

Elementary School Building Project

Tom Gauthier, Chair
Shannon Gascoyne, Vice Chair



Amherst Schools
Built for the Future

Historical Overview

- 2018: JFAC formed with town volunteers, elected officials, & school administration
- March 2020: Voters approve \$150,000 Architect & Engineering fees as part of district budget for Amherst facilities design phase
- 2020: Lavallee Brensinger Architects and Harvey Construction hired to develop facilities options
- 2020: ASB does not move forward LBA designs to public hearing
- 2021: Banwell Architects, DEW Construction, and Tighe and Bond engineers were hired to develop facility options
- 2022: Warrant article failed for complete reno of Amherst Middle School and new construction for a consolidated Clark-Wilkins Elementary, PK-5, \$83,000,000



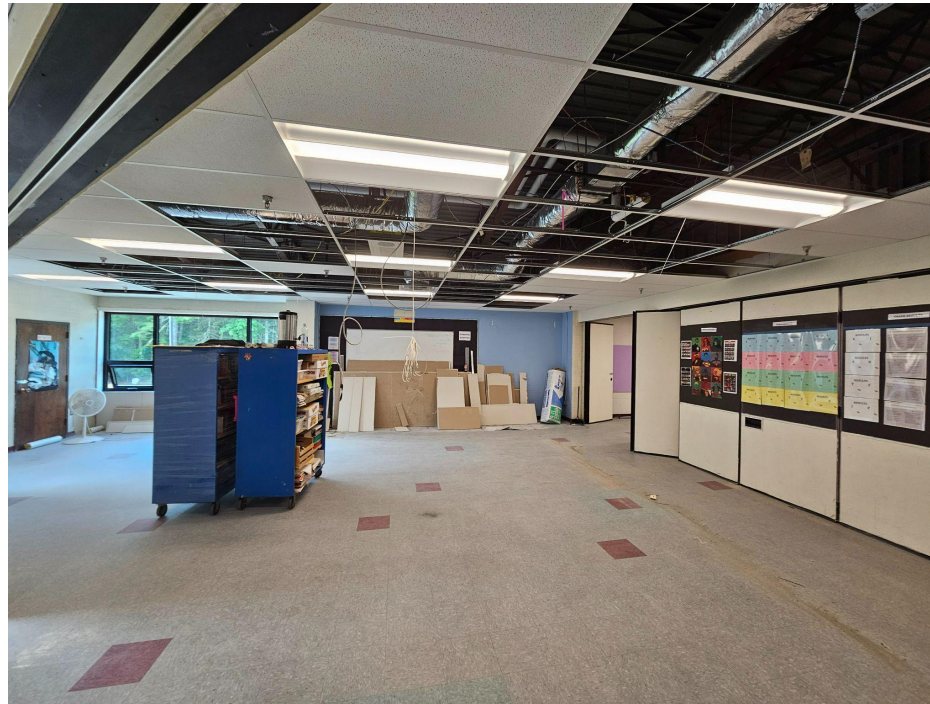
Historical Overview

- 2023: Summer, Small section of roof at AMS completed
- 2023: ASB holds hearing and votes to utilize Capital Reserve Funds for Phase II HVAC/Roof at Amherst Middle School to begin Summer '24
- 2023: Warrant article failed for new construction for a consolidated Clark-Wilkins Elementary, PK-5, \$54,250,179
- 2024: Reduced footprint, New Wilkins Elementary, 1-5, \$49,997,214 - 54% voter support at polls, 60% required to pass
- Summer 2024: Phase II HVAC/Roof at Amherst Middle School (12 classrooms) completed
- Fall 2024: Review and confirmation of design specifications, line by line analysis of General Construction, Soft Costs, Contingencies- \$52,921,828



Amherst Middle School Project

Before



Amherst Middle School Project

After



Key Considerations

➤ **Community Feedback**

- Community Feedback Surveys and Sessions
 - Cost & Scope
 - Concerns for future of Clark School
- Summer '23 Amherst School Board Facilities Retreat
- Designed and Fully Costed Multiple Options
 - AMS complete renovation and addition
 - Renovation/Addition at Wilkins School
 - “Build to Suit” on Wilkins Site
 - K-5 Consolidation, 1-5 Consolidation maintain Clark
 - Educational Program revisions for reduced grades (1-5) and refined

