



Elementary School Renovations

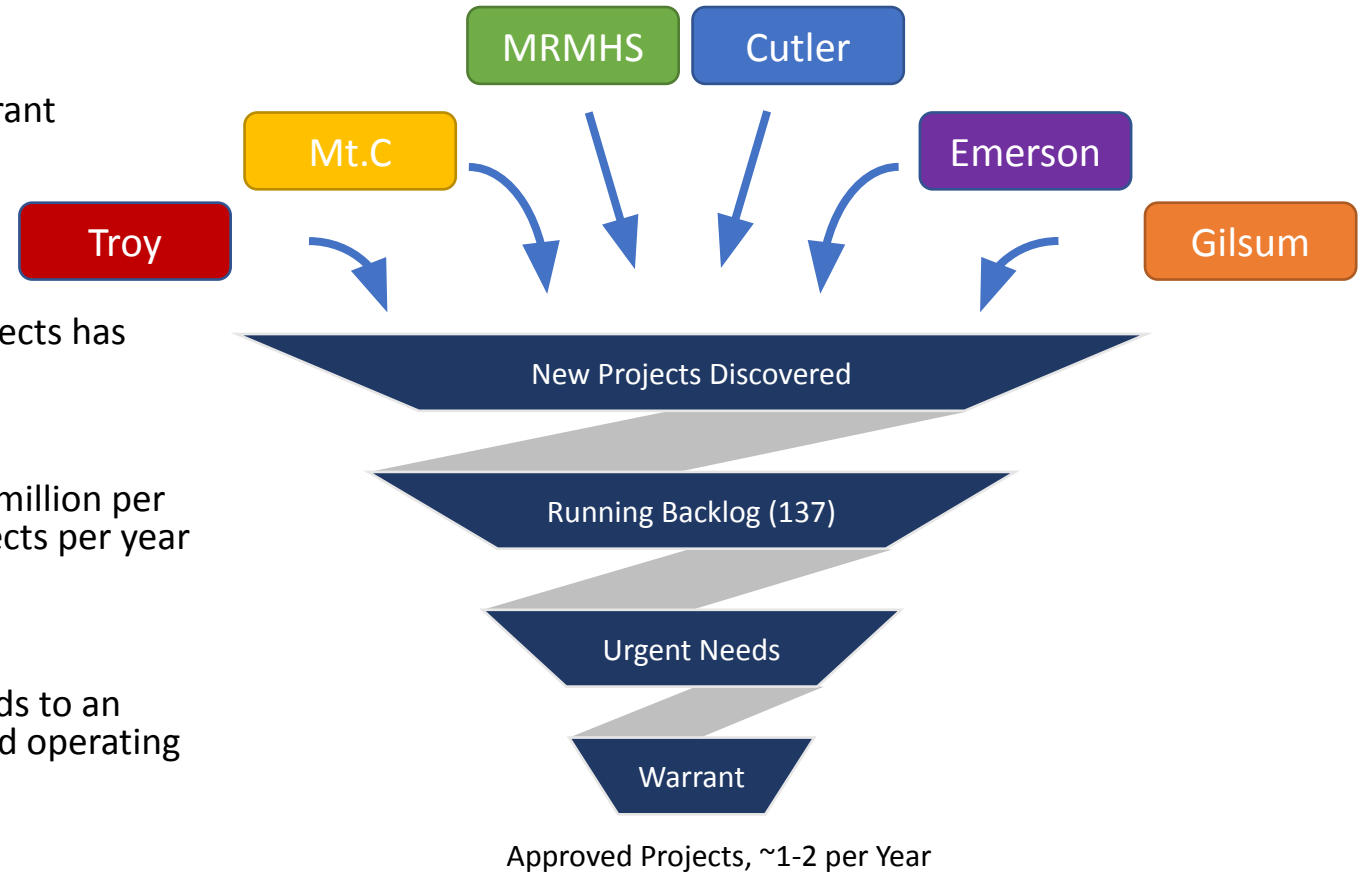
Community Input Sessions
October 2021

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 (Swanzy)	\$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 (Swanzy)	\$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

