

School Facilities Ad Hoc Committee Co-Chairs Proposal ^{1.18.17}

School Facilities Ad Hoc Committee Co-Chairs Strimling and Morrione formally put forward for community consideration the "Adjusted Project Scope" developed by Oak Point Associates and Superintendent Botana, in concert with school principals. This approach is the product of months of Committee deliberations and ensures that budget adjustments do not have an overly adverse impact on the educational experience for future students. The proposal both addresses the buildings' physical plant deficiencies as well as guarantees 21st century learning environments by funding critical improvements at all four schools: Reiche, Longfellow, Presumpscot and Lyseth.

That proposal, as presented and reviewed by the task force on November 17th, trimmed the original package of \$70,967,00 by just over 15% to \$60,216,000 (\$10,751,000).

The Co-Chairs offer that proposal with two adjustments:

- 1) Spread the borrowing out over six years to lessen the impact on taxpayers.
- 2) Put back in the solar domestic water heater at Reiche at a projected cost of \$741K.

That brings the total package to \$60,958,164. The tax impact of this plan on an average homeowner would amount to slightly less than a \$25 per year increase over six years for a total increase of \$148.99 - or 2.6%.

In total, the proposed changes from the original Buildings for Our Future package include:

- Eliminating second floors from Lyseth and Presumpscot, though ensuring structural capabilities for future additions.
- Reducing movable and built-in equipment allowances, realizing savings through bulk purchasing and repurposing at all four schools.
- Reducing Lyseth, Presumpscot and Longfellow gyms to elementary size (from middle) and removing locker rooms.
- Eliminating playground upgrades and outdoor learning improvements, encouraging community collaboration and fundraising to address identified needs and opportunities.
- Shifting some site and electrical work (including elevator) to state application or annual CIP.
- Adding a full time Project Coordinator to shepherd each school through the renovation process.
- Adding operable partitions for collaborative instruction as appropriate.



Buildings for Our Future
Committee Co-Chair Four School Proposal
January 19, 2017

A CONSTRUCTION

1 Construction Estimate					
Renovation/Reconfiguration					
Structural/Architectural	\$2,347,330	\$1,684,560	\$1,194,543	\$8,583,964	
Mechanical/Plumbing/Sprinkler	\$2,162,112	\$1,605,899	\$883,160	\$8,120,946	
Electrical	\$1,342,928	\$963,067	\$599,972	\$5,323,618	
Renovation non-equity model	\$1,639,264	\$683,502	\$424,113	\$2,691,906	
New Construction/Addition	\$3,232,076	\$7,733,316	\$7,500,983	\$19,701,998	
Demolition	\$0	\$60,744	\$0	\$60,744	
Built-in Equipment	\$699,444	\$644,007	\$570,878	\$2,395,565	
Site Development	\$1,135,151	\$2,356,216	\$1,319,436	\$5,615,600	
Elevator (CIP Project)	\$0	\$0	\$0	-\$800,000	
Subtotal	\$12,558,306	\$15,731,312	\$12,493,085	\$54,441,221	

B ADMINISTRATIVE COSTS & RESERVES

2 Land Purchase and Related Costs	\$0	\$0	\$0	\$0	
3 Moveable Equipment	\$1,028,084	\$1,198,292	\$1,005,628	\$4,412,839	
4 Advertising and Legal	\$55,000	\$55,000	\$55,000	\$220,000	
5 Percent for Art	\$0	\$0	\$0	\$0	
6 Project Reserves	\$35,000	\$35,000	\$35,000	\$140,000	
7 Project Contingency	\$1,255,831	\$1,573,131	\$1,249,309	\$5,444,123	
Subtotal	\$2,373,915	\$2,861,423	\$2,344,937	\$10,216,962	

