



# Elementary School Renovations

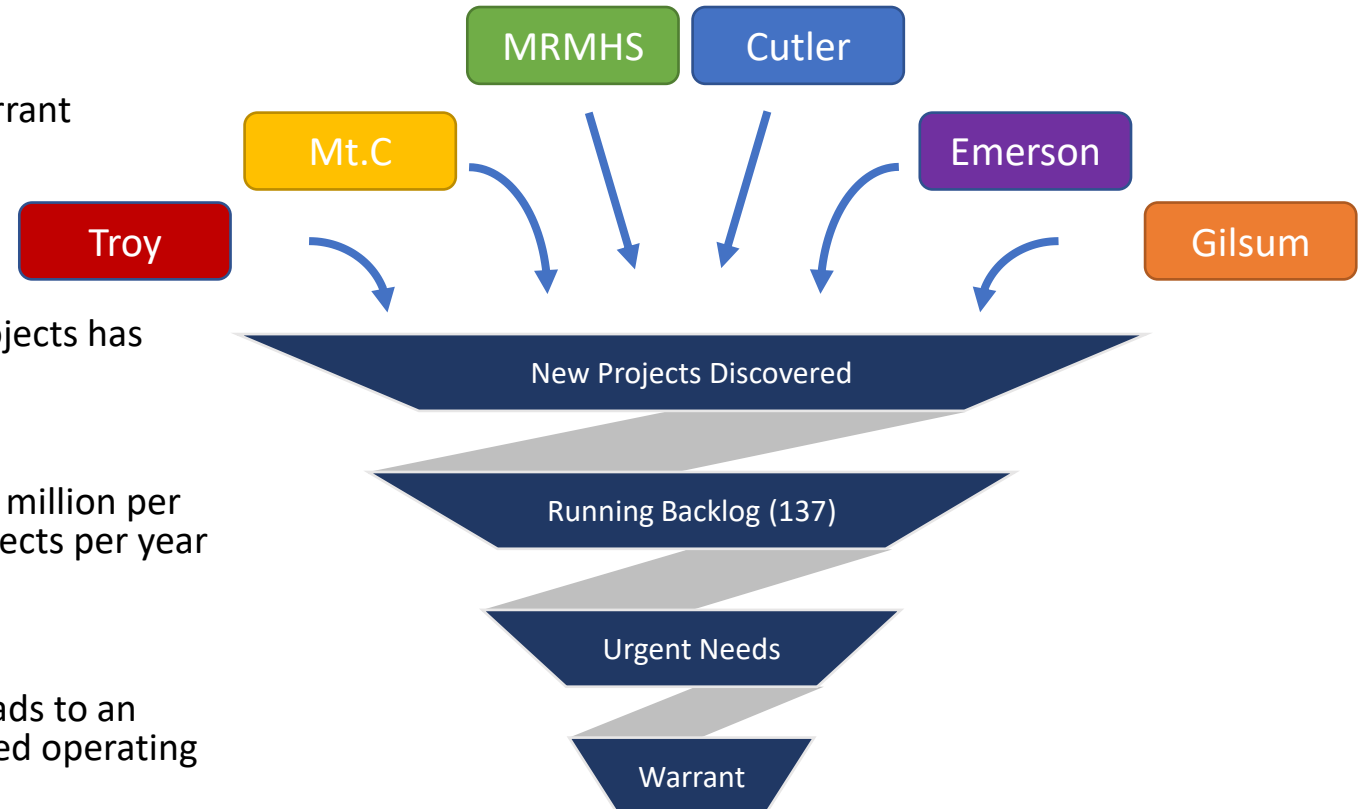
Community Input Sessions  
October 2021

# 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



Approved Projects, ~1-2 per Year



# 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

# 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

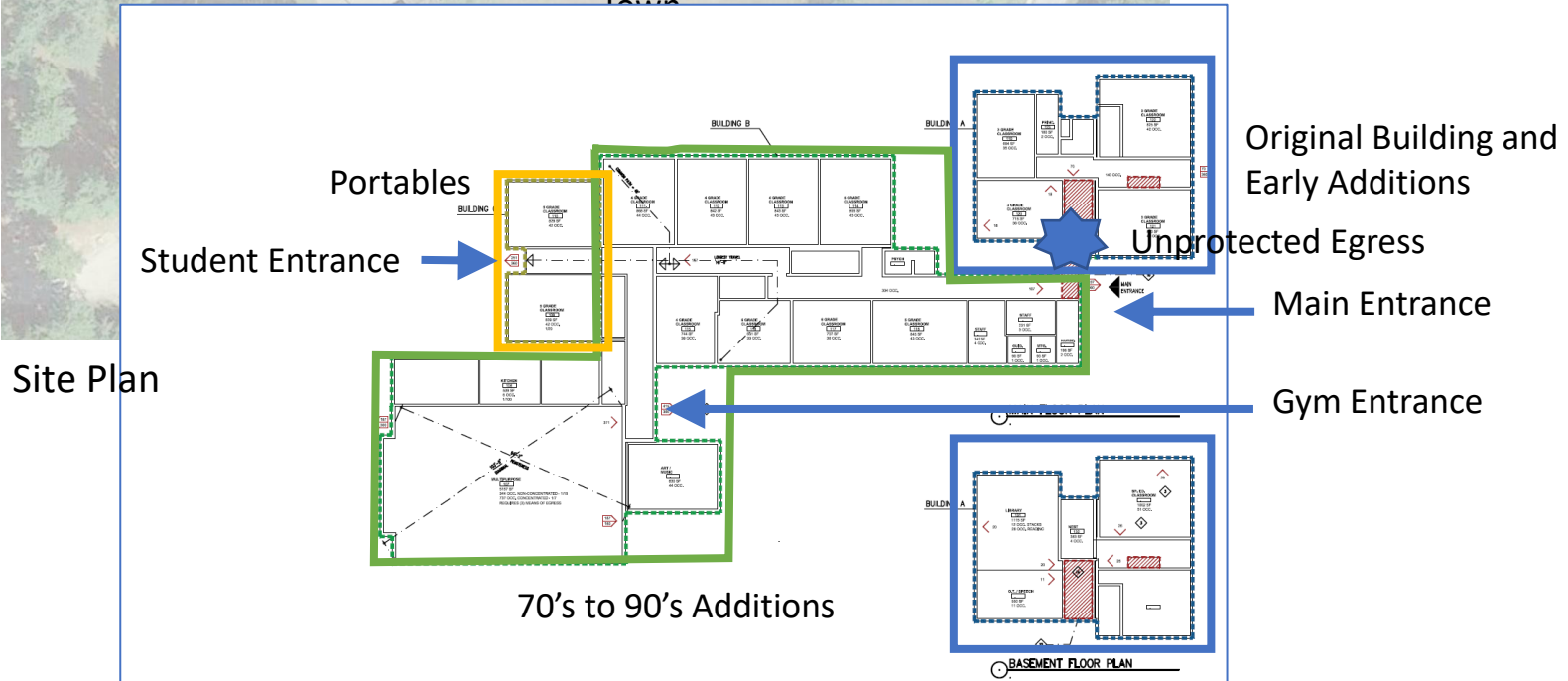
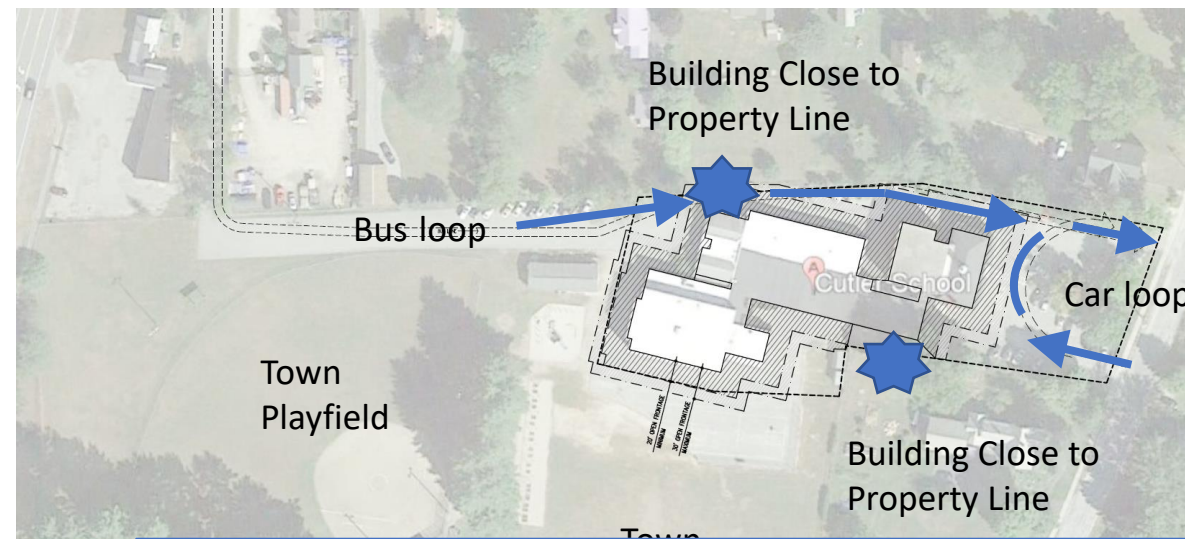
Project	Value	2022	2023	2024	2025
HVAC	\$200,000	\$206,000			
Roof	\$200,000		\$216,320		
Lighting	\$200,000			\$224,973	
Paving	\$200,000				\$233,972

