

Hampton Falls School District News

2010-2011 School Year

May/June 2011

A Note from the Principal

83 Years of Commitment to Lincoln Akerman School

At the close of the 2010-2011 school year, Lincoln Akerman will lose 83 years of experience and commitment with the retirements of three valued staff members. The longevity demonstrated pales in comparison to the enormous contributions these three individuals have provided to the students, parents and staff of this school.

Jan Galloway retires after 41 years of service to Lincoln Akerman, most as a 5th grade teacher. Generations of Hampton Falls students have passed through her classroom and she revels in the connections she maintains to these individuals and families. As an instructor in Social Studies, Jan provides a keen eye on the history of this institution, its growth and the many diverse individuals who have populated the school over the years. For many years, Jan has chaired the school's Recertification Committee, a group that oversees the ongoing professional development of this staff. Assisting teachers in maintaining their professional credentials, Jan has counseled, mentored and cajoled so many of her colleagues over the years and the monitoring system now in place reflects her strong organizational and planning skills. Jan leaves LAS a better place for her involvement and consistent dedication.

There are not many roles or duties that Peg Herrick has not assumed during her 23 years tenure at Lincoln Akerman. She has assisted classroom teachers by organizing the materials necessary for academic units of study, providing one-to-one and small group intervention services and making sure that several bulletin boards were always updated. With grace and style, Peg quietly manages the plethora of unseen tasks that assist in making LAS a more efficient and welcoming environment to learn. Support staffs in an elementary school are very often the unsung heroes, providing the behind the scenes care that make success more viable for students and staff alike. When asked to name her favorite activities within her ever-changing job assignment, Peg, without hesitation, points to those times when she could play a role in a child's accomplishment of a learning goal. She recognized

there were often not trumpets playing a fanfare when those accomplishments were made but understands the personal satisfaction derived from participating in that development. There will be no replacing an individual like Peg.

Our final retiree to recognize is Barbara Dykeman who will conclude her 19th year as the Food Services Director for LAS. Whether you are a student, a parent, a community member or a staff member, when you entered Barbara's cafeteria it was like entering her kitchen. The care that food was prepared with is unparalleled in school cafeterias and her efforts to expand food choices to students as well as her encouragement to students to keep trying new food items demonstrated daily the genuine concern for everyone's well being. During a recent presentation to the Hampton falls School Board, it was pointed out that the LAS food service program was the largest functioning restaurant within the town, serving 200 meals each day. It is the quality and care, so reflective of Barbara, that these meals were served, along with the extra specialties (daily muffins, scones and the exemplary salad bar) that made the LAS Food Service Department so unusual. Anyone who has made that trip into Barbara's "kitchen" understands the loss we will experience on her final day.

These individuals mentioned above never simply went to work or looked at their daily tasks as jobs. All three were invested in the lives of their students, their colleagues and this community. The success of each of these fine individuals is reflective of their personal commitment, a commitment of some 83 years to Lincoln Akerman and the town of Hampton Falls.

Facilities Committee Report

The Facilities Committee presented its findings and recommendations to the School Board at its April meeting.

The Facilities Committee was established in September 2009, when the Hampton Falls School Board adopted a charge for a Facilities Committee. The mission of the committee was to review previous reports, study and make recommendations regarding the current Lincoln Akerman School (LAS) facility and surrounding property.

The major tasks of the committee were to assess the state of the current LAS building and make recommendations regarding the type and priority of renovations needed over the next 5 years. It was not charged to focus on long range planning or options, which was considered in the prior Facilities Committee charter (2002-2003). As part of this process, committee members were to review all prior facility reports, including the 2002-2003 LAS Facilities report and the 2009 Fire Engineer Report by SFC Engineering Partnership, Inc. The committee was also to assess and make recommendations regarding the need, use and possible generation of income from the 5 Kensington Road property.

The committee was made up of 5 members from the community, Steve Burns, Steve Carlson, Dean Glover, Jill Munir and Christine Nelson as well as two members of the School Board, Robin Moyer Ratigan and Wayne Skoglund. During the process David French joined the committee to replace Dean Glover who had moved out of town.

