

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 23, 2019

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute (arrived at 7:05), Selectmen's Representative Fred McGarry, William Perron, Robert Cote, Harriet Cady. Also present Sylvia von Aulock, SNHPC, Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7PM Vice Chair Fred McGarry called the meeting to order.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest. (time Sheet for Jane Boucher). Robert Cote seconded. Voted in favor.

Peter Schibbelhute arrived.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of October 9, 2019. Robert Cote seconded.

The following corrections were made to the minutes:
Page 1 Paragraph 9: Correct to read "....make it more difficult than it..."
Page 4 Paragraph 6: Correct to read "....for a public hearing to consider..."

Voted in favor.

CAPITAL IMPROVEMENT PLAN 2020-2026

Sylvia von Aulock provided copies of the Deerfield Capital projects for 2020-2026 and a sheet depicting the schedule of projects for the Board's review

Ms. von Aulock said it took this long to compile this information in order to talk to everyone involved. She added that she felt very confident regarding this project, especially with the School District and they were very much involved in gathering information. (A copy is attached to these minutes).

Ms. von Aulock said that the Planning Board needs to review and approve each project and forward it to the Board of Selectmen who will forward it to the MBC for further consideration.

Harriet Cady questioned the fact that the Fire and Police are two separate buildings. Fred McGarry replied that the Selectmen did request information on two separate buildings.

Harriet Cady asked if the Board of Selectmen had a chance to look at plans for the Town of Farmington's plans for Fire

Station.

Sylvia von Aulock said that this is not a final meeting. This is an introduction and update of where we are. She added that this is really an overview.

Robert Cote questioned why the Police and Fire Departments are proposing two separate locations for buildings. Sylvia von Aulock replied that SNHPC was not involved in that part of the project.

Ms. von Aulock noted that the CIP is really a six year resource for the Board of Selectmen, Budget Committee, Planning Board and Town to take a look at large capital projects that are needed for the Town to partake in as the Town grows and expectations of change. Typically this is up to the Planning Board to put this together and provide to the Town to review. She added that both the School Board and Board of Selectmen have voted on these priorities.

Chair Schibbelhute noted that history shows that a safety complex has been voted down more than once.

Sylvia von Aulock advised that, when she worked in Exeter, town staff met with the Board to discuss a project and suggested that as a possibility.

Chair Schibbelhute said that, in his opinion, the best way of having a safety complex approved by the Town was to combine them.

It was agreed to invite the Town Administrator and representatives of the Fire and Police Departments to meet with the Planning Board to discuss the issue. A meeting was scheduled for Wednesday, November 20, 2019 at 7PM.

PROPOSED ZONING AMENDMENTS

Sylvia von Aulock provided information of proposed zoning amendments. She referred to RSA 674:21 Innovated Land Use Control. She added that the purpose is to insure that anything that is built is on a road that is adequate and can provide adequate services. Ms. von Aulock said they had spoken with Jim Raymond and Rick Pelletier and outlined every road that does not meet town standards.

Harriet Cady questioned the status of Brown Road, which is listed, Candia Road has problems. She felt the roads listed should be shown on a map.

Sylvia von Aulock will speak with Rick Pelletier to get more information on Town roads.

7:45 Sylvia von Aulock left the meeting.

7:45 APPLICATION FOR PUBLIC HEARING; MAJOR APPLICATION FOR PLEASANT LAKE WATERSHED PROTECTION ORDINANCE; DANIEL AND LISA STANLEY, SUNSET LANE
Tobin Farwell, Daniel and Lisa Stanley and abutter Patricia Hume were present.

Chair Schibbelhute read the Notice of Public Hearing by which Daniel and Lisa Stanley, 4 Sunset Lane, Deerfield, NH will make application for a Public Hearing for approval of Major Application for Pleasant Lake Watershed Protection Ordinance for Daniel and Lisa Stanley, 4 Sunset Lane, Deerfield, NH. The intent of the application is to add a 31.5 foot addition, a 24 x 28 foot garage and an 8 x 8 foot connection.

Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Tobin Farwell presented plans noting that the impervious surface of the lot is greater than 20%. The existing condition plan showing the impervious surface is 29.87%. He added that they have been granted a variance by the Zoning Board. They are proposing a 24 x 28 foot garage, a 31 x 5 foot addition and an 8 foot connector. He provided a drainage analysis, which the Zoning Board required. In order to lower the impervious surface, they are proposing to portray a pervious driveway. He added that the existing Sunset Lane is a gravel road. There a couple of culverts there which are completely filled up and water fills up and over and runs down the Stanley's driveway. DES has contacted the Stanley's and provided recommendations regarding plantings. Mr. Farwell said their intention is to fix the culverts, create swales along the edge of the gravel and tie into a proposed rain garden. He added that they intend to create a more direct driveway from Sunset Lane where they will create a secondary rain garden.

Mr. Farwell referred to the Drainage Analysis noting 10, 25 and 50 year storm events. The post development run off is a significant decrease from the post development run off. As part of the recommendation from the State they will have a vegetated area between the two abutting properties. Mr. Farwell said that the project will be less rainfall intent post construction.

Fred McGarry questioned what the surface will be of the pervious driveway. Mr. Farwell replied they are proposing pre concrete blocks with coarse sand between the blocks.

Harriet Cady questioned what is the plunge pool. Mr. Farwell replied the plunge pool is being fed by a culvert, because he is

concerned about sedimentation, the plunge pool a depression with coarse stone in it and will collect any sedimentation.

William Perron asked what is being done to prevent the culvert from being filled up. Mr. Farwell replied that maintenance is the key.

Mr. Farwell also said that the plans have been submitted to DES for a Shoreland Permit.

Fred McGarry question what the length of the pervious driveway. Mr. Farwell replied 46 feet.

Fred McGarry said that a note should be added to the plan indicating the 15 " culvert be included.

Chair Schibbelhute asked if anyone would like to comment on the plan. Both abutter Patricia Hume and her son expressed concern regarding run off onto her property.

Fred McGarry said the important thing is to properly maintain the existing culverts.

Mr. Stanley said that Krist Nelson does do maintenance on Sunset Lane and he will also conduct maintenance on culverts as well.

Fred McGarry moved to Grant Conditional Approval to Daniel and Lisa Stanley for property at 4 Sunset Lane with the following conditions:

- . Show length of driveway on plan.
- . Show size of culvert
- . List Plantings
- . Shoreland Approval number
- . Signature Block

Conditional Approval to lapse in 60 days. (December 23, 2019). William Perron seconded. Voted in favor.

8:15PM CONTINUATION; PUBLIC HEARING; APPLICATION FOR MINOR SUBDIVISION; CASSIER FAMILY TRUST, CANDIA ROAD
James Franklin and Jason Franklin were present.

Mr. Fanklin noted that there have been no changes to the proposed subdivision plans . State Subdivision Approval has been received as well as Wetlands Approval has been received from DES.

Fred McGarry moved to Grant conditional approval for the Cassier Family Trust on Candia Road with the following conditions:

Planning Board 10/23/19

- . Monumentation to be set
- . State Subdivision and Wetland Approval numbers added.

Conditional Approval to lapse in 90 Days (Jan. 23, 2020)
William Perron seconded. Voted in favor.

The meeting was adjourned at 8:45PM.

Recorded and transcribed by Jane Boucher
Pending Approval by the Planning Board

Town of Deerfield Capital Projects

1. Town Office Fire Safety Improvements	
Department	Town Administration
Total Cost	\$78,000
Year(s)	2020
Source of Funds	General Funds
Evaluation Score	26/30
Is the Project Due to Growth?	No
Board of Selectmen Priority	High
Appendix Reference	
Project Description This project involves all the Town Government Buildings. It will involve a long-range plan to pay for the necessary improvements to bring the buildings up to fire safety code.	

2. New Police Department Building	
Department	Police Department
Total Cost	\$1,400,000
Year(s)	2020
Source of Funds	General Obligation Bonds
Evaluation Score	27/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	High
Appendix Reference	
Project Description The current station itself is a remodeled section of an old elementary school that also houses the town offices and a few lease tenants most notably a hair salon and a pizza shop. In 2015 a Risk Assessment was conducted by Primex, NH Public Risk Management Exchange. In their report they noted several limitations with the existing facility which were documented and included in the final report; these include Communicable Disease/Sanitation, Fire Detection System, Fire Protection System, Prisoner Processing, Video Monitoring, Evidence/Property management, Staff Facilities, Juvenile Facilities, Privacy concerns, Secured Lobby, Systems Safeguarding, Security - Paper records/Firearms. A 2019 Town Warrant contained an article that proposed \$50,000.00 for engineering and architectural plans to begin the process for a potential building on a chosen site across from the Town Offices on land owned by the Town, unfortunately it failed. No work has been done this year. The Board of Selectmen are meeting with USDA officials later in September of 2019 to discuss the possibility of take a low interest loan to build the PD. The Board met on 9/16/19 to determine CIP priorities, the PD build was rated of highest priority and the top project to begin work on.	