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

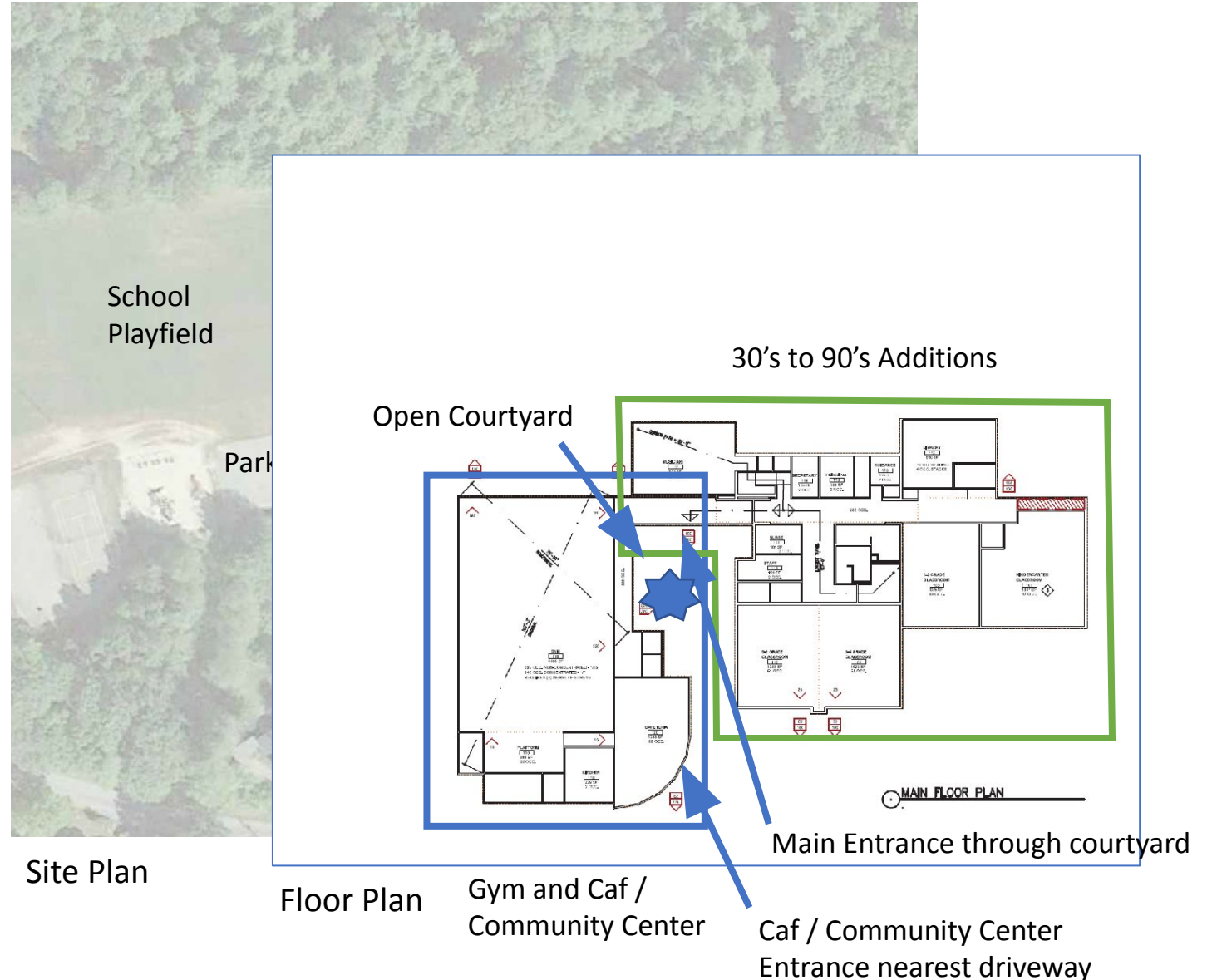


What Do We Mean by “Compliance?”