In addition to reviewing all prior facility reports, an in-depth tour of the facility was completed with Alan Lajoie, LAS Maintenance Director and Dan Bisson of Harriman Architects & Engineers (previously Team Design). The committee also toured the 5 Kensington Road property and met with Principal Deshaies to hear her perspective on how the school building impacts positively and negatively on programming. After the initial information was completed the committee divided the tasks into 3 workflows (infrastructure, roof and 5 Kensington Road property).

Infrastructure

The committee compiled a list of renovations from various sources and grouped them by size of project and the relationship to future needs. The charge given to the committee was to make recommendations for those renovations needed in the next 5 years. During the process it was impossible not to consider the future needs of the building as many of the identified needs are costly and it would not be prudent to complete them if the area of the building in which they were located was not going to be used long term.

Easy- less than \$5000

- repaint remaining exterior- North and West sides-\$2200
- install stairs next to ramp in field-no more than \$3500
- replace carpet in the library- \$5000

- rebuild outside door to old boiler room-\$3500
- relocate school security alarm box to inside of gym to contain after hours users-\$500

Medium- over \$5000

- replace rug in elementary hall- \$6000 this price is high because of the asbestos tile underneath, workers need to take their time ripping up the old carpet so they do not damage the tiles. If a lot start to come up, all work must stop and possible abatement will be necessary. Condition under the carpet is unknown. Budgeted for 2011-2012
- replace bathroom partitions in 1987 wing
- replace bathroom partitions in elementary wing
- upgrade elementary bathrooms to meet ADA
- replace carpet in middle school and room 24 with tile- \$7000 budgeted for 2011-2012
- update intercom system-just to update controls and panel in office- \$6600; classroom speakers also need upgrade

Large- important

- replace pneumatic controls and computerize- \$108,000-\$117,000-estimated yearly savings \$15,000
- upgrade electrical wiring in elementary building
- replace windows in middle school
- replace windows in original building- approx \$50,000
- pave back driveway- \$30,000
- pave front driveway and sidewalk

Projects that need to be completed in the 1974 wing

- install exhaust in kitchen
- install ventilation in classrooms, kitchen and gym
- expand kitchen and replace remaining kitchen equipment
- replace gym floor
- grease trap in kitchen
- renovate locker rooms
- eliminate dual use of gym
- upgrade art room
- replace 3/4 lockers
- upgrade 3/4 bathrooms to meet ADA

Projects that require changes to the building structure:

- remediate size of 13 classrooms to meet regulations
- increase size of science lab and art room
- improve traffic flow
- address parking issues
- provide an office for the facilities director
- increase storage
- eliminate dual use of gym
- increase number of classrooms
- Foreign language room
- Health/Guidance room
- increase meeting space
- add space for assemblies, performances, choral/instrumental

Projects that require further investigation:

- A/C in middle school
- remove abandon boiler plant in the 1949 building
- remove all remaining electric heat, replace double service entrance system with single service entrance with one meter, in a room dedicated to electric service only
- strip 1949 basement of electrical equipment
- replace, or reroute and properly support, all data cables in the 1949, 1964 and 1967 attic spaces

Roof

To assess the roofing issues and concerns, each wing of the school was analyzed separately. Current and past issues were considered. The roofing assessment and recommendations were completed by Steve Burns. In addition to being a Hampton Falls resident, Steve has extensive background and experience in roofing. His company, Advanced Roof Management provides recommendations based on client need and is not affiliated with any roofing contractor or material manufacturer. The company specializes in large roofing application with 90% being low slope or flat roof structures.

The roofing assessment concluded that each of the various roofing surfaces had remaining useful life and that extensive or wholesale roof replacement was not necessary at this time. Specific recommendations surrounding the areas of concern and items to be addressed include:

- remove or modify ridge vent along top of the 1987 wing to eliminate water ingress potential and replace with gable end vents
- numerous actions to reduce or eliminate water leaks from various sources
- annual maintenance program to lengthen the total life of the rubber roof sections
- plan for replacement of roof sections:

Projected Roof Expenditures

Original Bldg flat roof	\$19,000	2-3 yrs
Original Bldg shingle roof	\$28,000	2-3 yrs
1967 Addition shingle roof	\$20,000	2-3 yrs
1974 Addition rubber roof	\$108,000	3-5 yrs
1987 Addition rubber roof	\$116,000	4-6 yrs

5 Kensington Road Property

Multiple potential paths for utilization of the property were investigated. These include:

