

# THE LEARNING CURVE

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A Renovation and Expansion Project for the  
Maude H. Trefethen School

January 15, 2015

# MHT Building Committee Members

- Dick White, Chair
- Rod MacDonald, School Board Representative
- Rodney Rowland, School Board Representative
- Jim Katkin, SAU 50 Central Office
- Lynn Zacharias, MHT Principal
- Rich Landry, Architect
- Jane Lannon
- Clint Springer

# Agenda for Tonight

- Rodney Rowland – provide a summary of the project, including the school board approach and goals
- Dick White – describe the building deficiencies and building committee process to date
- Rich Landry – walk through the new plan in detail, along with the cost estimate and next steps
- Jane Lannon– discuss current bond estimated costs and implications for taxes

# Project Summary

- MHT built in 1952
- Expanded in 1994 with no renovations to systems since
- School needs to comply with local, State, and Federal laws and requirements
- Project has looked at all aspects of school operations
- State and local officials and school staff have given their input to ensure all areas were investigated
- Project scope covers all identified areas of deficiency

# Project Ideals

MHT will continue to be one of the top schools in the State

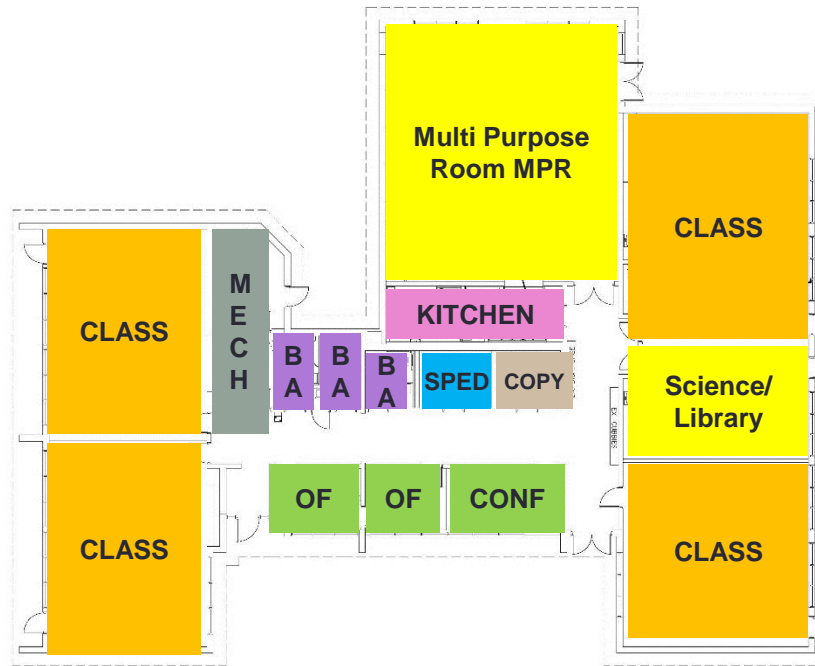
Children who graduate from its walls are ensured the safe, nurturing, growing primary/elementary experience

Community can be proud of MHT for many years to come

# Existing Floorplan

**Mechanical  
Room**

**Bathrooms  
Staff BR/  
Nurse Station**



**Admin Office  
Principal's Office  
Conference Room**

**Kitchen  
Multi-Purpose  
Room (MPR)**

**SPED Room**

**Copy Closet  
Science/Library**

**4 Classrooms:  
K-1-2: 2 rooms  
3-4  
5-6**

# School Board Due Diligence

- Identified where MHT building is out of compliance with NH Department of Education, ADA and Fire Safety requirements
- Appointed Building Committee to explore options to address deficiencies and meet state requirements
- Engaged ProCon to create conceptual design of a renovated school that meets state requirements
- Conducted safety/security audit done by Greg Champlin - NHOEM
- Conducted energy audit done by Acadia Engineers
- Commissioned geotechnical study of MHT grounds by S.W. Cole
- Hired fire protection engineer company S.F.C Engineering

# Specific Educational/Building Goals

Maintain Quality of Education and Update a 1952 building for today's educational goals

- Create Accessible Building
- Ensure every child the right to a safe, controlled environment
- Achieve goals established by the NH Department of Education and the Federal Department of Education
- Ensure every parent a private opportunity with teachers
- Improve Quality of Education
- Improve Energy Efficiency for a Sustainable Future
- Upgrade Safety and Building for Code Compliance



# School and Building Deficiencies

1. ADA Restrooms (Federal Law)
2. HVAC system (NH Building Code – Air Quality)
3. Special Education Room (NH DOE Requirement)
4. Guidance office (NH DOE Requirement)
5. Teacher work room (NH DOE Requirement)
6. Nurse's Station (NE DOE Requirement)
7. Windows (Security and Energy Efficiency)
8. Lighting
9. Fire Protection System (to protect town's investment)
10. With any renovation- need to add hot lunch program

# Building Committee Process to Date

- Procon designed a plan, adding 4,200 SF at a total cost of \$1.8M.
- Held 2 Public Information Sessions this fall
- Listened to feedback: people understand the needs but want a less expensive plan
- The school board and budget committee approved additional funding for an alternative design and estimate
- Rich Landry, architect, and ProCon, designed a smaller scope addition, focusing expansion to one area and the school board and building committee made some tradeoffs

