



Elementary School Renovations

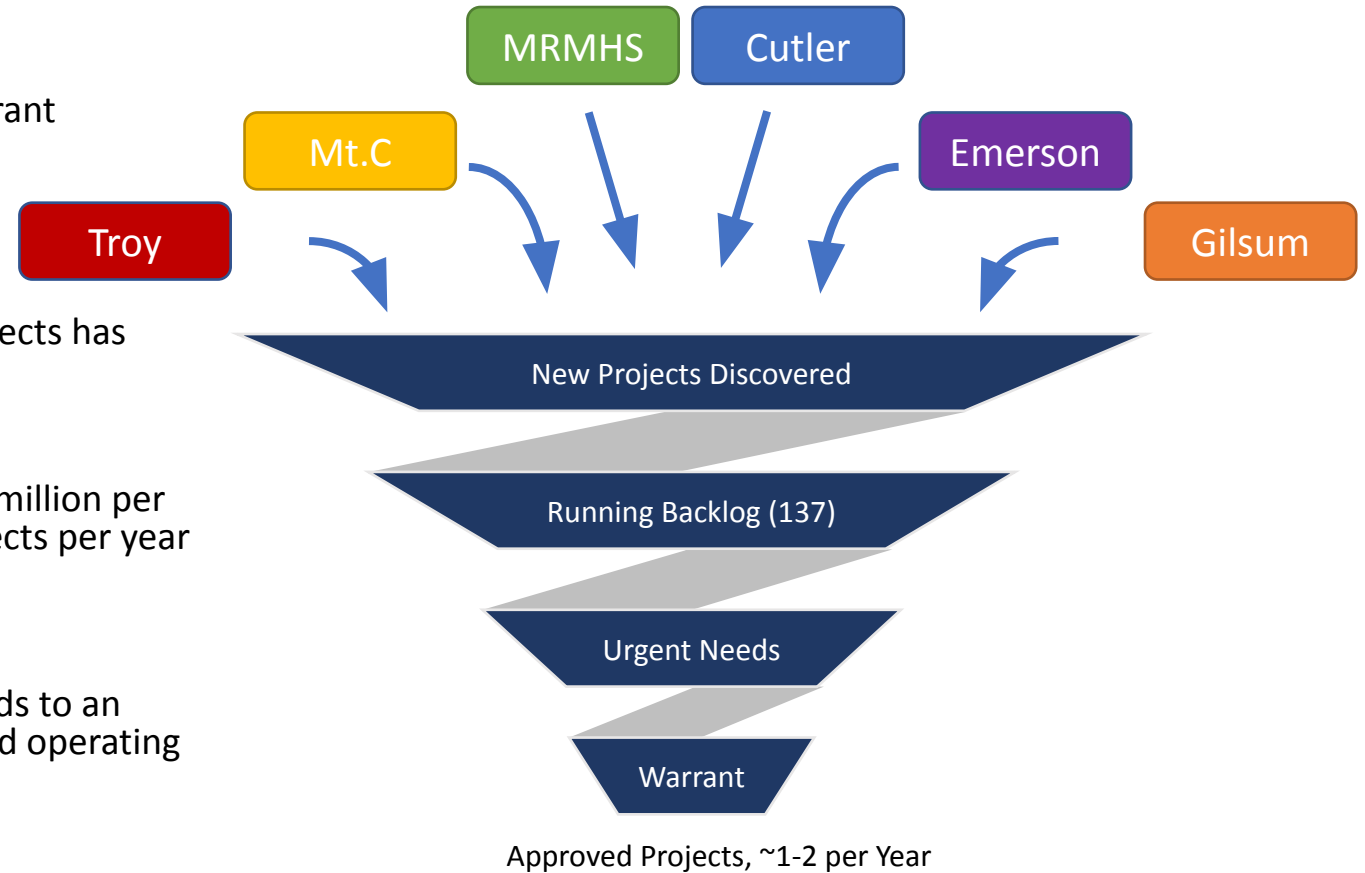
Community Input Sessions
October 2021

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

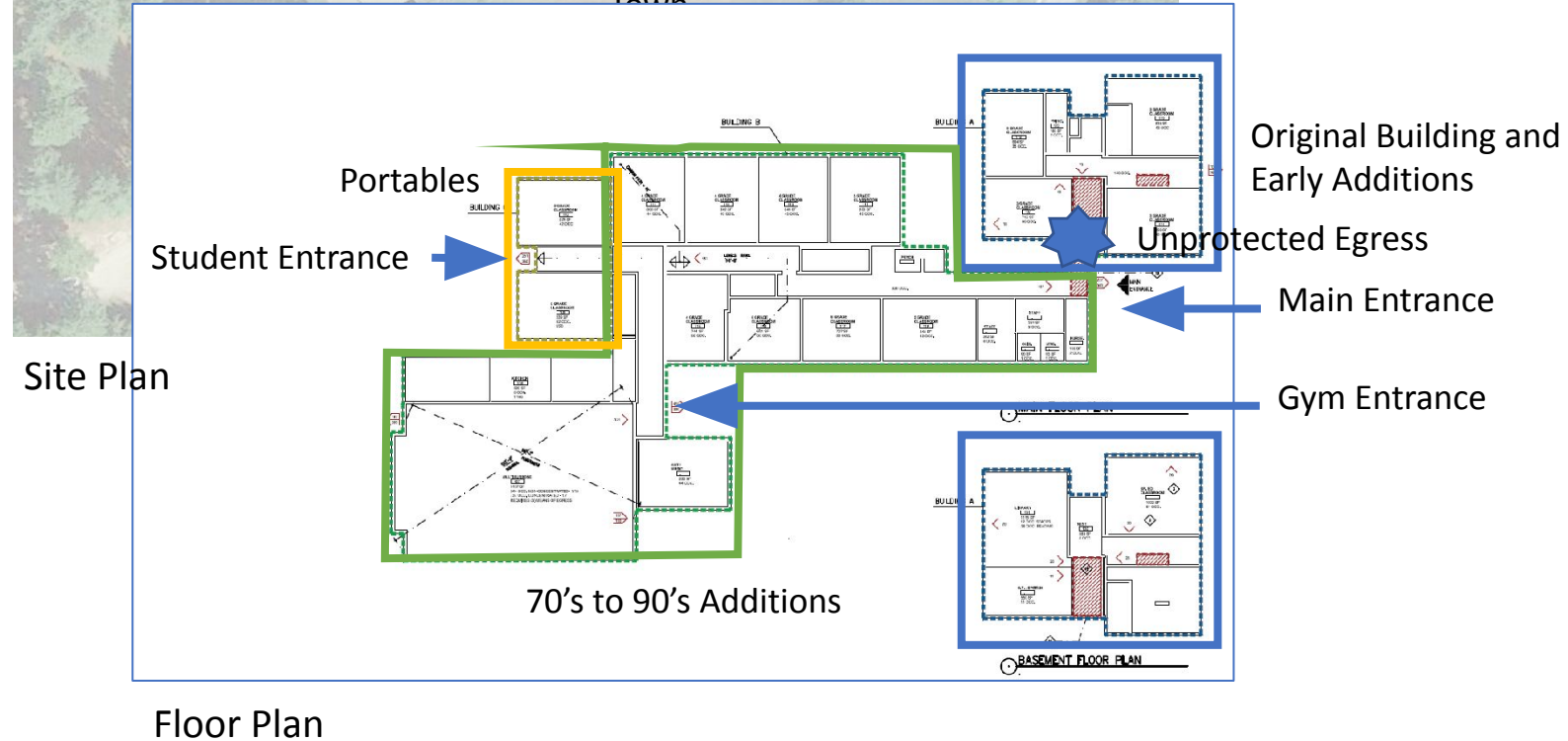
