

**Town Planning/Building Committee for Salem School Renovation
December 2, 2008
Salem School Media Center
7:00 P.M.**

MINUTES OF DECEMBER 2, 2008 REGULAR MEETING

PRESENT: Dinis Pimentel, Kevin Lyden, Stuart Gadbois, Monica McIntyre, Jim Choquette, Bill Weinschenker (arrived at 7:02 P.M.), Donald Bourdeau, Donna Leake (left at 8:36 P.M.)

GUESTS: Charles Boos and James Sperry from Kaestle Boos Associates

ABSENT: Michael Siebert, Jenifer Lee, Horace Lindo, Chris LaRose, Richard Asafaylo

CALL TO ORDER: Meeting called to order at 7:00 P.M. by Dinis Pimentel, Chairman.

M/S/C (K. Lyden, M. McIntyre) to approve November 18, 2008 minutes. Vote: Yes- 6 No-0 Abstain- 1 (J. Choquette).

D. Pimentel received a study of the kitchen from C. Boos. The study showed some lacking points in the kitchen such as code cleanliness and potential fire violations. C. Boos commented that the school receives food from vendors and heats it at the site. Employees hired by Aramark were doing some preparation on the site which means that a preparation kitchen needs to be provided if they are to continue with preparing food. C. Boos presented ideas: 1) Design will strictly be a warming kitchen. It will have a convection oven with hood with no fire suppression system. 2) When food is received in the building it should be in a dedicated area with screens to keep flies out, etc. as well as dedicated trash cans.

D. Bourdeau commented that the current hood is not a type I hood used for grease. The hood is rated a Class IV by the food inspector. The hood may be there to remove heat, there's not much grease on it. Intentions need to be decided.

C. Boos introduced Landscape Architect James Sperry then passed out a packet with aerial views of the current and planned school as well as the latest design idea. He said there are two major differences between last week's presentation and tonight's. They are: 1) He rotated administration offices around for A. better visibility and B. to maintain windows in the library. 2) Location of kindergarten rooms. If they played in the courtyard it would be disruptive to other classrooms so the play area was moved to the North side of the building along with the classrooms.

Other presentation points:

- All grades K-8 on one floor.
- The current oil tank should be removed. It could not be certified for another twenty years. The new one should be 10,000-15,000 gallons and will help make excellent efficiency of the building and heating system.
- To keep the building comfortable while renovating, a new mechanical room on the North side will be used immediately after installed.
- The 1940's appearance can be replicated without a lot of money.
- There will be a new 1600 amp service; the current 1200 amp is not good enough.
- Construction should take 9-10 months.
- A shower can be added to each locker room because the school is considered an emergency management building and it would be nice to have showers if it were to ever be used for that reason.
- The septic fields and water system should not need any work, just a storage tank for a full school sprinkler system.
- The reimbursement rate will be known before the referendum.
- C. Boos will have an estimator come up with a cost by the December 16 meeting.

K. Lyden was concerned the additional square footage will run over the reimbursement rate, then over budget, and then it will not pass referendum. C. Boos responded that a building design with a program that will work for twenty years is necessary.

D. Pimentel was concerned with the art room on the first floor and using space. The square footage on tonight's plan vs. the current school's been in question but was not immediately known. He understands programmatic needs and the building committee's push for renovation. Getting programmatic needs with renovations is good.

D. Leake said that the goal was to end up with the same number of rooms- everybody in a space for every program, and this plan works well for that. She wondered about phasing and classrooms in the gym. C. Boos thinks that the construction period will be approximately 15 months. Grades K-2 should go in the gym and it should be for about a year. Using a gym is the lowest cost option. Phasing has to be decided before referendum because that question will come up.

D. Bourdeau wondered if the library could be used for classrooms and the children could use the town library as their temporary library. The cafeteria would not be an option because it's used full time.

James Sperry gave his presentation on his ideas for the outdoor changes. There would be two separate areas for buses and parents/parking. The existing entrance would be made into the bus area that would fit 10-11 buses. The existing exit area will be made into the parent/parking area. The handicapped spots will be right in front of the school entrance so no one parking in those spots will have to cross the parking lot. He spoke of the possibility of purchasing land in front of the track/behind the library to make more activity areas.

D. Bourdeau wondered where the fire lanes and access were. The kindergarten classrooms were also at the opposite end of the school from where the buses are, but that is something that can be changed. K. Lyden had a safety concern with the buses loading so close to Route 85. Is sidewalk access possible to the other Town buildings?

K. Lyden commented that with a population of 450 children, two band rooms and two art rooms is a lot. Is it appropriate to have one band room for 450 kids? C. Boos answered that he tries to stay away from kids mixing (middle and elementary school) but it's possible to use one band room.

D. Pimentel asked if this plan is something the committee wants money attached to? J. Choquette said it meets what people he's spoken to wants. M. McIntyre loves it and wants the stage. S. Gadbois is concerned about the cost, build it then use it. K. Lyden likes the mechanics in a separate room, but there's additional cost in additional square feet. D. Bourdeau said that people who appreciate education will like it. Planning for the future of the Town is important. We may not have more kids coming in but the technology has changed and expanded. B. Weinschenker thinks the path has changed from the beginning but the plan is good. He thought the separate mechanical room is a good idea.

M/S/C (S. Gadbois, J. Choquette) to have Kaestle Boos Associates continue on with plans as presented tonight and have for the December 16, 2008 meeting cost estimates for the plan pending any drastic changes to reimbursement rate or cost beyond \$10-12 million. Vote: Unanimous approval

Next meeting Tuesday, December 9, 2008 at 7:00 P.M. in the Salem School Media Center.

Meeting adjourned at 9:24 P.M.

Respectfully submitted by:
Lindsay K. Chester
Recording Secretary