## 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 (Swanzey)	\$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 (Swanzey)	\$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
<b>SUM: SAU &amp; MRMHS</b>	\$1,371,760	\$0	\$0	\$0	\$1,642,481	\$0	\$1,043,534	\$752,713	\$8,475,822	\$13,286,310
<b>SUM: Elementary</b>	\$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
<b>GRAND TOTAL</b>	<b>\$1,449,760</b>	<b>\$2,163,200</b>	<b>\$1,614,180</b>	<b>\$2,071,820</b>	<b>\$1,939,345</b>	<b>\$2,073,605</b>	<b>\$2,017,323</b>	<b>\$2,486,690</b>	<b>\$19,358,749</b>	<b>\$35,174,671</b>

# Cutler

- ❑ The property is very restrictive with little School District owned property surrounding the building.
  - Building Close to Property Lines.
  - Difficult access for busses and emergency vehicles.
  - Busses and cars mostly separated.
  - Minimal queuing area for cars.
- ❑ The Building has had multiple additions.
  - Original and Early Additions.
  - 1970's and 1990's Additions.
  - Portable Classrooms (1980's?)
- ❑ Entrances.
  - Main Entrance.
  - Gym Entrance.
  - Student Entrance.
- ❑ Safety and Security Issues.



Floor Plan



# Cutler

## ❑ Site and Entrances

- Main entrance not clearly visible from driveway.
- Student entrance in back between portable classrooms.
- Bus and Fire lanes are very narrow.

## ❑ Building Exterior

- Damage caused by moisture.
- Fire Escapes not to code.



Main Entrance



Student Entrance  
and Bus Loading Area



Gym Entrance



Moisture Damage



Fire Escapes

# Cutler

## ❑ Main Lobby

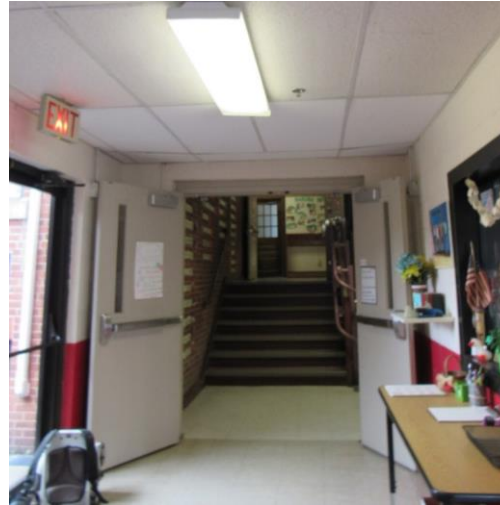
- No secure locked vestibule.
- Offices are not adjacent to the entrance.

## ❑ Corridors

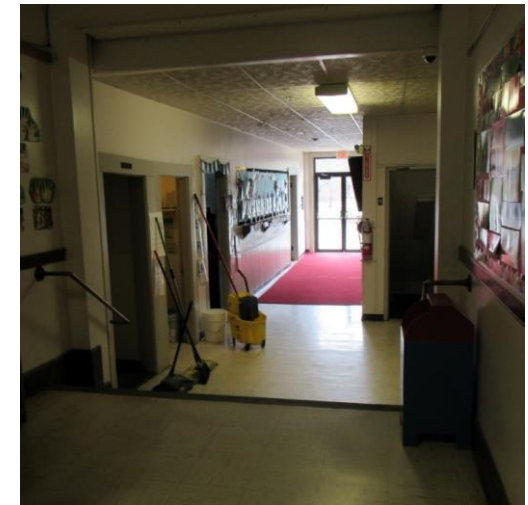
- Multiple levels, some without handicap accessibility.
- The fire rating of stairs and the smoke rating of corridors are compromised in many areas.

## ❑ Classrooms

- There is a large variance in size and finishes due to the multiple additions over the years.