C FEES AND SERVICES

8 Architect / Engineer Basic Services	\$1,112,237	\$1,285,410	\$999,319	\$4,683,635	
9 Architect / Engineer Additional Services	\$10,000	\$10,000	\$10,000	\$40,000	
10 Architect / Engineer Reimbursables	\$39,400	\$39,400	\$39,400	\$157,600	
11 Site Selection	\$0	\$0	\$0	\$0	
12 Permitting & Approvals	\$18,760	\$27,532	\$18,760	\$83,812	
13 Survey and Soils	\$39,500	\$45,500	\$39,500	\$164,000	
14 Construction Testing	\$15,000	\$15,000	\$15,000	\$60,000	
15 PPS/City Project Manager	\$125,000	\$125,000	\$125,000	\$500,000	
16 Clerk of the Works	\$84,000	\$84,000	\$84,000	\$336,000	
17 Commissioning	\$65,000	\$60,000	\$60,000	\$285,000	
18 Other Professional Services	\$0	\$0	\$0	\$0	
Subtotal	\$1,508,897	\$1,711,842	\$1,390,979	\$6,310,047	
Subtotal	\$16,441,119	\$20,304,577	\$16,229,001	\$70,968,229	

D TOTAL PROJECT COST

E PROPOSED ADJUSTMENTS FROM BFOF

19 Proposed adjustments (see individual project budgets)	-\$2,657,474	-\$4,004,512	-\$2,600,822	-\$747,256	
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F PROPOSED TOTAL PROJECT COSTS

	\$13,783,644	\$16,300,065	\$13,628,178	\$17,246,276	\$60,958,164
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Longfellow Elementary School

Grades Pre-K through 5
January 19, 2017

		BFOF Escalated- Reduced Scope
A CONSTRUCTION		
1	Construction Estimate	
	Renovation/Reconfiguration	
	Structural/Architectural	25,949sf x \$43 + 19,594sf x \$63
	Mechanical/Plumbing/Sprinkler	45,543sf x \$47
	Electrical	45,543sf x \$29
	Renovation non-equity model	
	New Construction/Addition	15,844sf x \$204
	Demolition	\$0
	Built-in Equipment	\$699,444
	Site Development	\$1,135,151
	Subtotal	\$12,558,306
B ADMINISTRATIVE COSTS & RESERVES		
2	Land Purchase and Related Costs	\$0
3	Moveable Equipment	\$1,028,084
4	Advertising and Legal	\$55,000
5	Percent for Art	\$0
6	Project Reserves	\$35,000
7	Project Contingency	<u>\$1,255,831</u>
	Subtotal	\$2,373,915
C FEES AND SERVICES		
8	Architect / Engineer Basic Services	\$1,112,237
9	Architect / Engineer Additional Services	\$10,000
10	Architect / Engineer Reimbursables	\$39,400
11	Site Selection	\$0
12	Permitting & Approvals	\$18,760
13	Survey and Soils	\$39,500
14	Construction Testing	\$15,000
15	PPS/City Project Manager	\$125,000
16	Clerk of the Works	\$84,000
17	Commissioning	\$65,000
18	Other Professional Services	<u>\$0</u>
	Subtotal	\$1,508,897
D TOTAL PROJECT COST		\$16,441,119
E PROPOSED ADJUSTMENTS FROM ORIGINAL BFOF		
19	Reduce moveable equipment allowance to 4%	-\$228,463
20	Reduce size of gym to ES size	-\$263,250
21	Remove locker rooms	-\$163,800
22	Delete playground improvements	-\$137,715
23	Remove Outdoor Learning improvements	-\$77,465
24	Built-In equipment reduction	-\$175,000
25	Delete generator pad/conduit	-\$7,297
26	Elevator Phase 1-SRRF Application	-\$500,484
27	Elevator Phase 2-Future SRRF Application/CIP	-\$580,000
28	Masonry restoration of brick façade-CIP Project	-\$524,000
	Subtotal	-\$2,657,474
F PROPOSED TOTAL PROJECT COSTS		\$13,783,644

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*Reduction Costs include associated markups and fees



