

July 17, 2007

Washington Primary School Building Committee-2007

Present: Dick Sears Chairman, Mark Lyon, Peter Bowman, John Quist, Phil Markert, Wayne Hileman, Walter Whitney, John Boyer

Board of Education Members: Tony Bedini, Valerie Andersen, Irene Allan

Chairman Dick Sears called the meeting to order at 7:00pm.

Motion: Irene Allan made a motion to accept the minutes of the July 10, 2007 meeting of the Washington Primary School Building Committee with the following corrections: page 1, under Call to Order, last sentence replace will be supported by the taxpayers with *may ultimately be presented by the Board of Education to region-wide taxpayers*; page 1, under Review of Former WPS Plans, last sentence add, *(excerpted from the February, 2006 MasterPlan developed by the Steering Committee in 2005-6)*; page 2, line 3, change review to *reviewed*; page 2, line 13 should read *Jack Field noted that the package previously presented was intentionally the lowest cost option that would meet Board of Education requirements and would qualify for State reimbursement, and that there had been feedback that it may have been cut too thin.*; line 14 should read *Mr. Field went on to say that you have to look at what, if anything, needs to be added back to make it acceptable to a majority of Washington voters.* Walter Whitney seconded the motion, which passed unanimously.

Mr. Sears stated that this committee would start work on a plan for Washington Primary School (WPS) which will need floor plans, elevation etc. The work will be toward a "dream school" which will at a certain point get a "reality dip". Valerie Andersen asked if the plan doesn't look feasible would thought be given to building on at a different location and what will that tipping point be? Mr. Sears answered that the committee will know if they get to that point, there's lots of work to do. John Quist felt that there was no finer spot for WPS. Dick Sears went on to say that the committee needs to pay attention to the ed specs; the packet that included information on the program space was approved by the Board of Education. (He handed out a sheet with the first and second floor plan with approved square footage). There was some discussion about the population figures provided by the State. Dick Sears ended discussion by stating that WPS needs (12) acceptable classrooms, two for each grade kindergarten through fifth grade. Valerie Anderson added that she had documents available of the full rational behind the State's population figures.

Members went ahead and reviewed the sheet with the floor plans checking square footage. The classroom space is not the problem, but the larger rooms: gym, caf and library all of which need to be on ground level for the kindergarteners and first graders need to be accommodated on the first floor. The music room, which is now in the basement level, needs to be brought to the ground level also. Wayne Hileman expressed his opinion that WPS is more than a school, but part of the community and keeping that in mind maybe you should build what the town desires and not look so hard at the Board of Education and State desires, build something for a price that is most affordable and useful. Mr. Sears said that pivots on the fact that it is an educational facility. There was discussion on the various usage of the gym (middle school sports, park & recreation programs, summer programs). Phil Markert brought up the suggestion that you allocate costs for the various different uses. Valerie Andersen reminded the committee that the Board of Education has to have a 20-year lease on the building. Irene Allan added that the end product needs to be acceptable to the Board of Education.

Committee members went back to a discussion on the use of the gym. There was not a consensus that the

multi use of the gym was maxed out/ over used at present. John Quist noted that the WPS gym is also the regional middle school gym. Mark Lyon interjected that during the WPS school day, physical education is done in half of the gym. Mr. Sears would like someone to determine present gym usage and timing of activities.

Valerie Andersen asked about adding a second floor onto the existing library, move the library up to the second floor and have the caf on the first floor. Peter Bowman stated that if the library was on the second floor you would have to have a separate library for the kindergarten and first graders.

It was determined by consensus that the gym was to remain a gym and not gym/caf.

Dick Sears wants members to keep in mind three plans: 1) existing conditions at WPS 2) the SLAM plan which is the sheet with 1st and 2nd floor plans (which was accepted by the Board of Education) 3) a new plan.

Peter Bowman handed out a three-page document, which included a picture of the proposed WPS building and floor plans for the 1st and 2nd floors. This plan included keeping the gym as a gym only, moving the regional office to the second floor of the "old high school building" (handicapped access to this second floor by the elevator and bridge connector), the first floor of the "old high school" would be a library and media center, the cafeteria would move to what is presently the library (a loading dock and garage already exist here). Valerie Anderson asked about including a full kitchen, Mr. Bowman stated that would add substantial costs. In the area of the present caf will be the first grade classrooms. Mr. Bowman noted existing building security issues; he moved the administration and entryway into the space between the WPS and "old high school" building. The plan also added about 500 sq. ft. to the kindergarten rooms. Peter noted that the existing glass walls in this area are not insulated, there's no ventilation and heating is an issue. The second floor has all classrooms. Irene Allan and Peter Bowman spoke about using some of the oversized hallways for mechanical routing and storage space. The regional office space is a regional cost; they presently rent the space for \$1.00 a year.

Members spoke about state reimbursement; Mr. Sears felt the plan should go for state reimbursement. Some members felt that you would have to build things that you didn't necessarily want when seeking state reimbursement. Dick reminded members that the Board of Education needed to approve the plan. More information is needed about the state reimbursement, target reimbursement etc.

Peter's plan appears to have all the program space needed; members discussed the added "bump outs" on the kindergarten rooms. Several members felt they should be left off and no addition to the footprint of the present school should be made.

Members went on to query about the flood plain.

Mr. Sears created the following groups to work together and bring information back to the next meeting:

Floor Plan Committee: Peter Bowman, John Quist, Walter Whitney
FEMA Flood Plain info: Tony Bedini
State reimbursement: Irene Allan
Mold & current gym usage: Phil Markert
Second Floor "old high school": Wayne Hileman

There will be a tour of the WPS facilities Wednesday July 25th at 9:00am.

Next meeting to of the WPS Building Committee is July 31st at 7:00pm.

Adjourned at 9:00pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary

[From Dick Sears:]

Upcoming meetings:

Site walk, July 25, 9 a.m. WPS entry, with Paul Cullen, Region 12 Facilities Director

July 31 7 pm next meeting

future meetings 8/14, 8/21, 8/28, 9/11, 9/18

all meetings in Downstairs Land Use Room of Bryan Memorial Town Hall