr. Barker also explained codes: ADA which is federal, local building codes, and life safety codes and how they apply to a new building vs. our existing building.

Discussion of the Needs Assessment Worksheet was had. The "have to" total around \$800,000.00; the "should do" is approximately \$1,500,000.00 and the "worth considering" is around \$4,500,000.00 to fully bring the building up to date and in full compliance with codes and the like.

The State does have some funding, but as discussed in previous meetings is likely an at least 2 year process. The threshold has to exceed 25% of the value of the building. Our building is 48,000 SF x \$1.90 = \$2,300,000.00 so it is possible to obtain state aid of 55% of the budget.

The second threshold is it has to exceed 60% of the budget and the all-in is around \$5,500,000.00.

That is the just as we stand, with no new gym or other add ons.

There was further short discussion of whether the building and site is actually viable for additions, etc.

Next meeting date was discussed and was set for April 7, 2020 at 6:30 p.m. for further discussion with Mr. Barker.

V. Adjournment Motion to adjourn meeting by Mike, seconded by Carlos. All were in favor and meeting was adjourned at 8:19 pm

Respectfully submitted,

Shelley Roy, Secretary