

City of Rochester
Joint School Board – City Council Meeting
School Department Board Room
July 12, 2023
6:00 p.m.

DRAFT

School Board Present:

Mrs. Sarah Harrington, Chair
Mr. Matthew Beaulieu
Mrs. Anne Grassie
Mr. Matthew Pappas

City Council Present:

Mr. Donald Hamann
Mr. Alexander de Geofroy
Mr. Steven Beaudoin
Mayor Paul Callaghan
Mrs. Amy Malone

Others Present:

Mr. Kyle Repucci
Ms. Ingrid Nichols
Mr. Gordon Leedy
Mr. Dave Totty
Ms. Cherie Mann
Guests and Public

Mrs. Harrington called the meeting to order at 6:00 p.m. Members and guests participated in the pledge of allegiance.

Approval of Minutes

Mr. Hamann moved, seconded by Mr. Beaulieu, to approve the May 24, 2023 minutes. The motion carried unanimously.

Program Update

Ms. Ingrid Nichols gave the Committee a handout of the program that was originally sent to the NH Department of Education for approval; the plan that was developed for the DOE application. She reviewed it for the Committee and explained that now the plan will be tweaked to fit in the context of the building site. It will be a two story building and will be the largest elementary school in the district. Mr. Repucci stated that the plan would be posted on the School District's website.

Site Update

Mr. Gordon Leedy explained that the site is being surveyed and he gave the Committee an update. He anticipates having a draft survey within a week to ten days. A scope for a traffic study will also be developed. They are in the mode of gathering information for that now. A lot of factors are taken into consideration in a traffic study. Discussion ensued.

OPM Recommendation

Mr. Dave Totty reviewed the four firms and recommended Gordon Bristol for the Project Manager for the duration of the project.

Mr. de Geofroy moved, seconded by Mr. Beaudoin, to accept Gordon Bristol for the Project Manager. The motion carried unanimously.

Next Steps

Mr. Totty stated that Harvey Construction was selected as the construction manager but a contract hasn't been signed yet. Ms. Nichols shared that we had the first public forum. The second one will be in July and another one in August. Some zoom meetings for teachers are being scheduled as well. After they receive the construction budget from Harvey Construction, the plan is to start building in Spring 2024. Mr. Leedy explained next steps. Mr. Repucci stated that at the August JBC meeting, they will have the real design of what the school will look like to share with the Committee.

Other

Mr. Beaudoin stated that he would like the JBC agendas and minutes posted on the city website in addition to the school district web site. Mr. de Geofroy stated that he would like to see that as well.

Mr. Pappas stated that he is concerned about the inaccuracy of information being shared on social media.

Mr. Beaulieu stated that the public forums are great but he is also concerned about information being shared inaccurately. The meetings are recorded and posted on the web site for everyone to view.

Mrs. Harrington reminded the public that this has been a ten year project and they have looked at all possibilities for a building site and a feasibility study was done.

Mr. de Geofroy reminded the public that if they want their ideas to be considered by the Joint Building Committee, it is best to come to the meetings or connect with committee members.

Public Comment

Tabatha Davis, Rochester resident, expressed concern about the proposed land being wet land. She also stated that students living within a mile of an elementary school are walkers so a sidewalk will be needed. She shared questions for the committee for clarification; what grades will the new school be for? What does an outdoor classroom mean? Was all the city owned property looked at?

Mark Perry, Rochester resident, shared his many concerns with the wet land and water drainage. He also asked the Committee how the cost for putting in a sidewalk would affect the budget.

Darlene Morris, Rochester resident, shared her concern with committee members' view of the comments on social media. She feels that the public is not getting information about meetings and public forums and that the JBC Committee needs to be transparent. The public has to look for the information on the School District website. She also expressed her concern with the water issue on the proposed building site.

Colby Jerron, Rochester resident, shared his many concerns with the proposed building site being wet land. He also expressed his concern about the wildlife being affected, cars idling while waiting in line and the road being dangerous. He strongly recommended that every committee member walk the land before the next JBC Committee meeting.

Kathy Baker, Rochester resident, shared her concern about wildlife being disrupted and how maintaining the roads by salting them will affect the land. She feels that trails should be put in for people to enjoy. She also expressed her concern with the land being wet, how the drainage issue will affect the residents, as well as the safety of Salmon Falls Road. She urged the Committee to plan the safety of the road and think this whole project through completely before building a school there.

