

Rochester School Board / Rochester City Council
CTE Joint Building Committee Minutes
December 18, 2017 7:00 pm
Richard Creteau Technology Center, Room T200

DRAFT

Members Present:

School Board

Mr. Paul Lynch
Mrs. Audrey Stevens
Mr. Raymond Turner
Mr. Robert Watson

Members Absent:

Mr. Thomas J. Jean
Mr. Matthew Pappas,
Chair

City Council

Mr. Raymond Varney,
Vice Chair
Ms. Caroline McCarley
Mr. Thomas Abbott
Mr. James Gray
Mr. Donald Hamann
Mr. Thomas Willis

Also Present:

Mr. Michael Hopkins, Superintendent
Mr. Kyle Repucci, Asst. Superintendent
Mrs. Michele Halligan-Foley
Mr. David Totty
Mrs. Robin Despina
Ms. Anne Ketterer
Mr. Lance Whitehead
Mr. Peter Bruckner
Mr. Carl Dubois
Mrs. Linda Bartlett
Press & Guests

The Vice Chair called the meeting to order at 7:00 p.m. with a quorum present. Members participated in the pledge of allegiance.

Approval of Minutes

Mr. Varney moved, second by Mr. Watson, the Committee approve the minutes of the October 31, 2017 CTE Joint Building Committee. The motion carried unanimously.

Update from Lavallo/Brensinger

Roof Trusses - Mr. Whitehead reviewed the laboratory test results provided by Wood Science Consulting (WSC) on the wooden trusses at the CTE. These trusses do have the same chemical that was used in the trusses at the Gonic School. However, the testing found no evidence of visual wood degradation and only minor reduction in strength. Wood Science Consulting reported that there was no immediate damage or deterioration noted during the on-site review of the trusses but also recommended a stringent testing protocol to monitor. The Structural Engineer from Foley Buhl Roberts (FBR), believes the strength reduction, though minimal, would be cause enough for the truss replacement. The differing truss conditions between the Gonic School and the CTE was discussed. The trusses at the CTE have less degradation likely due to the consistent attic conditions. If it is decided not to replace the trusses, it would be important not to change the attic conditions. A test protocol was developed by both FBR & WSC and had requirements for continuous, biennial and six year testing.

The Committee reviewed two major options regarding the wood trusses. Option A – keep the trusses in place and enact strict testing protocol or Option B- replace the roof at a cost of approximately 1.5 million dollars. Enacting the testing protocol is estimated to cost \$14,000 every

six years. Replacing the roof would potentially add 4-6 months to the renovation project. The possibility of obtaining infrastructure funds from the state was discussed but was not considered to be a likely option. A question was asked about the condition of the Rochester Middle School trusses, which exist over the main entrance of the school to the entrance of the library. They are reported to be in the same condition as the CTE trusses. The history of the roof maintenance at the Gonic school was reviewed and likely contributed to the condition of the trusses. In addition, the trusses at Gonic were constructed from southern yellow pine which is slightly inferior to the spruce/pine/fir trusses used at the Rochester Middle School and the CTE.

The budget impact of replacing the trusses was reviewed. It would add approximately 1.5 million to the scope of the project. State funding for increase could be requested but can't be guaranteed.

Information on cutting the scope of the project to absorb the cost of replacing the trusses at the CTE was shared. \$500,000 would be cut from equipment and the rest would need to be cut from the renovation scope. It was estimated that every ten years, the cost of the replacing the trusses would be doubled.

Discussion continued regarding the value of monitoring the trusses with a potential for replacement years after the renovation vs. the cost of replacing non-failing trusses now.

Mr. Gray moved, second by Mr. Willis, to adopt the option of monitoring the trusses with the suggested protocol. The motion carried unanimously.

Mr. Varney suggested that we notify both the School Board and the City Council with the decision and the potential future risk of the trusses.

CTE Renovation Update– Mr. Whitehead stated that he will provide a link to all the Design Development drawings for anyone who is interested. Harvey Construction is working on new estimates based on the drawings. He reviewed the next steps in the project including meetings this week on the final equipment review, with the Technical Review Committee and with the Interior Design Committee. In January of 2018, he will present to Rochester Planning Board. The Civil Engineer has met with the utilities and Unutil wants the gas line re-routed. The abandoned sewer line is not an issue with the project. Mr. Lynch asked if the cost savings have been finalized after cutting the on-site generator from the project. Those estimates have not been finalized.

Next Meeting - The next meeting is for the CTE JBC is confirmed for January 29, 2018. Both the Design Development drawings and the interior design will be available at that time.

Adjournment

Mr. Watson moved, second by Mrs. Stevens, to adjourn at 7:47 pm. The motion carried unanimously.

Respectfully submitted,

Michael Hopkins
Board Secretary