



# Monadnock Regional School District

## Elementary Schools Facility Plan

- Renovate Emerson School
- Renovate Troy School
- Renovate Gilsum STEAM Academy
- Expand Mt. Caesar, Consolidate Cutler School

December 2020



# Introduction to the Problem

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.

As the MRSD School Board has explored various options, the most consistent response from our voters has been the desire to keep a school open in each town (no consolidation across town lines, a.k.a. “re-districting”). Each community takes a lot of pride in their local school!

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 of the significant projects leads to an increasing backlog, and rising building costs.

Currently there is a backlog of more than 50 projects estimated at a cost of \$33 million across all of our elementary schools, including things like:

- Safe/secure building entry ways
- ADA compliance / handicap access
- Energy efficient lighting, windows, and insulation
- Updated air circulation, heating and cooling systems
- Wider, safer parking areas for both cars and buses
- Renovated classrooms for improved learning environments and support for modern technologies
- Basic systems like modern septic and electrical
- Updated multipurpose room for meals, physical education, and fine arts performances

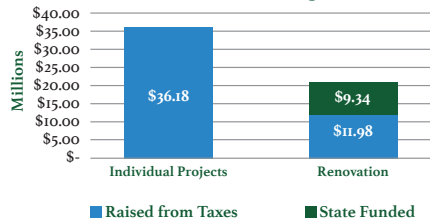
# Proposed Solution



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:

- Age and condition of buildings
- Historical value (Troy School)
- Socio-economic profile (i.e. free/reduced lunch)
- Value/size of project

Cost of Individual Projects  
vs. One-Time Renovations with Estimated  
State Funding



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) For the same cost per year, and pay it off in 20 years. This chart shows how the estimated bond payments reduce over time.

Renovation/Bond Payments vs. Continuing Status Quo





# Swanzey Schools

We’re very proud of the recent work at Mt. Caesar; it gives us a great vision for the type of work we can do with our existing buildings.

There is a backlog of repair and renovation projects for Cutler school (1945) valued at ~\$12 million, but an investment of that size cannot overcome some of the challenges related to the property itself, such as the proximity to industrial factories, or the limited parking and bus lane space.

In the proposed plan, Mt. Caesar (1953) would be expanded to support all Preschool thru 6th grade students from Richmond, Roxbury, and Swanzey. The plan includes a new multi-purpose room for physical education, meal service, and fine art performances. Cutler school would be closed and put up for sale.



Backlog of Individual Projects		vs.	One-Time Renovation Expansion, and Consolidation
Cutler	\$12,027,995		\$9,324,000
Mt. Caesar	\$5,550,000		
Total	\$17,577,995		

# Troy School



Troy School is our oldest building, originally constructed in 1895. The proposed work would replace (demolish) the multipurpose wing and entry ways between the old and new wings. In their place a new 3-story building with more spacious classrooms would be constructed and connected to the original structure. New fire escapes, elevator system, and secure entry ways are planned to help make the building fully ADA compliant.

Backlog of Individual Projects	
Troy School	\$9,350,150
vs.	
One-Time Renovation Expansion, and Consolidation	
Troy School	\$6,586,000

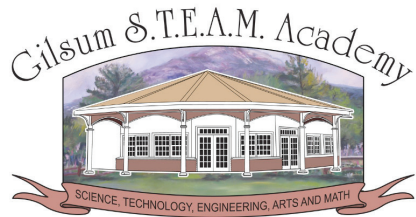
The historical value of Troy School's original wing is a significant factor in the State of New Hampshire's evaluation process for our project. The state awards more funding to the overall project if we opt to renovate a building of significant historical value.



# Emerson School in Fitzwilliam Gilsum STEAM Academy

Emerson School in Fitzwilliam was originally constructed in 1925. Gilsum STEAM Academy was built in 1956. Both buildings have grown ‘organically’, meaning the multipurpose room and additional classrooms have been added over time. The classrooms themselves are an adequate size, but the entry ways are far from the offices and cannot accommodate a secure vestibule. There are multiple/separate heating and cooling systems in both buildings that are outdated and do not have central controls. Emerson is also in need of work on the roof and parking lots.