Main Lobby



Steps in Corridor



Typical Classroom



# Cutler Project Backlog



Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Cutler (Swanzey)	Infrastructure	Life Safety - Exit Stair	Build new fire escape stair for second means of egress from top floor.	TRUE	FALSE	FALSE	TRUE	\$400,000
Cutler (Swanzey)	Infrastructure	ADA - Elevator to all floors	Compliance elevator to all floors HC accessibility	TRUE	FALSE	FALSE	TRUE	\$600,000
Cutler (Swanzey)	Infrastructure	Security	Create a new secure entrance by moving main office.	TRUE	FALSE	FALSE	TRUE	\$300,000
Cutler (Swanzey)	Infrastructure	ADA - 3rd Floor Bathrooms	2 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$60,000
Cutler (Swanzey)	Infrastructure	ADA - Ground Floor & Nurse Bathrooms	3 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$90,000
Cutler (Swanzey)	Infrastructure	ADA - 2nd Floor Bathrooms	2 Bathrooms	TRUE	FALSE	FALSE	TRUE	\$60,000
Cutler (Swanzey)	Infrastructure	Life Safety - Fire Ratings	Replace and/or Repair doors that do not meet fire and smoke ratings. Install additional door at gym.	TRUE	FALSE	FALSE	TRUE	\$19,000
Cutler (Swanzey)	HVAC	Boilers	Replace oil boilers and tanks with new gas fired boilers with propane tanks.	FALSE	FALSE	FALSE	TRUE	\$400,000
Cutler (Swanzey)	HVAC	Ventilation - Classrooms	Install new ventilation system throughout classrooms and offices.	FALSE	TRUE	FALSE	TRUE	\$711,000
Cutler (Swanzey)	HVAC	Ventilation - Gym	Install new ventilation system in the gymnasium.	FALSE	TRUE	FALSE	TRUE	\$250,000
Cutler (Swanzey)	HVAC	Thermal Controls (Classrooms)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Electric	Wiring Upgrades	Replace non-compliant wiring types. Add additional outlets.	TRUE	FALSE	FALSE	TRUE	\$34,000
Cutler (Swanzey)	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	TRUE	TRUE	\$20,000
Cutler (Swanzey)	Electric	Lighting Upgrades	Replace old light fixtures with LED fixtures.	FALSE	TRUE	FALSE	TRUE	\$150,000
Cutler (Swanzey)	Envelope	Roofing Replacement	Replace roofing on remaining sections. May not be needed if only for modulars	FALSE	FALSE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Envelope	Exterior Doors	Replace or Repair exterior doors that are old and energy inefficient.	FALSE	FALSE	FALSE	TRUE	\$10,000
Cutler (Swanzey)	Envelope	Exterior Sealant	Seal gaps around windows and at control joints.	FALSE	FALSE	FALSE	TRUE	\$19,000
Cutler (Swanzey)	Envelope	Health - Mold	Clean mold off exterior and resal block and brick to prevent further damage.	FALSE	FALSE	FALSE	TRUE	\$10,000
Cutler (Swanzey)	Envelope	Window Replacement	Replace the windows with new energy efficient windows.	FALSE	TRUE	FALSE	TRUE	\$300,000
Cutler (Swanzey)	Site	Safety - Car/Bus Separation	Redesign driveways to separate car and bus traffic. Repave.	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Flooring	Replace VCT (only one area, other areas not needed)	FALSE	FALSE	FALSE	TRUE	\$40,000
Cutler (Swanzey)	Interiors	Interior Doors	Replace doors that are damaged and worn.	FALSE	FALSE	FALSE	TRUE	\$20,000
Cutler (Swanzey)	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$18,000
Cutler (Swanzey)	Interiors	Third floor renovations	2 classrooms (5 and 6), 2 bathrooms and hallway	FALSE	FALSE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	Interiors	Room Renovations	rooms 12-13-14-15, Hallway, small rooms, and 3 bathrooms	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Second Floor renovations	4 classrooms, Hallway, HC accessible rooms 1-2-3-4, 2 bathrooms	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Room Renovations	rooms 8-9-10-11	FALSE	FALSE	FALSE	TRUE	\$200,000
Cutler (Swanzey)	Interiors	Room Renovations	RM's 16 and 17	FALSE	FALSE	FALSE	TRUE	\$100,000
Cutler (Swanzey)	Interiors	Room Renovations	Replace Modular Classrooms	FALSE	FALSE	FALSE	TRUE	\$600,000
Cutler (Swanzey)	Interiors	Room Renovations	Office Area	FALSE	FALSE	FALSE	TRUE	\$50,000
Cutler (Swanzey)	Interiors	Room Renovations	Downstairs, library, reading, OT, PT	FALSE	FALSE	FALSE	TRUE	\$150,000

## Unsolvable Problems

- Land Boundaries
- Industrial Neighborhood
- Bus Lanes & Car Parking

2021 Value

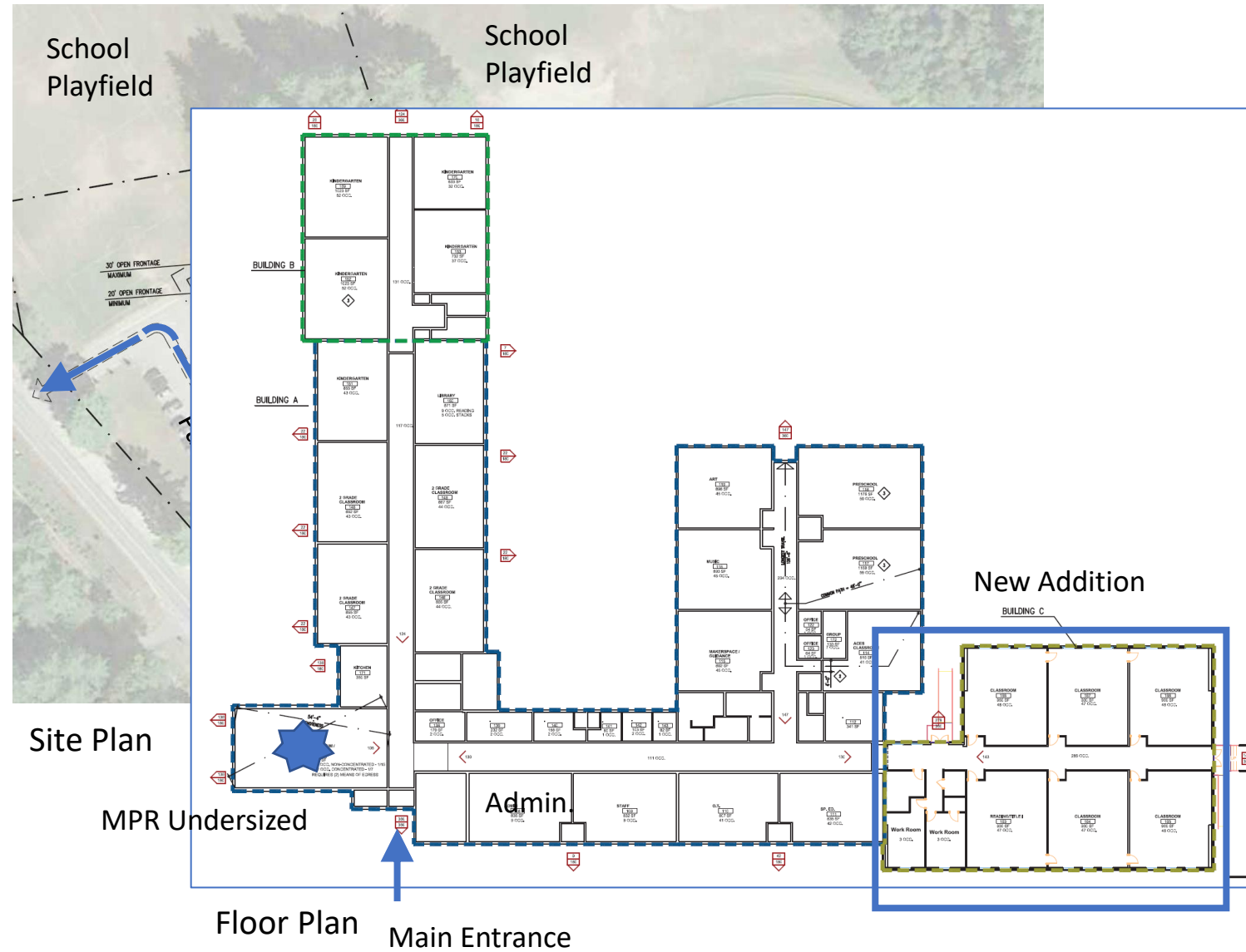
10 Year Projected Cost  
Using 4% Inflation

\$5,511,000

\$7,421,838

# Mt Caesar

- ❑ The site is the largest, most developable property owned by the District.
  - Several Playfields available.
  - Parking Adequate.
  - Busses and Cars are separated.
- ❑ Entrances.
  - Main Entrance is easy to identify.
  - Main Office not adjacent to entrance.
  - No after-hours entrance.
- ❑ Most Upgraded School
  - Recent additions just a few years old.
- ❑ Program Deficiencies Remain
  - Multi-Purpose room too small for use as a gymnasium.
- ❑ Most Upgraded School
  - Recent additions visible on the east and north wings.
  - New Mechanical and Electrical Systems through most.
- ❑ Program Deficiencies
  - Multi-Purpose room too small for use as a gymnasium.
  - Some classrooms not designed for current curriculum.



