# School Facilities Ad Hoc Committee Official Proposal

On January 19th, after eight public meetings including tours of all four schools and two public hearings, the School Facilities Ad Hoc Committee (SFC), consisting of the Mayor, three Councilors and four School Board Members, formally endorsed a modified school bond to renovate Presumpscot, Longfellow, Reiche and Lyseth. The proposal addresses significant deferred maintenance at all four schools, creates equity and modernizes learning environments. The vote was 7-1 (Mavodones opposed). On Jan. 31, the school board, after a public hearing, unanimously endorsed the same. The vote was 9-0, plus the three HS reps.

The SFC proposal trims the original package of $70,967,00 by just over 14% to $60,958,164. While the specific borrowing schedule will undoubtedly shift, the projected cumulative tax increase from the proposed bond is 3% phased in over six years. On an average ($225,000) home, the total tax increase would be $148.11 over the six years, or around $25 (.5%) per year. For the projected life of the borrowing (27 years), the cost would be $2,406 or $89 a year on an average home.

The modified proposal upgrades the four schools in the following ways (highlights):

**Presumpscot:** Modulars eliminated and over 9,000ft$^2$ of classroom space added. Separate gym and lunchrooms created. Adequate OT, PT, ELL, music, art, library, kitchen and restroom space added. Improved security and sightlines for the entrance. More functional parent drop off/bus loop constructed. Upgraded learning technology, plumbing, electrical and sprinklers installed. Significant deferred maintenance addressed. LEED Certified. *Cost: $13,628,178*

**Longfellow:** Building made fully ADA compliant with new, more secure entrance. Full asbestos abatement. Separate gym and lunchrooms created. Adequate reading, ELL, Gifted & Talented, music, art, library, and kitchen space. Upgraded learning technology, plumbing, electrical and sprinklers installed. Significant deferred maintenance addressed. LEED Certified. *Cost: $13,783,644*

**Reiche**: Acoustic and lighting problems corrected. Enclose classroom corridor walls and provide operable partitions. Maintains ability for open spaces for collaborative learning. Appropriate health station created. Rightsize art, music and reading spaces. Pre-K, Title1, OT, PT and Reading 180 spaces added. Upgraded learning technology, plumbing, electrical and sprinklers installed. Solar heater for the pool. Significant deferred maintenance addressed. LEED Certified. *Cost: $17,246,276*

**Lyseth**: Modulars eliminated and classroom space added. Pre-K, Kindergarten and Gifted & Talented space created. Adequate ELL, speech, art, music, library, nurse's station and social worker space added. Separate gym and lunchrooms created. Upgraded learning technology, plumbing, electrical and sprinklers installed. Significant deferred maintenance addressed. LEED Certified. *Cost: $16,300,065*

**Proposed Changes From the Original Package**

The modifications from the original Buildings for Our Future proposal were developed in concert with school principals to ensure that the schools are maximizing learning environments, while making budget adjustments that did not have an adverse impact on the educational experience for future students. The modifications are:

- Realize savings through bulk purchasing of movable and built-in equipment.
- Reduce gyms to elementary size and remove locker rooms (Lys, Pre, Long).
- Eliminate playground upgrades and outdoor learning improvements.
- Shift some site and electrical work to state application or CIP.
- Add full time Project Coordinator to each school to lead renovation.
- Add operable partitions for collaborative instruction as appropriate.
- Eliminate 2nd floors from Lyseth and Presumpscot (retain ability for future additions).