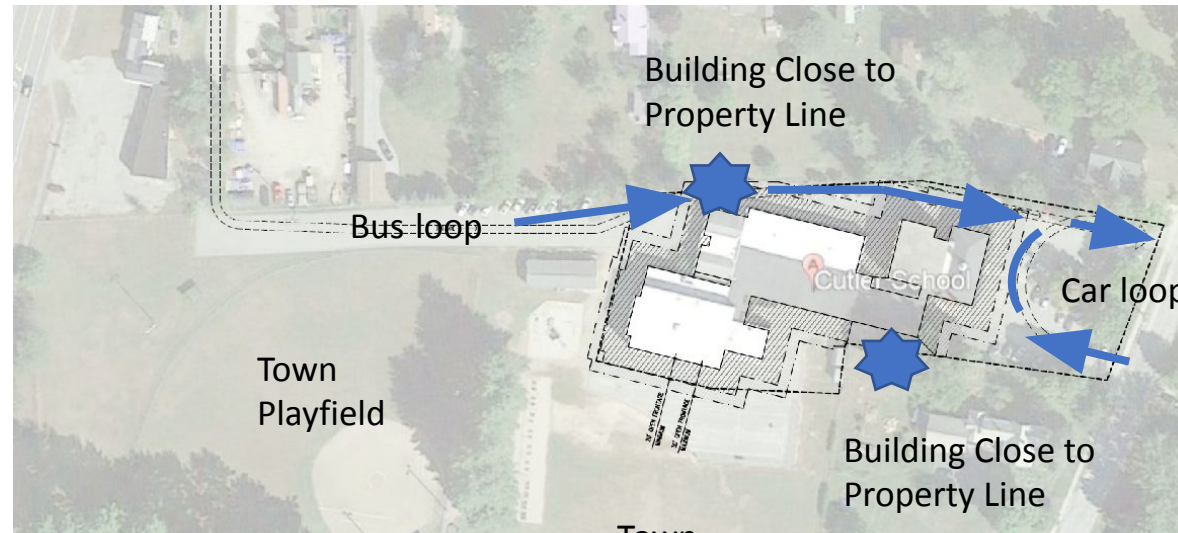
Project	Value	2022	2023	2024	2025
HVAC	\$200,000	\$206,000			
Roof	\$200,000		\$216,320		
Lighting	\$200,000			\$224,973	
Paving	\$200,000				\$233,972