The proposed renovations would solve each of these challenges.



Backlog of Individual Projects		vs.	One-Time Renovation Expansion, and Consolidation
Emerson	\$5,406,075		\$3,469,000
Gilsum	\$3,845,160		\$1,942,000



# What Can You Do To Help?



First, prepare to vote: The project cannot move forward without voter commitment to develop blueprints (2021), pursue State Aid (2022), and secure a bond (2023). If the voters approve, then construction would begin in the spring of 2023, and our first renovated school would open in the fall of 2024.

All dollars displayed are estimates only, and will be refined during the true blueprinting process if the first vote passes

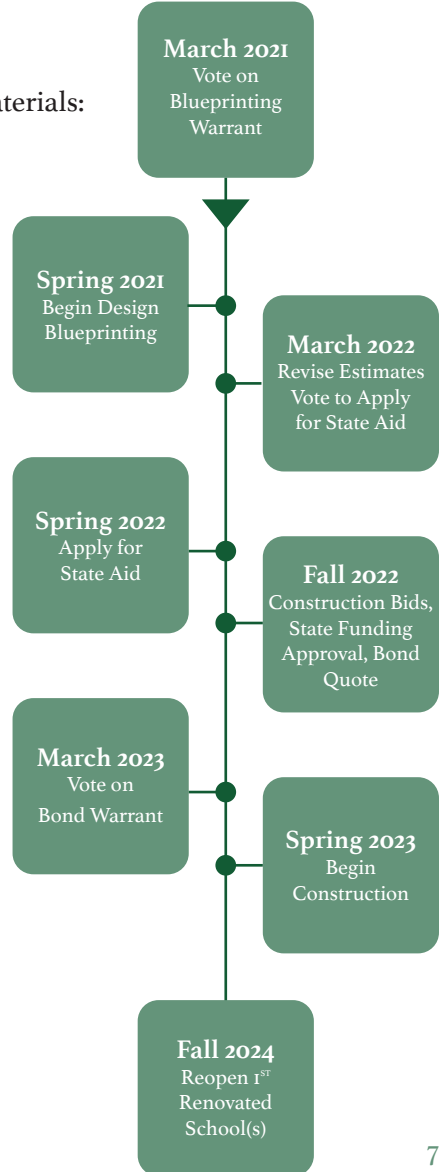
Second, be informed: Attend school board meetings, and know where to find these materials:

- School District Calendar
- District Facilities Study:  
<https://www.mrsd.org/domain/615>
- Video Overview of the project:  
Youtube, search for “mrsd school” or scan this QR code from your phone:



Finally, tell someone: Show others where to find these materials

Keeping our schools functioning safely and effectively is our collective responsibility. It requires regular investment, but over the past 50 years we have completed very few large scale projects to keep our buildings up, and it shows in our project backlog. The current board feels this project will resolve numerous safety and compliance issues, reduce energy costs, improve the learning environment, all while reducing the long-term impact on annual tax bills. This is an amazing opportunity to receive much needed help from the available state aid!



**MRS D/SAU 93**  
**600 Old Homestead Hwy.**  
**Swansey, NH 03446**  
**(603) 352-6955**

**PRSRT. STD.**  
**PAID**  
**Swansey, NH**  
**Permit #8**

**Postal Patron**  
**Swansey, NH 03431**

## **Our Mission**

The Monadnock Regional School District is a combined community of learners, education professionals & support staff, volunteers, businesses & civic organizations, tax-payers, and families who represent the towns of Fitzwilliam, Gilsum, Richmond, Roxbury, Swansey and Troy. We embrace our shared responsibility to guide students to become active citizens who are both empowered and inspired to contribute to the future of their community. Therefore, we collaborate not just to teach, but also to engage and educate every student in our district in an environment that is challenging, caring, and safe, while fostering life-long learning.