OAK POINT ASSOCIATES | architecture engineering planning

**Buildings for Our Future**

**Committee Co-Chair Four School Proposal**

January 19, 2017

| | Longfellow | Lyseth | Presumpscot | Reiche | Total |
|---|---|---|---|---|---|
| **A CONSTRUCTION** | | | | | |
| 1 Construction Estimate | | | | | |
| Renovation/Reconfiguration | | | | | |
| Structural/Architectural | $2,347,330 | $1,684,560 | $1,194,543 | $3,357,532 | $8,583,964 |
| Mechanical/Plumbing/Sprinkler | $2,162,112 | $1,605,899 | $883,160 | $3,469,776 | $8,120,946 |
| Electrical | $1,342,928 | $963,067 | $599,972 | $2,417,651 | $5,323,618 |
| Renovation non-equity model | $1,639,264 | $683,502 | $424,113 | $2,691,906 | $5,438,785 |
| New Construction/Addition | $3,232,078 | $7,733,316 | $7,500,983 | $1,235,621 | $19,701,998 |
| Demolition | $0 | $60,744 | $0 | $0 | $60,744 |
| Built-in Equipment | $699,444 | $644,007 | $570,878 | $481,236 | $2,395,565 |
| Site Development | $1,135,151 | $2,356,216 | $1,319,436 | $804,796 | $5,615,600 |
| Elevator (CIP Project) | $0 | $0 | $0 | -$800,000 | -$800,000 |
| **Subtotal** | **$12,558,306** | **$15,731,312** | **$12,493,085** | **$13,658,517** | **$54,441,221** |
| **B ADMINISTRATIVE COSTS & RESERVES** | | | | | |
| 2 Land Purchase and Related Costs | $0 | $0 | $0 | $0 | $0 |
| 3 Moveable Equipment | $1,028,084 | $1,198,292 | $1,005,628 | $1,180,835 | $4,412,839 |
| 4 Advertising and Legal | $55,000 | $55,000 | $55,000 | $55,000 | $220,000 |
| 5 Percent for Art | $0 | $0 | $0 | $0 | $0 |
| 6 Project Reserves | $35,000 | $35,000 | $35,000 | $35,000 | $140,000 |
| 7 Project Contingency | $1,255,831 | $1,573,131 | $1,249,309 | $1,365,852 | $5,444,123 |
| **Subtotal** | **$2,373,915** | **$2,861,423** | **$2,344,937** | **$2,636,687** | **$10,216,962** |
| **C FEES AND SERVICES** | | | | | |
| 8 Architect / Engineer Basic Services | $1,112,237 | $1,285,410 | $999,319 | $1,286,669 | $4,683,635 |
| 9 Architect / Engineer Additional Services | $10,000 | $10,000 | $10,000 | $10,000 | $40,000 |
| 10 Architect / Engineer Reimbursables | $39,400 | $39,400 | $39,400 | $39,400 | $157,600 |
| 11 Site Selection | $0 | $0 | $0 | $0 | $0 |
| 12 Permitting & Approvals | $18,760 | $27,532 | $18,760 | $18,760 | $83,812 |
| 13 Survey and Soils | $39,500 | $45,500 | $39,500 | $39,500 | $164,000 |
| 14 Construction Testing | $15,000 | $15,000 | $15,000 | $15,000 | $60,000 |
| 15 PPS/City Project Manager | $125,000 | $125,000 | $125,000 | $125,000 | $500,000 |
| 16 Clerk of the Works | $84,000 | $84,000 | $84,000 | $84,000 | $336,000 |
| 17 Commissioning | $65,000 | $80,000 | $60,000 | $80,000 | $285,000 |
| 18 Other Professional Services | $0 | $0 | $0 | $0 | $0 |
| **Subtotal** | **$1,508,897** | **$1,711,842** | **$1,390,979** | **$1,698,329** | **$6,310,047** |
| **D TOTAL PROJECT COST** | **$16,441,119** | **$20,304,577** | **$16,229,001** | **$17,993,533** | **$70,968,229** |
| **E PROPOSED ADJUSTMENTS FROM BFOF** | | | | | |
| 19 Proposed adjustments (see individual project budgets) | -$2,657,474 | -$4,004,512 | -$2,600,822 | -$747,256 | -$10,010,065 |
| **F PROPOSED TOTAL PROJECT COSTS** | **$13,783,644** | **$16,300,065** | **$13,628,178** | **$17,246,276** | **$60,958,164** |

**Impact of $61M Buildings for our Future on Tax Rate**

| | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | FY2024 |
|---|---|---|---|---|---|---|---|---|
| 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 | 7,950,000,000 | 7,980,000,000 |
| | | | | | | | | |
| City Tax Levy (as projected) | 83,862,689 | 87,116,012 | 90,998,732 | 94,299,153 | 99,247,580 | 104,707,427 | 107,805,150 | 110,038,220 |
| City Tax Rate (as projected) | $10.78 | $11.17 | $11.62 | $12.00 | $12.58 | $13.22 | $13.56 | $13.79 |
| Rate Increase | | 0.39 | 0.45 | 0.38 | 0.58 | 0.64 | 0.34 | 0.23 |
| % Increase | | 3.6% | 4.1% | 3.2% | 4.8% | 5.1% | 2.6% | 1.7% |
| | | | | | | | | |
| School Tax Levy (as projected) | 80,331,376 | 84,516,375 | 89,774,725 | 94,947,212 | 99,517,935 | 103,530,735 | 108,914,333 | 114,577,878 |
| School Tax Rate (as projected) | $10.33 | $10.84 | $11.47 | $12.08 | $12.61 | $13.07 | $13.70 | $14.36 |
| Rate Increase | | 0.51 | 0.63 | 0.61 | 0.53 | 0.46 | $0.63 | $0.66 |
| % Increase | | 4.9% | 5.8% | 5.4% | 4.4% | 3.6% | 4.8% | 4.8% |
| | | | | | | | | |
| Total Tax Rate (as projected) | $21.11 | $22.00 | $23.09 | $24.08 | $25.19 | $26.29 | $27.26 | $28.15 |
| Rate Increase | | 0.89 | 1.08 | 0.99 | 1.11 | 1.10 | 0.97 | 0.89 |
| % Increase | | 4.2% | 4.9% | 4.3% | 4.6% | 4.4% | 3.7% | 3.3% |
| | | | | | | | | |
| Cumulative increase related to BFOF | $ - | $ - | $ 0.12 | $ 0.23 | $ 0.34 | $ 0.45 | $ 0.56 | $ 0.66 |
| Cumulative % increase related to BFOF | | | 0.5% | 1.1% | 1.6% | 2.1% | 2.5% | 3.0% |
| | | | | | | | | |
| Increased Annual Taxes on $225,000 home (per tax year) | | | $ 26.64 | $ 52.48 | $ 77.54 | $ 101.83 | $ 125.35 | $ 148.11 |
| Estimated Total Amount of Additional Taxes on a $225,000 home due to BFOF over the life of bonds | | | | | | | | $ 2,406 |

*Assumes no additional borrowing other than the $61M BFOF project, included to illustrate the tax rate impact of the project