

School Facilities Ad Hoc Committee Councilor Mavodones Proposal 1.18.17

School Facilities Ad Hoc Committee Member and At-Large Councilor Nicholas Mavodones formally presents for community consideration a proposal that meets the identified needs of the four schools contemplated by the original Buildings for Our Future plan. The proposal would fund Lyseth and Presumpscot schools locally with budgets for those two schools mirroring that of the Committee Co-Chairs' proposal with two alterations:

- Includes an additional \$247,489 for Lyman Moore Parking Improvements
- Includes an additional \$1,450,000 for Bus Loop and Field Work

The proposal would also urge Portland Public Schools to submit funding proposals for Reiche and Longfellow schools to the Maine Department of Education for consideration in their 2018 funding list.

The total project budgets for the locally-funded schools is \$31,625,732.



Buildings for Our Future
Councilor Mavodones Proposal

January 19, 2017

	Lyseth	Presumpscot	Total
A CONSTRUCTION			
1 Construction Estimate			
Renovation/Reconfiguration			
Structural/Architectural	\$1,684,560	\$1,194,543	\$2,879,103
Mechanical/Plumbing/Sprinkler	\$1,605,899	\$883,160	\$2,489,059
Electrical	\$963,067	\$599,972	\$1,563,039
Renovation non-equity model	\$683,502	\$424,113	\$1,107,616
New Construction/Addition	\$7,733,316	\$7,500,983	\$15,234,299
Demolition	\$60,744	\$0	\$60,744
Built-in Equipment	\$644,007	\$570,878	\$1,214,885
Site Development	\$2,356,216	\$1,319,436	\$3,675,652
Elevator (CIP Project)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$15,731,312	\$12,493,085	\$28,224,397
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	\$0	\$0	\$0
3 Moveable Equipment	\$1,198,292	\$1,005,628	\$2,203,920
4 Advertising and Legal	\$55,000	\$55,000	\$110,000
5 Percent for Art	\$0	\$0	\$0
6 Project Reserves	\$35,000	\$35,000	\$70,000
7 Project Contingency	<u>\$1,573,131</u>	<u>\$1,249,309</u>	<u>\$2,822,440</u>
Subtotal	\$2,861,423	\$2,344,937	\$5,206,360
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	\$1,285,410	\$999,319	\$2,284,729
9 Architect / Engineer Additional Services	\$10,000	\$10,000	\$20,000
10 Architect / Engineer Reimbursables	\$39,400	\$39,400	\$78,800
11 Site Selection	\$0	\$0	\$0
12 Permitting & Approvals	\$27,532	\$18,760	\$46,292
13 Survey and Soils	\$45,500	\$39,500	\$85,000
14 Construction Testing	\$15,000	\$15,000	\$30,000
15 PPS/City Project Manager	\$125,000	\$125,000	\$250,000
16 Clerk of the Works	\$84,000	\$84,000	\$168,000
17 Commissioning	\$80,000	\$60,000	\$140,000
18 Other Professional Services	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Subtotal	\$1,711,842	\$1,390,979	\$3,102,821
D TOTAL PROJECT COST			
	\$20,304,577	\$16,229,001	\$36,533,578
E PROPOSED ADJUSTMENTS FROM BFOF			
19 Potential Reductions (see individual project budgets)	<u>-\$2,307,023</u>	<u>-\$2,600,822</u>	<u>-\$4,907,846</u>
F PROPOSED TOTAL PROJECT COSTS			
	\$17,997,554	\$13,628,178	\$31,625,732



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		\$1,573,131
	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		\$0
	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 generator pad/conduit		-\$7,297
	Subtotal	-\$2,307,023
F PROPOSED TOTAL PROJECT COSTS		\$17,997,554

*Reduction Costs include associated markups and fees
2



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		\$1,249,309
	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		\$0
	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

UPDATED W/NEW EPS 11-16-16

Impact of \$31.6M 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	0.38	0.45	0.38	0.58	0.64
% Increase	3.6%	3.6%	4.1%	3.2%	4.8%	5.1%
School Tax Levy (as projected + BFOF)	80,331,376	84,516,375	91,394,505	97,757,533	102,265,004	106,214,553
School Tax Rate (as projected + BFOF)	\$10.33	\$10.84	\$11.67	\$12.44	\$12.96	\$13.41
Rate Increase	0.51	0.84	0.84	0.76	0.52	0.45
% Increase	4.9%	4.9%	7.7%	6.6%	4.2%	3.5%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.29	\$24.43	\$25.54	\$26.63
Rate Increase	\$0.89	\$0.89	\$1.29	\$1.14	\$1.11	1.09
% Increase	4.2%	4.2%	5.9%	4.9%	4.5%	4.3%
Cumulative increase related to BFOF	\$ -	\$ -	\$ 0.21	\$ 0.36	\$ 0.35	\$ 0.34
Cumulative % increase related to BFOF			0.9%	1.5%	1.4%	1.3%
Increased Annual Taxes on \$225,000 home (per tax year)			\$ 46.55	\$ 80.45	\$ 78.34	\$ 76.24
Estimated Total Amount of Additional Taxes on a \$225,000 home due to BFOF over the life of bonds					\$	\$ 1,277

*Assumes no additional borrowing other than the \$31.6M BFOF project, included to illustrate the tax rate impact of the project

UPDATED W/NEW EPS 11-16-16

Impact of "Typical" CIP on Tax Rate (Avg of Past 3 Years) + \$31.6M 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%	5.4%	4.5%	5.9%	6.0%
School Tax Levy (as projected)	80,331,376	84,516,375	91,547,504	98,060,133	102,713,804	106,806,153
School Tax Rate (as projected)	\$10.33	\$10.84	\$11.69	\$12.48	\$13.02	\$13.49
Rate Increase	0.51	0.86	0.86	0.78	0.54	0.47
% Increase	4.9%	7.9%	7.9%	6.7%	4.3%	3.6%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.47	\$24.78	\$26.05	\$27.30
Rate Increase	\$0.894	\$1.465	\$1.465	\$1.311	\$1.271	\$1.251
% Increase	4.2%	6.7%	6.7%	5.6%	5.1%	4.8%

*Average of the past 3 CIPs

UPDATED W/NEW EPS 11-16-16

Impact of Existing CIP Requests (including \$31.6M 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	0.69	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	92,094,705	99,142,373	104,318,924	108,921,993
School Tax Rate (as projected)	\$10.33	\$10.84	\$11.76	\$12.61	\$13.22	\$13.75
Rate Increase	0.51	0.93	0.93	0.85	0.61	0.53
% Increase		4.9%	8.5%	7.2%	4.8%	4.0%
Total Tax Rate (as projected)	\$21.11	\$22.00	\$23.62	\$25.08	\$26.50	\$27.89
Rate Increase	0.89	0.89	1.62	1.46	1.42	1.39
% Increase		4.2%	7.4%	6.2%	5.6%	5.3%

*Includes all CITY projects in the FY17-21 CIP that have not yet been authorized, allocated equally over the next 5 years (FY18-22), And SCHOOL CIP based on the draft Facilities Assessment.