# 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





# Mt. Caesar Project Backlog

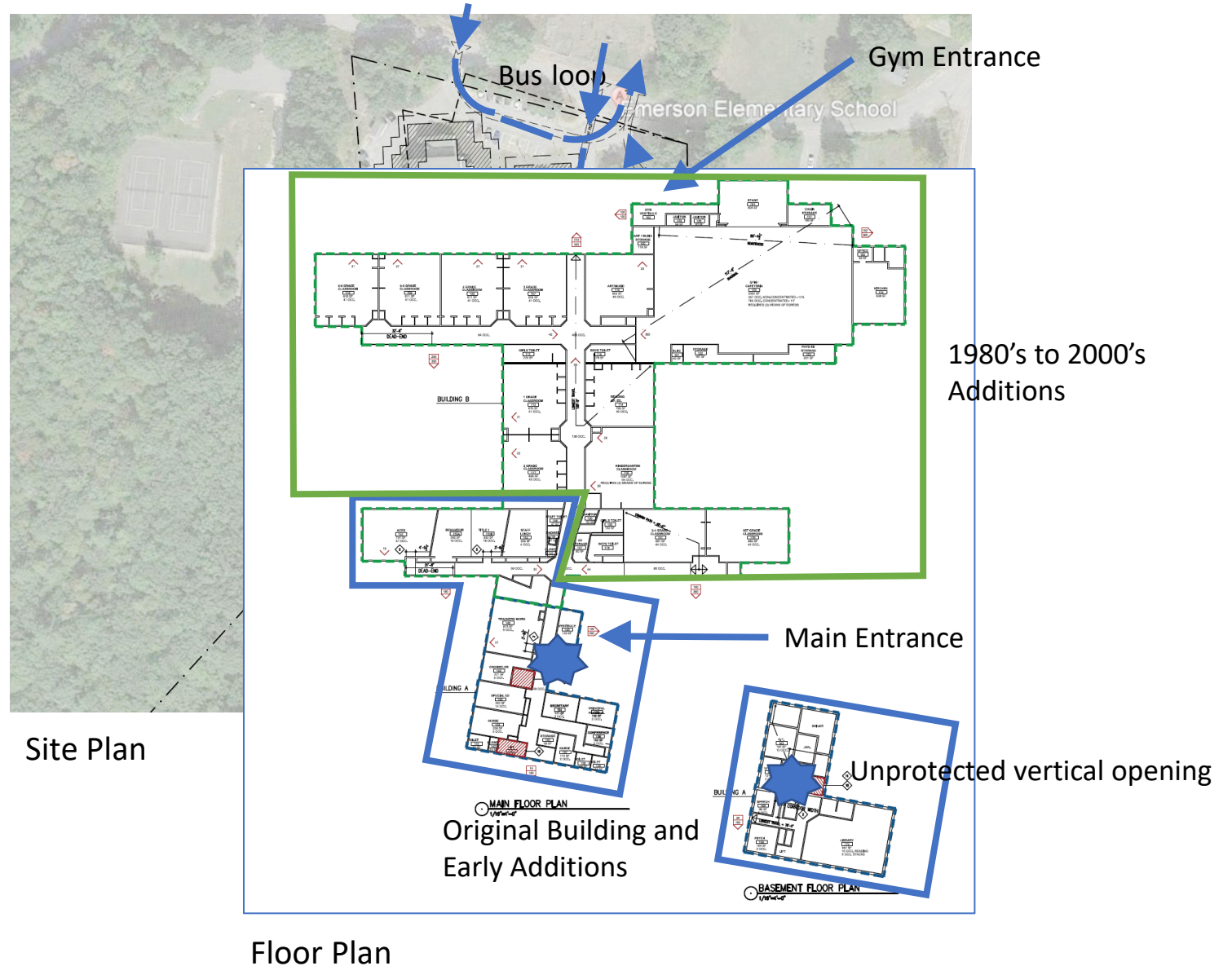


Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Mt.Caesar (Swanzy)	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	TRUE	TRUE	\$15,000
Mt.Caesar (Swanzy)	Infrastructure	ADA - Accessible Route	Replace corridor ramp to make compliant.	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzy)	Infrastructure	Security	Create a new secure entrance by moving main office.	TRUE	FALSE	FALSE	TRUE	\$300,000
Mt.Caesar (Swanzy)	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms to be ADA Compliant	TRUE	FALSE	TRUE	TRUE	\$10,000
Mt.Caesar (Swanzy)	Infrastructure	Addition for Gym/Caf	Build addition for new gym, caf and kitchen.	FALSE	FALSE	FALSE	TRUE	\$1,750,000
Mt.Caesar (Swanzy)	Site	Septic System	Replace existing septic system with new .	FALSE	FALSE	TRUE	TRUE	\$50,000
Mt.Caesar (Swanzy)	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	TRUE	TRUE	\$50,000
Mt.Caesar (Swanzy)	Interiors	Flooring	Replace oldest areas of VCT.	FALSE	FALSE	TRUE	TRUE	\$75,000
Mt.Caesar (Swanzy)	Interiors	Kindergarten Toilets	Add toilet rooms to kindergarten classrooms.	FALSE	FALSE	FALSE	TRUE	\$50,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$2,310,000	\$3,178,783

# Emerson

- ❑ The site is adequate providing space for parking.
  - Busses and Cars safely separated.
- ❑ The Building has had multiple additions.
  - Original and Early Additions.
  - 1980's and 1990's Additions.
- ❑ Safety and Security Issues.
  - Some code issues mostly in the original building.
  - Main Entrance not directly adjacent to Main Office.





# Emerson

## ❑ Site and Exterior

- The building appears in reasonably good shape from the outside.
- Access to the site and building is relatively easy.

## ❑ Building Interior

- Offices remote from main entrance vestibule.
- Exposed mechanical piping not ideal. Older systems can be a hazard.
- Several code violations in older parts of the building.