➤ **Clark School Remains PK-K**

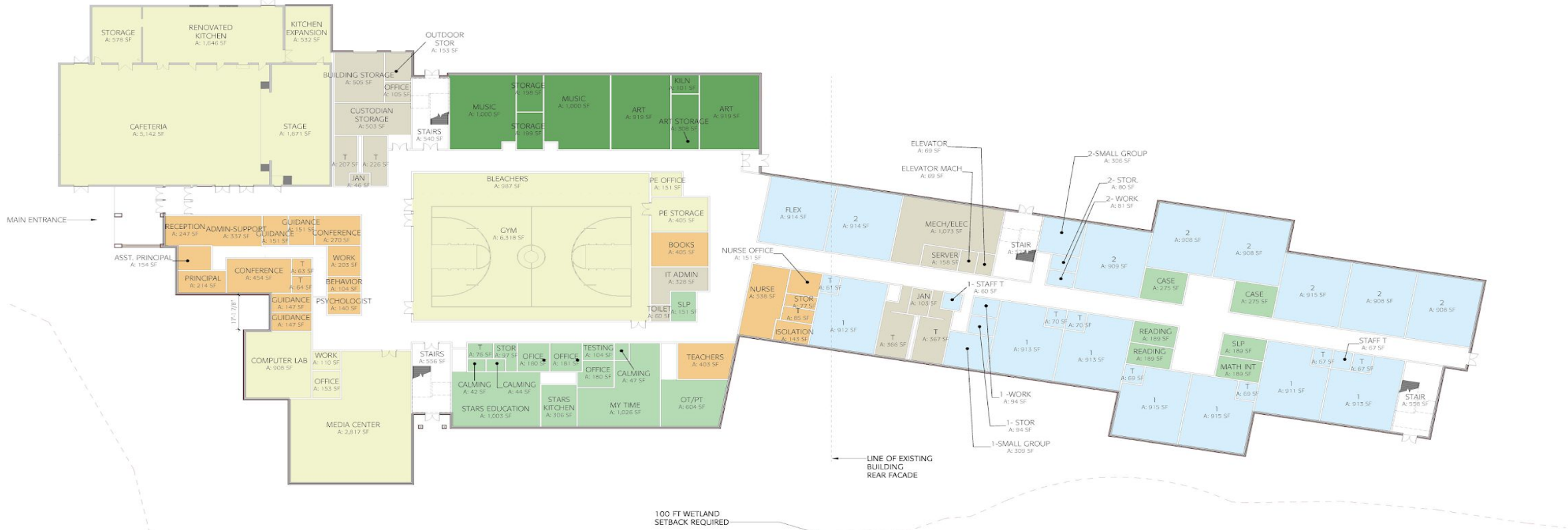
- Explored possibility of early childhood program at SHS



Conceptual Exterior Front



First Floor



OPTION 2 FIRST FLOOR PLAN
1"=20'

FIRST FLOOR ADDITIONS -	66,970 SF NEW 9,569 SF RENO
SECOND FLOOR ADDITIONS -	42,809 SF NEW
TOTAL ADDITIONS-	109,679 SF NEW 9,569 SF RENO
TOTAL BUILDING SF	119,248 SF
* DEMOLITION	41,160 SF



WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/17/23

Second Floor



OPTION 2- SECOND FLOOR PLAN
1"=20'

FIRST FLOOR ADDITIONS -	66,870 SF NEW
	9,569 SF RENO
SECOND FLOOR ADDITIONS -	42,809 SF NEW
TOTAL ADDITIONS-	109,679 SF NEW
	9,569 SF RENO
TOTAL BUILDING SF	119,248 SF
* DEMOLITION	41,160 SF



WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/17/23

Site Plan



Anticipated Construction Schedule

- Summer 2025 - Construction Documents Design & Bidding
- Summer 2026 - Groundbreaking
- Spring/Summer 2028 - Construction Complete



Elementary School Building Project

Project Features *Student Experience*



Impact on Student Learning

- **Research and evidence based instructional strategies drive ASD**
- **Buildings impact the ability to implement great instruction**
 - Loss of instructional time
 - High noise/high distraction
 - Programming driven by the lunch schedule
 - Lack of temperature control
 - Classroom size
 - Lack of accessibility