3. Central Station Upgrades/Relocation	
Department	Fire Rescue
Total Cost	\$2,000,000
Year(s)	2020
Source of Funds	General Funds
Evaluation Score	25/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	Medium
Appendix Reference	
Project Description Over the past 20 years there have been several reviews, suggestions and proposals for either a new fire station, safety complex or addition to the central fire station. The needs of the department continue to grow as well as the needs of the community. Our central station was reviewed in 2015 by our insurance company and found several OSHA violations from a visual inspection. The does not take into account other safety issues and future capability requirements the building poses. Due to the different plans over the years it is difficult to speculate or estimate on the total cost and annual budget impact. Similar to the approach the Board of Selectman is taking with the anticipated new police station; a review and guided approach to the future of the Fire Rescue Department is needed to further explore this much needed facility upgrade or replacement. I have attached the 2015 Primex Report to highlight some of the safety issues highlighted during this review. The current facility is inadequate for the modern role the fire/ ems services play in the community; not including preparing for the future needs of both the department and community.	

4. Emergency Paging System & Telephone System Upgrade	
Department	IT
Total Cost	\$15,589
Year(s)	2021
Source of Funds	General Funds
Evaluation Score	XX/30
Is the Project Due to Growth?	No
Board of Selectmen Priority	Medium
Appendix Reference	
Project Description <u>Emergency Paging System</u> There is currently no effective method to alert individuals inside and outside of Town Offices of an emergency such as an active shooter. This paging system would give any individual who has access to a phone set connected to the Town PBX system the ability to place an alert in case of an emergency over internal speakers placed in various locations in the Town Offices G. B White building. The system would also alert individuals located outside of the G. B. White building via building via outside loudspeakers. <u>Telephone System Upgrade</u> Existing PBX system 13 years old. Replacement phone sets unavailable as they become defective. The parts to repair PBX are becoming more difficult to come by.	

5. Pumper Tanker Replacement	
Department	Fire Rescue
Total Cost	\$615,000; annual cost \$2,5000
Year(s)	2021
Source of Funds	General Funds, FEMA Grant
Evaluation Score	27/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	Medium
Appendix Reference	
Project Description <p>The current apparatus fleet of the department is aging; especially two specific pieces of apparatus that are beyond life cycle and past the town's replacement schedule. Engine 3 (1980 International Pumper/ Engine) and Tank 2 (1987 Ford Tanker); both of these apparatuses do not pass their required annual pump tests and do not comply with modern NFPA and other industry standard safety measures. NFPA recommends the apparatus be taken out of service at the 25 year mark; these two trucks have passed that measure and in some cases by over a decade. These vehicles lack modern safety measures that are found in vehicles today; as well as modern lighting and other components required by NFPA. Due to the current facility constraints we are proposing replacing these two pieces of apparatus with one combo "pumper/ tanker". This single piece of apparatus would be able to accomplish the mission of the two current units while reducing the resources and budget costs to maintain two separate aged pieces of apparatus. Over the past few years the department has contracted several different industry manufactures of fire apparatus to determine feasibility of this type of combination truck fitting in either station. All manufactures for assured the department that they would be able to accommodate our specific size constraints and still fulfill our needs. During this time, we have applied for several grants from the federal government for replacement of these outdated trucks but have been unsuccessful to date.</p>	

6. EMS Vehicle Replacement/ Ambulance Purchase	
Project Name	EMS Vehicle Replacement/ Ambulance Purchase
Department	Fire Rescue
Total Cost	\$225,00
Year(s)	2022
Source of Funds	General Funds, General Obligation Bonds
Evaluation Score	23/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	Medium
Appendix Reference	
Project Description <p>The primary ems response vehicle for the department is currently 2 years beyond its anticipated replacement schedule. The department operates a 2004 Chevy Express Van, this vehicle is starting to age out and yearly maintenance costs continue to rise. Along with the call volume for EMNS increasing the use and wear and tear on the vehicle also increases; as the department and community continue to grow we need to be able to adapt to our current and future needs. At this time the community utilizes</p>	

Raymond Ambulance as our contracted Ambulance service for the town. In the next few years their contract will be under negotiations for review and renewing. The project cost listed above is current purchase price for an ambulance; we are looking to transition the department from a strictly non transporting model to having the capabilities to transport when Raymond Ambulance is not available or our staffing and patient status requires that transport is expedited. The current vehicle is limited in seating for members with only two seats; this tends to cause issues on emergency scenes where driveways and roadways often have limited space to fit vehicles. Having too many personal vehicles on scene can lead to issues with space when the Ambulance and possible paramedic intercept vehicle arrive on scene.