Lyseth Elementary School

Grades Pre-K through 5

January 19, 2017

**BFOF Escalated-
Reduced Scope**

A CONSTRUCTION

1 Construction Estimate		
Renovation/Reconfiguration		
Structural/Architectural	23,249sf x \$36 + 16,855sf x \$50	\$1,684,560
Mechanical/Plumbing/Sprinkler	40,104sf x \$40	\$1,605,899
Electrical	40,104sf x \$24	\$963,067
Renovation non-equity model		\$683,502
New Construction/Addition	37,908sf x \$204	\$7,733,316
Demolition		\$60,744
Built-in Equipment		\$644,007
Site Development		\$2,356,216
	Subtotal	\$15,731,312

B ADMINISTRATIVE COSTS & RESERVES

2 Land Purchase and Related Costs		\$0
3 Moveable Equipment		\$1,198,292
4 Advertising and Legal		\$55,000
5 Percent for Art		\$0
6 Project Reserves		\$35,000
7 Project Contingency		<u>\$1,573,131</u>
	Subtotal	\$2,861,423

C FEES AND SERVICES

8 Architect / Engineer Basic Services		\$1,285,410
9 Architect / Engineer Additional Services		\$10,000
10 Architect / Engineer Reimbursables		\$39,400
11 Site Selection		\$0
12 Permitting & Approvals		\$27,532
13 Survey and Soils		\$45,500
14 Construction Testing		\$15,000
15 PPS/City Project Manager		\$125,000
16 Clerk of the Works		\$84,000
17 Commissioning		\$80,000
18 Other Professional Services		<u>\$0</u>
	Subtotal	\$1,711,842

D TOTAL PROJECT COST

\$20,304,577

E PROPOSED ADJUSTMENTS FROM ORIGINAL BFOF

19 Reduce moveable equipment allowance to 4%		-\$266,316
20 Reduce size of gym to ES size		-\$320,112
21 Remove locker rooms		-\$131,976
22 Delete playground improvements		-\$77,465
23 Remove Outdoor Learning improvements		-\$68,857
24 Delete second floor addition		-\$1,260,000
25 Built-In equipment reduction		-\$175,000
26 Delete Moore Parking improvements		-\$247,489
27 Delete generator pad/conduit		-\$7,297
28 Delete Bus loop/field work		<u>-\$1,450,000</u>
	Subtotal	-\$4,004,512

F PROPOSED TOTAL PROJECT COSTS

\$16,300,065

**Reduction Costs include associated markups and fees*



Presumpscot Elementary School

Grades Pre-K through 5

January 19, 2017

**BFOF Escalated-
Reduced Scope**

A CONSTRUCTION

1 Construction Estimate		
Renovation/Reconfiguration		
Structural/Architectural	10,587sf x \$38 + 14,397sf x \$55	\$1,194,543
Mechanical/Plumbing/Sprinkler	24,984sf x \$35	\$883,160
Electrical	24,984sf x \$24	\$599,972
Renovation non-equity model		\$424,113
New Construction/Addition	36,770sf x \$204	\$7,500,983
Demolition		\$0
Built-in Equipment		\$570,878
Site Development		\$1,319,436
	Subtotal	\$12,493,085

B ADMINISTRATIVE COSTS & RESERVES

2 Land Purchase and Related Costs		\$0
3 Moveable Equipment		\$1,005,628
4 Advertising and Legal		\$55,000
5 Percent for Art		\$0
6 Project Reserves		\$35,000
7 Project Contingency		<u>\$1,249,309</u>
	Subtotal	\$2,344,937

C FEES AND SERVICES

8 Architect / Engineer Basic Services		\$999,319
9 Architect / Engineer Additional Services		\$10,000
10 Architect / Engineer Reimbursables		\$39,400
11 Site Selection		\$0
12 Permitting & Approvals		\$18,760
13 Survey and Soils		\$39,500
14 Construction Testing		\$15,000
15 PPS/City Project Manager		\$125,000
16 Clerk of the Works		\$84,000
17 Commissioning		\$60,000
18 Other Professional Services		<u>\$0</u>
	Subtotal	\$1,390,979

