

DRAFT
TOWN OF PELHAM
BUDGET COMMITTEE – SITE WALK NOTES
Saturday, October 14th, 2023

1 **Board Members in Attendance:** Chair Meg Bressette
2 David Silva
3 Paul Grant
4 Bob Sherman
5 School Board Representative David Wilkerson
6 Recording Secretary Heidi Zagorski
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8 **Absent:** Ellen Cormier
9 Vice Chair Greg Smith
10 Secretary Deborah Ryan
11 Phil Haberlen
12 Garrett Abare
13 Selectmen Representative Jason Croteau
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16 **Start of Site Walk Meeting** – Approximately 9:00 AM
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19 Mr. Chip McGee, the Superintendent of the Pelham School District, and Mr. Brian Sands, the Pelham School District
20 Director of Facilities led the Budget Committee Site Walk.
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22 Superintendent McGee expressed the topics that would be shown and discussed during the Site Walk. These included
23 the Pelham Elementary School Parking Lot and Air Conditioning Unit, the access to Marsh Road, and the Modular
24 Buildings at Pelham Memorial School.
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26 Mr. McGee stated that the Elementary School Parking Lot ask would be to reseal the cracks instead of a full
27 replacement. He said this reseal repair should last approximately three years and at that time the parking lot would be
28 nearing the end of life and may need to be torn up and repaved.
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30 Mr. McGee said the plan for the Elementary School A/C Unit has been flip-flopped as they will be asking for the
31 gymnasium unit first instead of the second-floor unit as the gymnasium has more community use.
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34 **PELHAM MEMORIAL SCHOOL**

35 Mr. McGee began the site walk tour at the Pelham Memorial School. The Budget Committee toured the new Cafeteria
36 space and Mr. McGee explained that they were able to use a combination of some old and some new furniture.
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38 Mr. McGee led the Committee into the new standard-size court Gymnasium next. Mr. McGee said the stage is not
39 complete yet as it needs trimming around the exterior and the front panels below the stage need to be finished. Mr.
40 McGee showed the members the bleachers and explained that they were able to use some of the existing bleachers
41 from the previous gymnasium and add them to the new bleachers to save money in the budget. Mr. McGee explained
42 that the floor has some dead spots which will be fixed under warranty. Mr. McGee stated that the locker rooms were
43 closed at this time because the floors were too slippery. He said they will be applying an epoxy floor and then they can
44 open the locker rooms for use.
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46 Mr. McGee showed the members the Band room next. Mr. McGee stated the Band room is the furthest away from all

47 the other rooms to keep the noise level down. He said they removed the sound panels to save money in the budget
48 however there is sound paneling in the ceiling.

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50 The Budget Committee toured the Family Consumer Science Room where they were shown a classroom space
51 combined with a new kitchen room that houses four kitchen stations. Mr. McGee added that there are safety panels
52 installed at each station available for the teacher to turn on/off the stoves.

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54 Mr. McGee spoke about the Courtyard and explained that it is not completed yet. He described the space to be
55 completed with grass, landscaping, and a paved pathway.

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57 The committee toured the STEAM room next. Mr. McGee explained that this room is currently used as the Science
58 Lab, adding that in one year, it will be the STEAM lab. Mr. McGee said STEAM is currently held in the Cafeteria due
59 to space constraints. Mr. McGee walked the members through the double doors in the STEAM Lab that leads into the
60 new Library. He explained the Library is a swing room at this time and is not fully set up.

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62 Mr. Brian Sands discussed with the Committee the asbestos discoveries that were found during the renovations. Mr.
63 Sands explained that these were typical for the age of the building and have been remedied. Mr. Sands explained the
64 steps of processes that they will go through to ensure the complete removal of all asbestos in the building.

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66 Mr. McGee and the Budget Committee members discussed the office areas that were previously renovated. Mr.
67 McGee explained that these areas would remain as is and will be used as offices and/or guidance areas.

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69 Mr. McGee and Mr. Sands led the members upstairs to the second floor to view the status of the ongoing construction.
70 The front area of the building addition will contain a staircase and elevator. Mr. McGee showed the three science
71 towers that all contain an open common space with classrooms off of the common space dedicated to a specific grade
72 level. Mr. McGee said they will be able to use lockers from the High School that the High School does not utilize to
73 save money in the budget.

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75 Mr. McGee said the construction will be completed by August 2024.

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77 As Mr. McGee led the tour outside of the Pelham Memorial School, he discussed with the members the huge savings
78 by using cement boards instead of metal panels on the exterior.

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80 Mr. McGee showed the entrance and exit area to the Memorial School from Marsh Road. He expressed the need to
81 widen this entrance to allow the busses to turn in, which would include relocating the light pole fixture. He explained
82 that there would be two lanes for the busses to enter and one lane for the parents to exit. He added that this cost would
83 be within the bond amount and not an additional cost.

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85 Mr. McGee turned his attention to the modular buildings. He said once the modular buildings are removed, the fields
86 will be restored. Mr. McGee explained that with the sale of the modular buildings, the money would become
87 unanticipated revenue which would be excess at the end of the year and would be returned to reduce the tax rate for the
88 following year. Mr. McGee said they are required to see if any Charter Schools need the modular buildings first, but
89 his first interest would be for the Town to purchase the buildings.

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92 **PELHAM ELEMENTARY SCHOOL**

93 The Committee was able to see the wear of the pavement in the Pelham Elementary School as they walked from the
94 Memorial School to the Elementary School.

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Mr. McGee said that full-day Kindergarten enrollment was just under 100 last year. He said that this year they have 123 students which required an additional Kindergarten classroom. Mr. McGee said that they left two positions open at the High School to add a Kindergarten teacher as well as a Nurse to the preschool building. He said they will be required to add a Kindergarten Instructional Assistant to the next school year as well.

Mr. Sands said that they have an open full-time custodian position at the Memorial School that they are still actively seeking to fill.

Mr. McGee led the members to the High School by walking along the access path to show the members the current state of the path. Mr. McGee described this path as an access road and emergency access that connects the Elementary School grounds to the High School grounds. He said the original budget included this to be paved but it has been removed. He did want to show it as he thinks it is a reasonable need from a safety point to improve. Mr. McGee said there is one light but still can be dark at night.

PELHAM HIGH SCHOOL

Mr. McGee said the High School does not have any requests at this time. Mr. McGee discussed the solar roof lease that is underway for all three schools. He said they have been working with a solar company to lease the schools' roofs and the solar company would provide solar roof panels. He said he would be hopeful for electricity savings for all three schools.

Completion of Site Walk Meeting – 10:45 am

Respectively Submitted,
Heidi Zagorski
Recording Secretary