- 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

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

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

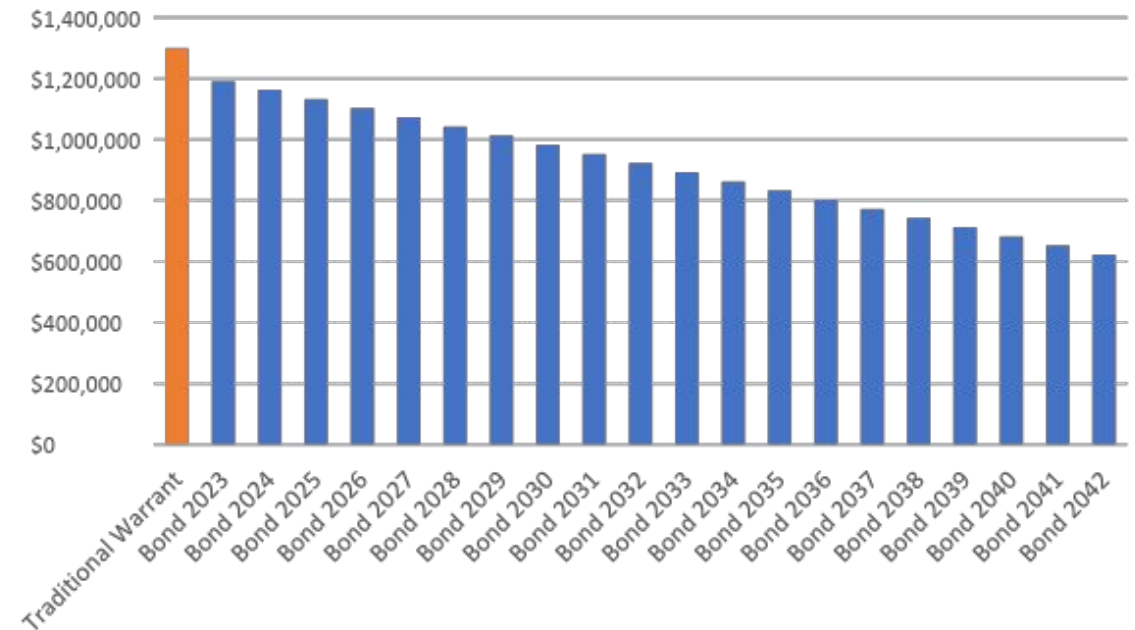
- With state aid, the cost to renovate our elementary schools as a single project is less than half the cost of taking on each project one at a time and reduces the rising cost of projects due to inflation.
- The State of New Hampshire offers a school building aid program that favors districts like ours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

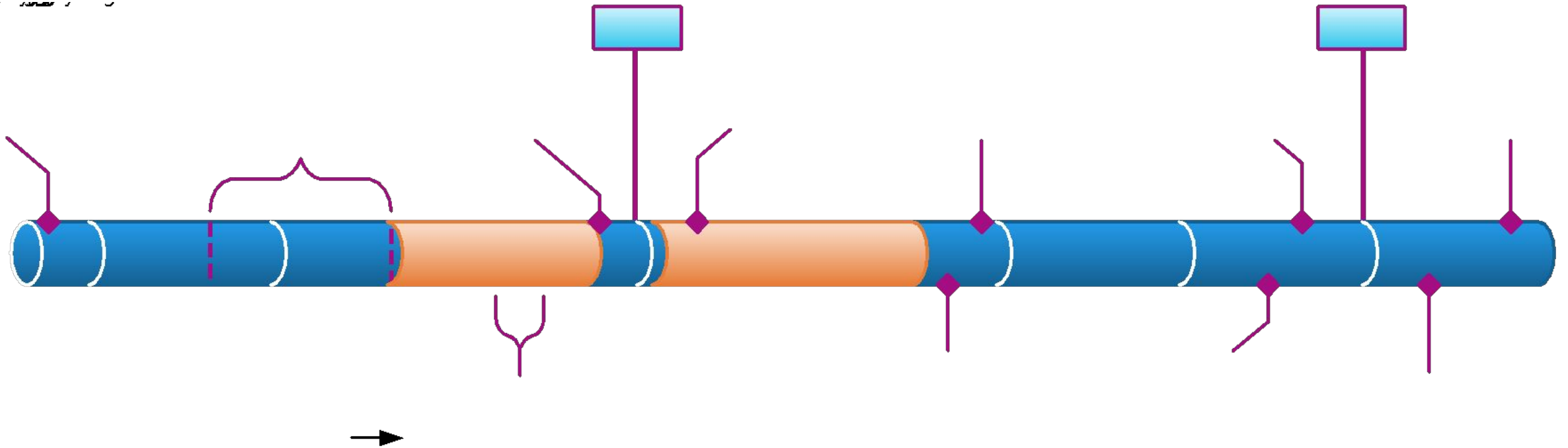


For comparison:
Past 12mo inflation rate has been 5.3% vs. latest municipal bond rate of 1.69% (consumer price index)