The purchase of an Ambulance of the CIP cycle will assist the department in meeting our current needs and preparing for the community's future needs.

7. Transfer Station Upgrade and Expansion Study

Department	Transfer Station
Total Cost	\$20,000
Year(s)	2023
Source of Funds	General Funds
Evaluation Score	17/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	Medium
Appendix Reference	

Project Description

Deerfield's Transfer Station is experiencing multiple challenges in both recycling and rubbish disposal. Industry changes have brought on new challenges, for example, some recyclables can no longer be sold as revenue but now are costing the community per ton to remove. The recycle market is somewhat volatile at present. Rubbish removal, the availability of hauling companies to remove the boxed containers also has its challenges. Due to the size and weight, special permits are needed. A smaller unit would allow less challenging contracts to be made with outside vendors.

This project is to provide a professional study of the Transfer Station, provide recommendations for expansion and strategic upgrades to the process. This would allow for cost-saving techniques to ensure Deerfield is running at the most efficient capacity. The study will include engineered review and recommendations, conceptional plans for construction of future expansion of the transfer station to increase capacity to accommodate the present population and future growth of the community. Projected life expectancy 30 plus years.

8. Town Hall Elevator	
Department	Town Administration
Total Cost	\$300,000
Year(s)	2025
Source of Funds	General Funds
Evaluation Score	24/30
Is the Project Due to Growth?	No
Board of Selectmen Priority	Low
Appendix Reference	
Project Description The elevator installation has been an ongoing project for the Heritage Commission; appearing in several warrant articles over the years. The Town Hall second floor is used for a variety of events and continues to be regularly used for gatherings. There is only one way up to the second floor, via a central spiral staircase. This obviously does not comply with current ADA law. The Heritage Commission has committed \$10,000.00 towards the project.	

9. Town Office Partial HVAC Installation	
Department	George B. White Building
Total Cost	\$20,000
Year(s)	2025
Source of Funds	General Funds
Evaluation Score	17/30
Is the Project Due to Growth?	No
Board of Selectmen Priority	Low
Appendix Reference	
Project Description The George B. White Building houses the Town Offices. The Middle and End sections of the building have split air conditioning units installed. The Front offices do not, each year window units are installed in each office. The concern is the wear and tear on the recently replaced new windows throughout the building and the inefficiency of window units compared to mountain split unit air conditioners. The belief is that the newer units would provide more efficiency and better cost savings than the older window units; without the wear to the windows themselves.	

8. South Station Facility Improvements	
Department	Fire Rescue
Total Cost	\$420,000
Year(s)	2026
Source of Funds	General Funds
Evaluation Score	28/30
Is the Project Due to Growth?	Yes
Board of Selectmen Priority	Low
Appendix Reference	
Project Description	

The second fire station in Deerfield was completed in the 1980s; it was recently updated with cosmetic work but lacks several required safety measures similar to our central fire station. The Fire Department Risk assessment performed by our insurance carrier Primex is attached for review. While this report covered central station many of the issues also relate to the Birch Road Fire Station. This station renovation is anticipated of the newest fire truck being housed at the facility; due to height restraints some modifications were performed.

Currently some of the major safety and health issues that the building faces are:

1. No Fire Protection System (Sprinklers)
2. No Vehicle Exhaust Mitigation System. (Grants are available further investigation would be required for upgrades/ room available at this facility to accommodate this system).
3. Gear Storage Room
4. General Space Constraints/ Concerns
5. Temporary Back Up Generator to power overhead doors. No Backup Power for heat or other vital components.
6. No Hot Water
7. No Shower for member Decontamination
8. No Room for future expansion of capabilities / response ability from current station design. Addition required.