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



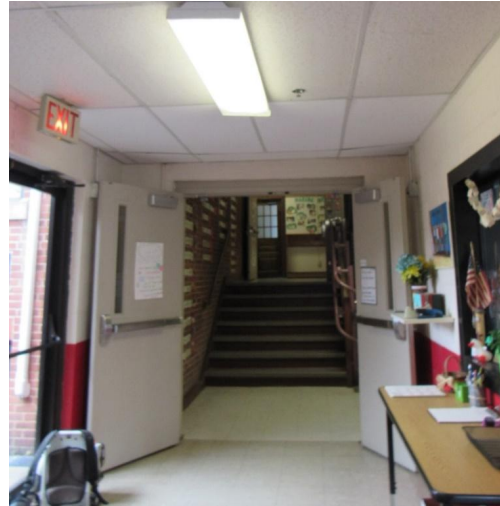
Moisture Damage



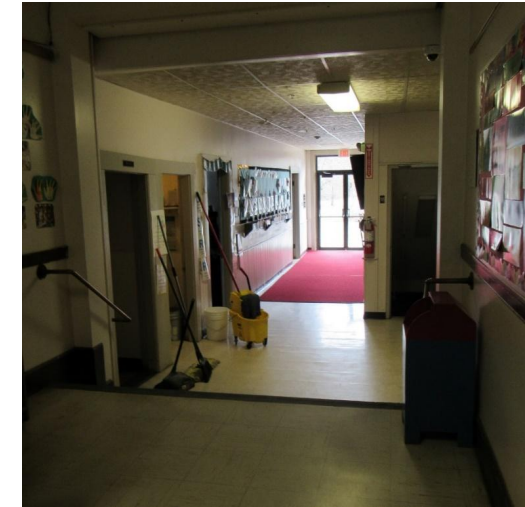
Fire Escapes

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

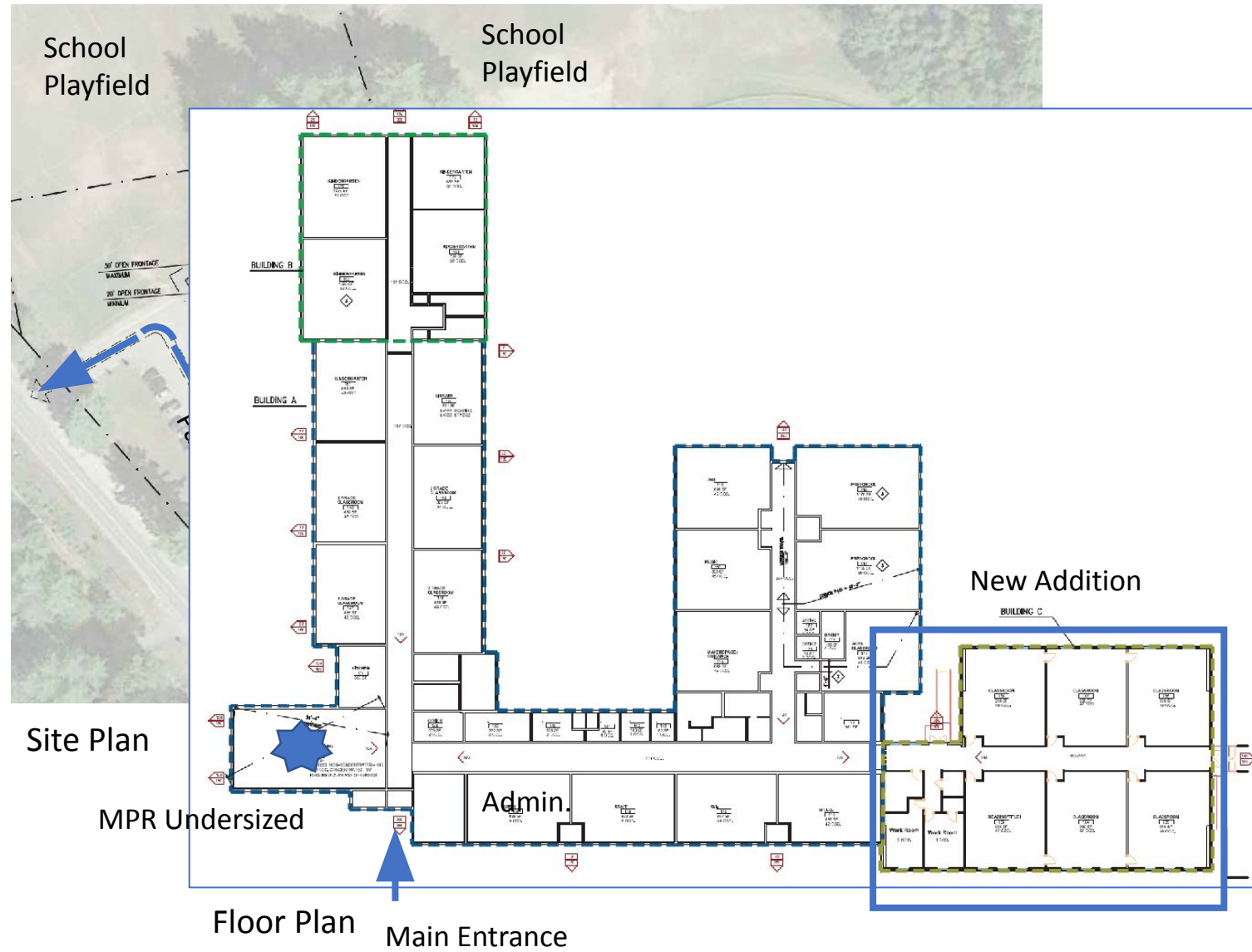
- Land Boundaries
- Industrial Neighborhood
- Bus Lanes & Car Parking

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 (Swanzey)	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	TRUE	TRUE	\$15,000
Mt.Caesar (Swanzey)	Infrastructure	ADA - Accessible Route	Replace corridor ramp to make compliant.	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzey)	Infrastructure	Security	Create a new secure entrance bu moving main office.	TRUE	FALSE	FALSE	TRUE	\$300,000
Mt.Caesar (Swanzey)	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms to be ADA Compliant	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzey)	Infrastructure	Addition for Gym/Caf	Build addition for new gym, caf and kitchen.	FALSE	FALSE	FALSE	TRUE	\$1,750,000
Mt.Caesar (Swanzey)	Site	Septic System	Replace existing septic system with new .	FALSE	FALSE	TRUE	TRUE	\$50,000
Mt.Caesar (Swanzey)	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 (Swanzey)	Interiors	Flooring	Replace oldest areas of VCT.	FALSE	FALSE	TRUE	TRUE	\$75,000
Mt.Caesar (Swanzey)	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