Project Timeline

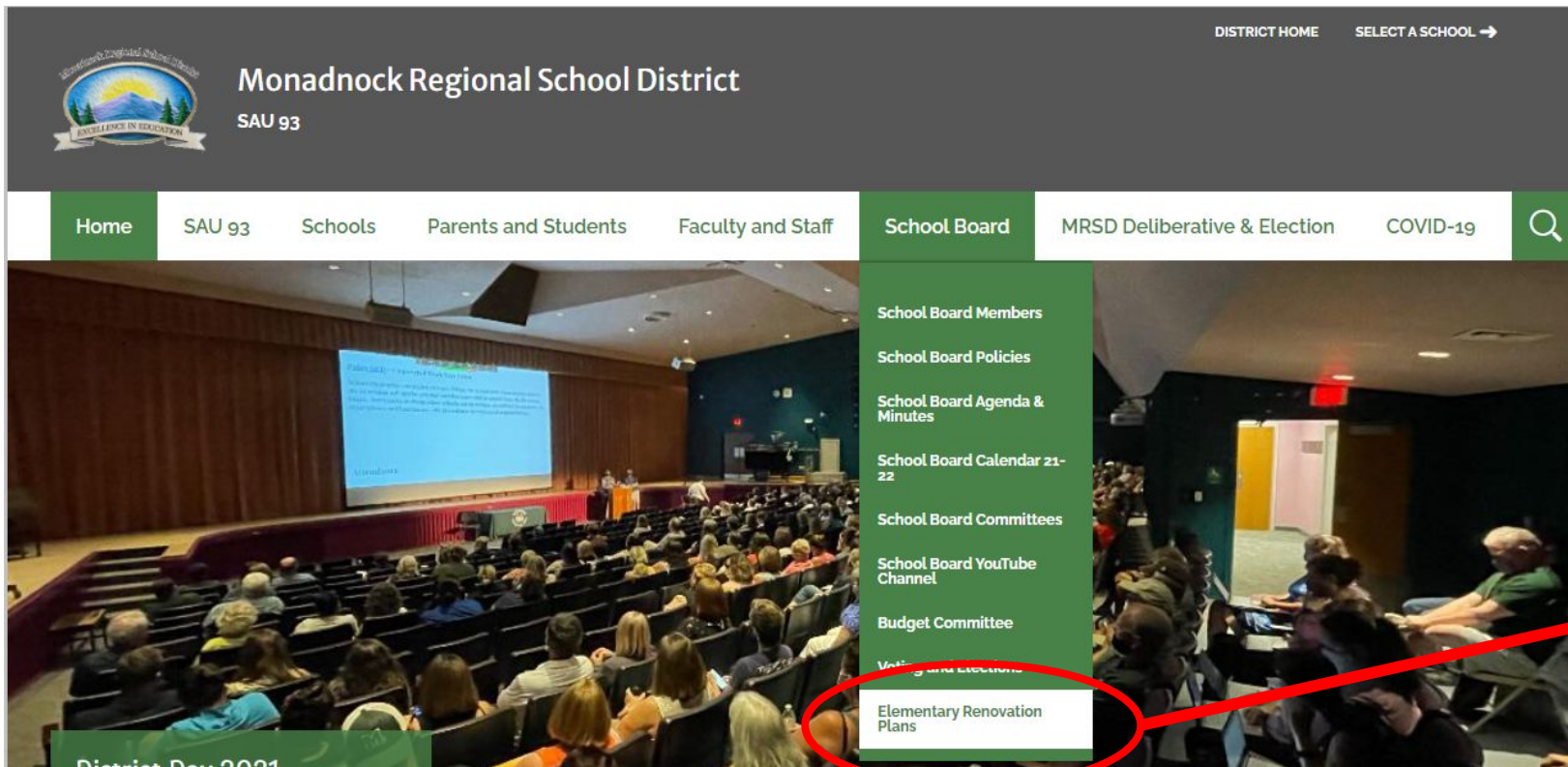
Exact cost to taxpayers determined by:

- 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?

Reach Out

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