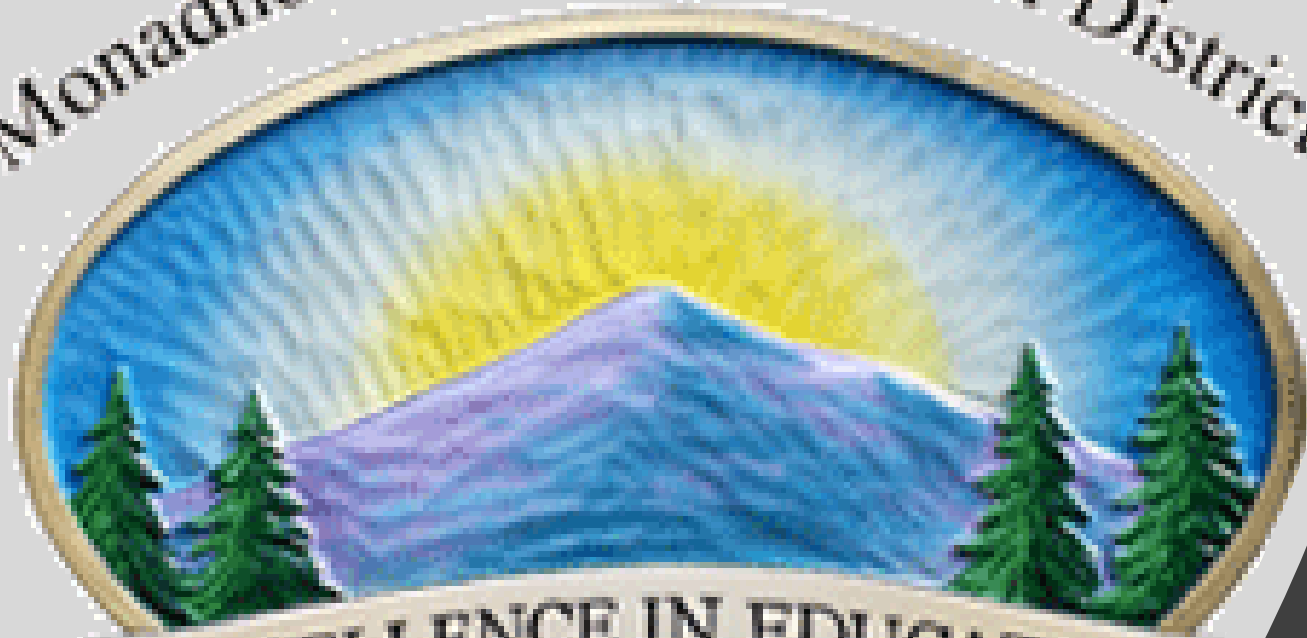


Monadnock Regional School District



EXCELLENCE IN EDUCATION

Elementary School Renovations

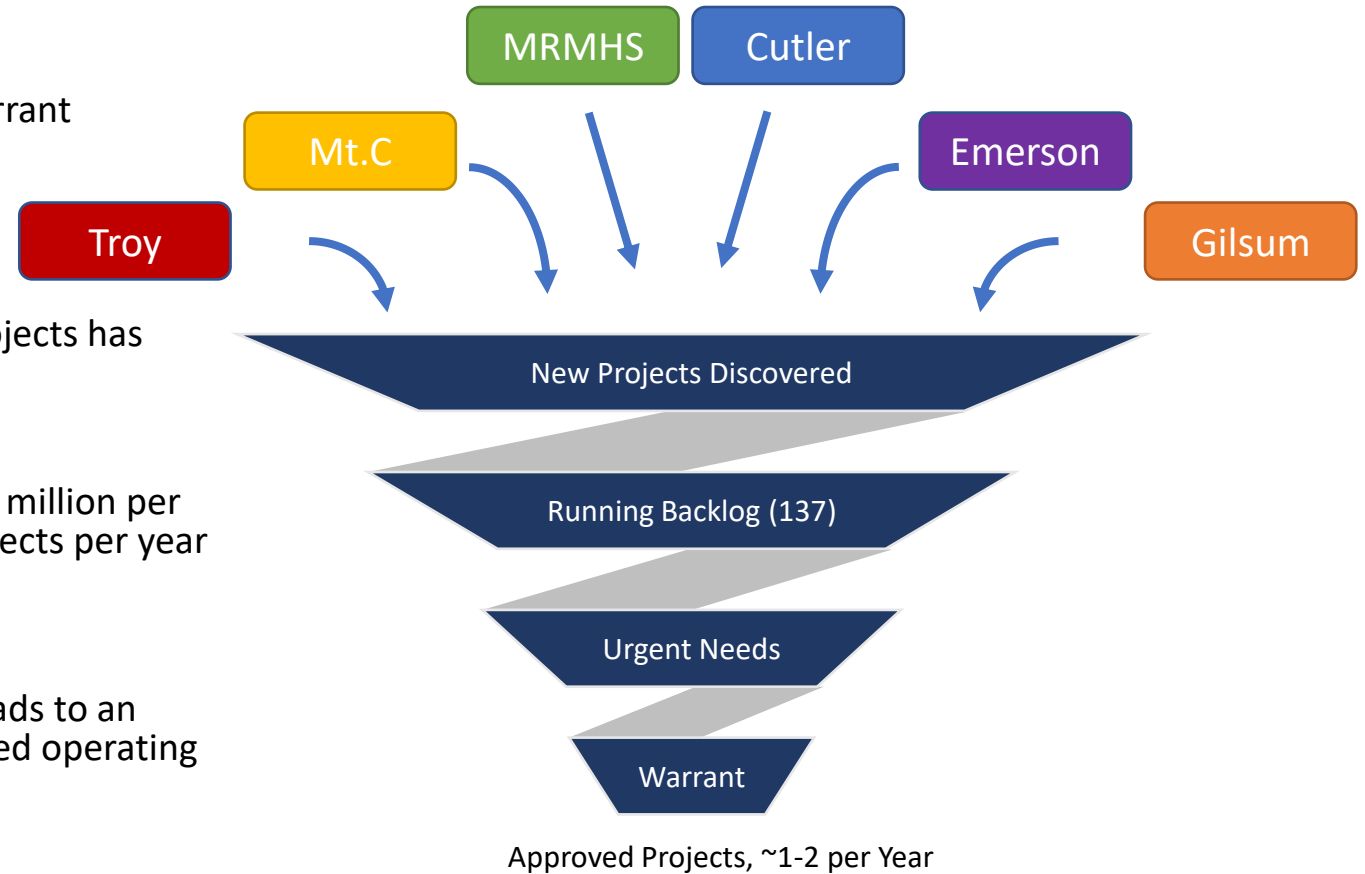
Community Input Sessions
October 2021

Agenda

- Introductions
- History and Overview / How we got here
- Construction project backlog in your local school
- District plan, timeline, and budget
- Q&A / Community Input

History

- Each year MRSD puts 1-2 construction projects on the warrant
 - Typically \$800k - \$1.3M
 - Some pass, but not all
- Like an aging car with multiple repair needs, the list of projects has outpaced our spending
- Unfortunately, our 'pay as you go' approach of raising ~\$1 million per year for construction projects forces us to choose 1-2 projects per year and forces us to choose one town's school over another.
- The costs of NOT performing all the significant projects leads to an increasing backlog, compounded by inflation, and increased operating costs (e.g. energy)
- The School Board has received multiple reports over the years, but the past 3-5 years have been a focused effort to find a way to get ahead of inflation and the emerging compliance issues



What Do We Mean by “Compliance?”