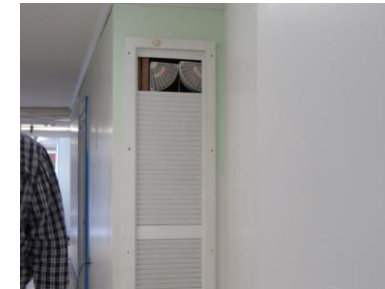
Main Entrance



View back to Main Lobby from Principal



Unenclosed Vertical Opening



Unprotected  
Corridor Opening



Corridor Heating  
Element with Foam  
Protection

# Emerson Project Backlog

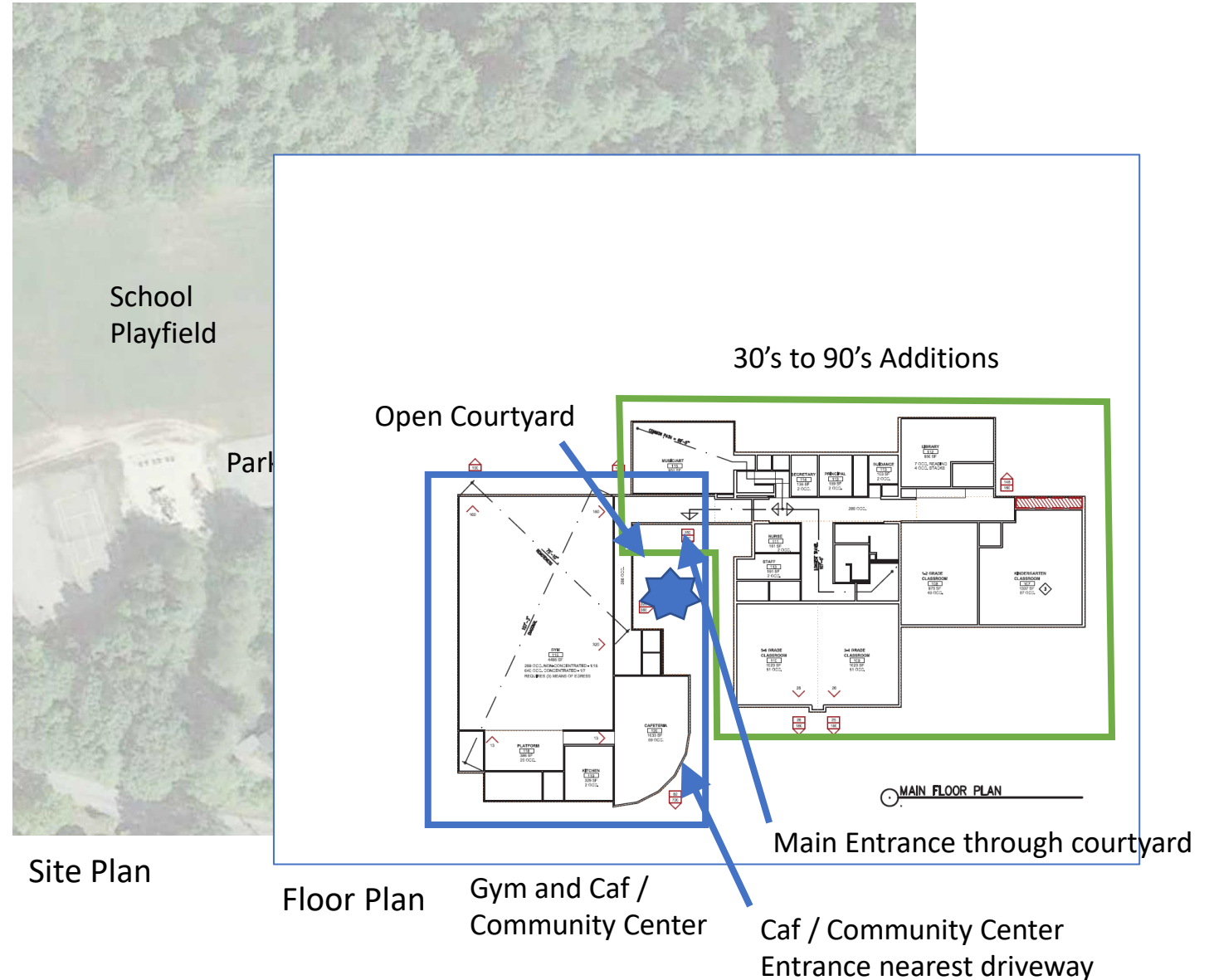


Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	FALSE	TRUE	\$10,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Handrails	Upgrade handrails to code compliance at exterior ramps and stairs.	TRUE	FALSE	FALSE	TRUE	\$4,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Fire Alarm	Replace fire alarm system.	TRUE	FALSE	FALSE	TRUE	\$75,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety - Exit Doors	Replace retractable gates with swing doors.	TRUE	FALSE	FALSE	TRUE	\$20,000
Emerson (Fitzwilliam)	Infrastructure	Security	Addition for a new secure entrance with main office moved adjacent.	TRUE	FALSE	FALSE	TRUE	\$500,000
Emerson (Fitzwilliam)	Infrastructure	Life Safety	Renovate current main office area for the library and other programs currently in the basement.	TRUE	FALSE	FALSE	TRUE	\$200,000
Emerson (Fitzwilliam)	Infrastructure	ADA - Toilet Facilities	Renovate toilet rooms in early addition to be ADA Compliant.	TRUE	FALSE	FALSE	TRUE	\$125,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Gym Fans	Replace gym destratification fans.	FALSE	TRUE	FALSE	TRUE	\$10,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Gym	Upgrade and maintain existing gym ventilation. Install ventilation cooling.	FALSE	TRUE	FALSE	TRUE	\$40,000
Emerson (Fitzwilliam)	HVAC	Heating - Gym	Install new radiant heating to supplement/replace existing air-only system.	FALSE	FALSE	FALSE	TRUE	\$90,000
Emerson (Fitzwilliam)	HVAC	Ventilation - Classrooms 2000 wing	Upgrade and maintain existing gym ventilation. Install ventilation cooling.	FALSE	TRUE	FALSE	TRUE	\$75,000
Emerson (Fitzwilliam)	HVAC	Heating - Classrooms 2000 wing	Install new radiant heating to supplement/replace existing air-only system.	FALSE	FALSE	FALSE	TRUE	\$165,000
Emerson (Fitzwilliam)	HVAC	Heating - Classrooms 1950/1987 Wings	Replace existing radiant heating.	FALSE	FALSE	FALSE	TRUE	\$96,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (2000 Wing)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	HVAC	Thermal Controls (1950/87 Wings)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$72,000
Emerson (Fitzwilliam)	Electric	Wiring Upgrades - Main Bldg.	Replace non-compliance wiring types.	TRUE	FALSE	FALSE	TRUE	\$65,000
Emerson (Fitzwilliam)	Electric	Lighting Upgrades	Replace old light fixtures with LED fixtures.	FALSE	TRUE	FALSE	TRUE	\$150,000
Emerson (Fitzwilliam)	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	TRUE	TRUE	\$20,000
Emerson (Fitzwilliam)	Envelope	Roofing Replacement	Replace roofing on remaining sections.	FALSE	FALSE	TRUE	TRUE	\$85,000
Emerson (Fitzwilliam)	Envelope	Door Replacement	Replace exterior doors and add weatherstripping. Install canopies over exterior doors where none exist.	FALSE	FALSE	TRUE	TRUE	\$6,000
Emerson (Fitzwilliam)	Envelope	Window Replacement	Replace the windows in early addition with aluminum clad wood double-hungs.	FALSE	FALSE	TRUE	TRUE	\$40,000
Emerson (Fitzwilliam)	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	TRUE	TRUE	\$110,000
Emerson (Fitzwilliam)	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$21,000
Emerson (Fitzwilliam)	Interiors	Flooring	Replace VCT.	FALSE	FALSE	TRUE	TRUE	\$100,000
Emerson (Fitzwilliam)	Interiors	Ceiling Install	Install new suspended ceiling where currently drywall. Replace ceiling tiles in other areas as needed.	FALSE	FALSE	FALSE	TRUE	\$40,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$2,263,000	\$2,889,565