Deerfield Community School Capital Projects

1. DCS Decommission of Modular Units and Facility Expansion Phase I: Design Development	
Department	Deerfield Community School
Total Cost	\$285,200
Year(s)	2020
Source of Funds	TBD
Evaluation Score	___/30
Is the Project Due to Growth?	Yes
School Board Priority	High
Appendix Reference	Appendix A: Engineering Study
<p>Project Description</p> <p>Project Goal:</p> <p>The first phase of this project is intended to examine staff and student needs and then develop conceptual architectural designs for needed building expansion. In phase two, construction will be implemented. Expanding the school would increase student and teacher safety and security, improve service for students, ensure all spaces are to code, and investing in a school expansion will reduce liability and save costs in modular leases and in upkeep.</p> <p>Expansion seeks to eliminate the need of modular use by expanding the number of classrooms as well as allowing for additional office space for staff. To commence with programming and building design to the "Design Development" level, that is, just short of commencing with the creation of "Contract Documents", that is, drawings and specifications for construction, is \$277,200. It is expected this phase would take about 3-4 months.</p> <p>Project Overview:</p> <p>For the past twenty years, DCS has managed facility needs by converting spaces designed for storage, meeting, and library use to cramped office spaces. Modular units have been leased for temporary classroom space, and marginal areas, such as areas under stairwells have been used for storage. Some classrooms are roaming as there is no actual classroom space available. Conditions for modular units have reach a critical point as their design life expectancy has been reached. Furthermore, fire-safety codes have been cited as closets are not meant to be used as office space and stairwells are not meant for storage.</p> <p>Modular Buildings: There are currently two modular units being utilized. Each modular has two classrooms. Modulares are approximately 20 years old, with an estimated lifespan of 25years. Modular roofs were recently replaced. Tiles in the entrance of modulares are peeling and coming up. Each modular has its original carpeting with visible stains and overall wear from 20 years of use. There are no bathrooms in the modular – students have to walk from modular classrooms to bathroom facilities inside the main school building, posing a potential safety risk. Annual Modular fee is around \$32,196 for both modulares.</p> <p>Existing Conditions and Issues: DCS Expansion is needed due to current overcrowding, and projected growth documented in a 2018 demographic space needs. Some of the currently facility issues include:</p> <ul style="list-style-type: none"> • Storage closets are being used for staff office space. • There is no classroom for the Health Class. • One Quarter of the Library's space has been repurposed for DCS' STEM Lab. 	

- There is currently no teacher's lounge or workroom as former conference room has been turned into the Assistant Principal's office.
- The School has received verbal warnings regarding use of closet space for office use and for creating storage within stairwells.
- Modular units have reached their life expectancy, are not physically connected to the building and are a security risk to teachers and students.
- Teacher offices are lacking.
- Internal storage areas are lacking.
- There is no flexible education space.

Traffic Flow Redesign: Design & Engineering

DCS has an approximate volume of 80 cars per day during the school year as well as seven buses and one special needs bus. There are also some walkers and bicyclists. During popular events (e.g. concerts, cookouts, curriculum nights) the driveway is so crowded that emergency access could be impacted. Traffic during regular drop-off and pick-up hours is becoming problematic with cars spilling over onto North Rd.

The project will likely be conducted in two phases: first the traffic needs will need to coincide with school expansion, estimated timeframe – 2021 for design and 2023 for construction, to coincide with building expansion.

Chosen consultant would provide transportation planning and engineering services in support of improvements to traffic flow for the Deerfield Community School campus and an expansion to the Deerfield Community School building. These efforts will include:

1. An evaluation of existing conditions and providing options for on-site circulation with respect to a new access road, drop-off/pick-up areas for buses and parents/guardians, and emergency access.
2. Review of manual turning movement and transportation modal counts (provided by SNHPC including automobiles, buses, pedestrians, and bicyclists) while schools are in regular session during the weekday morning peak period of generator (7:30-8:30 AM) and the weekday afternoon peak period of generator (2:00-3:30 PM) at the North Road intersection with the Deerfield Community School driveway.
3. Site visit to conduct observations during the school peak drop-off and pick-up periods to identify operational deficiencies.
4. Review of roadway geometry and accessibility at existing site entrances (i.e., at North Road, at both ends of the horseshoe driveway, and at the rear parking area near the baseball field).
5. Estimation of the additional site-generated traffic volumes for the proposed school expansion project based on Institute of Transportation Engineers (ITE) Trip Generation methodologies. Deerfield Community School will provide student population (enrollment) for existing conditions and proposed projections to help support the trip-generation estimates.
6. Identification of options to assist in alleviating safety and efficiency deficiencies. Improvement options will be depicted on a conceptual sketch using available aerial imagery. The improvements would include treatments for such items as pavement markings, signage, parking areas, pedestrian travel routes, and an internal roadway system.