- Life Safety Code
 - Many building issues are ‘grandfathered’, but when you renovate you must address any outstanding issues
 - E.g. fire escapes, hand rails, fire doors, building materials, # of exits, etc.
- ADA
 - Civil Rights law, not a building code
 - E.g. cannot force a handicapped person to use an alternate door or restroom
- Homeland Security
 - Secure entrances
 - E.g. an unauthorized visitor cannot bypass front desk security

Results from Studies: Project Backlog

- List of projects by school

- Refreshed annually

- Add/subtract projects
 - Update Inflation Rate
 - Identify Grant Opportunities
 - Create Warrant Article(s)

- Example using 4% inflation

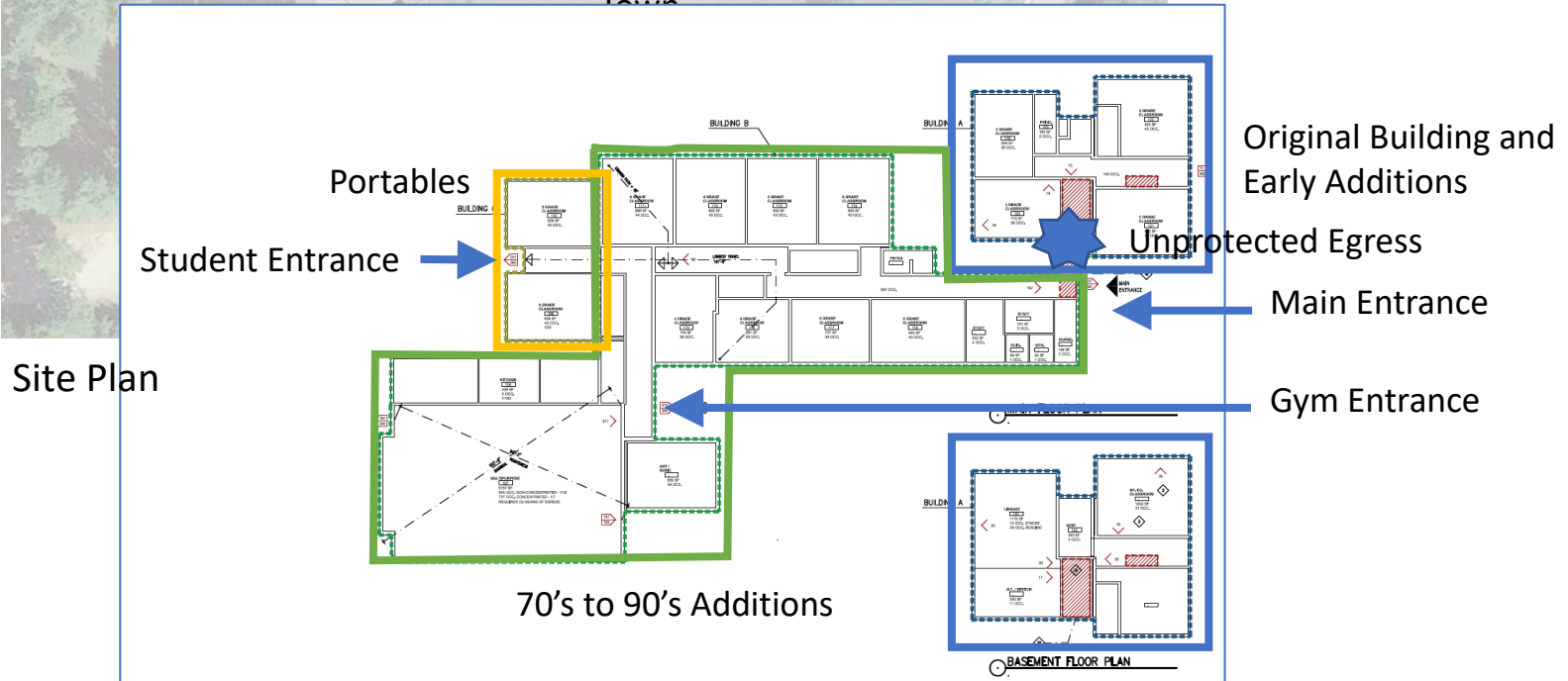
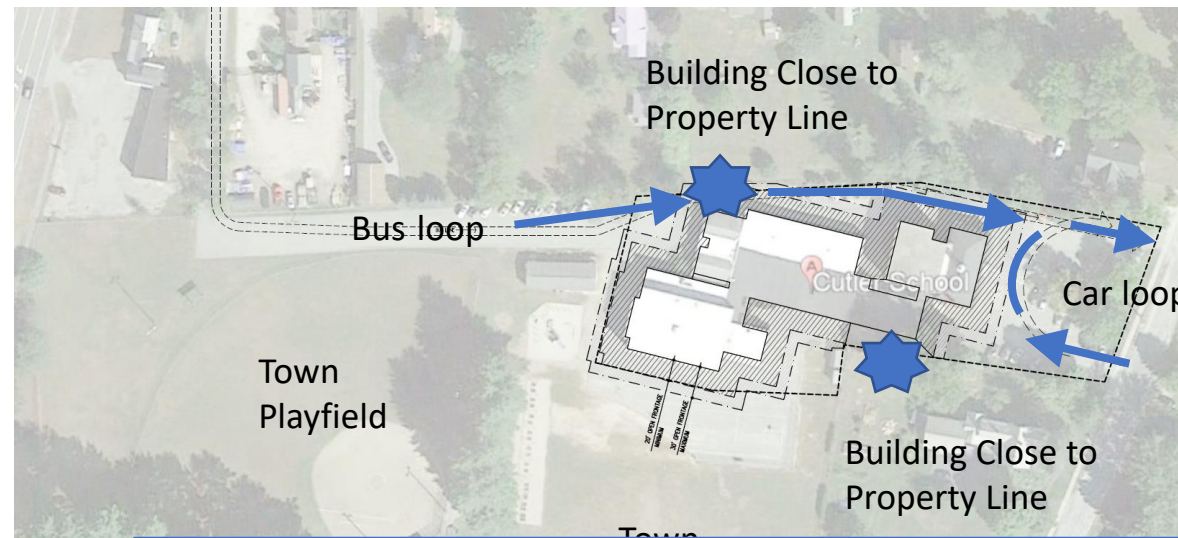
Project	Value	2022	2023	2024	2025
HVAC	\$200,000	\$206,000			
Roof	\$200,000		\$216,320		
Lighting	\$200,000			\$224,973	
Paving	\$200,000				\$233,972

TOTAL DISTRICT PROJECT BACKLOG

	2022 -2023	2023 -2024	2024 -2025	2025 -2026	2026 -2027	2027 -2028	2028 -2029	2029 -2030	2030 +	10-Year SUM
SAU	\$0	\$0	\$0	\$0	\$1,642,481	\$0	\$0	\$0	\$0	\$1,642,481
MRMHS	\$1,371,760	\$0	\$0	\$0	\$0	\$0	\$1,043,534	\$752,713	\$8,475,822	\$11,643,829
Cutler (Swanzey)	\$0	\$0	\$337,459	\$1,169,859	\$296,863	\$24,041	\$0	\$0	\$5,593,615	\$7,421,838
Emerson (Fitzwilliam)	\$0	\$0	\$562,432	\$507,719	\$0	\$82,246	\$250,027	\$290,137	\$1,197,005	\$2,889,565
Gilsum	\$78,000	\$0	\$562,432	\$0	\$0	\$503,597	\$0	\$1,443,840	\$276,122	\$2,863,992
Mt. Caesar (Swanzey)	\$0	\$0	\$0	\$391,903	\$0	\$0	\$296,085	\$0	\$2,490,796	\$3,178,783
Troy	\$0	\$2,163,200	\$151,857	\$2,340	\$0	\$1,463,721	\$427,678	\$0	\$1,325,388	\$5,534,183
SUM: SAU & MRMHS	\$1,371,760	\$0	\$0	\$0	\$1,642,481	\$0	\$1,043,534	\$752,713	\$8,475,822	\$13,286,310
SUM: Elementary	\$78,000	\$2,163,200	\$1,614,180	\$2,071,820	\$296,863	\$2,073,605	\$973,790	\$1,733,977	\$10,882,927	\$21,888,361
GRAND TOTAL	\$1,449,760	\$2,163,200	\$1,614,180	\$2,071,820	\$1,939,345	\$2,073,605	\$2,017,323	\$2,486,690	\$19,358,749	\$35,174,671

Cutler

- ❑ The property is very restrictive with little School District owned property surrounding the building.
 - Building Close to Property Lines.
 - Difficult access for busses and emergency vehicles.
 - Busses and cars mostly separated.
 - Minimal queuing area for cars.
- ❑ The Building has had multiple additions.
 - Original and Early Additions.
 - 1970's and 1990's Additions.
 - Portable Classrooms (1980's?)
- ❑ Entrances.
 - Main Entrance.
 - Gym Entrance.
 - Student Entrance.
- ❑ Safety and Security Issues.



