

Task Force III Meeting
Monday, November 29, 2010

Task Force II members present: Kathy Conners, Phil Donovan, Dave Greenwood, Mary Ann Leon, Karen McClellan, Nadine Peterson, Stuart Russell, Chick Smith, Eric Weiner

Board members present: Kass Ardinger, Jack Dunn, Clint Cogswell, Jenny Patterson

Administrators present: Chris Rath, Matt Cashman

Other: Matt Walsh

1. Task Force members introduced themselves and explained their interest in the task of helping the School Board decide the best uses of the school facilities that will become available when the consolidation and construction project is complete.
2. School District Director of Facilities & Planning Matt Cashman provided a brief overview of the five buildings and distributed the site assessment sections from the *Dore & Whittier* report describing each of the five buildings. (Note: We have information on zoning for each of the schools which we will provide Task Force members. We will not publish the initial thoughts of city personnel regarding potential uses of each site.)
3. Matt Walsh gave an example of the City of Concord's experience with the Scandia Hall property. The building was built in 1862 as a school. It was abandoned in 1905 as part of an earlier school consolidation. It was acquired by the City in 1968 and then "shuttered" by the City in 1994. In 2006, the City issued a Request for Proposals through the purchasing department for \$20,000. They had a builder and architect do a design, taking the 8,000 square feet and converting to residential housing. There was an offer of \$150K by a developer, but after inspecting the building more thoroughly, the developer dropped its value to \$0. The developer realized more money would have to go into the building to make it habitable. At that time, the deal fell through, and the building has sat idle since 1994.

Walsh said the City paid \$91,000 to research the City community center facilities and hired an architect from Colorado and a local engineer to evaluate the current facilities and also do conceptual designs for a community center at the Dame School site. He said that in January the City Council will review the proposal accompanied by the pro-forma and at that time the City will make the recommendation to "move on."

4. The Task Force discussed the Request for Proposal the school administration had drafted and suggested the following changes:
 - a. Be clear that the list of members of the Advisory Committee is “for examples.” One of the tasks of the consultant would be to help assemble this Advisory Committee so that individuals who participate are selected based on qualifications and interests;
 - b. Include the fact that we anticipate needing one of the properties (or portion of property) to house the District offices;
 - c. Do not plan on one of these facilities for any future enrollment increases. (Note: The District is also looking at a potential land swap with the City for land that could provide space for future school when (if) needed.) Board member Jack Dunn, Chair of Capital Facilities, suggested that the potential of the facilities for educational purposes should remain in the RFP;
 - d. Include in the RFP the neighborhood process that Matt Walsh suggested;
 - e. Include in the RFP all five school properties, making it clear that using the Dame School site for a community center has received support from citizens at the Dame School meeting and from the members of this Task Force on the condition that building a new community center would happen in a reasonable time period and the building would not sit vacant for a number of years. Task Force members all agreed that leaving any of the facilities vacant for any period of time is not desirable;
 - f. Expand the RFP to seek a consulting team with expertise in planning facilitation, growth planning, architecture, structural engineering, real estate and historical preservation.
5. The Task Force will meet in January, following the City Council meeting when the Council will receive the report on the community centers and the Council will consider the recommendation that a community center be built on the Dame site.
6. The District will send out the RFP in the interim. The District will not decide on a consultant without Task Force input.
7. Jack Dunn will publish information about the work of the Task Force on the *www.concordk5project.com* web site.