- commercial use

Little commercial value in property due to location and lack of access from Rt 1

- residential use

Few options were found for subdividing into residential sites; possible two parcels

- workforce housing

The Workforce Housing Coalition was very interested in the property and completed an extensive investigation to assess if it would be possible to include the 5 Kensington Road Property in the current program underway that is focused on seacoast workforce housing initiatives. An urban planning analysis, environmental review and commercial and residential architecture options were explored using the Housing Coalition's extensive network of urban planning resources. A study to determine the feasibility of the site included soils analysis, site plan review and various options to utilize the property for workforce housing. The need for this type of housing is very great on the Seacoast, so the interest in finding a solution was quite high. The review efforts concluded that no workable solution could be found because the limited frontage on Kensington Road, coupled with the wetland and property configuration do not allow for enough contiguous space to allow for the economy of scale that the Workforce Housing Coalition requires. In addition, the infrastructure costs to develop the property were estimated to be well in excess of several hundred thousand dollars. The majority of this cost was for site work required to mitigate wetland impacts and build appropriate infrastructure.

-restore/preserve existing property as is
This did not allow the property to be used for the two priority reasons that it was purchased. These include offering a second egress to the school and preserving land for expansion potential.

-restore/preserve main house
The house may have potential as a home/small business property.

-restore/preserve barn
Estimated costs to repair the barn in place were \$70,000-\$100,000. This would result in a restored barn. The additional costs to adapt the barn for re-use would depend on the final purpose. Leaving the barn in place would result in the same limitations on the property as preserving the entire property.

-move the Barn
The barn could be disassembled and stored while decisions were made about a new use or location. To disassemble the barn before repair would add \$20,000-\$30,000 to the project, but it would provide extra time for decisions to be made about the future use of the barn.

-recreation/town use
Informal input on potential uses for the property resulted in a proposal to locate a community tennis center on 2-3 acres of the property with potential to add other recreational facilities in the future. Benefits of this approach include:

- *Taxable asset for the town*
- *This use is compliant with bond terms*
- *Preserves sufficient land to maintain the top priorities for the property of second egress and expansion potential*
- *Income would provide revenue to offset other required expenditures*

Based on the information gathered over 18 months the Facilities Committee made the following recommendations to the Board:

1-Investigate the requirements for sale of the residence at 5 Kensington Road. The target would be to retain sufficient acreage for expansion and secondary egress from the existing school property.

2-Solicit parties or organizations interested in dismantling and preserving the barn. The recommendation is to rapidly move the barn to facilitate both the house sale and other usage of the property.

3-Facilitate an investigation of a master plan for a recreational facility which would enter into a long term land lease on a portion of the remaining property while maintaining the egress and property needed for potential school expansion.

4-The Board should adopt an aggressive timeline to act on the recommendations.

A presentation to the public is being planned.

Full Day Kindergarten Research Committee

At the March meeting of the School Board, several parents requested permission to investigate the educational and financial implications of changing the present half-day Kindergarten program to a full day program. The Board adopted a charge to establish a committee to accomplish this task at its April meeting. The makeup of the committee will include LAS parents, a member of the School Board, a representative of the LAS administration, 2 members of the LAS K-4 teaching team and members from the Hampton Falls community. If you are interested in serving on this committee please contact Principal Deblois.

Current Hampton Falls School Board Members

Robin Moyer Ratigan, Chair	rratigan@sau21.org
Thomas Baker	tbaker@sau21.org
Ellen Christo	echristo@sau21.org
Wayne Skoglund	wskoglund@sau21.org
Susan Smylie	ssmylie@sau21.org

The Board extends its thanks to Jim Stevens for serving the past five years as a School Board Member. His involvement included the role of Board Chair and Vice-chair. Jim began his service on the three-member School Board and was instrumental in transitioning the Board into the existing five-member School Board. Jim represented LAS on the SEA and SESPAs Negotiating Committees, SAU Operations Committee and participated on the Joint Board. Jim's hard working attitude and experience will be missed.

The HFSB is pleased to welcome new Board member Susan Smylie.

The Hampton Falls School Board usually meets on the first Thursday of each month. Hampton Falls residents are encouraged to attend meetings. Information about meeting dates and times, agendas and minutes are available on line at www.sau21.org.