



AVS Addition & Renovation

Voting Day: March 13, 2018

Why, What, and How

- The goal of this presentation is to **provide information** on the Renovation & Addition project for Auburn Village School (AVS) ahead of a vote to approve it on March 13, 2018.

WHY are we renovating and adding? What are the problems with the building?

WHAT are the options to address them?

WHAT have we been doing to address them?

HOW are we going to do this and how much will it cost?

The **WHY:**

Problems with the Building

Problems with the AVS Building

1. **Portables and modular classrooms** pose security challenges, most are past their intended life, and are becoming increasingly expensive to maintain.
2. There are several **safety and security issues** identified by the Department of Homeland Security that need to be addressed.
3. We've exceeded the NH DOE space recommendations and there **isn't enough space for daily school activities** that have evolved over time.
4. We don't have space to accommodate **full-day kindergarten**.
5. The school is **not designed for education in the 21st century** or for the **skills needed in the modern workplace**.

1: Portables and Modulares

- **Portables and modular classrooms pose security challenges, most are past their intended life, and are becoming increasingly expensive to maintain.**
 - They comprise 28% of all classroom space and the portables are separated from the main building.
 - Today's security standards recommend all students and personnel be located in the same brick and mortar structure.
 - Portables are meant to be temporary to deal with a population bubble. Our portables are 5-15 years old and the modulares are 22 years old.

#2: Safety & Security Issues

- **There are several safety and security issues identified by the 2014 Department of Homeland Security that need to be addressed.**
 - Front access to the building does not meet security guidelines. We need a larger entrance vestibule and other security improvements.
 - We need to be able to lock down administrative space.
 - Traffic flow around the building needs to be improved.
 - DHS recommends having all students in a single brick & mortar structure (no portables or modulars).

#3: Space for Daily Activities

- **We've exceeded the NH DOE space recommendations and there isn't enough space for daily school activities that have evolved over time.**
 - **NH DOE Space Recommendations:** We are 22% over the capacity the NH Department of Education (DOE) recommends for schools. The NH DOE also recommends a space utilization rate of 90%. Our rate is 125%.
 - **Nurse's Office:** We have only one nurse's bed, the space is not designed to protect student privacy, and the bathroom is not wheelchair accessible. It's also very cold and requires space heaters to compensate for drafty windows and insufficient heating.
 - **Cafeteria:** The serving space is small, requiring 8 lunch periods starting at 10:30am. Last lunch period is at 1:05pm.
 - **Special Education Instruction:** Special education demands have increased over the years and we don't have sufficient space to meet them. Some physical and occupational therapy sessions are carried out in hallways.
 - **Storage:** There isn't sufficient space for storage throughout the building, especially for things like science and theatre equipment. Some materials are stored in the principal's office.
 - **Staff Bathrooms:** There are over 100 professionals in the school and only 3 bathrooms for them. Two are on the first floor and one is in a classroom on the second..
 - **Student Bathrooms:** They're small and hand-washing and drying is done in the hallways, disrupting nearby classes and not affording expected standards of privacy.

#4: Full-Day Kindergarten

- **We don't have space to accommodate full-day kindergarten.**
 - We don't have full-day kindergarten today but full-day kindergarten will eventually come to Auburn.
 - We don't have space in the current footprint for it.
 - There's concern the inability to offer full-day kindergarten will impact Auburn's ability to attract people to the town and keep property values competitive.

