



Elementary School Renovations

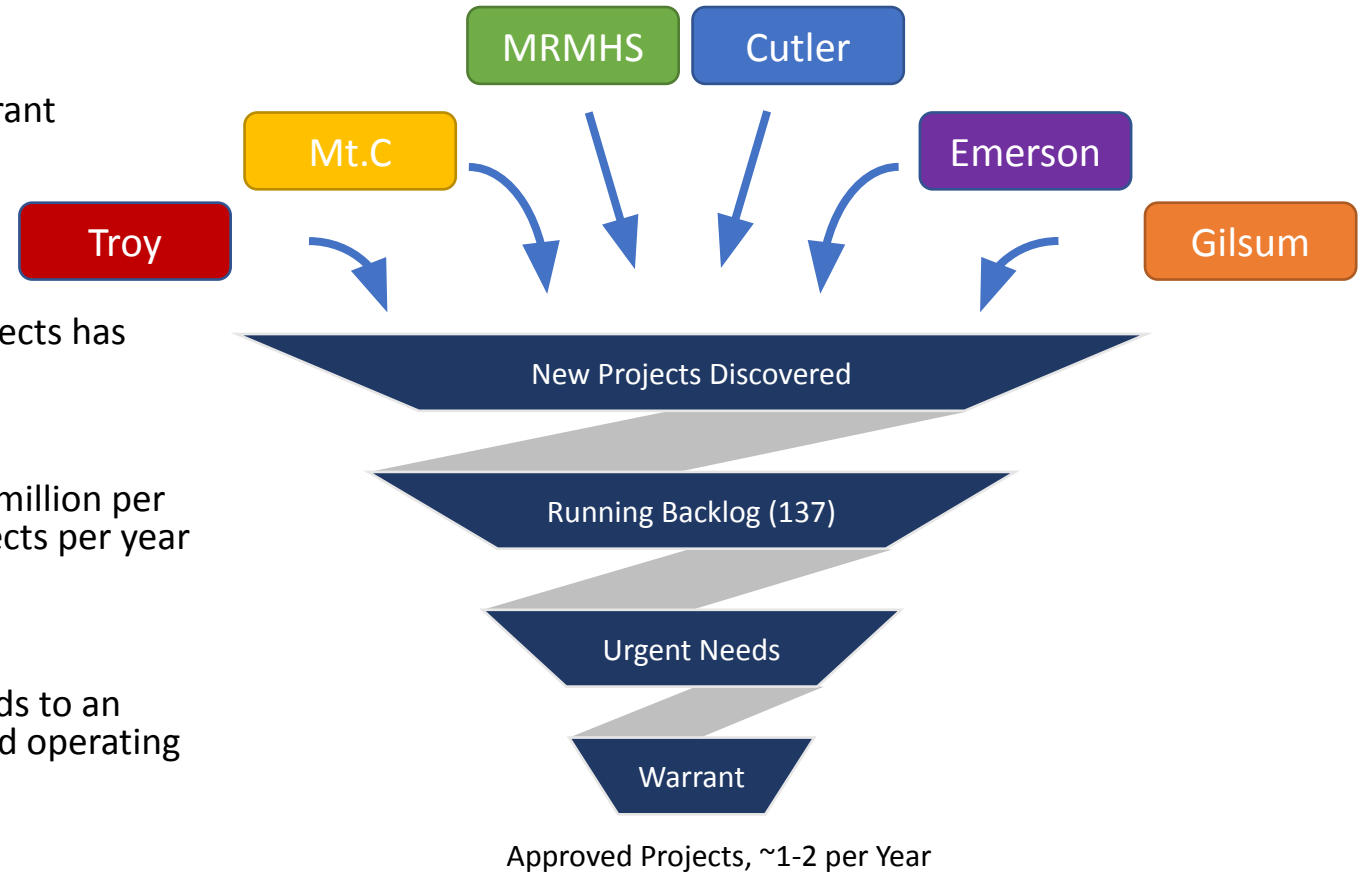
Community Input Sessions
October 2021

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



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

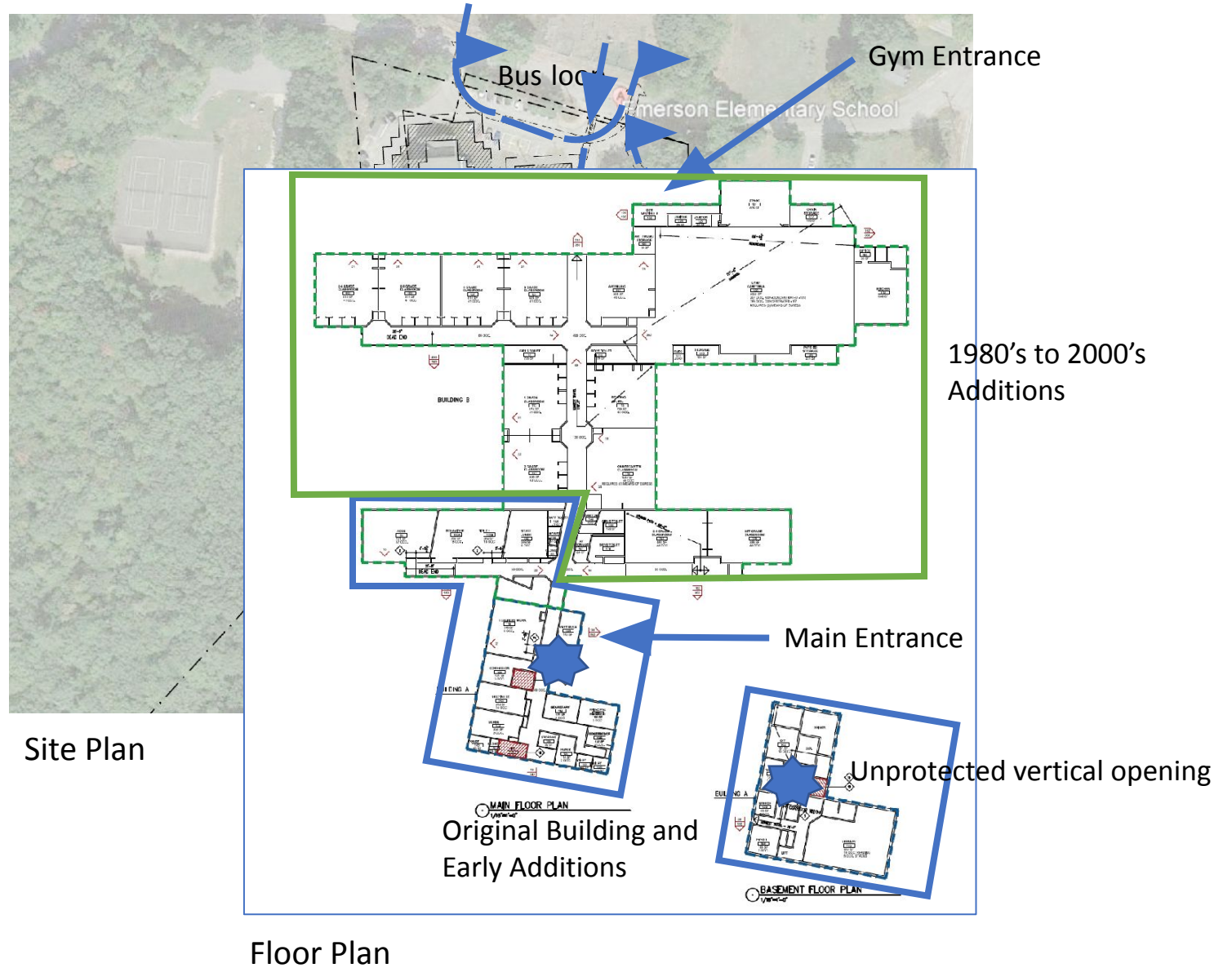
Project	Value	2022	2023	2024	2025
HVAC	\$200,000	\$206,000			
Roof	\$200,000		\$216,320		
Lighting	\$200,000			\$224,973	
Paving	\$200,000				\$233,972

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

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.



Emerson

Site and Exterior

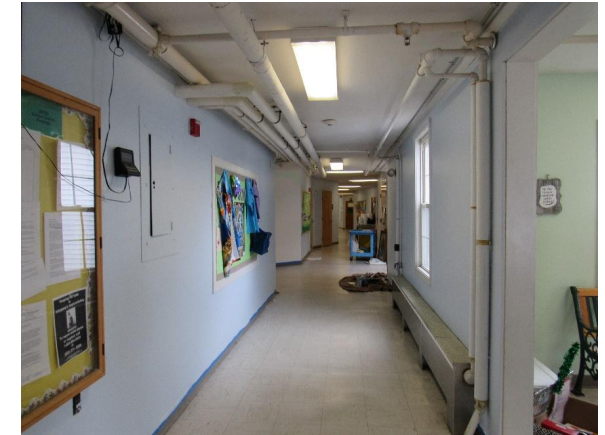
- The building appears in reasonably good shape from the outside.
- Access to the site and building is relatively easy.

