



CITY OF DOVER

JOINT FISCAL COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, July 7, 2010**
Meeting Time: **6:00 PM**

Present: Mayor Myers, Deputy Mayor Trefethen, Councilor Carrier, Councilor Cheney, Councilor Cruikshank, Councilor Garrison, Councilor Hooper, Councilor Nedelka, Councilor Weston, School Board Chairperson Carolyn Mebert, School Board Vice Chairperson Audra Lurvey, School Board Secretary Beth Setear, and School Board Members Kenneth Appel, Doris Grady, and Robert McCrory.

Absent: School Board Member Matthew Mayberry.

Also present: City Manager Joyal, City Attorney Krans, and City Clerk Lavertu, Superintendent Briggs Badger, Business Administrator Laurie Verville.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. February 10, 2010

Ms. Lurvey moved to approve the minutes; seconded by Councilor Nedelka.
Vote: 13/0.

Deputy Mayor Trefethen arrived at 7:15pm.
School Board Member Robert McCrory arrived at 7:15pm.

3. CAPITAL IMPROVEMENTS PLANNING PROCESS

Mayor Myers referred the Committee to the handout regarding what the Council adopted for the CIP for fiscal years 2011 to 2016, and explained the CIP process. He said the purpose of this meeting was to go over the School projects in the CIP.

4. DOVER HIGH SCHOOL CONSTRUCTION/RENOVATION

Ms. Mebert started a discussion on new construction versus renovation of the High School. She referred the Committee to a website call National Clearinghouse for Educational Facilities (NCEF). She said this website does surveys every year about how much school buildings cost. She said the \$60 million in the CIP would build a high school for the City that fits the requirements it needs. She said the current school is 224,000 sq. ft., or 146.9 sq. ft. per student, which she felt was mid-range for size. She said ideally they would like more, but if the City kept the same size building, it would cost \$59,155,800 to construct a new building. She said the climate is good for new construction right now. She said this wasn't a luxury, because the High School is in serious need of improvements.

Mr. Appel asked how the City would deal with contingencies with costs.

Ms. Mebert said they will also have to worry about State Building Aid, because the State has established a moratorium. She said the City cannot expect to get money from the State, and they have to discuss how they are going to fund this project.

Ms. Grady discussed the difficulties of finding land for a new high school. She said the soil in the area where the high school is now has been tested, and where the present high school is located is the only place to put it. She said they also have invested a lot of money in the current



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high school in preparation for the renovations. She said they put on a new roof for \$2 million, new boilers for \$2 million, administrative office renovations for \$500,000, an addition for \$900,000, electrical for \$200,000, gym floor and bleacher improvements, and a new mirrored wall for \$400,000. She discussed that the City still had a slot in 2014 for \$8 million from the State for the Regional Career Technical Center area in the High School, with the City providing \$4 million. She said the plan called for renovations only, and another application would have to be filed if the City decides to build new. She was told it would cost the City another \$8 million, bringing it to \$12 million. She referred to the 2007 Facility Subcommittee study on all the City's building, and said she found it amazingly accurate.

Ms. Mebert said the NCEF website says that renovation is more expensive than new construction, and asked Councilor Carrier if that was his experience.

Councilor Carrier said that wasn't necessarily true. He said if the infrastructure is salvageable you gain that monetary value. He said he felt the renovations would not exceed the cost of building a new building.

Ms. Mebert said the current report they have shows \$217 per sq. ft. for renovations and \$199 per sq. ft. for new construction. She started a discussion on asbestos, stating that she wouldn't expect to see much at the high school, as there was in the other school renovation projects. Councilor Carrier said there would probably be asbestos in the flooring and ceiling tiles, but not in the heat lines.

Deputy Mayor Trefethen asked if the renovation costs included keeping the school in operation. He agreed that renovating should be cheaper than building new, but the school needs to be kept open and classrooms have to be relocated.

Ms. Mebert said they were considering renting the former McIntosh College space.

Deputy Mayor Trefethen said they need to get the details on this project. Is there a site that can be built on? Is there land available for purchase? He said step number one is finding out what the community wants to do, and what the community can afford. He also asked about Barrington students continuing to come to Dover.

Ms. Mebert said they did have a study with Barrington, and they still want to come to Dover. She said it may not be the same number of students, because more Barrington students are going to Oyster River and Coe-Brown. She said the enrollment is still around 1,500 students. She spoke about building a new building on the present playing fields, and making new fields where the present school is. She said soil testing will need to be performed.

Councilor Garrison asked if the costs to renovate the old high school for another use, or the costs for demolishing the old high school for playing fields were included in the comparison of new construction versus renovating. He asked if there was any data on trends of student attendance, and if it is increasing and we need a bigger school.

Ms. Mebert said there was a NESDEC study done two years ago that said the City should expect more Dover students.

Councilor Weston said the test borings were already done. She spoke about debt financing the school projects, and noted that she is worried about the feasibility. She asked if they could pick and choose areas that need renovating.

Ms. Mebert said the details of the plan are not specified.

Councilor Weston asked if there was anything that has to be done.

Ms. Lurvey said the mechanical components, rooftop ventilations, and things that tie into energy efficiency. She said plumbing is second, and third is electrical.



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Councilor Nedelka started a discussion on the process of how to engage the community.

Councilor Cheney asked about the State aid for the Regional Career Technical Center, and asked if there was a figure for renovating just that area.

Ms. Mebert said the study from Habib and Associates for the renovation was \$60 million for the whole school, including the Regional Career Technical Center. She said state aid is 75% for the Career Technical Center, and 30% for the remaining high school section.

Councilor Hooper said to make sure you have the community on board is to make sure that the building is usable by the community.

Councilor Carrier referred to the \$7 million cost to renovate the McConnell Center, where mechanicals were replaced, and said the high school should be comparable and much less than \$60 million. He said the high school is three times the size of the McConnell Center, and renovation costs should be around \$30 million. He said the infrastructure is there. He said there is a brand new "Freshman Academy" that doesn't need to be touched, new boilers, new roof, and many other mechanical updates. He said there is \$3+ million in athletic fields. He said these were all ingredients to look at renovating the high school.

Mayor Myers said there were a lot issues that they don't have answers to. He said they need to identify issues and prioritize. He agreed with engaging the community. He started a discussion about establishing a committee to identify the issues. He said the new Exeter High School is relative and comparable.

Ms. Grady asked for a strong education basis for the committee.

Councilor Weston asked about the State aid moratorium and how it would affect the Garrison School project.

Ms. Verville said the moratorium pushes out the project a year.

Councilor Weston started a discussion on the Barrington contract, the knowledge of estimated revenue, and what would be done if the revenue came in lower than expected.

Mayor Myers made a motion to have the Superintendent and City Manager assist them with drafting road maps, time frames, and methods to engage community involvement; seconded by Ms. Setear.

Vote: 15/0.

Councilor Cheney asked for the reports to be made available to the Committee members.

5. OTHER BUSINESS

6. ADJOURN

Councilor Weston moved to adjourn; seconded by Ms. Lurvey.

Vote: 15/0.