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

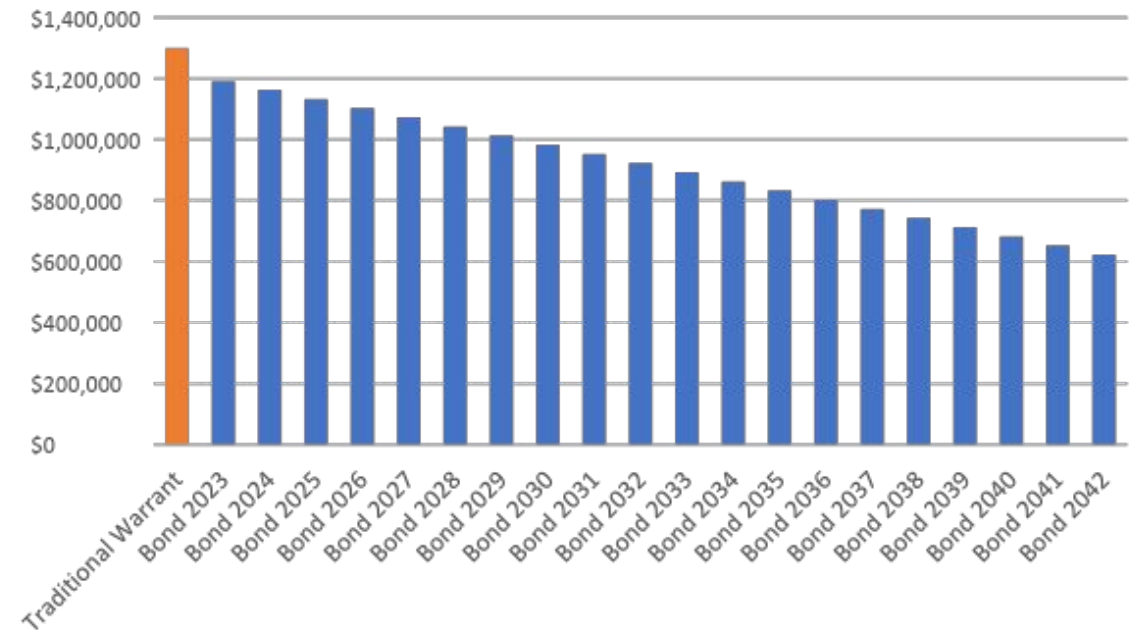
- With state aid, the cost to renovate our elementary schools as a single project is less than half the cost of taking on each project one at a time and reduces the rising cost of projects due to inflation.
- The State of New Hampshire offers a school building aid program that favors districts like ours 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%

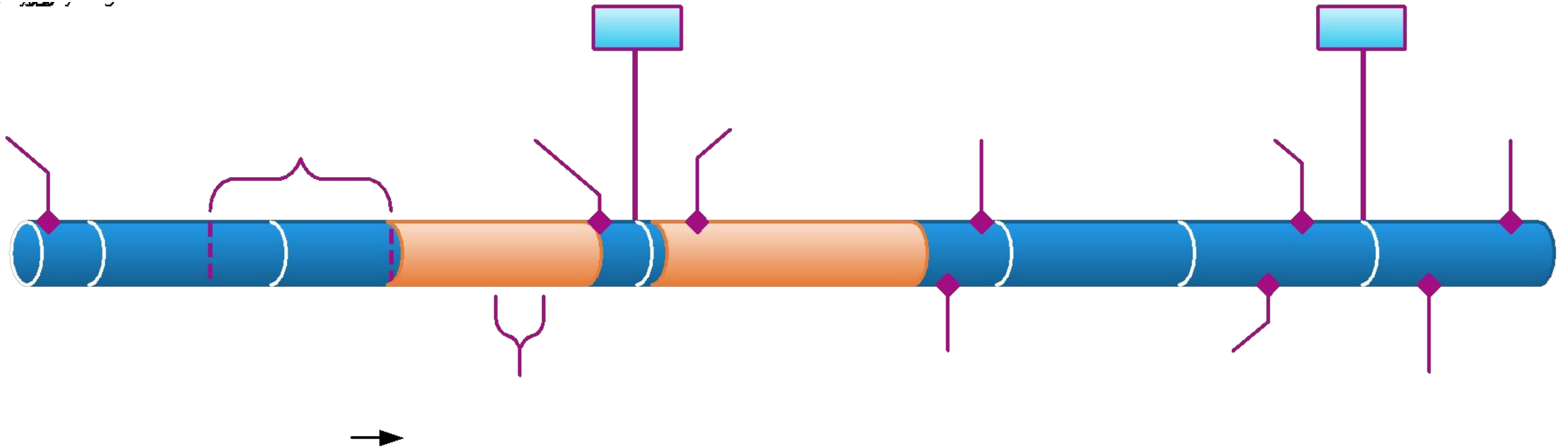


For comparison:
Past 12mo inflation rate has been 5.3% vs. latest municipal bond rate of 1.69% (consumer price index)