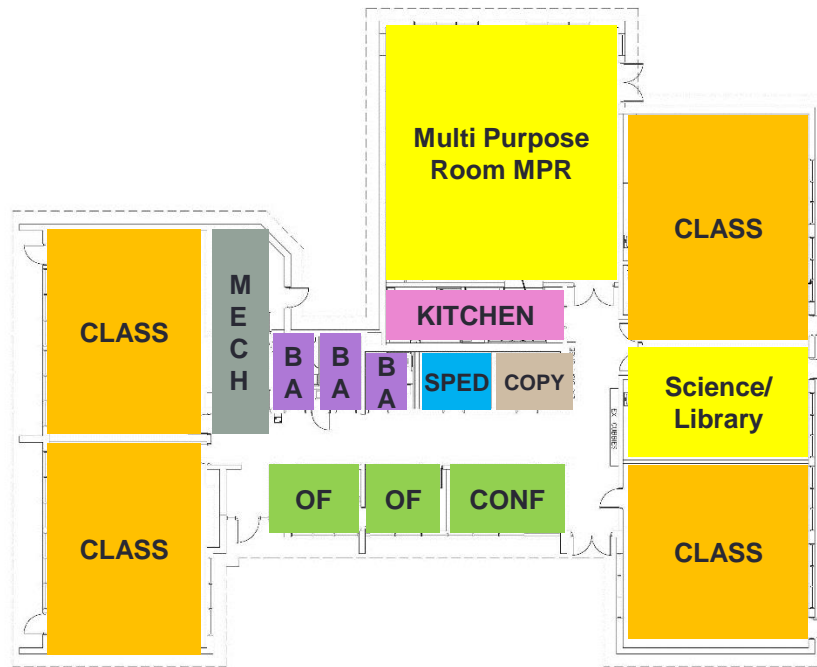
# Tradeoffs of New Plan

- Add 2 ADA bathrooms (one for teachers, one for students), and not bringing existing girls and boys rooms to ADA compliance.
- Keep kitchen in current location. BC is confirming that current layout will meet code, given the narrow room.
- Eliminate outdoor storage from scope. Assume we will privately fundraise for them.
- Reduce storage from previous plan, but more than current.
- Spec wall mounted ventilation for HVAC as opposed to a ceiling mounted system. BC is still discussing this tradeoff.
- Assume fire protection system can fit into smaller mechanical room and does not require fire pump. Fire protection engineer will inform this.
- Assume electrical closet can be located in the hallway.

# Project Comparison

	Current Building	After Proposed Renovation
Square Footage	8,276 SF	10,076 SF
Classrooms	4	5 (Converted Storage to SPED classroom and added flex room next to MPR)
Offices/Conf Rooms	4	5 (Added 1 Teacher Work/Conf Room)
Uses per Office/Conf Room	2-3	1-2

# Existing Floorplan



# Proposed Floorplan



 Preliminary Floor Plan  
SCALE: 1/8" = 1'-0"

# Project Estimates and Costs as of 1/9

## Building Committee Budget & Expenses

Pro con	\$14,200
Fire Prot. Engr.	2,500
<u>Geotech Study</u>	<u>5,700</u>
Total	\$22,400
Budget	\$25,000

## Project Estimate

Construction Cost	\$674,000
Mgmt Fee/OSHA/Ins	65,000
Contingency 10%	68,000
Arch./Civil/Structural Design	70,000
Legal, Clerk, Bond Fees	41,000
<u>Furnishings/Equipment</u>	<u>45,000</u>
Total Estimated Cost	963,000
<u>+ <i>Build. Comm. Contingency</i></u>	<u>35,000</u>
<i>Total Bond Amount</i>	<i>\$998,000</i>

# Next Steps for Project Planning

- Determine if current **kitchen design** meets DOE requirements— plans to be reviewed with SAU administrator and kitchen designer
- Determine **HVAC approach** of wall mounted unit ventilator vs in-ceiling ducted air vents, given upfront costs and maintenance costs – building committee to discuss
- Consult Fire Protection Engineer on **fire protection system** requirements
- Determine approach to **window replacement** - either keep current size or make smaller – building comm to discuss
- Finalize **bond amount and term**



# Bond Estimates as of 1/9/15

## 10 Year Bond

Int Rate 3.50%

Bond Amt \$998,000

Int Paid \$195,000

Total Cost \$1,193,000

## 20 Year Bond

Int Rate 4.00%

Bond Amt \$998,000

Int Paid \$423,000

Total Cost \$1,421,000

# What does this mean for you?

Estimated Annual Tax Impact for \$1M Home Over 10 Years



**This assumes a bond value of \$998,000 with no change in assessed value over the 10 years.**

# What does this mean for you?

Estimated Annual Tax Impact for \$1M Home Over 20 Years



This assumes a bond value of \$998,000 with no change in assessed value over the 20 years.

# Next Meetings

- Building Committee Meeting: January 23, 6:00pm @ MHT
- Public Bond Hearing: January 28, 2015, 7:00pm @ Rec Center
- Building Project Information Session: February 19, 7:00pm @ MHT
- Annual School District Meeting: March 10, 7:00pm, @ Rec Center