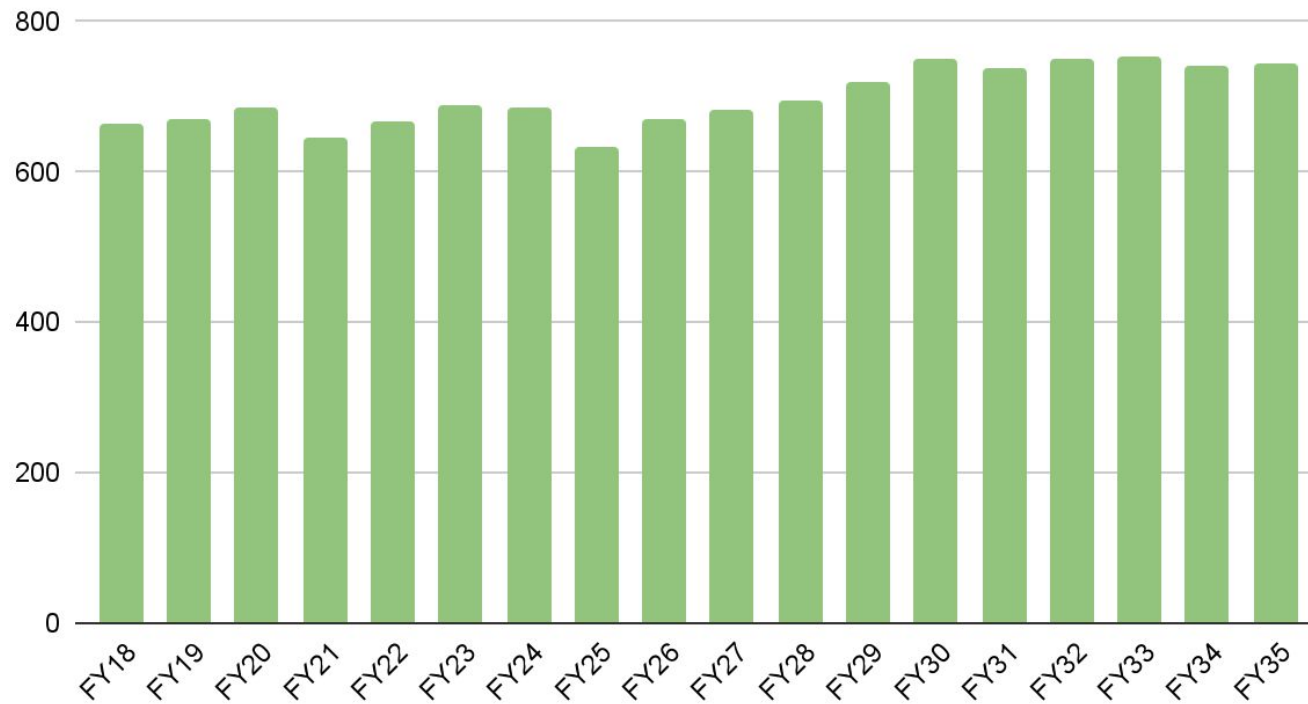
Elementary School Building Project

Project Features *Functional Spaces*



Supports Current & Future Enrollment

Enrollment Grades 1-5 Current and Projected



Conceptual General Classroom Design



Conceptual Art Classroom Design



Conceptual Individual Instruction Design



Conceptual Corridor Design



Conceptual Music Classroom Design



Conceptual Gymnasium Design



Elementary School Building Project

Safety & Security



Safety and Security

- Removes Need for Detached Portables
- Front Entrance Designed to Meet Homeland Security Emergency Management Specifications
- Enhanced Secure Exterior Doors
- Upgraded Alarm and Phone System
- Comprehensive Camera System
- Improved fire safety system (voice evacuation system) in compliance with current code



Safety and Security

- Outdated Hallway Gate
- Undersized Exit Doors
- Non-Smoke Rated Corridor Doors



Elementary School Building Project

New Systems



Facility Systems Review

Mechanical, Electrical, Plumbing Systems

- Energy efficient systems
- Updated equipment and better placement for improved maintenance and operations
- Meets current codes and guidelines (current systems grandfathered)
- Consistent all-season temperature control
- Improved ventilation system
- High efficiency condensing equipment
- New mechanical, electrical, plumbing systems



Facility Systems Review (cont.)