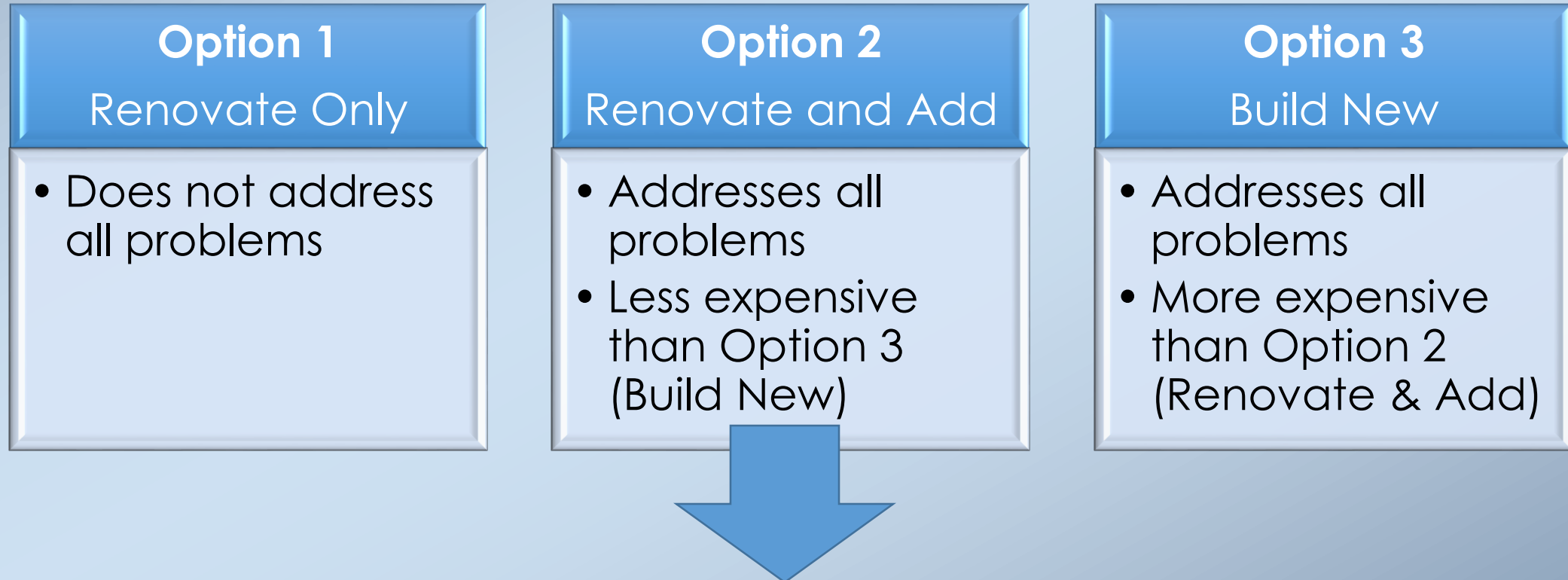
#5: 21st Century Education

- **The school is not designed for education in the 21st century or for the skills needed in a modern workplace.**
 - The last major renovation to the school was 30 years ago (1988) and so much in education has changed since then. For example:
 - Each student has a Chrome Book computer but classrooms only have 2 outlets to charge them.
 - Some students take online classes through Pinkerton Academy and they gather in the Media Center for the courses. The Media Center is closed to other students for these two periods.
 - Science, Technology, Engineering and Math (STEM) is a bigger part of the curriculum but we don't have sufficient lab and hands-on work spaces.
 - A lot of instruction is now project- and team-based but we continue to have traditional classroom space, with no ability to flex and adapt.

The **WHAT:**
Options to Address

Options

- In 2014, the Auburn School Board began to identify ways to address the problems with the school:



Plan Development

- In 2015, the H.L. Turner Group was hired to develop architectural plans.
- Bonnette, Page & Stone (BPS), a construction management company, was hired to estimate the cost of the renovation and addition and develop a phasing plan.
- Over the past few years, members of the School Board, SAU, AVS Administration, Turner Group and BPS have met to review plans and budgets. Every line item has been reviewed in detail and many modifications have been made along the way.

The **WHAT:**
Action Taken to Date

Vote History

- The request to fund the renovation and addition of the school has been put to the voters twice in the last two years.
- The project must have the approval of 60% of the voting public.
- In both years, the votes have failed by narrow margins:
 - 2016: the \$23.1M plan failed by 7 votes
 - 2017: the \$24.8M plan failed by 87 votes



Moving Forward

- Coming out of the 2017 vote, the School Board reached out to Auburn Town leadership to discuss voter feedback and find a way to collaborate on the project going forward.
- In June, School Board and Town leadership across all departments met and agreed the School Board should:
 - Reduce the overall scope and cost of the project
 - Remove the construction of a new gym
 - Reduce the duration of the bond
- Over 40 people attended the June meeting, and the facilitator applauded the attendees for working together. Although he works with towns throughout NH, he had never seen a Town and School District collaborate on a community need like we did.