Adjournment

Mr. Beaulieu moved, second by Mrs. Grassie to adjourn the meeting at 6:59 p.m. The motion carried unanimously.

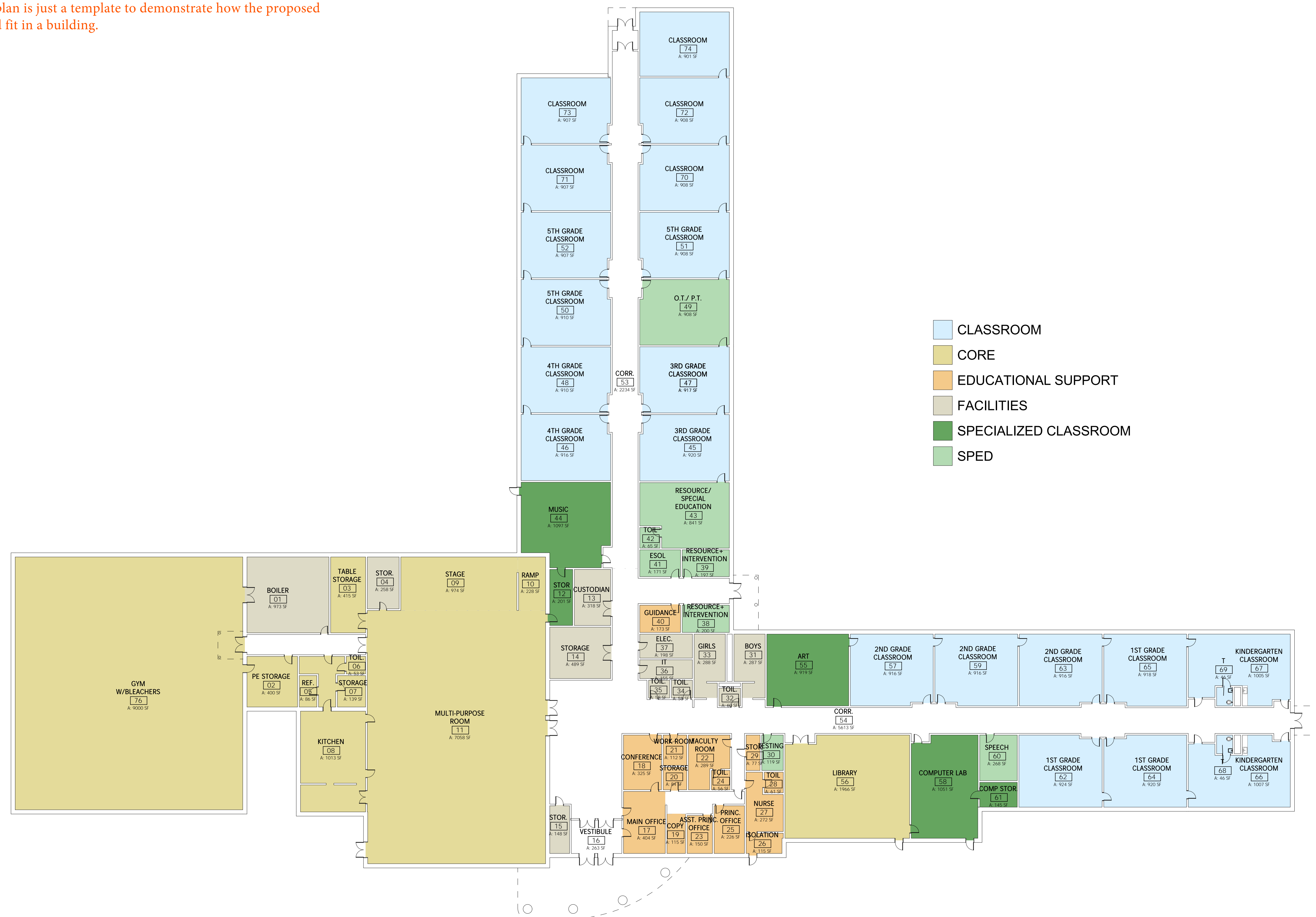
Respectfully Submitted,

Kyle M. Repucci
Board Secretary

July 12, 2023 Joint Building Committee
Presentation Materials

**It is important to note that what follows is only a starting point and many iterations will follow as surveys and planning continues in the future.