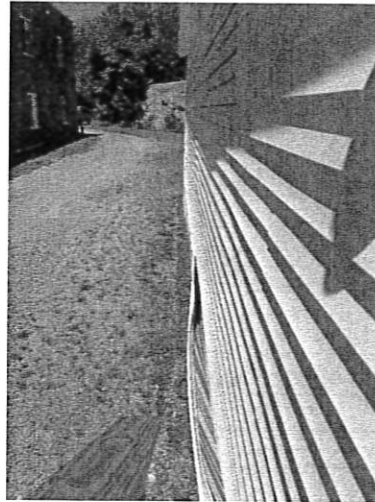
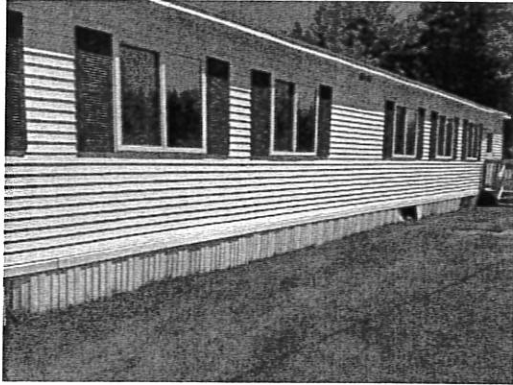
Project Timeline: Phase 1 – 2020 for space needs and architectural conceptual design.

Design Development: \$278,000

Traffic Flow Redesign Design & Engineering: \$7,2000

(Source: Fred Matuszewski, CMK Architects P.A.)

Photos



2. Gym Floor Replacement

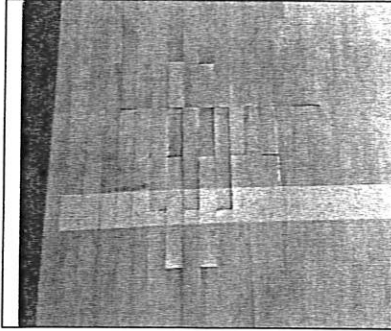
Department	Deerfield Community School
Total Cost	\$85,000
Year(s)	2020
Source of Funds	TBD
Evaluation Score	___/30
Is the Project Due to Growth?	Yes
School Board Priority	High
Appendix Reference	

Project Description

DCS currently provides gym space for both school and town use. Aside from regular school use, the Parks & Rec Department uses the DCS gym extensively for basketball. The gym floor is in need of regular repair and needs a complete replacement with a cushioned laminated system or similar. The gym is approximately 95 x 70, or 6,650 square feet

The gym floor is approximately 29 years old. There is no sub-floor, making the gym an extremely hard surface, posing a safety risk for students and members of the public who utilize the gym. There are multiple tripping hazards due to panel replacements or areas in need of replacement. DCS is running out of replacement wood panels for future repair needs.

The cost is based on recent figures from SAU 19, Goffstown Middle School, their gym floor was slightly larger at 8000 sf and cost \$12/sf or a total of \$97,000. The Facilities Manager explained that the cost per square foot is more expensive the smaller the project. At the same rate, DCS's estimate would be \$79,800. The School Board may want to consider an inflation factor and contingent factor for possible higher rate.



3. Construction of New Septic Fields & Upper Athletic Field Stabilization

Department	Deerfield Community School
Total Cost	\$300,000
Year(s)	2021
Source of Funds	TBD
Evaluation Score	___/30
Is the Project Due to Growth?	Yes
School Board Priority	High
Appendix Reference	Appendix A: Engineering Study

Project Description

The building sanitary system is served by a 6,000-gallon septic tank which is pumped up to two leach fields located behind the building. The septic was installed in 2011. The domestic water is supplied by a LPG fired boiler with a 400-gallon capacity storage tank. The storage tank is not insulated. The plumbing fixtures types/manufacturers are not consistent throughout the building. The sanitary and vent piping is a mixture of cast iron, copper and PVC. Kitchen is served with LPG for cooking equipment and a 2,500-gallon exterior grease trap. The modular classrooms are not served by any plumbing systems requiring students to travel into the main building to use the facilities. (Engineering Study, CMK Architects P.A.)