School Improvement Committee

- As a way to continue the collaborative spirit, the School Improvement Committee (SIC) was formed in September 2017.
- The Committee is comprised of 14 members:

6 Auburn Residents

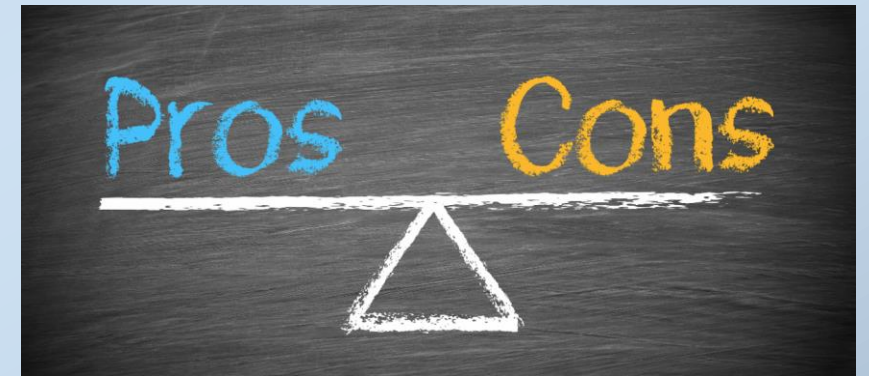
4 Town
Representatives

4 School
Representatives

- Charged with recommending to the School Board:
 - A revised scope and cost for the project
 - A revised bond duration
- Also charged with communicating the project to Auburn residents ahead of a 2018 vote.

School Improvement Committee, cont.

- Since September 2017, the SIC has been reviewing renovation & addition plans, project budgets, and bond rates.
- It has also been taking into account feedback from Auburn residents who attended their meetings as well as a survey conducted by an Auburn resident in the Fall of 2017.



In November 2017, the SIC recommended to the School Board a smaller project scope. The smaller project is estimated to cost \$14.3M, 42% less than the \$24.8M 2017 cost.

The **HOW:**
Project Details and Cost

Plan Highlights

- The renovation and addition recommended by the School Improvement Committee has three components:

New Classrooms &
Space

Targeted
Renovations

Larger Cafeteria

- **The historical, small town character of the façade will be preserved through the renovation/addition.**

New Classrooms and Space

- The renovation and addition will add 5 classrooms and remove the modular/portables:

Instructional Space	# Today	# After Project
Classrooms in the building	22	35
Science labs	1	2
Portables & modular classrooms	9	0
Total Instructional Space	32	37

- It will also add 6 spaces for special education, project-based, team-based & hands-on learning.

Resource & Group Learning Space	# Today	# After Project
Resource / Special Education	7	8+
Small Learning Spaces	0	4
Teacher Meeting Space	1	2
Total Resource & Group Learning Space	8	14+

- The 6+ additional resource / special education spaces will be configurable, allowing space to adjust to educational needs.

Targeted Renovations

- Several areas of the school will be renovated:
 - Larger, more secure front office and administration space
 - Larger Nurse's Office
 - Renovated bathrooms for students
 - More bathrooms for teachers
 - More storage, including ability to store town voting booths and minimize wear & tear through moving
 - New roof over most of the building
 - Improved athletic fields – “reclamation”
 - More storage, including ability to store town voting booths and minimize wear & tear through moving

Larger Cafeteria

- The cafeteria will be renovated and expanded, allowing two serving lines. More students will be served faster, resulting in fewer lunch periods and all students eating closer to the lunch hour.



Not Included in the Plan

- The current plan does not include:
 - New gym
 - New locker rooms
 - Changes to the front parking lot or traffic flow
 - New mechanical systems (HVAC, sprinklers, ventilation, lighting) in existing parts of the building
 - Complete renovation of the existing building – we're only renovating specific parts
- The current plan allows for these changes to be made in the future, however, and the School Board continues to fund a maintenance budget for their completion.