This plan was created when our department completed our building application with the state in July of 2022. This plan is just a template to demonstrate how the proposed educational program would fit in a building.



DRAFT: NOT FOR CONSTRUCTION
GROSS AREA (EXCL. CANOPIES): 66,295 SF

NEW ELEMENTARY SCHOOL

ROCHESTER, NH

9/22/2022

NAME	# PUPILS	STATE STANDARD	DAYS/ WEEK USED	NEEDS	RECOMMENDATIONS	WANTS	COMMENTS
General Classrooms		900 sf min, 36 sf / pupil, Typical unless noted					
KINDERGARTEN	20	1,000 sf min (CR only) 50 sf / pupil	5	1,000			SF includes toilet
KINDERGARTEN	20	"	5	1,000			SF includes toilet
KINDERGARTEN	20	"	5	1,000			SF includes toilet
FIRST GRADE	25		5	900			
FIRST GRADE	25		5	900			
FIRST GRADE	25		5	900			
SECOND GRADE	25		5	900			
SECOND GRADE	25		5	900			
SECOND GRADE	25		5	900			
THIRD GRADE	25		5	900			
THIRD GRADE	25		5	900			
THIRD GRADE	25		5	900			
FOURTH GRADE	25		5	900			
FOURTH GRADE	25		5	900			
FOURTH GRADE	25		5	900			
FIFTH GRADE	25		5	900			
FIFTH GRADE	25		5	900			
FIFTH GRADE	25		5	900			
FLEX CLASSROOM	25		5	900			
FLEX CLASSROOM	25		5			900	Bubble classes
General Classrooms Subtotal	485			17,400	0	900	
Specialized Classroom							
ART	20	900 sf min (CR only) 36 sf / pupil	5	900			
COMPUTER LAB	20		5	1,000			Adjacent to Library
COMPUTER STORAGE	20		5	120			
MUSIC CLASSROOM	25	1,000 sf min 25 sf / pupil	5	1,000			
MUSIC STORAGE	0		5	150			Instruments, sheet music
Specialized Classroom Subtotal	3			3,170	0	0	
Special Services Classroom							
ESOL	2		1	160			
OCCUPATIONAL & PHYSICAL THERAPY	5		5	900			
SPED DE-ESCALATION	1		5	100			1ST FLOOR- Near unisex toilet
SPED RESOURCE + INTERVENTION	1		5	200			
SPED RESOURCE + INTERVENTION	1		5	200			
SPED RESOURCE + INTERVENTION	1		5	200			
SPED RESOURCE + INTERVENTION	1		5	200			
SPED RESOURCE + INTERVENTION	1		5	200			
SPED RESOURCE / SPECIAL EDUCATION	?		5	370			
SPED RESOURCE / SPECIAL EDUCATION TOILET	0			55			Accessed from both the SPED room and (1) resource intervention room
SPED- SPEECH & LANGUAGE PATHOLOGIST	2		5	250			
SPED TESTING	1		5	120			
Special Services Classroom Subtotal	15			2,955	0	0	
Core							
KITCHEN	1		5	2,000			Includes dishwashing and servery
KITCHEN- JAN CLOS	0		5	25			
KITCHEN- STOR- COOLER	0		5	70			
KITCHEN- STOR- DRY	0		5	150			
KITCHEN- STOR- FREEZER	0		5	15			Confirm stand up freezer
KITCHEN- TOIL	0		5	50			
KITCHEN- Washer/ Dryer	0		5	20			Stacked
LIBRARY	0	1,800 sf min or 40 sf/ pupil for 10% of design capacity	5	1,800			Existing is library- includes stacks, project learning, story and computer referencing areas
LIBRARY OFFICE/ WORK RM/ STOR	0		5	150			
CAFETERIA	220		5	5,000			2 lunches at 220 students ± each confirm rectangular or round tables
MULTIPURPOSE TABLE STORAGE	0		5	400			