Cutler

❑ Site and Entrances

- Main entrance not clearly visible from driveway.
- Student entrance in back between portable classrooms.
- Bus and Fire lanes are very narrow.

❑ Building Exterior

- Damage caused by moisture.
- Fire Escapes not to code.



Main Entrance



Student Entrance
and Bus Loading Area



Gym Entrance



Moisture Damage



Fire Escapes

Cutler

❑ Main Lobby

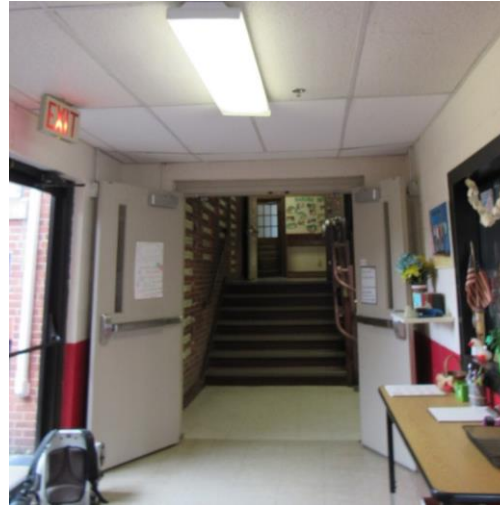
- No secure locked vestibule.
- Offices are not adjacent to the entrance.

❑ Corridors

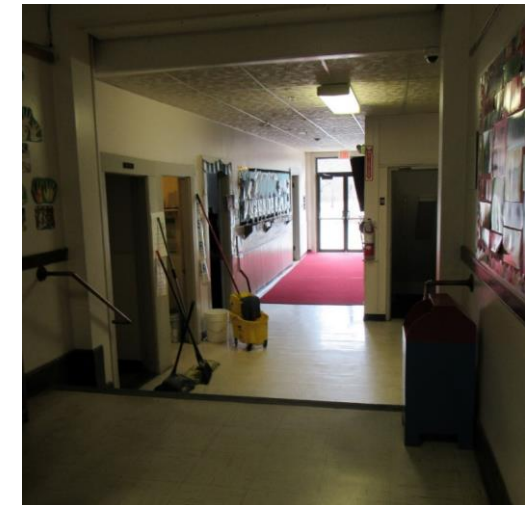
- Multiple levels, some without handicap accessibility.
- The fire rating of stairs and the smoke rating of corridors are compromised in many areas.

❑ Classrooms

- There is a large variance in size and finishes due to the multiple additions over the years.



Main Lobby



Steps in Corridor



Typical Classroom

Cutler Project Backlog



Unsolvable Problems

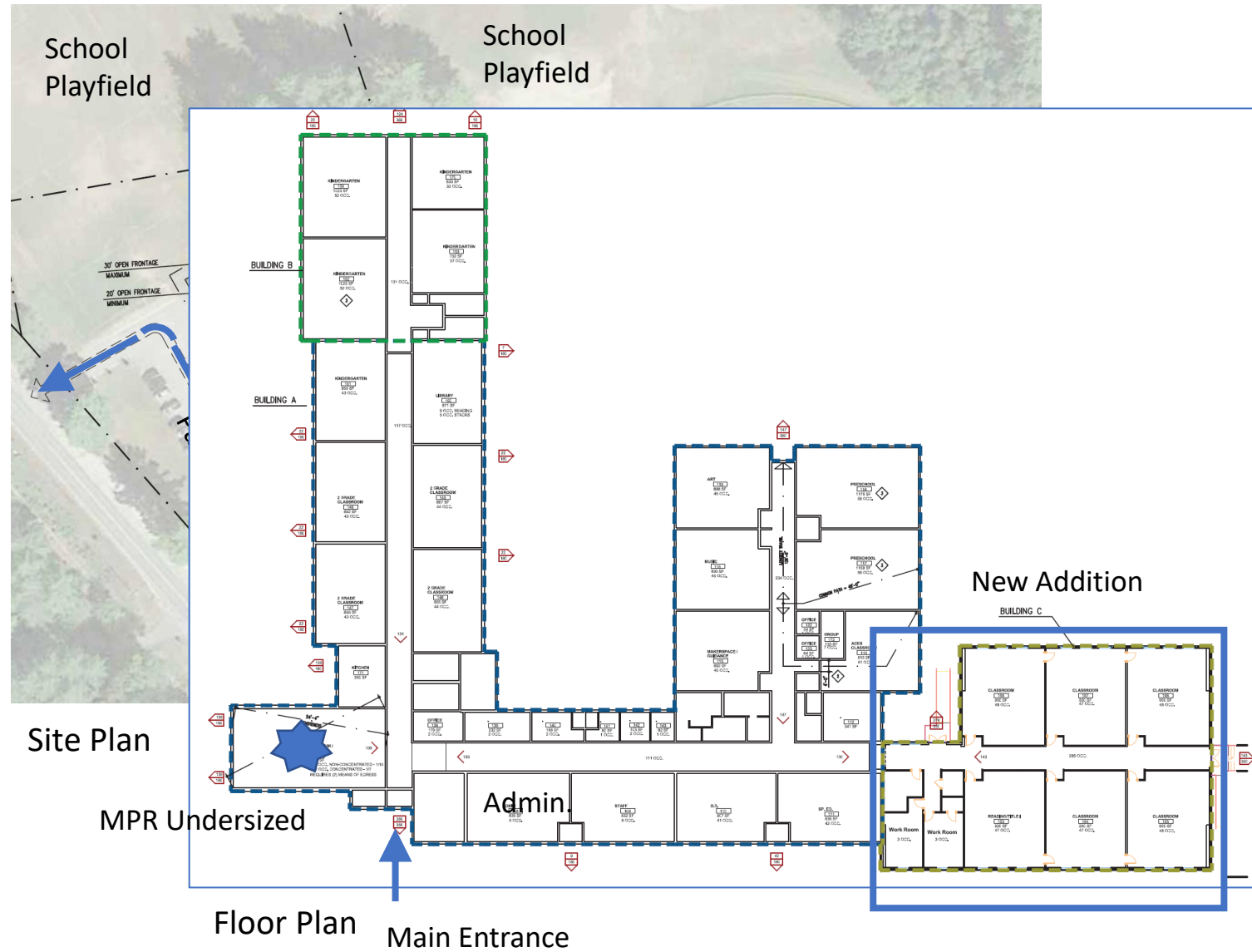
- Land Boundaries
- Industrial Neighborhood
- Bus Lanes & Car Parking