D TOTAL PROJECT COST

\$16,229,001

E PROPOSED ADJUSTMENTS FROM ORIGINAL BFOF

19 Reduce moveable equipment allowance to 5%		-\$111,736
20 Reduce size of gym to ES size		-\$283,433
21 Delete playground improvements		-\$34,428
22 Remove Outdoor Learning improvements		-\$34,428
23 Delete second floor addition		-\$2,025,000
24 Built-In equipment reduction		-\$100,000
25 Add Operable partitions		\$58,500
26 Delete generator pad/conduit		-\$7,297
27 Reduce size of admin space		-\$63,000
	Subtotal	-\$2,600,822

F PROPOSED TOTAL PROJECT COSTS

\$13,628,178



Reiche Elementary School

Grades Pre-K through 5

January 19, 2017

		BFOF Escalated- Reduced Scope
A CONSTRUCTION		
1 Construction Estimate		
Renovation/Reconfiguration		
Structural/Architectural	31,458sf x \$37 + 44,459sf x \$49	\$3,357,532
Mechanical/Plumbing/Sprinkler	75,917sf x \$46	\$3,469,776
Electrical	75,917sf x \$32	\$2,417,651
Renovation non-equity model		\$2,691,906
New Construction/Addition	6,057sf x \$204	\$1,235,621
Demolition		\$0
Built-in Equipment		\$481,236
Site Development		\$804,796
Elevator (CIP Project)		-\$800,000
	Subtotal	\$13,658,517
B ADMINISTRATIVE COSTS & RESERVES		
2 Land Purchase and Related Costs		\$0
3 Moveable Equipment		\$1,180,835
4 Advertising and Legal		\$55,000
5 Percent for Art		\$0
6 Project Reserves		\$35,000
7 Project Contingency		\$1,365,852
	Subtotal	\$2,636,687
C FEES AND SERVICES		
8 Architect / Engineer Basic Services		\$1,286,669
9 Architect / Engineer Additional Services		\$10,000
10 Architect / Engineer Reimbursables		\$39,400
11 Site Selection		\$0
12 Permitting & Approvals		\$18,760
13 Survey and Soils		\$39,500
14 Construction Testing		\$15,000
15 PPS/City Project Manager		\$125,000
16 Clerk of the Works		\$84,000
17 Commissioning		\$80,000
18 Other Professional Services		\$0
	Subtotal	\$1,698,329
D TOTAL PROJECT COST		\$17,993,533
E PROPOSED ADJUSTMENTS FROM ORIGINAL BFOF		
19 Reduce moveable equipment allowance to 4%		-\$257,074
20 Delete playground improvements		-\$177,783
21 Remove Outdoor Learning improvements		-\$280,302
22 Delete floor infill (stepped areas)		-\$189,000
23 Built-In equipment reduction		-\$50,000
24 Add operable partitions		\$214,200
25 Delete generator pad/conduit		-\$7,297
	Subtotal	-\$747,256
F PROPOSED TOTAL PROJECT COSTS		\$17,246,276