The DCS Engineering study discusses, at length, the need to evaluate, and possibly replace existing septic systems, at minimum, in part. An allowance of \$200,000 should be allocated to the potential construction of new septic fields. (Source: Fred Matuszewski, CMK Architects P.A.)

Field Stabilization

Additionally, the upper field is becoming increasingly unstable. As fill settles into lower levels, sinkholes regularly appear on surface of playing field, creating a trip and fall hazard for students using the field. Currently the school is regularly filling in the sink holes with fill. A long-term solution involves rebuilding the top ~20ft of the field. The work can be estimated at \$100,000, bringing the total project cost to \$300,000.

4. DCS Decommission of Modular Units and Facility Expansion Phase II: Architectural & Engineering; Construction; Traffic Flow Redesign Construction	
Department	Deerfield Community School
Total Cost	\$9,578,480+
Year(s)	2022
Source of Funds	TBD
Evaluation Score	___/30
Is the Project Due to Growth?	Yes
School Board Priority	High
Appendix Reference	Appendix A: Engineering Study
Project Description Architectural & Engineering <p>The 2017 Engineering Study reported approximately \$2M is the estimated cost to renovate and bring the school to current educational standards in the Architectural, Mechanical, Electrical and Plumbing disciplines. The building needs upgrading in several areas, ventilation being primary among them. After closer consideration this number has been updated as described below.</p> <p>The modular buildings contain 4 classrooms and educational services are delivered in a number of spaces not originally intended for their use. Planned within the report is a new wing of 20,000 SF to accommodate not only the 4 classrooms but needed specialized educational space and storage. Current estimates for new school buildings is about \$330 per SF. Thus, an addition would cost approximately \$6,600,000.</p> <p>Also noted in the report is the need to work with the Department of Environmental Services on several levels. There is an issue with the facility's proximity to Freeze's Pond, and the need for review and approval of design and construction.</p> <p>The total of construction can be estimated at \$8,600,000. A reasonable A&E fee can be calculated at 9%, or \$792,000. Therefore, the total project amount is \$9,392,000 for expansion construction. Additionally, the construction of the Traffic Flow Redesign project will take place along-side this project. Currently, there is no cost estimate for the Traffic Flow Redesign construction.</p> <p>(Source: Fred Matuszewski, CMK Architects P.A.)</p>	

5. Roof Replacement	
Department	Deerfield Community School
Total Cost	\$186,480
Year(s)	2022
Source of Funds	TBD
Evaluation Score	12/30
Is the Project Due to Growth?	No
School Board Priority	Medium
Appendix Reference	Appendix B: Therrien Roofing Co. Quote
Project Description <p>During an engineering study, the School roof was found to have leaks and it will need replacement within 5 years. The roof is largely intact with minor periodic leaks. Emergency winter repair of a failed roof would be more expensive than planning ahead and budgeting for a summer repair. The Gym roof was replaced between 5 and 10</p>	

years ago. The majority of the roof is approximately 30 years old. Roof replacement would take place in 2021.	
6. Solar Installation	
Department	Deerfield Community School
Total Cost	+/- \$303,600
Year(s)	2025
Source of Funds	TBD
Evaluation Score	___/30
Is the Project Due to Growth?	No
School Board Priority	Low
Appendix Reference	Appendix C: ReVision Energy Supporting Documentation
Project Description	
This project is the purchase, after 6 full years of use, of solar panels installed at DCS, per example PPA.	

7. Additional DCS Playing Field	
Department	Deerfield Community School
Total Cost	\$TBD
Year(s)	2026
Source of Funds	TBD
Evaluation Score	5/30
Is the Project Due to Growth?	Yes
School Board Priority	Low
Appendix Reference	
Comments	School Board Input Requested
Project Description	
<p>The DCS student body has grown but so has their interest in participating in robust sport and athletic programs. To ensure interests are met, that all age groups and both girls and boys teams have available and safe spaces for these programs, DCS requires additional field space. At the present, DCS property cannot accommodate additional athletic fields, therefore, acquisition of new land or utilization of other Deerfield athletic fields must be considered. This project requires a minimum of two phases: phase one would encompass both the space-needs determination and location strategies. Phase two would allow for the acquisition, leasing, or agreement of needed land. Phase three would consist of a design/ construction phase to either build new or refurbish/repurpose/ upgrade existing space. If students are to be bussed off-site, a transport plan will also be required. Due to the multiple phases of this effort, it is estimated that the project could take from 2 to 5 years.</p>	