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

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

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



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

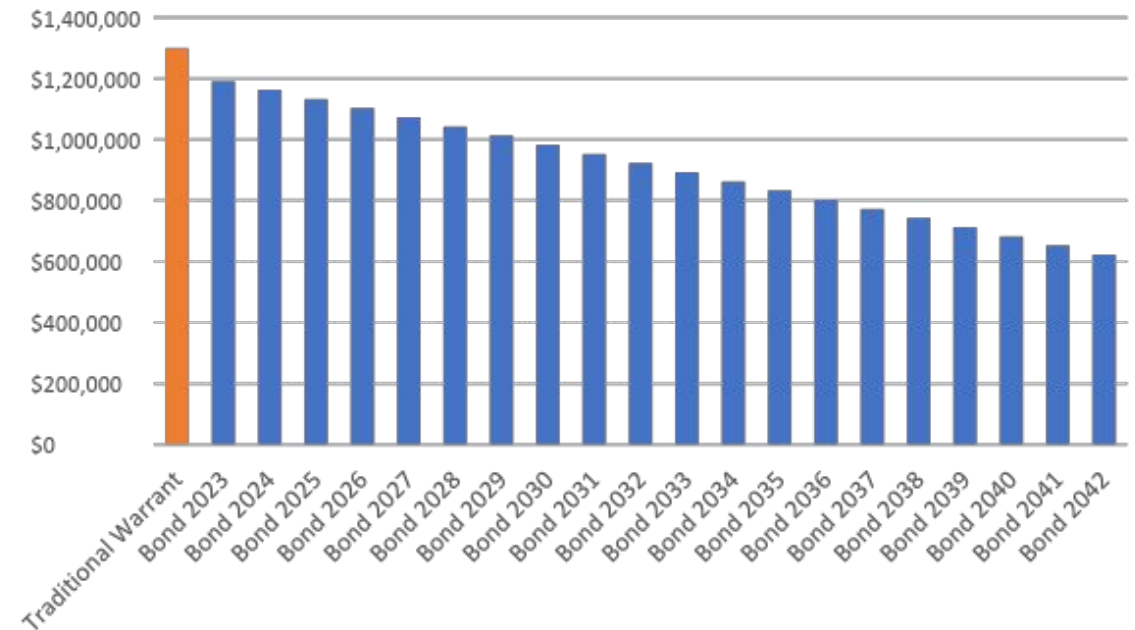
- With state aid, the cost to renovate our elementary schools as a single project is less than half the cost of taking on each project one at a time and reduces the rising cost of projects due to inflation.
- The State of New Hampshire offers a school building aid program that favors districts like ours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

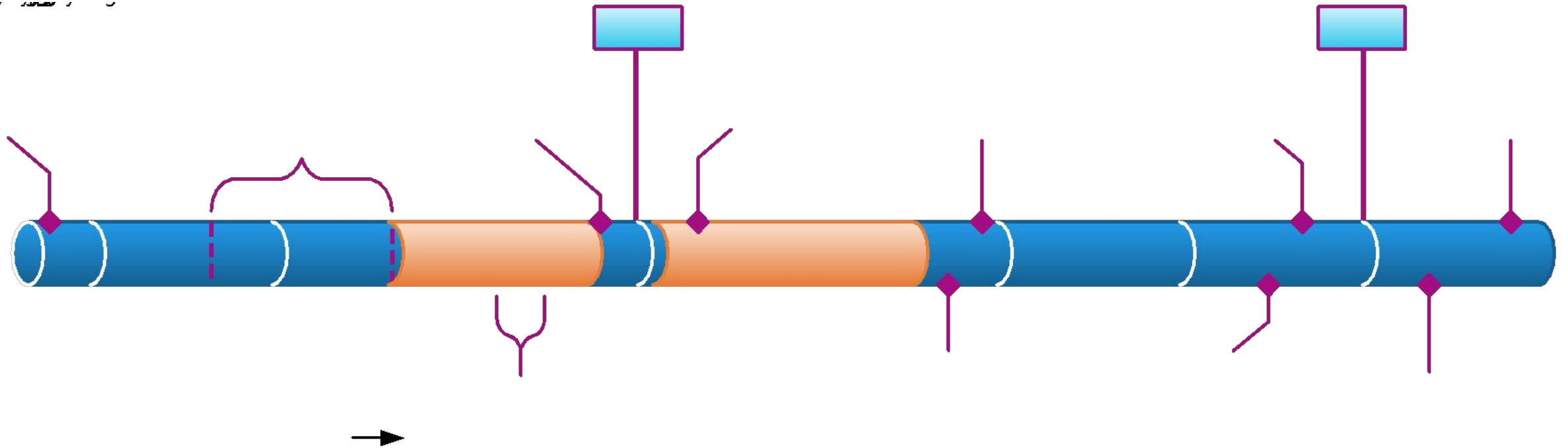


For comparison:
Past 12mo inflation rate has been 5.3% vs. latest municipal bond rate of 1.69% (consumer price index)