Front View



New Addition to Replace Portables



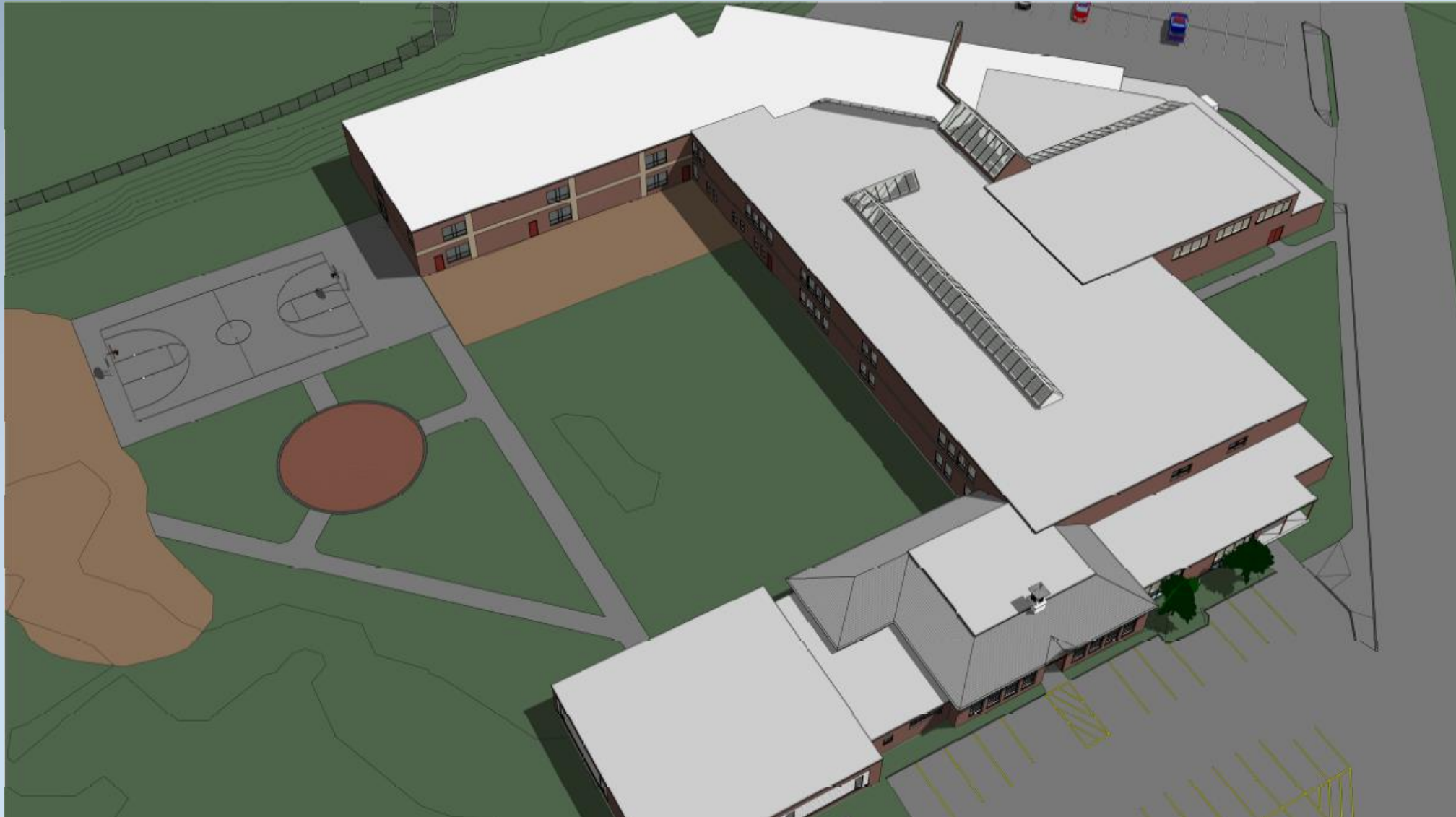
View from Rear Parking Lot (1)