2021 Value	10 Year Projected Cost Using 4% Inflation
\$5,511,000	\$7,421,838

Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Cutler (Swanzey)	Infrastructure	Life Safety - Exit Stair	Build new fire escape stair for second means of egress from top floor.	TRUE	FALSE	FALSE	TRUE	\$400,000
Cutler (Swanzey)	Infrastructure	ADA - Elevator to all floors	Compliance elevator to all floors HC accessibility	TRUE	FALSE	FALSE	TRUE	\$600,000
Cutler (Swanzey)	Infrastructure	Security	Create a new secure entrance by moving main office.	TRUE	FALSE	FALSE	TRUE	\$300,000
Cutler (Swanzey)	Infrastructure	ADA - 3rd Floor Bathrooms	2 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$60,000
Cutler (Swanzey)	Infrastructure	ADA - Ground Floor & Nurse Bathrooms	3 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$90,000
Cutler (Swanzey)	Infrastructure	ADA - 2nd Floor Bathrooms	2 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$60,000
Cutler (Swanzey)	Infrastructure	Life Safety - Fire Ratings	Replace and/or Repair doors that do not meet fire and smoke ratings. Install additional door at gym.	TRUE	FALSE	FALSE	TRUE	\$19,000
Cutler (Swanzey)	HVAC	Boilers	Replace oil boilers and tanks with new gas fired boilers with propane tanks.	FALSE	FALSE	FALSE	TRUE	\$400,000
Cutler (Swanzey)	HVAC	Ventilation - Classrooms	Install new ventilation system throughout classrooms and offices.	FALSE	TRUE	FALSE	TRUE	\$711,000
Cutler (Swanzey)	HVAC	Ventilation - Gym	Install new ventilation system in the gymnasium.	FALSE	TRUE	FALSE	TRUE	\$250,000
Cutler (Swanzey)	HVAC	Thermal Controls (Classrooms)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Electric	Wiring Upgrades	Replace non-compliant wiring types. Add additional outlets.	TRUE	FALSE	FALSE	TRUE	\$34,000
Cutler (Swanzey)	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	TRUE	TRUE	\$20,000
Cutler (Swanzey)	Electric	Lighting Upgrades	Replace old light fixtures with LED fixtures.	FALSE	TRUE	FALSE	TRUE	\$150,000
Cutler (Swanzey)	Envelope	Roofing Replacement	Replace roofing on remaining sections. May not be needed if only for modulars	FALSE	FALSE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Envelope	Exterior Doors	Replace or Repair exterior doors that are old and energy inefficient.	FALSE	FALSE	FALSE	TRUE	\$10,000
Cutler (Swanzey)	Envelope	Exterior Sealant	Seal gaps around windows and at control joints.	FALSE	FALSE	FALSE	TRUE	\$19,000
Cutler (Swanzey)	Envelope	Health - Mold	Clean mold off exterior and reseal block and brick to prevent further damage.	FALSE	FALSE	FALSE	TRUE	\$10,000
Cutler (Swanzey)	Envelope	Window Replacement	Replace the windows with new energy efficient windows.	FALSE	TRUE	FALSE	TRUE	\$300,000
Cutler (Swanzey)	Site	Safety - Car/Bus Separation	Redesign driveways to separate car and bus traffic. Repave.	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Flooring	Replace VCT (only one area, other areas not needed)	FALSE	FALSE	FALSE	TRUE	\$40,000
Cutler (Swanzey)	Interiors	Interior Doors	Replace doors that are damaged and worn.	FALSE	FALSE	FALSE	TRUE	\$20,000
Cutler (Swanzey)	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$18,000
Cutler (Swanzey)	Interiors	Third floor renovations	2 classrooms (5 and 6), 2 bathrooms and hallway	FALSE	FALSE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	Interiors	Room Renovations	rooms 12-13-14-15, Hallway, small rooms, and 3 bathrooms	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Second Floor renovations	4 classrooms, Hallway, HC accessible rooms 1-2-3-4, 2 bathrooms	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Room Renovations	rooms 8-9-10-11	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Room Renovations	RM's 16 and 17	FALSE	FALSE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	Interiors	Room Renovations	Replace Modular Classrooms	FALSE	FALSE	FALSE	TRUE	\$600,000
Cutler (Swanzey)	Interiors	Room Renovations	Office Area	FALSE	FALSE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Interiors	Room Renovations	Downstairs, library, reading, OT, PT	FALSE	FALSE	FALSE	TRUE	\$150,000

Mt Caesar

- ❑ The site is the largest, most developable property owned by the District.
 - Several Playfields available.
 - Parking Adequate.
 - Busses and Cars are separated.
- ❑ Entrances.
 - Main Entrance is easy to identify.
 - Main Office not adjacent to entrance.
 - No after-hours entrance.
- ❑ Most Upgraded School
 - Recent additions just a few years old.
- ❑ Program Deficiencies Remain
 - Multi-Purpose room too small for use as a gymnasium.
- ❑ Most Upgraded School
 - Recent additions visible on the east and north wings.
 - New Mechanical and Electrical Systems through most.
- ❑ Program Deficiencies
 - Multi-Purpose room too small for use as a gymnasium.
 - Some classrooms not designed for current curriculum.



District Standard for Quality and Education

- Recent Mt. Caesar Renovations are the Example
 - In the past 4 years we have renovated the permanent classrooms at Mt. Caesar, and replaced the portable classrooms with modern, permanent classrooms. This work is an example of the caliber/quality of work we also need to do in our Gilsum, Troy, and Fitzwilliam schools.
 - Modern
 - Spacious
 - Well Lit
 - Well Connected
 - Well Ventilated
 - Even, Controllable Temperatures



Mt. Caesar Project Backlog

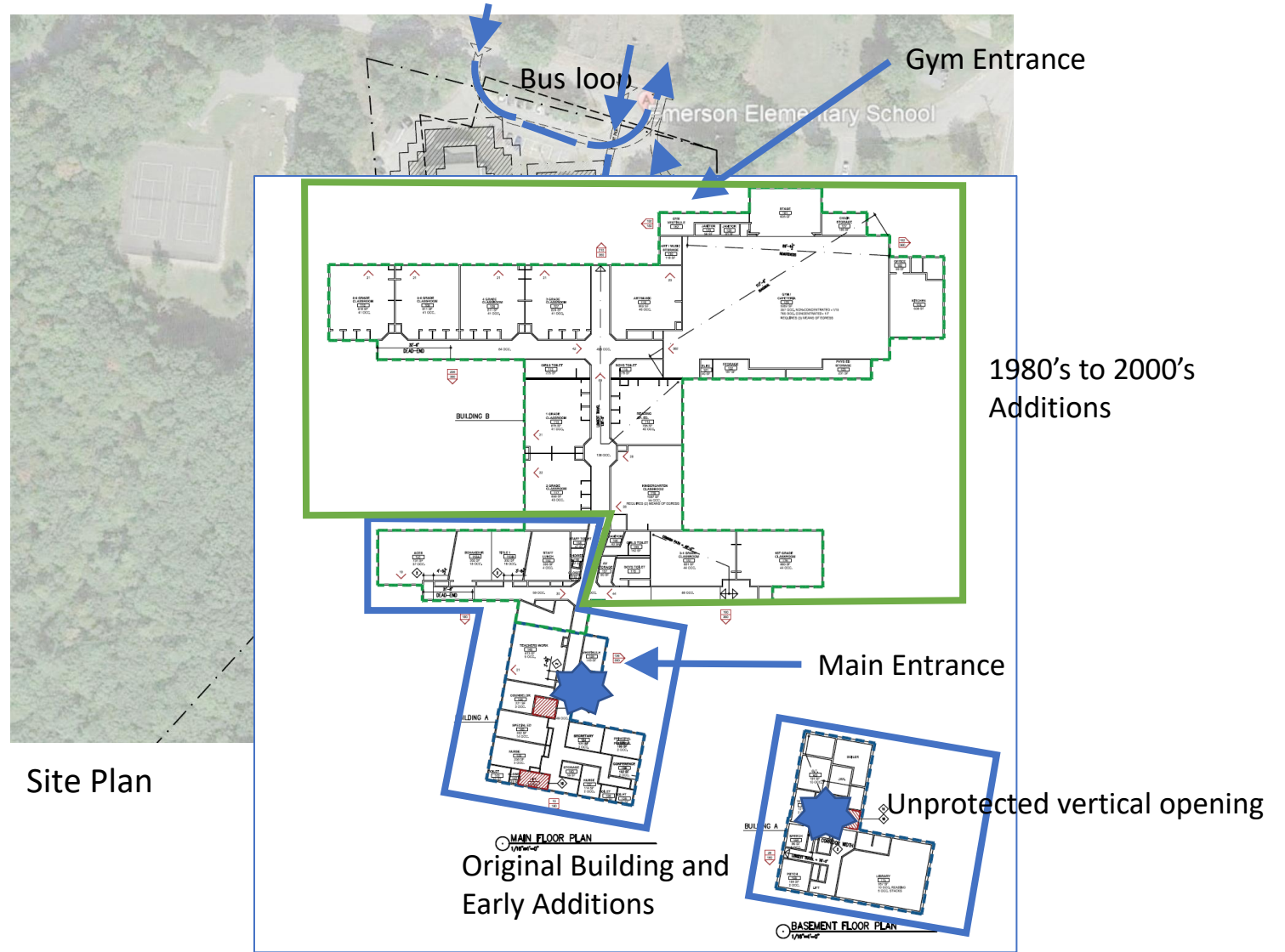


Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Mt.Caesar (Swanzy)	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	TRUE	TRUE	\$15,000
Mt.Caesar (Swanzy)	Infrastructure	ADA - Accessible Route	Replace corridor ramp to make compliant.	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzy)	Infrastructure	Security	Create a new secure entrance bu moving main office.	TRUE	FALSE	FALSE	TRUE	\$300,000
Mt.Caesar (Swanzy)	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms to be ADA Compliant	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzy)	Infrastructure	Addition for Gym/Caf	Build addition for new gym, caf and kitchen.	FALSE	FALSE	FALSE	TRUE	\$1,750,000
Mt.Caesar (Swanzy)	Site	Septic System	Replace existing septic system with new .	FALSE	FALSE	TRUE	TRUE	\$50,000
Mt.Caesar (Swanzy)	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	TRUE	TRUE	\$50,000
Mt.Caesar (Swanzy)	Interiors	Flooring	Replace oldest areas of VCT.	FALSE	FALSE	TRUE	TRUE	\$75,000
Mt.Caesar (Swanzy)	Interiors	Kindergarten Toilets	Add toilet rooms to kindergarten classrooms.	FALSE	FALSE	FALSE	TRUE	\$50,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$2,310,000	\$3,178,783

Emerson

- ❑ The site is adequate providing space for parking.
 - Busses and Cars safely separated.
- ❑ The Building has had multiple additions.
 - Original and Early Additions.
 - 1980's and 1990's Additions.
- ❑ Safety and Security Issues.
 - Some code issues mostly in the original building.
 - Main Entrance not directly adjacent to Main Office.