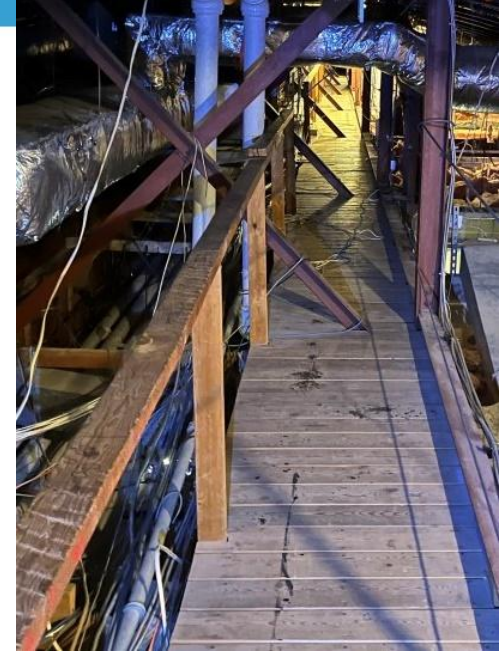
Mechanical, Electrical, Plumbing Systems

- Better roof drainage and storm water protection system
- New main switchboard and panels replace *end of life* (1967) equipment
- Adds an emergency generator
- Exterior emergency egress lighting at exits
- Replacing fluorescent lighting with more efficient LED fixtures
- Automatic lighting controls



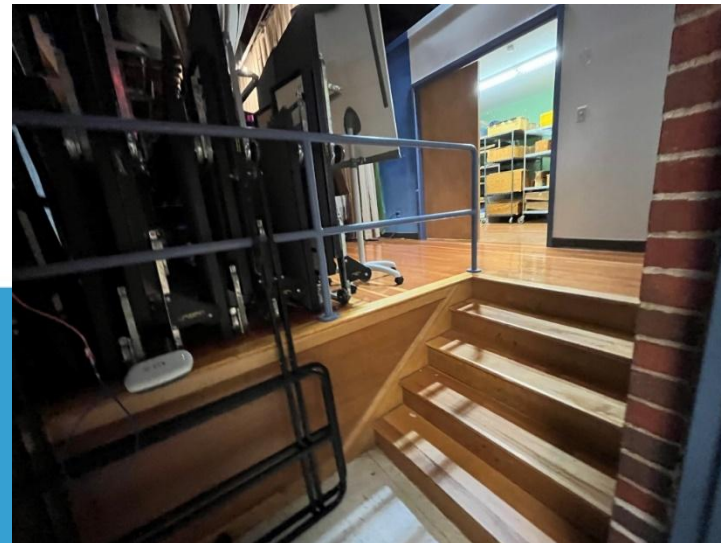
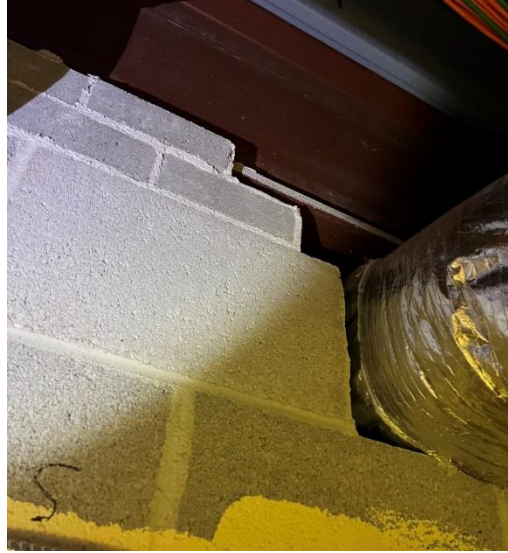
Facility Systems Review

- Wood Shed Attached to Building
- Walls not extending up to Roof
 - Smoke Safety Issue
 - Acoustic Issue
- Wood Attic Catwalk



Facility Systems Review

- Gaps in Corridor Smoke Wall
- Non-Smoke Rated Doors and Transaction Window
- Handrails Missing



Facility Systems Review

- Non-ADA Toilets, Doors, and Sinks



Elementary School Building Project

Traffic Flow



Wilkins Site



- Allows up to 75 cars to queue off of the road and on site during pick-up/drop-off
- Increases parking capacity for school and community events



Elementary School Building Project

Considerations & Comparisons



Elementary School Building Project

Year	2024 Proposal (FY25)	2025 Proposal (FY26)
Bond Amount	\$49,997,214	\$52,921,828
Term/Type	25 Year Level Principal	20 Year Level Debt
Interest Rate	4.0%	*3.84%
Total Cost	\$76,247,088	\$77,088,877
Square Footage	119,248	119,248
Grades	1-5	1-5
Clark School	Maintains PreK & Kindergarten	Maintains PreK & Kindergarten

55,242 sq.ft Wilkins Current Square Footage



*Estimated Interest Rate based on Jan 2025 bond sale

What are the costs at Wilkins?