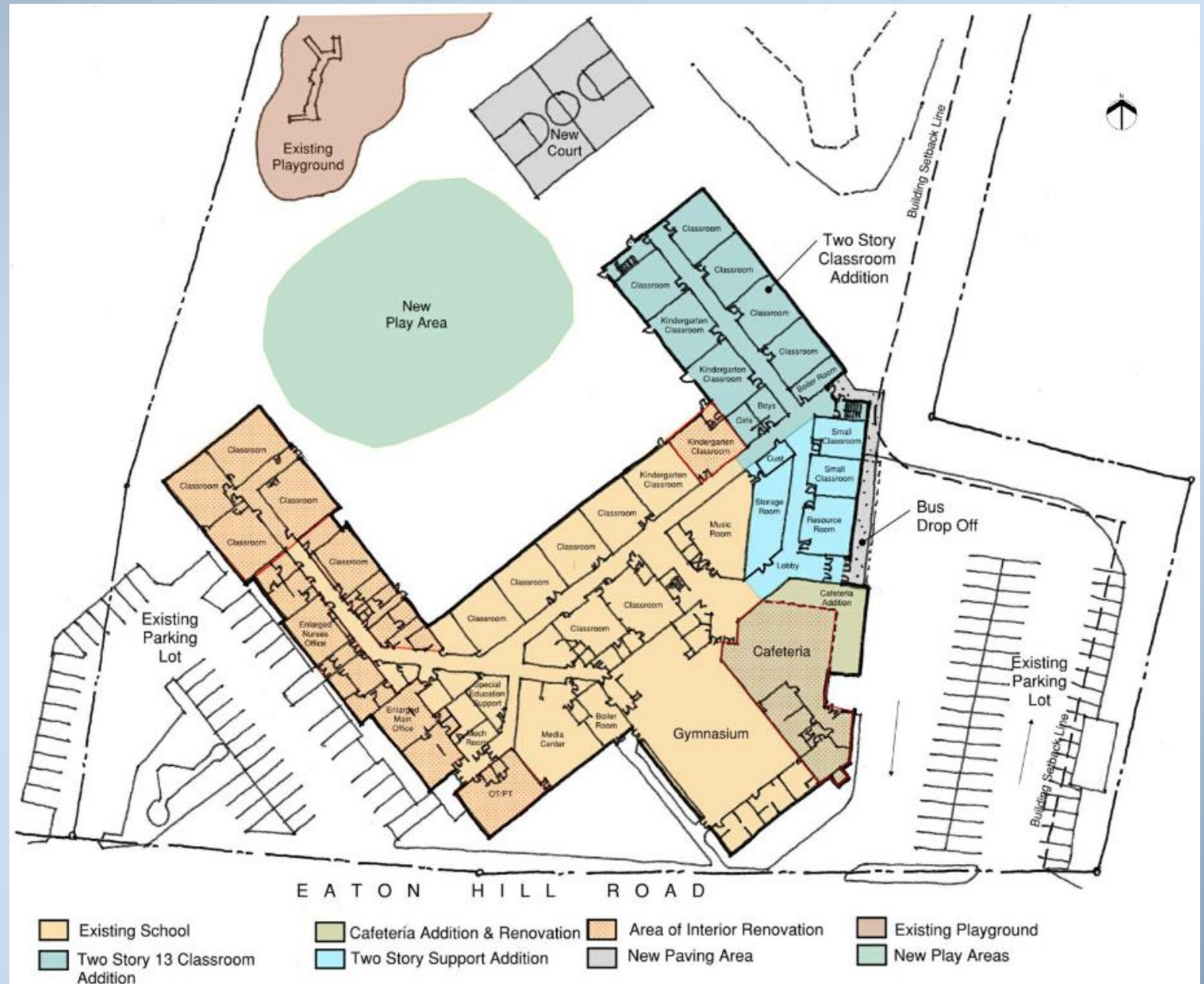
View from Rear Parking Lot (2)