NAME	# PUPILS	STATE STANDARD	DAYS/ WEEK USED	NEEDS	RECOMMENDATIONS	WANTS	COMMENTS
PE-GYM- PERFORMANCE PLATFORM	0		1	900			Retractable partitions on both Gym and Cafeteria side of Platform.
PE-GYM- PERFORMANCE PLATFORM-STORAGE	0		1	250			Performance Use
PE-GYM- PERFORMANCE PLATFORM-STORAGE	0		1	250			After School/ After Care
PE- GYM			5	7,000			
PE- GYM CHAIR STORAGE	0		5	400			
PE- STORAGE/ OFFICE	0		5	400			
Core Subtotal	0			18,880	0	0	
Educational Support	14						
ADMIN- CONF RM	0		5	300			15 people for SPED/ IEP meetings
ADMIN- FRONT OFFICE	0		5	400			
ADMIN- PRINCIPAL OFFICE	0		5	220			Includes conf. table for 4
ADMIN-ASSIST. PRINCIPAL	0		5	150			
ADMIN-COPY/ WORK RM	0		5	100			
ADMIN-STOR- FILE	0		5	150			
ADMIN-STOR- FILE	0		5	150			
EDUCATIONAL STORAGE	0		5	75			
GUIDANCE COUNSELOR	4		5	160			
GUIDANCE COUNSELOR	4		5	160			
NURSE - ISOLATION	1		5	85			
NURSE	2		5	350			
NURSE- STORAGE	0		5	75			
NURSE- TOILET	0		5	50			NO SHOWER
FACULTY ROOM	0		5	360			
FACULTY TOILET	0		5	55			Door directly to corridor
FACULTY WORK ROOM	0		5	220			mailboxes, copier and counter
FACULTY- COPY CLOSET	0		5	85			Second Floor
Educational Support Subtotal	13			3,145	0	0	
Facilities Support							
BOILER ROOM	0		5	950			
CUSTODIAN OFFICE/ STORAGE	0		5	300			
CUSTODIAN CLOSET	0		5	75			Second floor
ELECTRICAL ROOM	0		5	200			
ELECTRICAL CLOSET	0		5	70			Second floor
IT- DATA CLOSET	0		5	75			Racks: second floor
IT- DATA RM	0		5	150			Server
STORAGE- BUILDING/ CUSTODIAN	0		5	600			
STORAGE- BUILDING/ CUSTODIAN	0		5	120			wet closet
STORAGE- VESTIBULE			5	60			
Facilities Support Subtotal- Itemized	5			2,600	0	0	

Exterior Structures							
CUSTODIAL SHED				130			For snowblowers, etc
PE- STORAGE SHED				130			
OUTDOOR CLASSROOM							Confirm need
KINDERGARTEN PLAYGROUND			Yes				
GRADE 1-5 SOFT PLAYGROUND			Yes				
PE FIELD							Regulation size field? Sport?
RECESS FIELD			Yes				
Hard scape playground			Yes				