Status Quo

5th Grade remains at AMS
Portables Replaced

*\$34,791,647

Proposed Project

Grades 1-5

\$52,921,828

**5% escalation consistent with proposed project estimate*



Status Quo Projects (High Level)

Project	Timeframe	Cost
Maintenance Projects, Security Systems, Food Service Systems, Asbestos Removal, Portables	Years 1-5	\$12,068,401
Maintenance Projects, HVAC, Electrical, Fire Panel Replacement, Security Systems, Windows, Plumbing Fixture Replacement, Food Service Systems, Portables	Years 6-10	\$21,583,401
Maintenance Projects	Years 15-20	\$1,139,845
Total		\$34,791,647



Status Quo Funding Plan (*Estimate*)

Bond	Years	Principal	Interest	Total Cost
Bond #1	1-5	\$12,068,401	\$1,415,732	\$13,484,133
Bond #2	6-15	\$21,583,401	\$5,125,301	\$26,708,702
Bond #3	16-20	\$1,139,845	\$143,024	\$1,282,869
TOTAL	20	\$34,791,647	\$6,684,057	\$41,475,704



Status Quo Tax Impact (*Estimate*)

Bond *	Years	Annual Payment	Annual Tax Impact
Bond #1	1-5	\$2,696,827	\$1.12
Bond #2	6-15	\$2,670,870	\$1.11
Bond #3	16-20	256,574	\$.11

**Based on Level Debt Financing*



Status Quo Project Considerations

- Maintenance upgrades are to current structure and equipment
- Asbestos abatement would need to be phased throughout years 1 - 5
- Multiple mobilizations to complete mechanical, electrical, and plumbing upgrades construction period
- Student relocation to temporary portables needed to accommodate these upgrades
- Square footage does not change
- Additional portables/office trailer needed for space needs
- Bathrooms not ADA compliant
- 5th grades remains at AMS
- Traffic and parking remain the status quo
- No additional gym or playground space for the school/town



Elementary School Building Project

Financing



NH Municipal Bond Bank (NHMBB)

- Provides Tax-Exempt Financing to School Districts by pooling its borrowing with other NH local governments
- Competitive Interest Rates
- Highly Rated by Moody's (Aa2) and S&P (AA+)
- Low Cost of Issuance
- Streamlined Borrowing Process
- Offer Level Debt and Level Principal Financing Schedules
- Bonds eligible for refinancing after 10 years
 - Based on maturity date and market interest rates
 - NHMBB refunds existing bond and passes savings to borrower
 - Results in reduction in debt service payments



Financing Options Considered-Level Principal

	Year 1		Year 2		Year 3	
Term	Payment	Tax Impact	Payment	Tax Impact	Payment	Tax Impact
20	\$1,323,045	\$0.55	\$4,633,111	\$1.92	\$4,529,488	\$1.87
25	\$1,323,045	\$0.55	\$4,170,334	\$1.73	\$4,084,730	\$1.69
30	\$1,323,045	\$0.55	\$4,108,556	\$1.70	\$4,027,262	\$1.67



Financing Options Considered-Level Debt

	Year 1		Year 2		Year 3	
Term	Payment	Tax Impact	Payment	Tax Impact	Payment	Tax Impact
20	\$1,323,045	\$0.55	\$3,804,335	\$1.57	\$3,801,816	\$1.57
25	\$1,323,045	\$0.55	\$3,346,924	\$1.39	\$3,343,513	\$1.38
30	\$1,323,045	\$0.55	\$3,233,694	\$1.34	\$3,226,888	\$1.34