Aerial View



First Floor





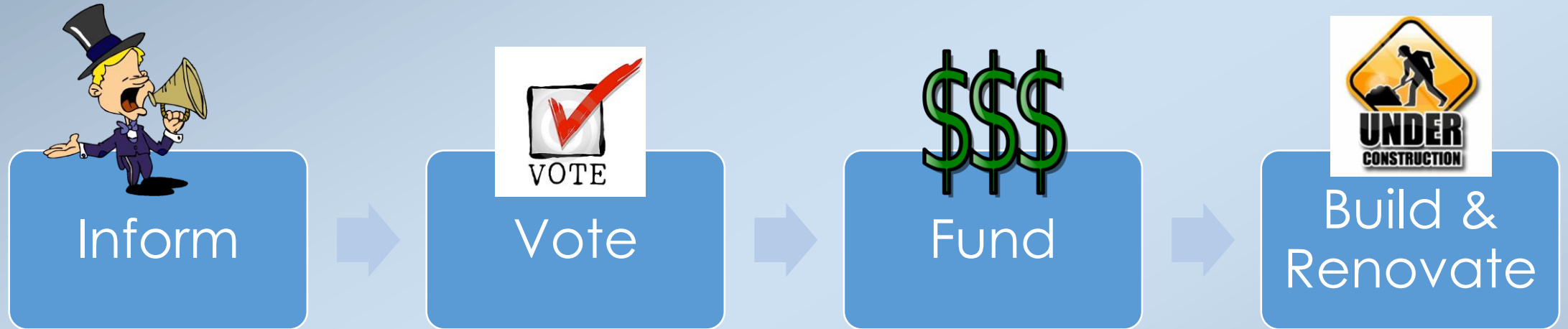
Cost

- Total cost is \$14.3M
- This is 42% lower than last year's \$24.8M plan
- 15 year bond at 3% rate (as of 1/5/2018)
- 15-year estimated tax rate increase is \$1.76 per thousand

Tax Impact

Assessed Value	Annual Tax Increase	Monthly Equivalent	Daily Equivalent
\$ 150,000	\$ 264	\$ 22	\$ 0.72
\$ 200,000	\$ 352	\$ 29	\$ 0.96
\$ 250,000	\$ 440	\$ 37	\$ 1.21
\$ 300,000	\$ 528	\$ 44	\$ 1.45
\$ 350,000	\$ 616	\$ 51	\$ 1.69
\$ 400,000	\$ 704	\$ 59	\$ 1.93
\$ 450,000	\$ 792	\$ 66	\$ 2.17
\$ 500,000	\$ 880	\$ 73	\$ 2.41

Next Steps



Next Public Information Session.

- **2/17/2018 @ 9am at AVS** (with coffee & donuts)
- **3/8/2018 @ 6:30pm at AVS** (pizza will be served)

Voting Day is
March 13, 2018
at AVS
7am to 7pm

If the vote passes, we secure the bond in Spring / Summer 2018.

Construction begins Summer 2018 and continues for 18-24 months.

Mark Your Calendars to Vote

MARCH						
Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

MARK YOUR CALENDARS

March 13 is Voting Day. Sixty percent (60%) of all voters need to approve the Renovation and Addition plan in order for it to move forward.

How to Help

- Volunteer to get the word out



- Stay informed -
<http://auburn.sau15.net/avs-renovation-information/>
- Host an informational event
 - At your home
 - At your favorite hangout
- Encourage informed Voting
 - AVS Alumni (age 18)
- Provide voter transportation

Additional Information

NH Dept of Education Space Recommendations

- The renovation & addition will allow us to align with NH DOE capacity and utilization recommendations.

NH DOE Recommendations	Today	After Project
Capacity: 1 student per 140 square feet	22% over capacity School supports 521 students, but current enrollment is 613.	Will be below capacity recommendation School will support enrollment of 703 students.
Utilization: rate of 90%	125% capacity Current capacity based on utilization – 481 students	Will be at utilization recommendation Proposed capacity based on utilization – 632 students

AVS Enrollment History

- Auburn's student enrollment has grown by 8% over the last 10 years.
- The only sizable enrollment growth we anticipate at this time is if/when full-day kindergarten comes to Auburn.

YEAR	Students	Change from Previous Year	% Change
2007-08	565		
2008-09	619	54	10%
2009-10	616	-3	0%
2010-11	592	-24	-4%
2011-12	611	19	3%
2012-13	597	-14	-2%
2013-14	566	-31	-5%
2014-15	567	1	0%
2015-16	592	25	4%
2016-17	613	21	4%

AVS Structural History

- Current space:
 - 67,434 sq ft, main building, including modulares
 - 5,540 sq ft of portable classrooms
- Built in 1940 and series of additions completed:
 - 1960's - one-story wing
 - 1965 – added 18,000 sq ft
 - 1970 - partial 2nd floor added 8K sq ft
- 1988 - classrooms, music, café/kitchen (26.5K sq ft)
- 1995 - Modulares constructed (3.5K sq ft)
- Three stand-alone portables added in 2002, 2004 and 2012. Each holds 2 classrooms (1,850 sqft per unit).

Town & Community Use of AVS

- Town's Largest Emergency Shelter
- Town Deliberative Session Location
- Town Voting Location
- Town Youth Sports
- E Waste Collection
- Sucker Brook Cycling Event
- Coffee House
- Griffin Library Santa Breakfast
- Miss Auburn Scholarship
- Pinewood Derby/Scouts
- Girl Scouts events
- PTA Meetings
- School Board meetings
- Jack's Driving School
- APD event