Site Plan

Floor Plan

Emerson

❑ Site and Exterior

- The building appears in reasonably good shape from the outside.
- Access to the site and building is relatively easy.

❑ Building Interior

- Offices remote from main entrance vestibule.
- Exposed mechanical piping not ideal. Older systems can be a hazard.
- Several code violations in older parts of the building.



Main Entrance



View back to Main Lobby from Principal



Unenclosed Vertical Opening



Unprotected
Corridor Opening



Corridor Heating
Element with Foam
Protection

Emerson Project Backlog

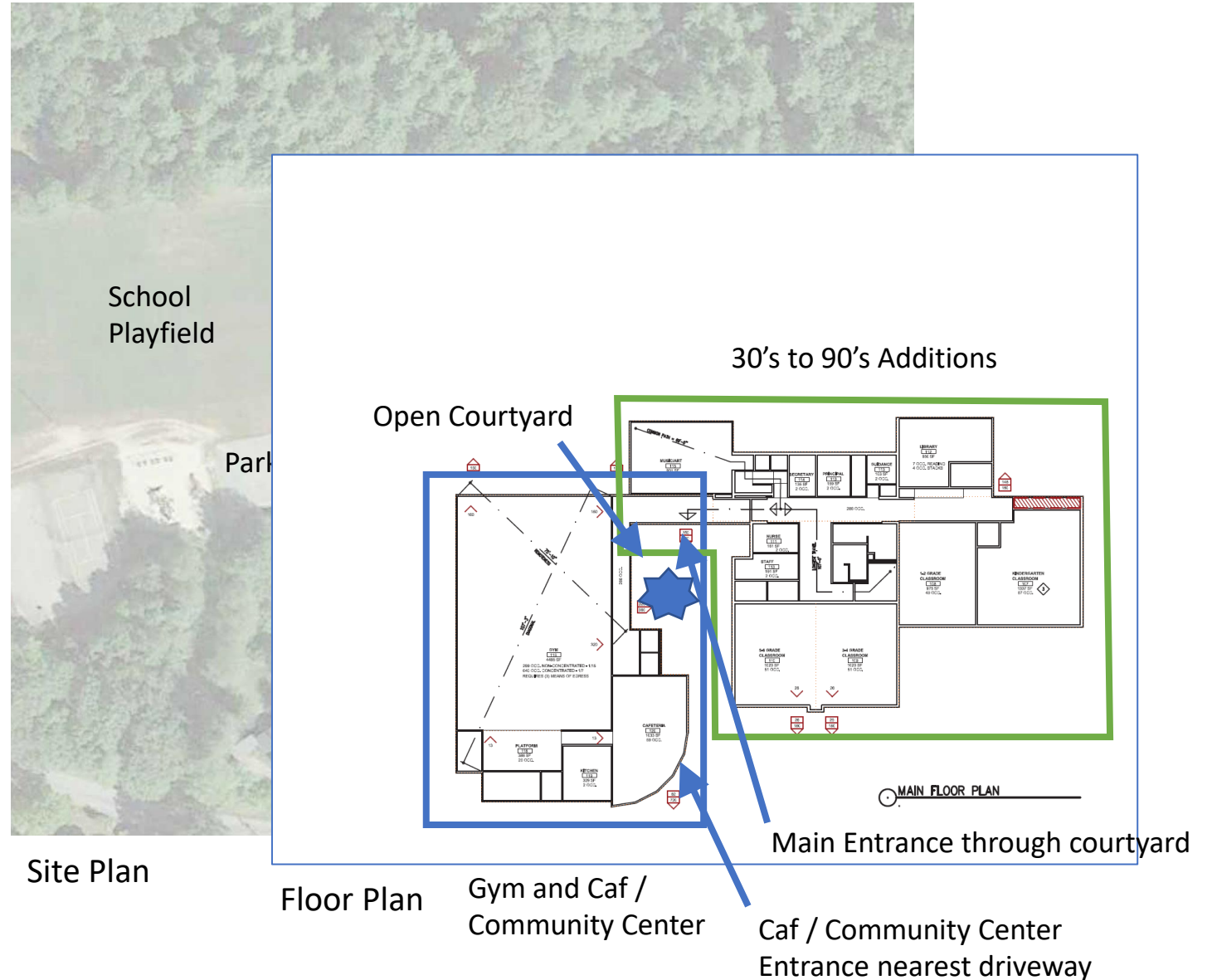


Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	FALSE	TRUE	\$10,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Handrails	Upgrade handrails to code compliance at exterior ramps and stairs.	TRUE	FALSE	FALSE	TRUE	\$4,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Fire Alarm	Replace fire alarm system.	TRUE	FALSE	FALSE	TRUE	\$75,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Exit Doors	Replace retractable gates with swing doors.	TRUE	FALSE	FALSE	TRUE	\$20,000
Emerson (Fitzwilliam)	Infrastructure	Security	Addition for a new secure entrance with main office moved adjacent.	TRUE	FALSE	FALSE	TRUE	\$500,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety	Renovate current main office area for the library and other programs currently in the basement.	TRUE	FALSE	FALSE	TRUE	\$200,000
Emerson (Fitzwilliam)	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms in early addition to be ADA Compliant.	TRUE	FALSE	FALSE	TRUE	\$125,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Gym Fans	Replace gym destratification fans.	FALSE	TRUE	FALSE	TRUE	\$10,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Gym	Upgrade and maintain existing gym ventilation. Install ventilation cooling.	FALSE	TRUE	FALSE	TRUE	\$40,000
Emerson (Fitzwilliam)	HVAC	Heating - Gym	Install new radiant heating to supplement/replace existing air-only system.	FALSE	FALSE	FALSE	TRUE	\$90,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Classrooms 2000 wing	Upgrade and maintain existing gym ventilation. Install ventilation cooling.	FALSE	TRUE	FALSE	TRUE	\$75,000
Emerson (Fitzwilliam)	HVAC	Heating - Classrooms 2000 wing	Install new radiant heating to supplement/replace existing air-only system.	FALSE	FALSE	FALSE	TRUE	\$165,000
Emerson (Fitzwilliam)	HVAC	Heating - Classrooms 1950/1987 Wings	Replace existing radiant heating.	FALSE	FALSE	FALSE	TRUE	\$96,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (2000 Wing)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (1950/87 Wings)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	Electric	Wiring Upgrades - Main Bldg.	Replace non-compliant wiring types.	TRUE	FALSE	FALSE	TRUE	\$65,000
Emerson (Fitzwilliam)	Electric	Lighting Upgrades	Replace old light fixtures with LED fixtures.	FALSE	TRUE	FALSE	TRUE	\$150,000
Emerson (Fitzwilliam)	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	TRUE	TRUE	\$20,000
Emerson (Fitzwilliam)	Envelope	Roofing Replacement	Replace roofing on remaining sections.	FALSE	FALSE	TRUE	TRUE	\$85,000
Emerson (Fitzwilliam)	Envelope	Door Replacement	Replace exterior doors and add weatherstripping. Install canopies over exterior doors where none exist.	FALSE	FALSE	TRUE	TRUE	\$6,000
Emerson (Fitzwilliam)	Envelope	Window Replacement	Replace the windows in early addition with aluminum clad wood double-hungs.	FALSE	FALSE	TRUE	TRUE	\$40,000
Emerson (Fitzwilliam)	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	TRUE	TRUE	\$110,000
Emerson (Fitzwilliam)	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$21,000
Emerson (Fitzwilliam)	Interiors	Flooring	Replace VCT.	FALSE	FALSE	TRUE	TRUE	\$100,000
Emerson (Fitzwilliam)	Interiors	Ceiling Install	Install new suspended ceiling where currently drywall. Replace ceiling tiles in other areas as needed.	FALSE	FALSE	FALSE	TRUE	\$40,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$2,263,000	\$2,889,565