*Reduction Costs include associated markups⁵ and fees

UPDATED W/NEW EPS 11-16-16

Impact of \$60M Buildings for our Future on Tax Rate*

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Valuation (as projected)	7,780,000,000	7,800,000,000	7,830,000,000	7,860,000,000	7,890,000,000	7,920,000,000
City Tax Levy (as projected)	83,862,689	87,116,012	90,998,732	94,299,153	99,247,580	104,707,427
City Tax Rate (as projected)	\$10.78	\$11.17	\$11.62	\$12.00	\$12.58	\$13.22
Rate Increase		0.39	0.45	0.38	0.58	0.64
% Increase		3.6%	4.1%	3.2%	4.8%	5.1%
School Tax Levy (as projected)	80,331,376	84,516,375	89,774,725	94,947,212	99,517,935	103,530,735
School Tax Rate (as projected)	\$10.33	\$10.84	\$11.47	\$12.08	\$12.61	\$13.07
Rate Increase		0.51	0.63	0.61	0.53	0.46
% Increase		4.9%	5.8%	5.4%	4.4%	3.6%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.09	\$24.08	\$25.19	\$26.29
Rate Increase		0.89	1.08	0.99	1.11	1.10
% Increase		4.2%	4.9%	4.3%	4.6%	4.4%
Cumulative increase related to BFOF	\$ -	\$ -	\$ 0.16	\$ 0.34	\$ 0.48	\$ 0.66
Cumulative % increase related to BFOF			0.7%	1.5%	2.0%	2.6%
Increased Annual Taxes on \$225,000 home (per tax year)			\$ 35.65	\$ 76.72	\$ 107.44	\$ 148.99
Estimated Total Amount of Additional Taxes on a \$225,000 home due to BFOF over the life of bonds					\$	\$ 2,428

*Assumes no additional borrowing other than the \$60M BFOF project, included to illustrate the tax rate impact of the project
 Note that up to \$3.3 million might need to be restored if other funding is not available

UPDATED W/NEW EPS 11-16-16

Impact of "Typical" CIP on Tax Rate (Avg of Past 3 Years) + \$60M BFOF on Tax Rate*

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Valuation (as projected)	7,780,000,000	7,800,000,000	7,830,000,000	7,860,000,000	7,890,000,000	7,920,000,000
City Tax Levy (as projected)	83,862,689	87,116,012	92,216,732	96,708,953	102,822,980	109,422,227
City Tax Rate (as projected)	\$10.78	\$11.17	\$11.78	\$12.30	\$13.03	\$13.82
Rate Increase	0.389	0.609	0.609	0.527	0.728	0.784
% Increase		3.6%	5.4%	4.5%	5.9%	6.0%
School Tax Levy (as projected)	80,331,376	84,516,375	91,168,252	97,929,779	103,813,070	109,366,673
School Tax Rate (as projected)	\$10.33	\$10.84	\$11.64	\$12.46	\$13.16	\$13.81
Rate Increase	0.51	0.81	0.81	0.82	0.70	0.65
% Increase		4.9%	7.5%	7.0%	5.6%	5.0%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.42	\$24.76	\$26.19	\$27.62
Rate Increase		\$0.894	\$1.417	\$1.342	\$1.426	\$1.435
% Increase		4.2%	6.4%	5.7%	5.8%	5.5%

*Average of the past 3 CIPs

Note that up to \$3.3 million might need to be restored if other funding is not available

UPDATED W/NEW EPS 11-16-16

Impact of Existing CIP Requests (including \$60M BFOF) on Tax Rate*

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Valuation (as projected)	7,780,000,000	7,800,000,000	7,830,000,000	7,860,000,000	7,890,000,000	7,920,000,000
City Tax Levy (as projected)	83,862,689	87,116,012	92,874,698	98,010,290	104,753,094	111,966,522
City Tax Rate (as projected)	\$10.78	\$11.17	\$11.86	\$12.47	\$13.28	\$14.14
Rate Increase		0.39	0.69	0.61	0.81	0.86
% Increase		3.6%	6.2%	5.1%	6.5%	6.5%
School Tax Levy (as projected)	80,331,376	84,516,375	91,254,653	98,100,659	104,066,510	109,700,753
School Tax Rate (as projected)	\$10.33	\$10.84	\$11.65	\$12.48	\$13.19	\$13.85
Rate Increase		0.51	0.82	0.83	0.71	0.66
% Increase		4.9%	7.6%	7.1%	5.7%	5.0%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.52	\$24.95	\$26.47	\$27.99
Rate Increase		0.89	1.51	1.43	1.52	1.52
% Increase		4.2%	6.9%	6.1%	6.1%	5.8%

*Includes all projects in the FY17-21 CIP that have not yet been authorized, allocated equally over the next 5 years (FY18-22)
 Note that up to \$3.3 million might need to be restored if other funding is not available