

**Hampton Falls School Board Meeting**  
**Work Session**  
**Lincoln Akerman School – Library - 6:30 p.m.**  
**Monday, October 28, 2013**

**School Board Members present:** Robin Moyer Ratigan; Chair, Frank Stifter; Vice-chair, Greg Parish, Wayne Skoglund and James Stevens.

**Administration present:** Robert Sullivan, Ed.D; Superintendent, Bill Hickey; Business Administrator and Mark DeBlois; Principal.

**Also, present:**

- Eckman Construction representative – John Deloia, LEED AP – Vice-President.
- LaVallee/Brensinger Architects representative – Lance Whitehead, AIA.
- Trident – A Project Management Company –LEED AP Senior Project Manager.

**1. Call to Order**

Robin Moyer Ratigan called the meeting to order at 6:30 p.m.

**2. Work Session with Trident and Eckman Construction**

**Pre-engineered Building**

- Pre-engineered metal buildings are beneficial for long clear spans. They are heavy gauge and light gauge buildings, tapered rafters and spacers, purlins on the roof and girts on the perimeter. In fills (which will be presented for this project) at the attachment point for the skin, roof systems are standard crimp on seam system.
- Due to the heftiness of the frames and interior clear spans inside the building means expanding the building. Taper 30 to 48 inches. The footprint would expand which adds cost. Footings and piers need to be wider creating a more enhanced foundation system which will add to the concrete side. Then there are different elevations between the buildings.
- The reaction of the frames, pick up loads at the eaves and taper system creates larger loads which creates longer footage, adding cost to the base.
- The slope in the back along with adding further width will add cost to the base.
- Metal paneling insulation is more durable. The point between the frames will need to be filled, using a steel stud back up system - \$145,000.
- Vinyl Face on the inside along with a curb wall to seal. White face insulation – additional cost.
- A crimp-on roof system on three different roof lines, same drip loads and snow loads becomes a custom situation. The efficiencies go away.
- Choosing a building that is already designed but additional options will be more expensive. Simple shapes are the most economical to build.

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**Savings Using the Current Plans**

- Address eliminating the music room or other areas?
- The addition, music room is 2.3 million.
- Stage changes and connection changes can save 10%.
- Better off looking at the enclosure to reflect savings then changing the building system, creating a big box and adding more unnecessary footage. Two separate buildings?
- Storage area/classroom can be eliminated for approximately \$160,000 savings.
  
- To change the system is not the way to find savings.
- The original plan is what is currently needed and gives flexibility for any future needs.
- We are building for today needs and will accommodate a building utilization rate of 4 students per class. We have not planned for any major fluxes of growth.
- Renovations to the existing building are also included.

**John Deloia - Eckman Construction**

- Try to look at some options. The structure and design can be tweaked after a positive vote in March.
- Need to update the cost of the current construction costs.

The Board agreed to move forward to re-price the original plan with alternating skins, all metal, remove gym windows but leave in the classroom windows, separate the two building/not separate the two buildings, flooring materials, remove the masonry walls, Change 16 windows to 8 windows, Lobby windows? Lopping off space like the music room and storage room, and window costs are considerable upfront but how more expensive afterward?

**Agreements**

- The concept should remain and the alternates obtained by math.
- Exterior skin changes, gym back window removal, metal stud back-up, HVAC systems -air quality, site and parking reduced from 90 to 75 with gravel.
- Interior walls that stand the test of time.
- Not interested in heating extra ceiling space
- The controversial side is the gym but not the original building.

Wayne Skoglund excused himself from the meeting at 7:30 p.m.

**Heating/Cooling System**

- Frank Stifter and Mark DeBlois agreed to take a tour and look at the system at Newton Elementary School.
- This is an item that would be decided after the Bond vote.
- Lease Buy back?

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**Future meeting dates:**

- November 22, 2013 Eckman and LaVallee will provide updated information
- November 25, 2013 Operating Budget Due and Board meeting with Trident, Eckman and LaVallee meeting at 6:30 p.m.
- December, 2013 Displays for community review
- January 6, 2014 possible Public presentation on the building project.
- January 7, 2014 Warrant Article completion
- January 9, 2014 Bond Hearing, Public Hearing on Operating Budget and Warrant Articles and Regular School Board meetings.
- Deliberative Session February 6, 2014

**Motion:** Frank Sifter moved to adjourn the meeting at 8:08 p.m. Seconded by Greg Parish.  
Motion passed 4-0-0.

Respectfully submitted,

Maureen Hastings

School Board Secretary

(Approved February 6, 2014)