Gilsum

- ❑ The site is large enough for current program.
 - Busses and Cars are not separated.
 - Steep Slopes prevent emergency vehicle access around building.
 - Future Additions limited by site constraints.
- ❑ The Building has had multiple additions.
 - Original and Early Additions.
 - Gym/Caf Addition 2001.
 - The Design of the additions has created an internal courtyard.
- ❑ Entrances.
 - Main Entrance.
 - Caf / Community Center Entrance.
- ❑ Safety and Security Issues.
 - Some code issues mostly in the original building.



Gilsum

❑ Courtyard

- Gym and Cafeteria are designed as also the town Community Center.
- School Entrance at far side of courtyard with no direct connection to driveway.

❑ Site Challenges

- Lack of at-grade exits.
- Steep slopes prevent fire truck access around a portion of the building.

❑ Handicap Accessibility

- Multiple levels require several ramps, some extensive.



Caf Entrance w/ School Entrance Beyond



Main Entrance from Courtyard



Steep Slopes



Extensive Ramps

Gilsum Project Backlog



Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Gilsum	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	FALSE	TRUE	\$10,000
Gilsum	Infrastructure	Life Safety - Handrails	Upgrade handrails to code compliance at exterior ramps and stairs.	TRUE	FALSE	FALSE	TRUE	\$4,000
Gilsum	Infrastructure	Life Safety - Fire Alarm	Replace fire alarm system.	TRUE	FALSE	TRUE	TRUE	\$75,000
Gilsum	Infrastructure	ADA - Ramps	Review and redesign interior and exterior ramps to meet ADA.	TRUE	FALSE	FALSE	TRUE	\$25,000
Gilsum	Infrastructure	Life Safety - Corridor Protection	Add borrowed light windows to existing openings at library.	TRUE	FALSE	FALSE	TRUE	\$9,000
Gilsum	Infrastructure	Security	Addition for a new secure entrance with main office moved adjacent. Also include new space for Nurse.	TRUE	FALSE	FALSE	TRUE	\$500,000
Gilsum	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms in main building to be ADA Compliant.	TRUE	FALSE	FALSE	TRUE	\$135,000
Gilsum	HVAC	Ventilation - Main Building	Install new ventilation in main building with the exception of two classrooms.	FALSE	TRUE	FALSE	TRUE	\$450,000
Gilsum	HVAC	Thermal Controls	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$125,000
Gilsum	HVAC	Boiler Replacement	Install new propane fired oil boilers in the basement near the door to the exterior.	FALSE	TRUE	FALSE	TRUE	\$160,000
Gilsum	Electric	Wiring Upgrades - Main Bldg.	Replace non-compliant wiring types.	TRUE	FALSE	FALSE	TRUE	\$125,000
Gilsum	Electric	Lighting Upgrades - Main Bldg.	Replace old light fixtures with LED.	FALSE	TRUE	FALSE	TRUE	\$90,000
Gilsum	Envelope	Roofing Replacement	Replace roofing on remaining sections. Patch and repair area of recent leaks.	FALSE	FALSE	TRUE	TRUE	\$17,000
Gilsum	Envelope	Window Replacement	Replace the windows in 1970's wing with aluminum clad wood double-hungs.	FALSE	TRUE	FALSE	TRUE	\$30,000
Gilsum	Envelope	Door Replacement	Replace exterior doors and add weatherstripping. Install canopies over exterior doors.	FALSE	FALSE	FALSE	TRUE	\$12,000
Gilsum	Site	Site - Courtyard	Remove oil tank and replace with propane. Reconfigure courtyard for better drainage. Reconnect corridor to complete Secure Entrance	FALSE	FALSE	FALSE	TRUE	\$320,000
Gilsum	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	TRUE	TRUE	\$50,000
Gilsum	Interiors	Gym - Fix Retractable Backboard	Add structural support above gym ceiling to allow basketball backboard to be raised.	FALSE	FALSE	TRUE	TRUE	\$5,000
Gilsum	Interiors	Flooring - Main Building	Replace VCT.	FALSE	FALSE	FALSE	TRUE	\$30,000
Gilsum	Interiors	Casework Upgrades	Install new cabinets to meet District standard.	FALSE	FALSE	FALSE	TRUE	\$38,000
Gilsum	Interiors	Doors - Main Building	Replace interior doors that have peeling veneer.	FALSE	FALSE	FALSE	TRUE	\$12,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$2,222,000	\$2,863,992

Troy

❑ Oldest School

- Historic
- Main Entrance lacks visibility, security and handicap accessibility.

❑ Handicap Accessibility Deficiencies

- Stairlift provides some access but no elevator.
- Most toilet facilities non-ADA.

❑ Life Safety Deficiencies

- Many life safety measures compromised, not working as originally design or are archaic and no longer compliant.



Street View



Main Entrance



Compromised Fire Door



Non-ADA Toilet Facilities

Troy Project Backlog



Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Troy	Infrastructure	Addition for ADA and Security	Build addition to house; new entrance, elevator, exit stair and toilet rooms.	TRUE	FALSE	FALSE	TRUE	\$2,000,000
Troy	Infrastructure	Life Safety - Exit Stairs	Reconfigure existing stairs to provide fire separation.	TRUE	FALSE	FALSE	TRUE	\$60,000
Troy	Infrastructure	Kitchen Upgrade	Build addition to house a new properly sized kitchen.	FALSE	FALSE	FALSE	TRUE	\$400,000
Troy	HVAC	Ventilation - Gym Building	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$200,000
Troy	HVAC	Ventilation - Original Building	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$500,000
Troy	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Thermal Controls (Original Building)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Thermal Controls (1950's Wing)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Ventilation - 1950 wing	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$250,000
Troy	Electric	Life Safety - Fire Alarm Devices	Replace any older fire alarm devices.	TRUE	FALSE	TRUE	TRUE	\$2,000
Troy	Electric	Wiring Upgrades	Replace non-compliant wiring types.	TRUE	FALSE	FALSE	TRUE	\$75,000
Troy	Electric	Lighting Upgrades - Original Bldg.	Replace old light fixtures with LED.	FALSE	TRUE	FALSE	TRUE	\$100,000
Troy	Electric	Lighting Upgrades - Gym Bldg.	Replace old light fixtures with LED.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	FALSE	TRUE	\$20,000
Troy	Envelope	Roofing Fixes - Original Bldg.	Some missing shingles. Debris on roof.	FALSE	FALSE	TRUE	TRUE	\$25,000
Troy	Envelope	Foundation Moisture Mitigation	Original building, install foundation drainage, interior foam and drywall.	FALSE	FALSE	FALSE	TRUE	\$62,000
Troy	Envelope	Roofing Replacement - 1950 Wing	Replace 1950s roof.	FALSE	FALSE	FALSE	TRUE	\$65,000
Troy	Envelope	Window Replacement	Replace the windows with aluminum clad wood double-hungs.	FALSE	TRUE	FALSE	TRUE	\$300,000
Troy	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	FALSE	TRUE	\$50,000
Troy	Site	Site - Repair Roof Fencing	Reconfigure to prevent roof access.	FALSE	FALSE	TRUE	TRUE	\$25,000
Troy	Interiors	Flooring - 1950 Wing	Replace VCT.	FALSE	FALSE	FALSE	TRUE	\$35,000
Troy	Interiors	Casework Upgrades (Original Building)	Install new cabinets to meet District standard.	FALSE	FALSE	FALSE	TRUE	\$44,800
Troy	Interiors	Casework Upgrades (1950's Wing)	Install new cabinets to meet District standard.	FALSE	FALSE	FALSE	TRUE	\$11,200
Troy	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$21,000
Troy	Interiors	Ceiling Replacement - Gym Bldg.	Replace the ceiling in the gym.	FALSE	FALSE	FALSE	TRUE	\$25,000
Troy	Interiors	Flooring - Original Building	Replace VCT.	FALSE	FALSE	FALSE	TRUE	\$100,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$4,571,000	\$5,534,183