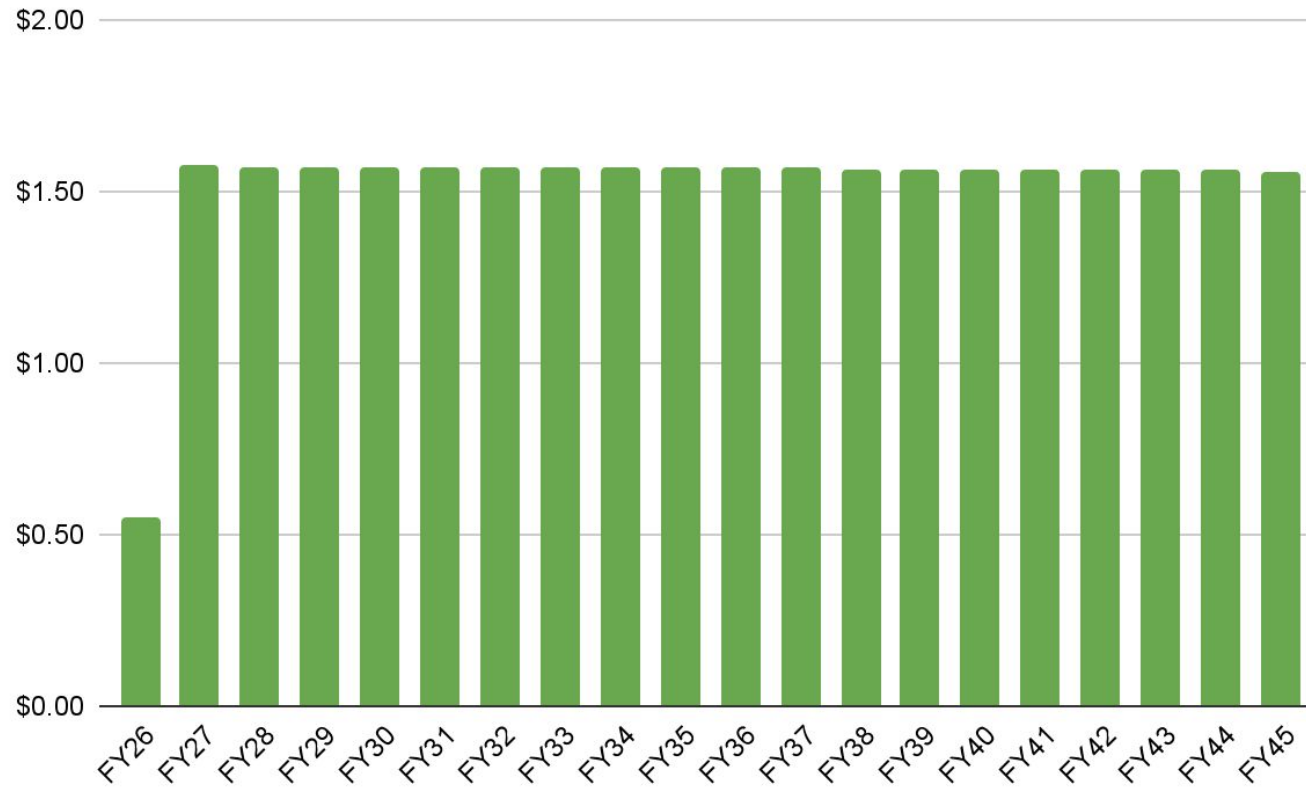
Financing Assumptions

Bond Amount	\$52,921,828
Term	20 Years
Interest Rate *	3.84%
Payment Type	Level Debt
Total Cost	\$77,088,877

**NHMBB using 3.84% for 20-year term bonds based on most recent bond sale.*



Estimated Tax Impact & Cost-20 Year Bond



Estimated Tax Impact & Cost-20 Year Bond

Year	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
Est. Tax Impact	\$0.55	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57
*Est. Cost/ Ave. Home	\$264	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759	\$759

Year	FY36	FY37	FY38	FY39	FY40	FY41	FY42	FY43	FY44	FY45
Est. Tax Impact	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.57	\$1.56	\$1.56	\$1.56	\$1.56
*Est. Cost/ Ave. Home	\$759	\$759	\$759	\$759	\$759	\$759	\$752	\$752	\$752	\$752



**Average Home Value \$482,000*

Elementary School Building Project

Summary



Proposed Project Summary

➤ **Functional Spaces with Classic Design**

- Developmentally appropriate educational space Grades 1-5
- Space designed to meet curriculum and student needs
- Aligned tightly with current and projected enrollment
- ADA accessibility

➤ **Enhanced Safety & Security**

- Removes Need for Detached Portables and Office Trailer
- Front Entrance Designed to Meet Homeland Security Emergency Management Specifications
- Comprehensive Camera, Alarm, Phone, and Improved Fire Safety Systems



Proposed Project Summary

➤ **New Systems**

- Addresses aging, out of compliance, end of life systems with energy efficient systems
- Provides excellent indoor air quality and temperature control

➤ **Improved Traffic Flow**

- Removes up to 75 cars from Boston Post Road
- Expands parking capacity