Project Timeline

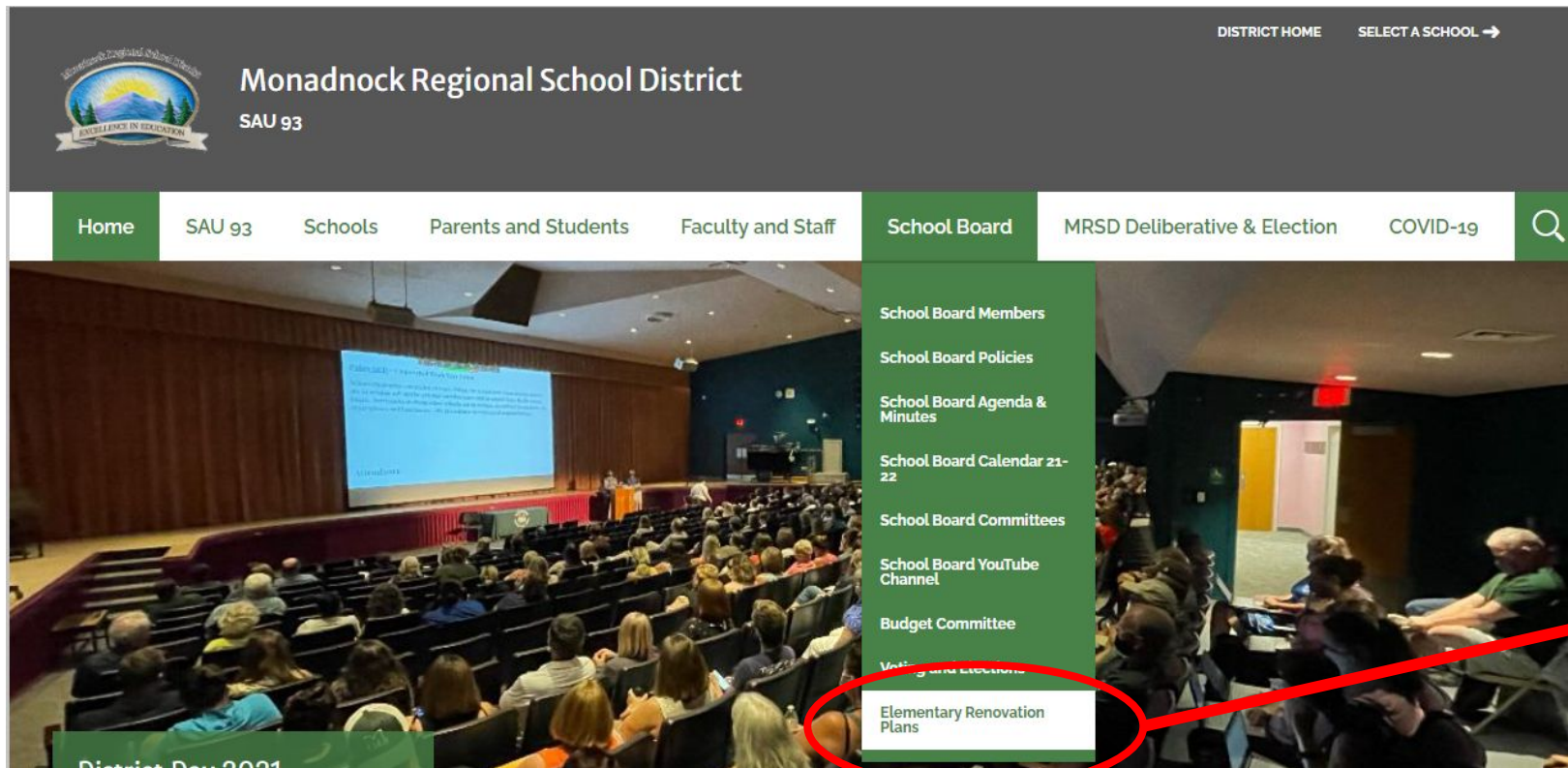
Exact cost to taxpayers determined by:

- 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/qvVumYi3hes>
- 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?

APPENDIX

- speters@board.mrsd.org
- cmcdanielthomas@board.mrsd.org

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