# 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



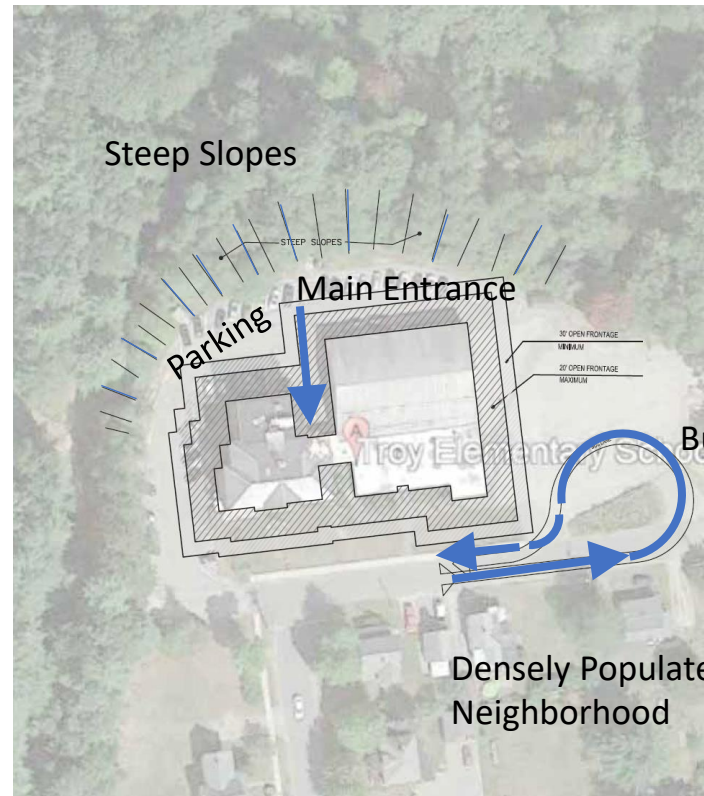
Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Gilsum	Infrastructure	Life Safety - Exit Doors	Add exit doors to classroom that are over 1000 square feet.	TRUE	FALSE	FALSE	TRUE	\$10,000
Gilsum	Infrastructure	Life Safety - Handrails	Upgrade handrails to code compliance 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



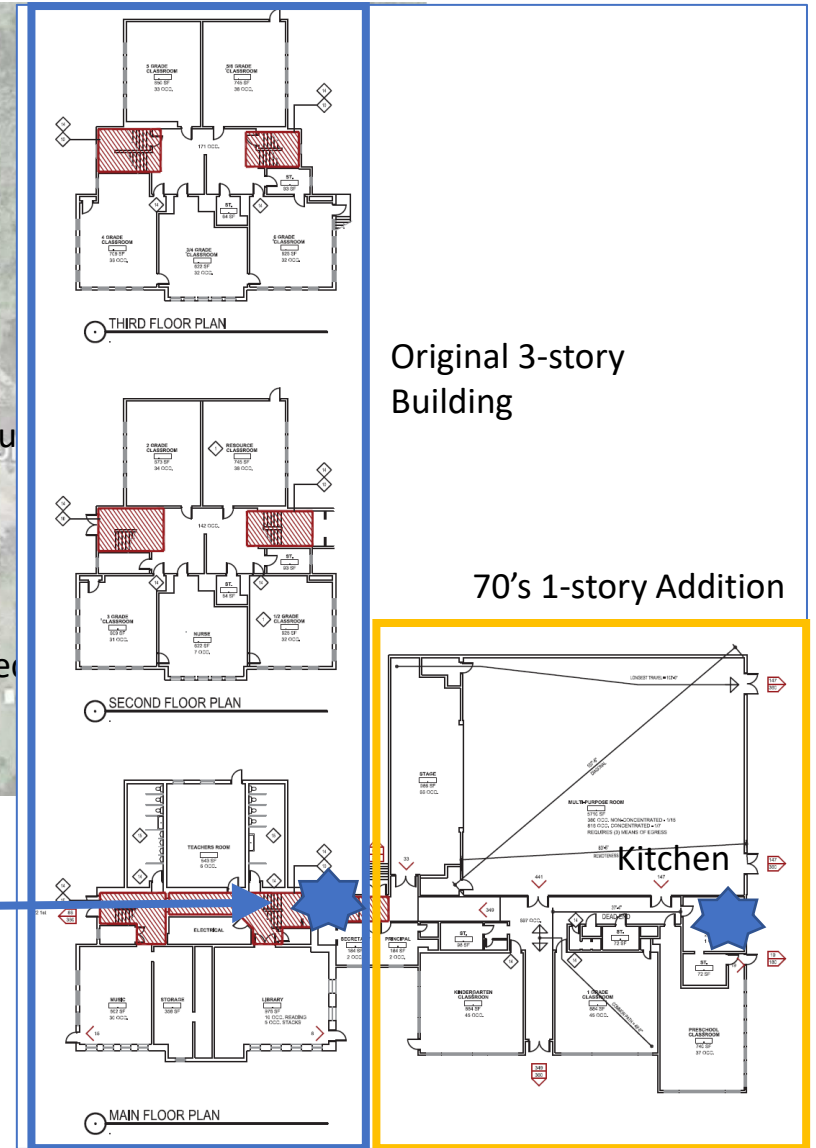
# Troy

- ❑ The property has challenges.
  - Built close to center of town.
  - Large property but much wet or unusable due to steep slopes.
  - Tight bus and car queuing.
  - The main entrance is in the back.
- ❑ The Building is the oldest in District.
  - Original 3-story 1895.
  - 1970's 1-story wing
- ❑ Deficiencies
  - The connector with the main entrance has multiple deficiencies.
  - A lack of an elevator a significant issue.
- ❑ Insufficient Kitchen.



Site Plan

Connector between Original Building and Gym Wing has multiple deficiencies



Floor Plan

# Troy

## ❑ Oldest School

- Historic
- Main Entrance lacks visibility, security and handicap accessibility.

## ❑ Handicap Accessibility Deficiencies

- Stairlift provides some access but no elevator.
- Most toilet facilities non-ADA.

## ❑ Life Safety Deficiencies

- Many life safety measures compromised, not working as originally design or are archaic and no longer compliant.