SAU & MRMHS Project Backlog

Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
SAU	Construction	SAU Building	Combine SAU, IT, & Student Services to a 4,500 sq ft facility 3k sq' offices, 1 meet room and 3 bath	TRUE	FALSE	FALSE	FALSE	\$1,350,000
MRMHS	HVAC	Heating & Ventilation Upgrades - 700 Wing	Replace (9) aging unit ventilators in the 700's wing with a new heating and cooling system w/ an ERV and ceiling radiation.	FALSE	TRUE	TRUE	FALSE	\$510,000
MRMHS	HVAC	Heating & Ventilation Upgrades - 800 Wing	Replace (10) aging unit ventilators in the 800's wing with a new heating and cooling system w/ an ERV and ceiling radiation.	FALSE	TRUE	TRUE	FALSE	\$705,000
MRMHS	HVAC	Ventilation	Add new ventilation to corridors.	FALSE	TRUE	TRUE	FALSE	\$550,000
MRMHS	HVAC	Cooling Upgrades	Add cooling to areas 2/3 of the building that does not currently have it. Upgrade exhaust in areas need it.	FALSE	FALSE	TRUE	FALSE	\$1,500,000
MRMHS	HVAC	Heating Upgrades	Install ceiling mounted radiant panels in areas (outside of 700&800 wings) that have baseboard or unit ventilators.	FALSE	FALSE	TRUE	FALSE	\$1,000,000
MRMHS	Infrastructure	Demolish temporary Classrooms	To be completed after new classrooms are constructed	FALSE	FALSE	TRUE	FALSE	\$50,000
MRMHS	Electric	Lighting Upgrades - 700 Wing	Replace florescnet light fixtures and bulbs with LED fixtures.	FALSE	TRUE	TRUE	FALSE	\$63,000
MRMHS	Electric	Lighting Upgrades - 800 Wing	Replace florescnet light fixtures and bulbs with LED fixtures.	FALSE	TRUE	TRUE	FALSE	\$84,000
MRMHS	Electric	Lighting Upgrades	Relamp existing florescent light bulbs with LED bulbs. Fixtures are good (outside of 700&800 wings)	FALSE	TRUE	TRUE	FALSE	\$100,000
MRMHS	Electric	New Generator	To run the entire school. Emergency Center	FALSE	TRUE	TRUE	FALSE	\$375,000
MRMHS	Envelope	Window Replacement - 800 wing	Replace the windows with new energy efficient windows.	FALSE	FALSE	TRUE	FALSE	\$100,000
MRMHS	Envelope	Window Replacement - 700 wing	Replace the windows with new energy efficient windows.	FALSE	FALSE	TRUE	FALSE	\$85,000
MRMHS	Envelope	New roof HS/MS	Replace roofing.	FALSE	FALSE	TRUE	FALSE	\$1,500,000
MRMHS	Envelope	Repair Roof over Auditorium & Old Tech Ed	Repair portion of roof	FALSE	FALSE	TRUE	FALSE	\$200,000
MRMHS	Envelope	Stucco	Patch and repair stucco where damaged.	FALSE	FALSE	TRUE	FALSE	\$10,000
MRMHS	Site	Parking Lot Pavement	17,185 sq ft	FALSE	FALSE	TRUE	FALSE	\$430,000
MRMHS	Site	New tennis courts and fencing	New tennis courts and fencing	FALSE	FALSE	TRUE	FALSE	\$200,000
MRMHS	Site	New track	New track	FALSE	FALSE	TRUE	FALSE	\$390,000
MRMHS	Site	New Septic and field	Replace existing septic system	FALSE	FALSE	TRUE	FALSE	\$250,000
MRMHS	Interiors	Auditorium renovations	Safety checklist, new curtains, ropes, harnesses, riggings, lighting 2025-2028	TRUE	TRUE	TRUE	FALSE	\$200,000
MRMHS	Interiors	Finishes - 800 Wing	Replace Ceilings, flooring and repaint.	FALSE	FALSE	TRUE	FALSE	\$180,000
MRMHS	Interiors	Finishes - 700 Wing	Replace Ceilings, flooring and repaint.	FALSE	FALSE	TRUE	FALSE	\$135,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$9,967,000	\$13,286,310

District Elementary Plan

- The district has selected “Option 10”:
 - Renovate Troy School, accomplish all projects in backlog
 - Renovate Emerson School, accomplish all projects in backlog
 - Renovate Gilsum STEAM Academy, accomplish all projects in backlog
 - Expand the Mt. Caesar campus to become a single, consolidated Swanzey school for Pre-K thru 6th Grade
 - Complete last of the open Mt. Caesar project backlog
 - New construction includes an expanded Multi-Purpose Room (gym, stage, meal service)
 - Close Cutler School
- Apply for state building aid to off-set the cost of the project by up to 50%
- Purchase a 20-year bond for the balance of the cost
 - 2021 bond values as of Oct 2021 = 1.69%, compared to 4-5% annual inflation
 - Warrant article with 3/5 voter approval required

Funding Opportunity

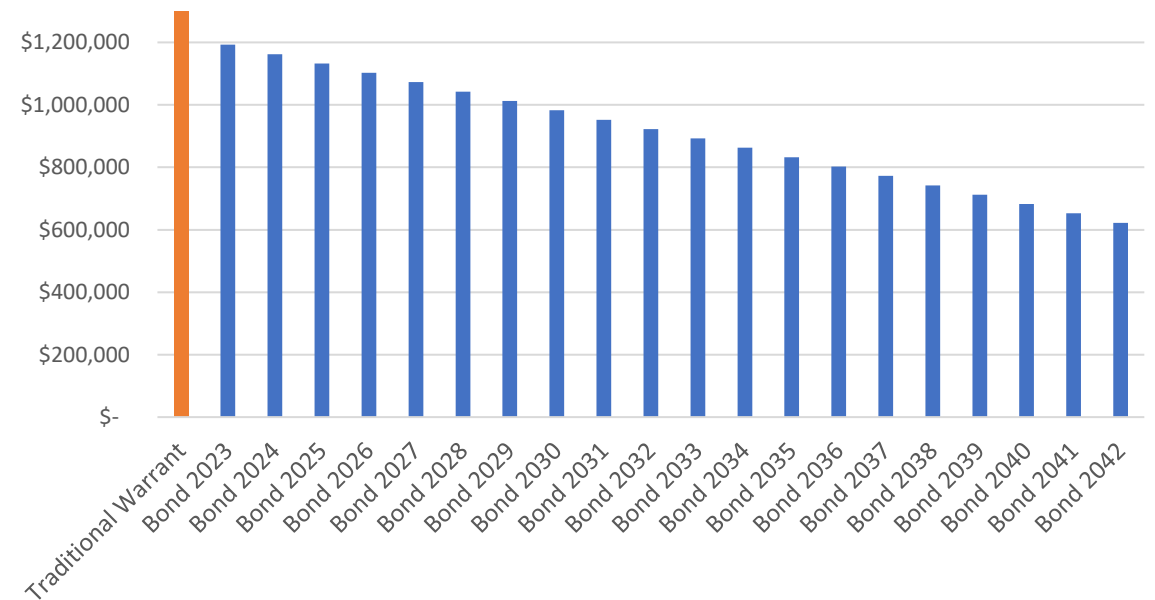
- With state aid, the cost to renovate our elementary schools as a single project is less than half the cost of taking on each project one at a time and reduces the rising cost of projects due to inflation.
- The State of New Hampshire offers a school building aid program that favors districts like ours that meet specific criteria, such as:
 - Correction of Life Safety Issues
 - Age and condition of buildings
 - Historical value (Troy School)
 - Socio-economic profile (i.e. free/reduced lunch)
 - Value/size of project
- In order to receive this funding, the district must complete the following tasks:
 - Pass a warrant article to pay for engineering blueprints (2021) ✓
 - Design the renovations / Create the blueprints (2021)
 - Apply for State Building Aid (2022)
- In recent years the district has raised ~\$1.1m each year for building projects.
- While the current approach of \$1.1m would take close to 40 years to accomplish, the district has an option to complete the work in 1-2 years and take out a bond (similar to a mortgage).