Project Timeline

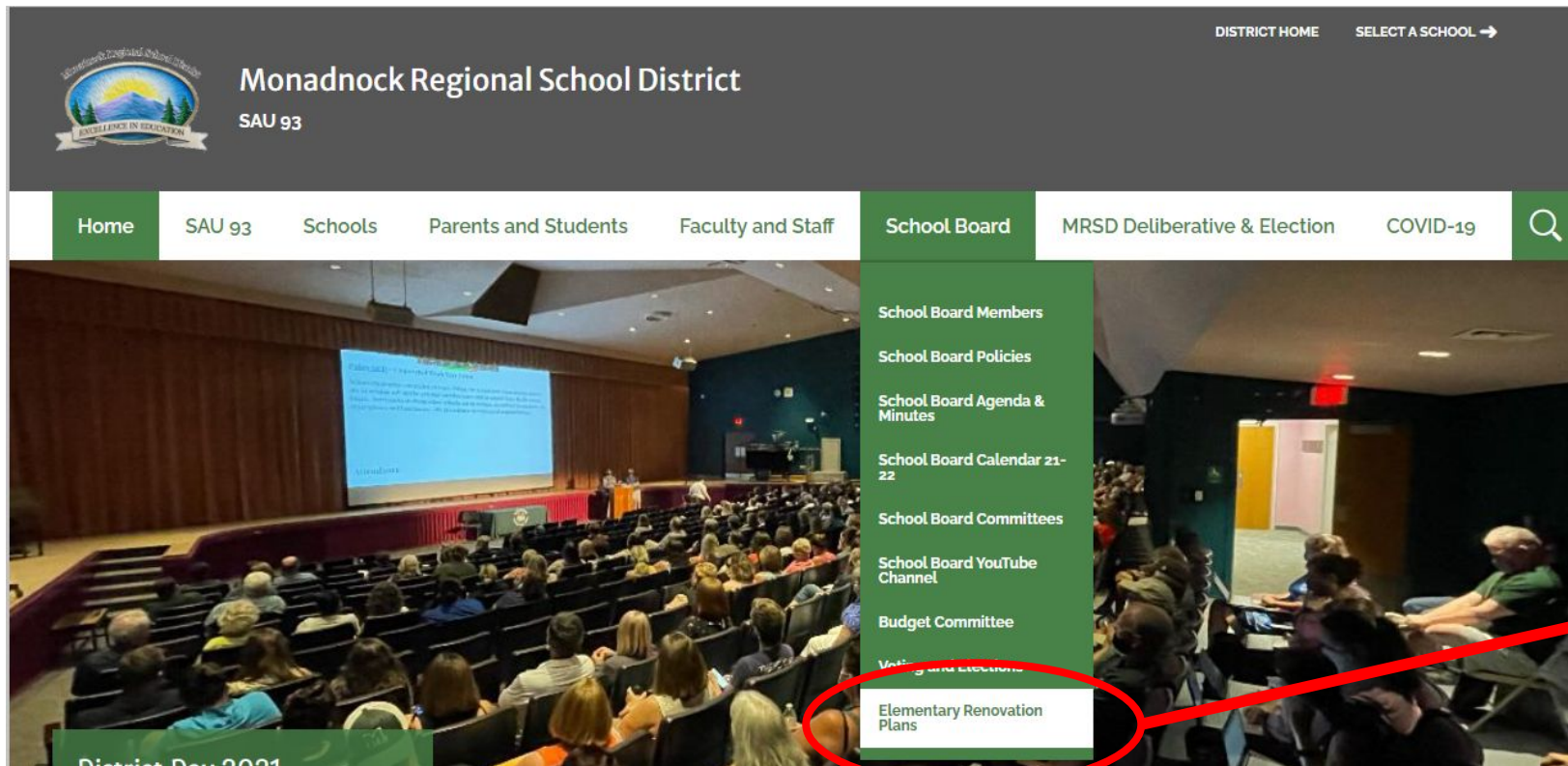
Exact cost to taxpayers determined by:

- 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?