



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH SCHOOL AND REGIONAL CTC MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	School Board Chambers, Room 306, McConnell Center
Meeting Date:	Tuesday, July 7, 2015
Meeting Time:	6:00 p.m.

- I. CALL TO ORDER AND ROLL CALL:** A meeting of the Dover High School and Regional Career Technical Center Joint Building Committee was called to order on Tuesday, July 7, 2015 at 6:00 p.m. in Room 306 at the McConnell Center. Present were Robert Carrier, Jason Gagnon, Mark Geuther, Sarah Greenshields, Amanda Russell and Matt Severson. Also present were Superintendent Elaine Arbour, Dover High School Principal Peter Driscoll, CTC Director Louise Paradis, HMFH Project Director Laura Wernick, HMFH Project Manager Tina Stanislaski, HMFH Project Coordinator Bobby Williams, PC Construction Senior Project Manager Garret Bertolini, Project Manager Scott Blair, NH Dept. of Education Safety and Facility Management Administrator Timothy Carney, Mayor Karen Weston, City Councilor Catherine Cheney, School Board member Kathleen Morrison, a reporter from Foster's and citizens.
- II. APPROVAL OF MEETING MINUTES FROM JUN 23, 2015:** Jason Gagnon moved / Amanda Russell seconded to approve the minutes of the meeting listed. An oral **VOTE PASSED 6/0.**
- III. CITIZENS' FORUM:** The committee handed out a Q&A sheet from the 6-30-15 citizen's forum. (see Attachment A) Ms. Wernick presented a Feasibility Study Update. (see Attachment B)
- Citizen Carolyn Williams of Toland Road spoke in support of the new construction option.
- Citizen John Nicolella of 33 Piscataqua Road spoke in support of the new construction option.
- Citizen Lori Nollet of 48 Wallace Dr. spoke in support of the project (new or reno/add).
- Citizen David Scott of 220 Back Road asked why our estimates were much higher than those on RSMeans. He also asked why the price per square foot for the Salem high project was so much lower.
- Ms. Wernick shared that RS Means is a national average and that costs are higher in New England, partly due to energy requirements and site complexity. She continued that the knowledge that she has of the Salem project is that a larger portion (70%) of the project is renovation, which tends to be less per square foot. She shared that she would further research the project to obtain more details.
- City Manager Mike Joyal shared information confirming that the city had worked with the state to structure their debt differently in order to help belay the cost of the high school project. He confirmed that the information shared regarding the impact for citizens, if they are able to adopt one of the borrowing formats, would be \$60 more dollars in property taxes in 2017 and \$32



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more in 2018 for the owner of a \$231,000 home (the average in Dover) and some further small ups and downs that would average out.

Citizen Will Dobson 23 Overlook Drive asked for clarification on where else besides the taxpayers would the funding come from. Ms. Russell shared that other school debt will be retiring, which will allow funds that had been going to those debts to be transferred to the new school project. He also asked if the two firms had been paid \$900,000 for the feasibility study. Ms. Taylor shared that approximately \$700,000 of the \$900,000 budgeted has been spent to date and includes fees to HMFH, the Visioning study, the site survey, the Geotechnical study, HZMAT study and clerical costs.

Citizen Al Rosnick asked about the city subcontracting out the work in order to be cost effective. Mr. Severson shared that PC Construction has been hired to oversee that process because the city does not have the infrastructure to handle managing it. Mr. Bertolini shared that their bid process mimicked the process Mr. Rosnick was describing.

Citizen Bill Degrandpre of 21 Danielle Lane asked also asked about the price difference between Dover and Salem, NH. Mr. Severson spoke about the fact that the projects are very different, even just regarding site work. Mr. Degrandpre shared that he is concerned about tax increases.

City Councilor Catherine Cheney indicated that she would like clarification regarding the financing and stated that she felt that if the school department was planning to use the additional adequacy aid anticipated, they needed to put in writing that those funds will be going to that debt. Ms. Russell commented that she did not believe a statement to the city was needed, since the district has historically paid their bills and how they account for revenue and expenditures is not relevant as long as they meet their obligations.

Councilor Cheney shared that she was concerned that the JBC was following the process under RSA 199 when she viewed the timeline displayed by HMFH. She asserted that the "district" should be investigating the options and then submitting the plans to the JBC and then the monies were to be given. Mr. Carrier assured her that the committee had been working with the city and the school district to assure that they were following procedure for the project

Councilor Cheney additionally shared that the JBC was made up of school and city representatives in order to be a check and balance for each other. Ms. Greenshields commented that this JBC had been working together in exactly that way, as well as with school administration, school staff and citizens.

Citizen Christine Sieks of 7 Florence Street spoke in support of the new construction option.



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Citizen Ronan O'Doherty of 13 Eliot Park spoke in support of the new construction option. He mentioned as a coach, he has been advised by parents that they chose to move out of Dover because of the high school.

Mayor Karen Weston stated that she wanted to confirm that the city had worked to come up with financing that would be palatable to the public and that in the past the city manager has estimated high to make sure they come in under budget. She shared that she was still pushing to ask that the city receive their adequacy aid, not only in FY17 but in FY16, as well. She commented that if the city did not do something with the high school, it would end up affecting the city's economic development. She asked about what the revenue would be if they went ahead with a turf field and rented it out. Dr. Arbour answered they did not have specifics, but would plan to do as other city recreation spaces have and structure their fees to cover the operational costs.

Mayor Weston also asked about whether the town square would have the ability to be filled in, so that they could add on to it in the future. Mr. Gagnon indicated that the structure of the building would be designed to handle additions building up instead of filling a central space or building out.

- IV. DISCUSSION OF OPTIONS AND TIMELINE:** Mr. Gagnon mentioned that the community that has either emailed or attended either of the last two citizen's forums has predominately spoken in favor of the new construction option. The committee further discussed the pros and cons between the renovation addition and new construction options. They discussed the fact that both the reno/add or new construction options would have similar capacity to add on to. They also discussed that the reno/addition option would not solve the issue of the lack of seats in the auditorium and how the auditorium is a space that can be utilized by the community. Ms. Russell asked HMFH if they could possibly reuse the seats from the current gym, since they are not that old. Mr. Severson asked about keeping the gym and boiler rooms, but not the auditorium. Ms. Russell brought up the idea of going forward with the new construction option, but also looking into saving the gym to be used as a practice space. Mr. Driscoll commented that he would be in support of that, since due to competing sports practice time run late into the evening affecting what time students get home at night and would really benefit the students. Mr. Geuther asked if any thought had been given to the athletic out buildings. Mr. White confirmed that they needed to discuss the condition of the track and the consideration of the athletic out buildings. Mr. Gagnon shared that over the last year he has had citizen's approach him about the city's need for additional practice space. Amanda Russell moved / Matt Severson seconded that they move into contract negotiations with HMFH to design for Option 3 - New



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Construction, including the additional possibility of keeping the current gymnasium. An oral **VOTE PASSED 6/0.**

V. APPROVAL OF PC CONTRACT WITH REVISIONS: Tabled until PC has completed final review.

VI. MATTERS OF INTEREST:

VII. BUILD NEXT AGENDA & REVIEW ACTION ITEMS:

I. ADJOURNMENT: Sarah Greenshields moved / Matt Severson seconded to adjourn the JBC meeting at 8:47 p.m. An oral **VOTE PASSED 6/0.**

Respectfully submitted,

Melissa Glidden

Melissa Glidden, Recording Secretary