Funding Comparison

Cost of Individual Projects
vs. One-Time Renovations with Estimated
State Funding



Bond Payments
Example using \$12M @ 2.5%

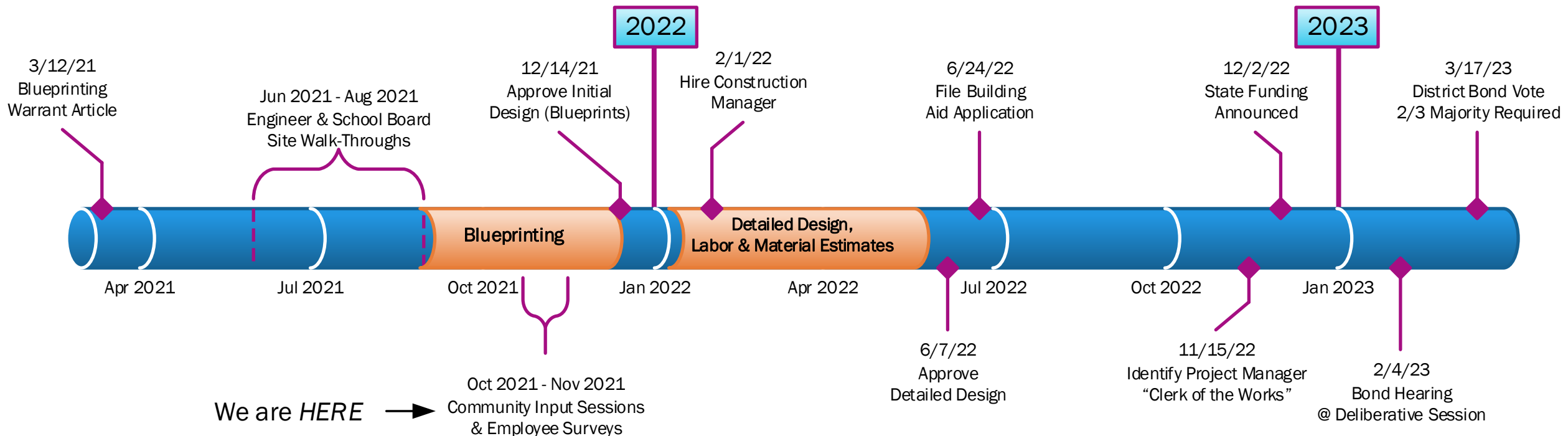


For comparison:
Past 12mo inflation rate has been 5.3% vs. latest municipal bond rate of 1.69%
(consumer price index)

Project Timeline

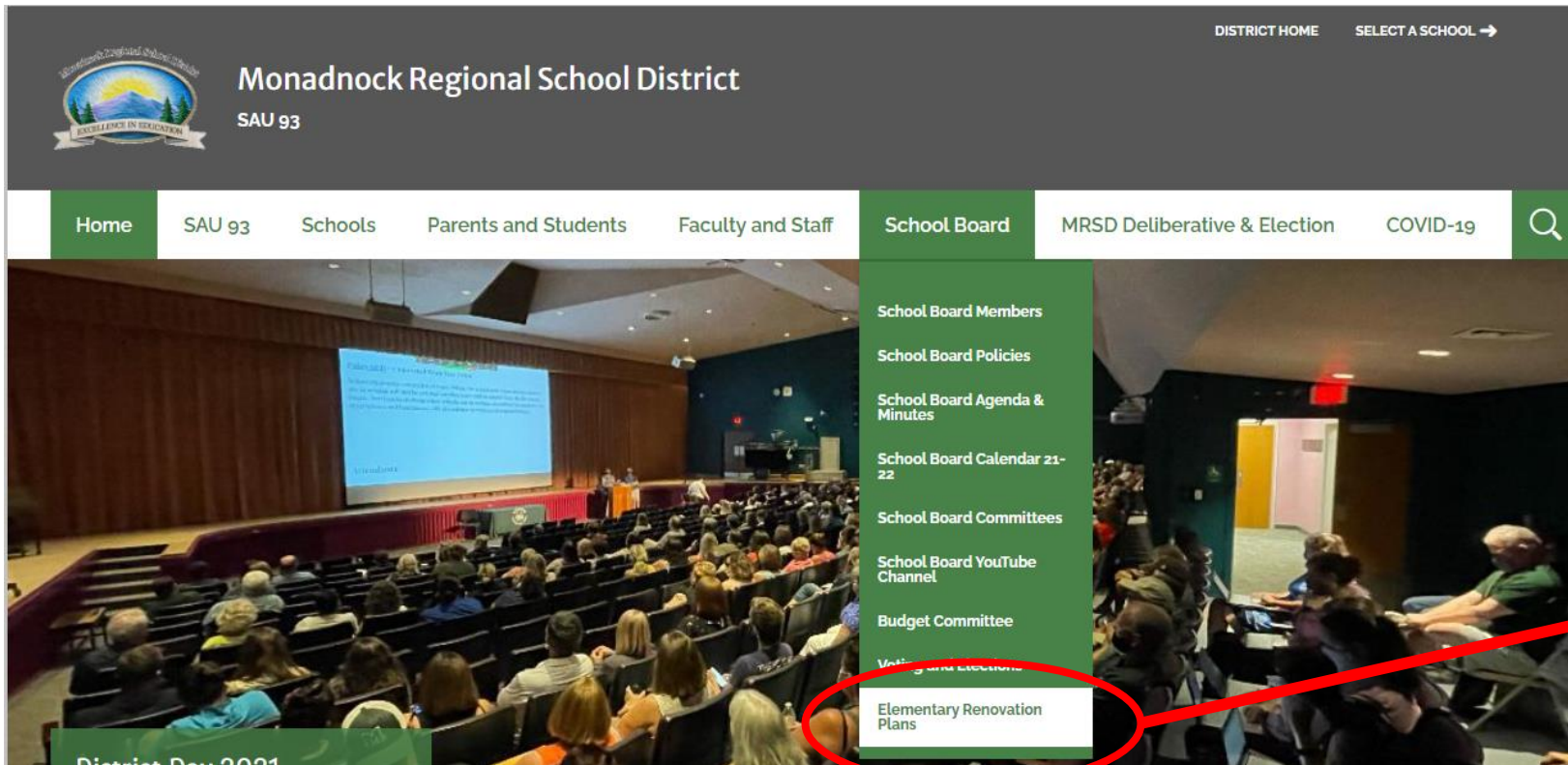
Exact cost to taxpayers determined by:

- Construction Manager provides GMP: “Guaranteed Maximum Price” by June 2022
- How much aid the State of NH awards the district, December 2022
- Bond rates at time of purchase



Resources

- Please add your name and email to our mailing list (Clipboard as you exit)
- Dedicated project website coming soon! Until then...



- Click [HERE](#) to view a timeline summary of the process that led to the study and recommendation by the Board. This will be continually updated as the process continues to evolve.
- Click [HERE](#) to view the November 30, 2020 Addendum to the Feasibility Study.

To learn more about the Building Aid application process in the State of New Hampshire, please click [HERE](#).

Other relevant documents, including the completed study, can be found below.

- 1 – Future Options: <https://youtu.be/qvVumYizhes>
- 2 – Building Needs: <https://youtu.be/Zevek7wMHZo>
- 3 – Program Needs: <https://youtu.be/EPoO8VAXgKs>

- [November 30, 2020 Addendum](#)
- [Information Session Slides](#)
- [Letter of Intent](#)
- [MRSD Feasibility Study 10-31-19](#)
- [MRSD Feasibility Study Abbreviated 10-31-19](#)
- [MRSD Feasibility Study Addendum 10-31-19](#)

Community Input

- Employee surveys will begin November 2021
- Live input sessions: We want to hear you from YOU:
 - What questions do you have?
 - What do you hope to see from the renovations?
 - What do you wish our school facilities offered to support better education?
 - What would make our school buildings more useful to the community?
 - Overall, what would make our school buildings better?