

**Slate Valley Unified Union School District
Building and Grounds Committee Meeting
Monday, December 16, 2019
5:30 PM
Fair Haven Grade School**

Approved Minutes

Attending: Chris Cole, Amy Munger, Andrew McCullough, Project Manager of Black River Design, Peter Stone, John Hemmelgarn, Architect of Black River Design, Tara Buxton, Tim Smith, Rick Wilson, Julie Finnegan, Patti Beaumont

Call to Order: Peter Stone called the meeting to order at 5:37 p.m.

Approval of Agenda: Tara Buxton made a motion to approve the agenda, this was seconded by Rick Wilson; motion carried by full committee.

Approval of Minutes - November 25, 2019: Tara Buxton made a motion to approve the minutes of November 25, 2019, this was seconded by Rick Wilson, motion carried.

Public Comment: None

Innovation Project:

We have the Architect and Project Manager here to discuss all the designs for the Innovation Project and to make some final determinations so that a more formalized cost proposal can be compiled. Peter Stone, Committee Chair suggested starting with the smaller projects first as they would likely go quicker.

Fair Haven Grade School:

John started to discuss the Elevator(s) being proposed for Fair Haven Grade School. Since there is no way to expand the existing elevator, Black River design had a couple of proposals and explained to the committee the structural needs and considerations for one or two additional elevators to be able to provide easy access to all four floors of FHGS. He discussed a rough estimate cost of between \$200-\$250,000.00 per elevator. He also shared another proposal which had an elevator going to the third floor and then a lift to the 4th floor. To consider the lift, the school district would have to apply for a variance to install a lift as opposed to an elevator. John is not sure that we would get approved for the variance. After lengthy discussion, Peter Stone is recommending John move forward with the idea of pricing out two elevators as we want to do the job right. If we have to scale back on the costs, we can do so later. Tim Smith agreed with this proposal. The full committee agreed with this. John was directed to find out the costs for two elevators.

Orwell Village School:

John started the discussion off looking at the design specifications/drawings and said that the project had identified some new needs in Orwell. Some of these included additional firewalls, a sprinkler system in what is termed the assembly space (gym/cafeteria addition). He mentioned that the Orwell project is growing in costs due to the fact of the need for the additional sprinkler system, this poses another concern as the current water supply system does not as it stands currently support the water and pressure needed to supply a new sprinkler system. To address this Orwell would need to consider a new 3 phase system, which requires a 3 phase electrical pump. Minimally would need to be a 10,000 gallon tank. Peter Stone asks if a diesel converter could be considered as this may be a cost savings.

Additional costs include 2 new boilers and the relocation to the back of the building for these two boilers. Bathrooms in the primary wing need revision. In looking at the plans, the nurse's office must be within the scope of the building. John said this was an easy correction. The U-Pre-K area also needs some compliance upgrades, in addition to the few upgrades inside U-Pre-K, the outside stairwell and grading of sidewalk needs additional work. John was asked to give an estimate on time needed for the addition of the gym and cafeteria, he said likely 10 mos., he thought the other needed revisions to the existing building might be pushing it to get it done over the summer in about a 10 week period. The Orwell project estimate is now up from 6.5 million closer to 7,000,000.00 based on all of the new items listed above.

Site Utilization: The committee recommends tearing down the existing town hall or offering it to the Orwell Select Board to buy it and move it. Further research on the SVUUSD Articles of Agreement has to be done to see if this can be offered to the Town of Orwell. Additional parking would be created in the area of the torn down town hall.

The committee examined 5 proposed entrances to Orwell's addition and decided on choice #5 as the entrance way to the new addition. They also recommended the windows be included at the top of gym/cafeteria area to provide lots of natural light. In addition they agreed the flooring in the multi-purpose room should be some type of synthetic flooring.

Committee also asked Black River Design to take the old remodel costs from several years ago for the Town Hall and to develop a cost estimate based on today's pricing to bring the building up to code and to expand it to accommodate all that is proposed in renovation to be able to discuss if community asks, as there is a misconception that the current Town Hall can be renovated and brought up to code cheaper than the planned addition. Final decisions on Orwell were to go with massing roof form, existing brick materials to match current building. The committee also supports the plans as outlined with the limited renovations to the existing structure.

Fair Haven Union High School Plan:

Site Utilization. Chris Cole and John said that many of the initial tests that needed to be completed have been. Survey of the wetlands has been done and testing to see if there are any development (dirty dirt) soils is in process.

Additional access off Airport Road has been planned for. John identified areas on the property where we would have to plan for and treat storm water runoff.

John needed a decision made about the football field, he didn't think there was enough ground space to turn the field in the opposite direction, he did say it could be shifted slightly to the left moving towards highway by several feet to give more clearance on the large bleacher side. The reason this would be considered is there has to be a clear fire lane access around the complete building. The committee wants to include the price of the turf field in project price, and they discussed the costs of maintaining the existing field, reseeding on a regular basis, the costs of maintaining the field and relining for each game, etc.

Building materials for addition, the committee decided to maintain the brick exterior. Next discussed was roof forms. A R-49 insulation is recommended. Most of the existing roof has decking underneath. Committee recommends taking it all back and redoing the correct way with proper slope etc. To be clear the committee is recommending replacing all the roof structures at FHUHS. They want the flat roofing which also is done with a certain pitch to avoid issued and promote proper draining.

They are suggesting we take Black River design recommendations for the front scape of the building which include larger windows with some slate added to the front facade of the building. The design calls for different window structures on the High School versus Middle School for a different autonomy. There is also a higher entry-way side on the Middle School side to identify this as an autonomous entry and to match the higher areas identified for the maker spaces, library, etc. In the Middle School addition higher windows are recommended in the library for natural lighting.

Discussion ensued about whether it was extravagant to have two kitchens. The Architect explained in detail why this would be an item that would be extremely difficult to change and still maintain autonomy that he heard the community wanted. It would involve a significant design change at this point.

Prior to the conclusion of the meeting, Amy Munger once again asked for clarification why a second story to the Middle School was not considered as this would be one way to preserve some field space which is an issue the committee is struggling with. John said he would price out the existing project as directed by the board. In the meantime, he could research if there would be a cost savings to go to a second floor on the middle school. This would require additional consideration of another elevator etc.

Other: None

Agenda Building: Didn't get to this.

Adjourn: Peter Stone made a motion to adjourn at 8:20 p.m., this was seconded by Julie Finnegan.

Next SVUUSD Building & Grounds Committee Mtg. - Tuesday, January 21, 2020 - CVS - 5:30 p.m.