

Raymond School Board Meeting
January 12, 2016
Raymond High School Media Center
Minutes
Approved February 3, 2016

Call to Order: The meeting was called to order at 7:30 pm

Present: School Board Members Diane Naoum, John Harmon, Jaclyn Serrine, Steve Reardon (7:38pm), Superintendent Ellen Small, Business Administrator Ron Brickett, Facilities Director Todd Ledoux, LRES Principal Brian Belanger and LRES Building Committee Chair Erin Brewitt.

Proof of Posting: It was noted the meeting was properly posted.

Pledge of Allegiance: All those in attendance stood and recited the Pledge of Allegiance.

Public Hearing: Chair Diane Naoum opened the public hearing at 7:31pm: To consider incurring the indebtedness in the amount of approximately \$8.25 million in anticipation of the construction, furnishing and equipping of an addition and renovations at Lamprey River Elementary School.

Ms. Brewitt introduced guest presenters Luke Salome and John Bruss from Meridian Construction and Jason LeCombe from SMP Architecture. Mr. Salome thanked us and expressed excitement about the project. Jason LeCombe, SMP Architecture presented the proposed plan for the LRES building project.

There are three guiding principles for the proposal: avoid flooding, minimize disruption and optimize drop off and pick up.

The project and the phases were reviewed. These include relocating parking, working with flood proofing the existing building, building the addition and then removing the portable classrooms. The new drop off and access road plans were reviewed as well as the bus area and staff parking. Both the drop off and bus area have shared access into the same lobby to provide a better view and safety. Preliminary designs were reviewed showing six classrooms on the main level with the administration space, restroom area and gymnasium along with a separate area so that the gym and restroom area could be locked off and restrict access to the school. The second floor design showed additional classrooms and suite style office/conference rooms. The proposed view of the street was also shown along with explanation as to how the existing building and the proposed addition would blend together and look consistent.

Mr. Bruss reviewed proposed schedules for the construction. The goal is to be done by January 2018. Safety was also discussed as that is a priority, especially with the construction.

Ms. Brewitt and Mr. Ledoux presented the LRES Building Committee. The LRES Addition Bond Article 2 was reviewed. Members of the committee included Erin Brewitt, Todd Ledoux, Sandy Ellis, Amy Faust, Ann Franco, Bryan Belanger, Ron Brickett, Marlene Jones, Ellen Small and John Harmon. Mr. Ledoux explained why the committee chose Meridian Construction. Meridian presented a plan with attention to detail and unique design, allowing current operating while building, and limiting interaction with building and the school for safety, building is out of the 100 year flood plain, energy efficient heating and cooling systems, they received great recommendations and were also the lowest bid received by 1.8

million dollars. The existing building would have changes that include FEMA-approved floodproofing, eliminating both the attached and detached portables. The main entrance will be relocated and there would be improvements in the nurse, guidance and special education spaces to bring them to state recommendations. The addition was reviewed: it is a two story, twelve classroom addition, includes a gymnasium, and will include energy efficient heating system. The addition meets the Raymond flood zone ordinance, includes six 3rd grade classrooms, six 4th grade classrooms, office space for special education and guidance, conference rooms and also includes some storage space on both levels.

The gym addition also meets the flood ordinance. The gym will have a middle school sized basketball court, physical education teacher's office, storage space and allows for night/weekend access for the gym and restrooms. The gym can be secured from the remainder of the building and will be available for the town to use.

Site improvements also include a new septic system for the new facilities but the existing system will also be tied into the new system. The LRES building includes oil heating.

The existing two oil tanks currently hold a total of 750 gallons and will be replaced with a 10,000 gallon tank to maximize on deliveries, making it possible to buy in bulk to save money (as currently fuel deliveries can be multiple times a week). The construction costs were reviewed in detail. The construction costs are \$6,624,512; site costs are \$700,700; Flood proofing \$109,000 for a total of \$7,434,212. Soft Costs include 5% owner contingency \$371,711; clerk of works \$144,000; furniture and equipment \$94,482; Quality/Geotech \$50,000; Interfacing with Existing LRES building \$50,000; utility costs and fees \$35,000; Legal Costs \$20,000; Bond costs \$20,000; Removing detached portables \$16,998 for a total of \$802,191 Total Estimated Costs are \$8,236,403 with a proposed 20 year bond with an estimated interest rate of 4.25%. The first year payment on the bond would be \$206,250, estimated tax impact of \$0.24/\$1000. Payments starting in year two would be \$756,806 with estimated tax impact of \$0.90/\$1000 and the last year payment would be \$418,712 with estimated tax impact of \$0.50/\$1000. Further estimates of the tax impact showed an assessed valuation with \$200,000 would have an estimated tax impact for year one of \$48, and \$180 each year starting in year two until the last year, which is estimated at \$100. If the assessed valuation was \$300,000, the estimated tax impact for year one would be \$72, \$270 each year starting in year two, and the last year would be estimated \$150.

Ms. Naoum asked how the six inch grade of the new building would tie to the existing building. This would be done by ramp and slope. Mr. Harmon further explained that the proposal also included a two year warranty on the building by Meridian.

Questions from the public included: What is the size of the classrooms? The answer is approximately 900 square feet. Another community member questioned the heating system and if it would impact the existing building. It would affect the oil tank, but not the system. Mr. Belanger explained part of the problem also has to do with drop off and pick up and having doors open and the new entrance would assist with that challenge. A community member who is also a second grade parent commented that her child has not been able to use the gym at all due to eating schedules. She felt that having another gym for the community to use where the Raymond community is so active would be helpful and she also commented that she really likes the new entrance and the safety to get into the building in that space. She feels that the district is currently in need of addressing the entrance area and the proposal appears to address it. Another community member questioned the two proposed schedules. It was further explained that due to timing and the preliminary work that is needed to be done and work with

the state that needs to be done, the proposed schedule will most likely be used and not the alternate schedule.

Ms. Naoum thanked everyone for coming and the presenters. The presentation will be available on RCTV as well.

Ms. Naoum closed the public hearing at 8:00pm.

Adjournment: Mr. Harmon made a motion, seconded by Mr. Reardon to adjourn the meeting. The motion passed with all voting in favor. The meeting was adjourned at 8:00pm

Respectfully Submitted

Jaclyn Serrine
School Board Secretary