Existing Building Circulation and Voids
Calculation

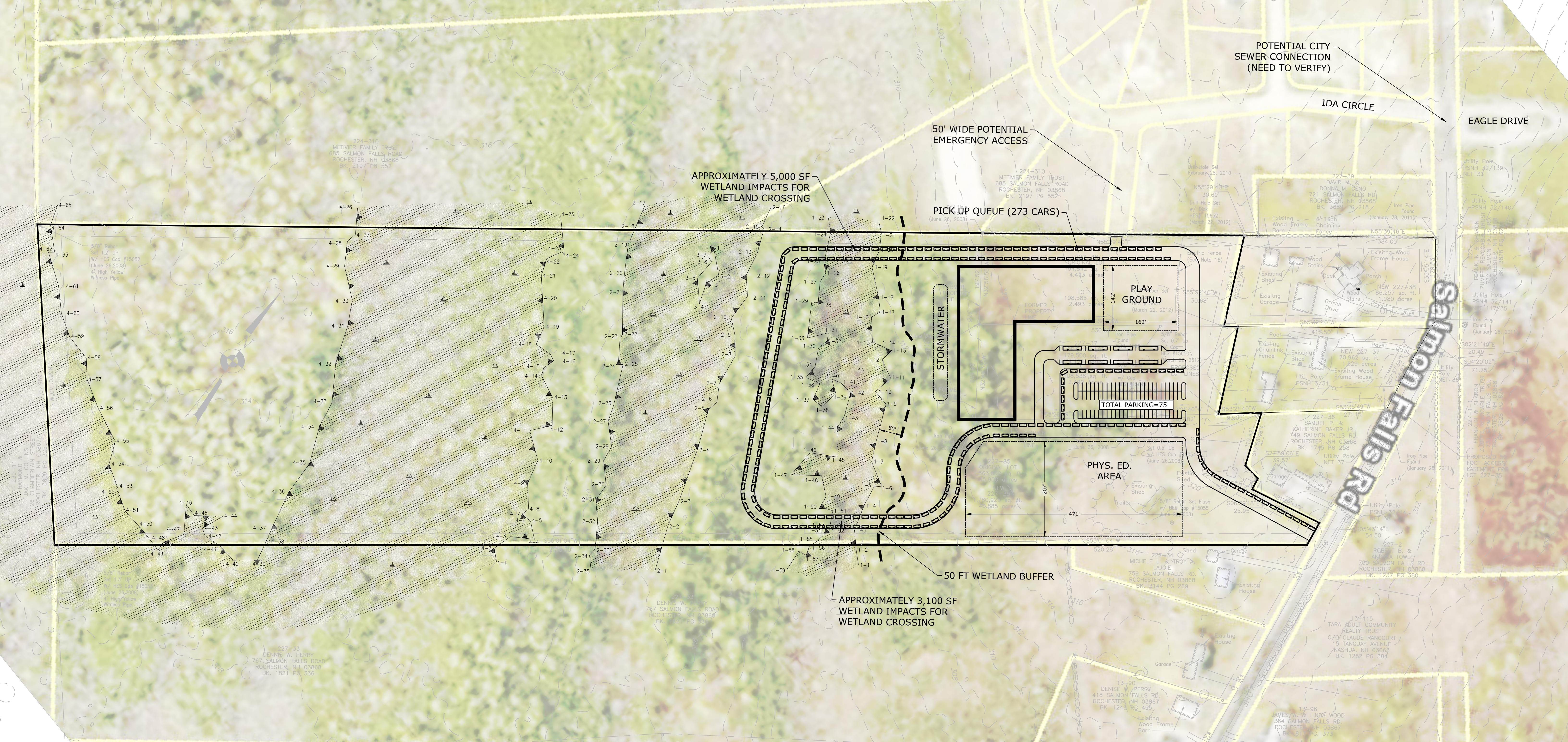
Existing Total Gross Area							
Misc. Circulation, Wall Thickness & Voids							
Existing Facilities Support Subtotal							

Program

Net Square Footage: Program Excluding Facilities Support				45,550	0	900	Does not include Facilities Support Itemized Rooms
Gross Square Footage Total Program				65,071	0	1,286	70% efficiency factor of Net to Gross

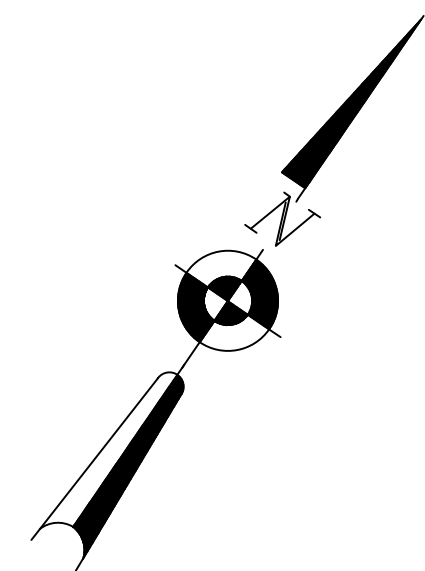
Totals (Gross)						66,357	All Needs, Recommendations & Wants
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Note: Gross square feet do not include Sheds



LEGEND

- SUBJECT PARCEL BOUNDARY
- WETLAND BOUNDARY
- 50 FOOT WETLAND BUFFER
- BUILDING SETBACK



0 100' 200'
SCALE: 1" = 100'

CONCEPT 4.1
753 SALMON FALLS ROAD
ROCHESTER, NEW HAMPSHIRE
MAP 227 LOT 35
40.885 ACRES

April 4, 2023

Tighe&Bond
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