

# RES Building Improvement Committee

## September 18, 2018

### Meeting Minutes

Minutes 9-18-2018

Attendance: Peter Stewart; Charles Buckley, Jon Francis, Dave Coursey, Brett Miller, Jerry Thibodeau, Ethel Gaides, James and Tammy Joyce, Brad Eaton, John Dow, Trish and Max Langford, Regan McCormick, Ed Haskell, Laurel Galvin

6:00 PM Meeting called to order

Jon Francis

We will go through a set of plans and the scope of work that this committee recommended we investigate. The contractors were here today to do a walk through. Pricing is due on September 26th. These will need to be compiled. There is a base bid.

Peter Stewart and Charles Buckley Mechanical Engineer.

The proposed addition is approximately 4,000 square feet.

Included:

- minor renovations to the 1997 wing: Ventilation and some base board heating and painting.
- all ceilings will be removed and replaced
- all new heating and hot water
- sprinkler system
- Fire alarm system
- domestic cold and hot water systems
- new HVAC control system (save a tremendous amount of money)
- There will be a cap off the main toward the proposed new addition
- 2 propane 1000-gallon gas tanks
- transformer pad for 3-phase service
- backfeed the existing service with single phase
- replace the asphalt shingle roof on the 1997 wing
  
- first alternate  
replace air handler for cafeteria, media center, gym, offices  
fire rated wall between gym and cafeteria
  
- second alternate  
all new led lighting for the whole building (60% reduction)

Jon expects 25% savings with propane

Questions:

What is the cost of phase 1 renovations to the 1957 wing (proposed to be removed eventually)?

There will be some loss. However, some components can be reused:

- lighting fixtures
- fire alarm components
- parts of the sprinkler system

What about the '57 roof? Is the roof sound enough to withstand a more efficient heating system?

The roof is R2 it will continue to melt; snow buildup should not be a problem.

Question about the lights in the 57-wing: cost effective? The payback on efficient lights is short. It is cost effective.

Question about replacing the ceiling. Jon's experience is that replacing it makes sense. Yes, it is a loss, but it saves in construction costs (time) and there is generally a lot of damage to the tiles anyway.

Question about an alternative to allow for wood boiling plant. This is always a consideration. PRHS has one and the SAU has a wealth of knowledge about this alternative.

The RES Building Planning History Review:

State of NH provided some safe and secure school improvement funding.

[We were funded at 45% of the projects that qualified: fire alarm system and sprinklers](#)

To do the sprinklers we need to tear out the ceilings.

We need to upgrade electrical for the pumps.

Jon Francis would like to have this project level funded. Fund it with grants and budget and stay within the parameter that is already set up.

Tammy and James Joyce brought forward their concerns regarding the school's continued use of Wheeler Lane.

- The Joyce's requested a copy of the letter that is generally referred to as support for the school's use of Wheeler Lane; they are aware of a verbal agreement only.
- Mr. Joyce agreed that there was a verbal agreement regarding the use of the road.
- Mr. Joyce agreed that there has been communication regarding the maintenance of the road recently.
- The Joyce's agreed to come to the School Board Meeting tomorrow night and to set up following meetings with us.

Next steps

- Subs will get bids in by September 26
- Pricing manager has been hired for pricing.
- Building Committee will meet on October 16, Tuesday at 6 PM to review pricing and prepare a recommendation for the School Board to consider on October 17.

Meeting adjourned at 7:15 PM.