Street View



Main Entrance



Compromised Fire Door



Non-ADA Toilet Facilities

# Troy Project Backlog



Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
Troy	Infrastructure	Addition for ADA and Security	Build addition to house; new entrance, elevator, exit stair and toilet rooms.	TRUE	FALSE	FALSE	TRUE	\$2,000,000
Troy	Infrastructure	Life Safety - Exit Stairs	Reconfigure existing stairs to provide fire separation.	TRUE	FALSE	FALSE	TRUE	\$60,000
Troy	Infrastructure	Kitchen Upgrade	Build addition to house a new properly sized kitchen.	FALSE	FALSE	FALSE	TRUE	\$400,000
Troy	HVAC	Ventilation - Gym Building	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$200,000
Troy	HVAC	Ventilation - Original Building	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$500,000
Troy	HVAC	Thermal Controls (Gym)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Thermal Controls (Original Building)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Thermal Controls (1950's Wing)	Install new digital controls for the HVAC system.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	HVAC	Ventilation - 1950 wing	Original building, install new ventilation.	FALSE	TRUE	FALSE	TRUE	\$250,000
Troy	Electric	Life Safety - Fire Alarm Devices	Replace any older fire alarm devices.	TRUE	FALSE	TRUE	TRUE	\$2,000
Troy	Electric	Wiring Upgrades	Replace non-compliant wiring types.	TRUE	FALSE	FALSE	TRUE	\$75,000
Troy	Electric	Lighting Upgrades - Original Bldg.	Replace old light fixtures with LED.	FALSE	TRUE	FALSE	TRUE	\$100,000
Troy	Electric	Lighting Upgrades - Gym Bldg.	Replace old light fixtures with LED.	FALSE	TRUE	FALSE	TRUE	\$50,000
Troy	Electric	Site Lighting Upgrades	Install new LED site lights.	FALSE	TRUE	FALSE	TRUE	\$20,000
Troy	Envelope	Roofing Fixes - Original Bldg.	Some missing shingles. Debris on roof.	FALSE	FALSE	TRUE	TRUE	\$25,000
Troy	Envelope	Foundation Moisture Mitigation	Original building, install foundation drainage, interior foam and drywall.	FALSE	FALSE	FALSE	TRUE	\$62,000
Troy	Envelope	Roofing Replacement - 1950 Wing	Replace 1950s roof.	FALSE	FALSE	FALSE	TRUE	\$65,000
Troy	Envelope	Window Replacement	Replace the windows with aluminum clad wood double-hungs.	FALSE	TRUE	FALSE	TRUE	\$300,000
Troy	Site	Site - Paving and Parking	Redesign to create better car and bus separation. Repave driveways and parking.	FALSE	FALSE	FALSE	TRUE	\$50,000
Troy	Site	Site - Repair Roof Fencing	Reconfigure to prevent roof access.	FALSE	FALSE	TRUE	TRUE	\$25,000
Troy	Interiors	Flooring - 1950 Wing	Replace VCT.	FALSE	FALSE	FALSE	TRUE	\$35,000
Troy	Interiors	Casework Upgrades (Original Building)	Install new cabinets to meet District standard.	FALSE	FALSE	FALSE	TRUE	\$44,800
Troy	Interiors	Casework Upgrades (1950's Wing)	Install new cabinets to meet District standard.	FALSE	FALSE	FALSE	TRUE	\$11,200
Troy	Interiors	Visual Displays	Install smart TV's.	FALSE	TRUE	TRUE	TRUE	\$21,000
Troy	Interiors	Ceiling Replacement - Gym Bldg.	Replace the ceiling in the gym.	FALSE	FALSE	FALSE	TRUE	\$25,000
Troy	Interiors	Flooring - Original Building	Replace VCT.	FALSE	FALSE	FALSE	TRUE	\$100,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$4,571,000	\$5,534,183



# SAU & MRMHS Project Backlog

Building	Type	Project	Description	Compliance	Grant	Stand alone	Elem Plan	2021 Valuation
SAU	Construction	SAU Building	Combine SAU, IT, & Student Services to a 4,500 sq ft facility 3k sq' offices, 1 meet room and 3 bath	TRUE	FALSE	FALSE	FALSE	\$1,350,000
MRMHS	HVAC	Heating & Ventilation Upgrades - 700 Wing	Replace (9) aging unit ventilators in the 700's wing with a new heating and cooling system w/ an ERV and ceiling radiation.	FALSE	TRUE	TRUE	FALSE	\$510,000
MRMHS	HVAC	Heating & Ventilation Upgrades - 800 Wing	Replace (10) aging unit ventilators in the 800's wing with a new heating and cooling system w/ an ERV and ceiling radiation.	FALSE	TRUE	TRUE	FALSE	\$705,000
MRMHS	HVAC	Ventilation	Add new ventilation to corridors.	FALSE	TRUE	TRUE	FALSE	\$550,000
MRMHS	HVAC	Cooling Upgrades	Add cooling to areas 2/3 of the building that does not currently have it. Upgrade exhaust in areas need it.	FALSE	FALSE	TRUE	FALSE	\$1,500,000
MRMHS	HVAC	Heating Upgrades	Install ceiling mounted radiant panels in areas (outside of 700&800 wings) that have baseboard or unit ventilators.	FALSE	FALSE	TRUE	FALSE	\$1,000,000
MRMHS	Infrastructure	Demolish temporary Classrooms	To be completed after new classrooms are constructed	FALSE	FALSE	TRUE	FALSE	\$50,000
MRMHS	Electric	Lighting Upgrades - 700 Wing	Replace florescnet light fixtures and bulbs with LED fixtures.	FALSE	TRUE	TRUE	FALSE	\$63,000
MRMHS	Electric	Lighting Upgrades - 800 Wing	Replace florescnet light fixtures and bulbs with LED fixtures.	FALSE	TRUE	TRUE	FALSE	\$84,000
MRMHS	Electric	Lighting Upgrades	Relamp existing florescent light bulbs with LED bulbs. Fixtures are good (outside of 700&800 wings)	FALSE	TRUE	TRUE	FALSE	\$100,000
MRMHS	Electric	New Generator	To run the entire school. Emergency Center	FALSE	TRUE	TRUE	FALSE	\$375,000
MRMHS	Envelope	Window Replacement - 800 wing	Replace the windows with new energy efficient windows.	FALSE	FALSE	TRUE	FALSE	\$100,000
MRMHS	Envelope	Window Replacement - 700 wing	Replace the windows with new energy efficient windows.	FALSE	FALSE	TRUE	FALSE	\$85,000
MRMHS	Envelope	New roof HS/MS	Replace roofing.	FALSE	FALSE	TRUE	FALSE	\$1,500,000
MRMHS	Envelope	Repair Roof over Auditorium & Old Tech Ed	Repair portion of roof	FALSE	FALSE	TRUE	FALSE	\$200,000
MRMHS	Envelope	Stucco	Patch and repair stucco where damaged.	FALSE	FALSE	TRUE	FALSE	\$10,000
MRMHS	Site	Parking Lot Pavement	17,185 sq ft	FALSE	FALSE	TRUE	FALSE	\$430,000
MRMHS	Site	New tennis courts and fencing	New tennis courts and fencing	FALSE	FALSE	TRUE	FALSE	\$200,000
MRMHS	Site	New track	New track	FALSE	FALSE	TRUE	FALSE	\$390,000
MRMHS	Site	New Septic and field	Replace existing septic system	FALSE	FALSE	TRUE	FALSE	\$250,000
MRMHS	Interiors	Auditorium renovations	Safety checklist, new curtains, ropes, harnesses, riggings, lighting 2025-2028	TRUE	TRUE	TRUE	FALSE	\$200,000
MRMHS	Interiors	Finishes - 800 Wing	Replace Ceilings, flooring and repaint.	FALSE	FALSE	TRUE	FALSE	\$180,000
MRMHS	Interiors	Finishes - 700 Wing	Replace Ceilings, flooring and repaint.	FALSE	FALSE	TRUE	FALSE	\$135,000

2021 Value	10 Year Projected Cost Using 4% Inflation
\$9,967,000	\$13,286,310

# 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 6<sup>th</sup> 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

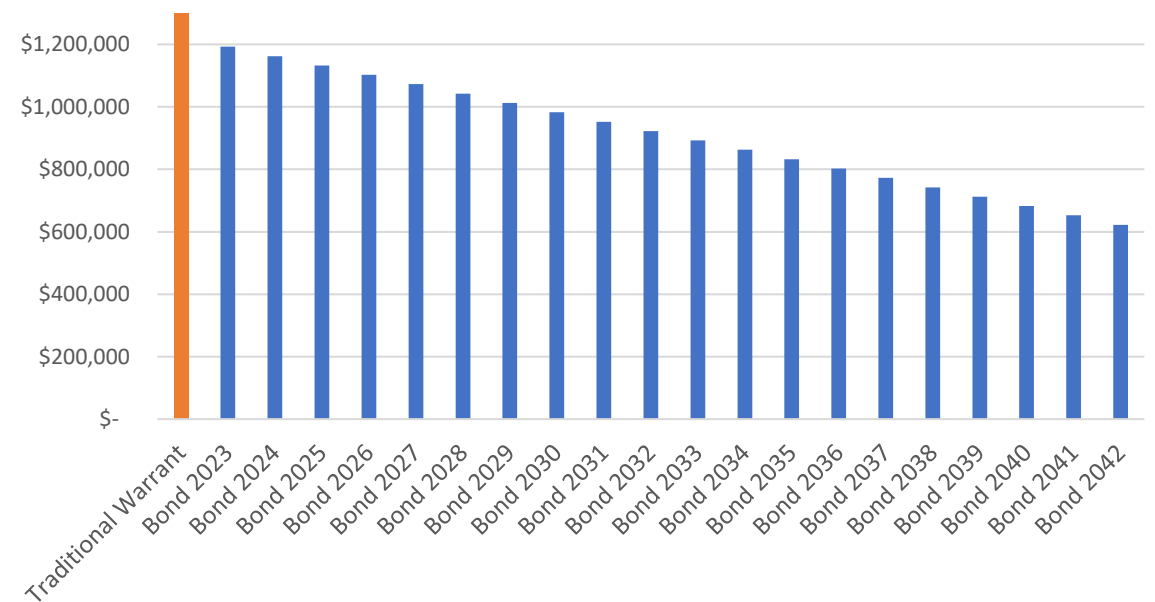
- With state aid, the cost to renovate our elementary schools as a single project is less than half the cost of taking on each project one at a time and reduces the rising cost of projects due to inflation.
- The State of New Hampshire offers a school building aid program that favors districts like ours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



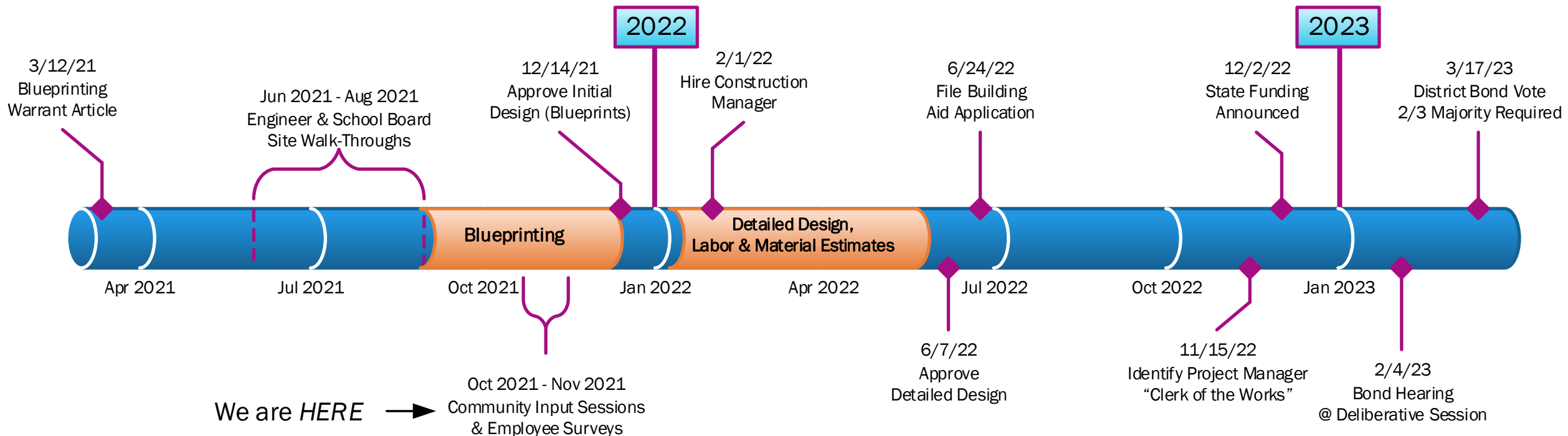
For comparison:

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

# Project Timeline

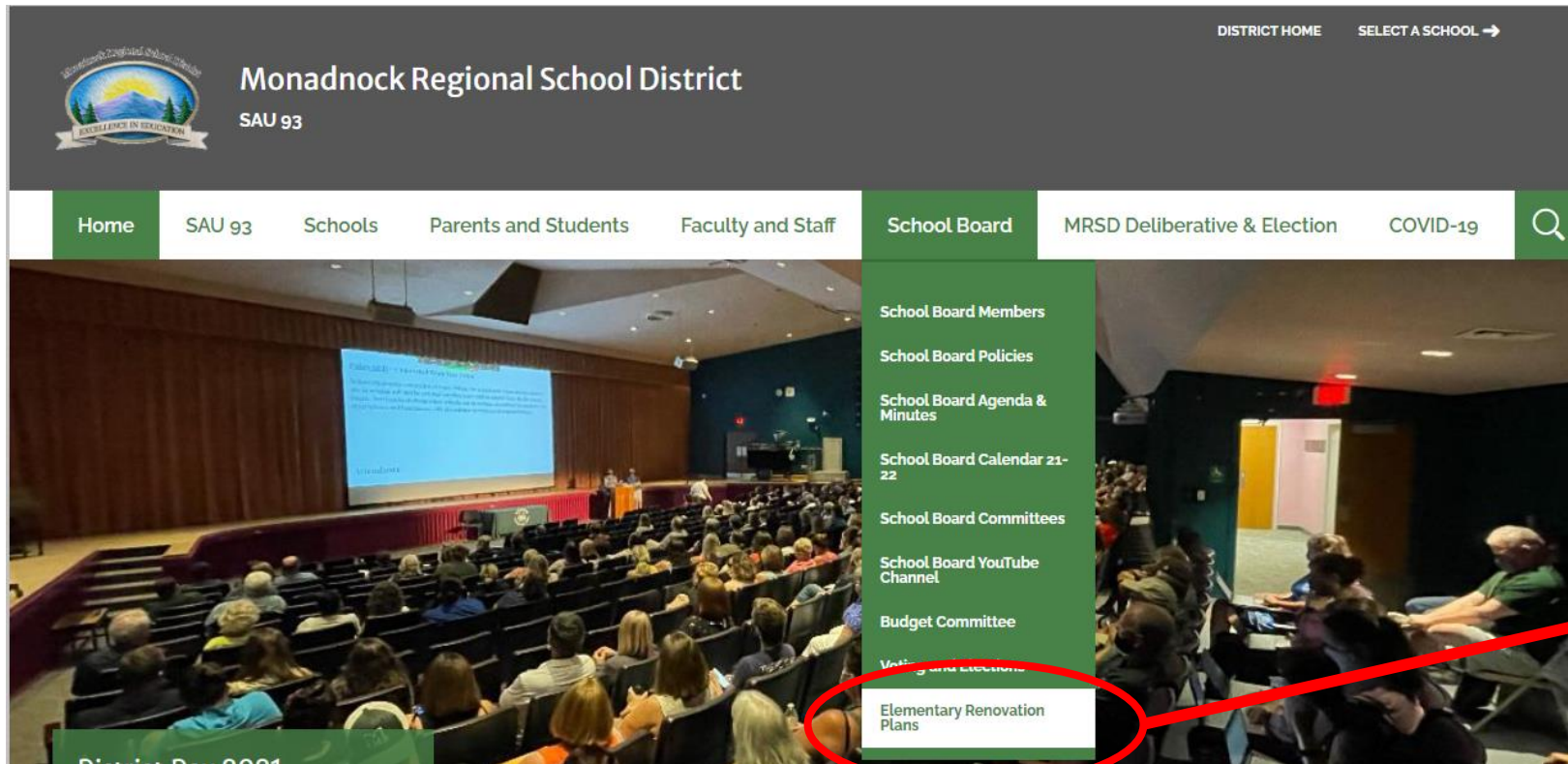
Exact cost to taxpayers determined by:

- 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?