

BSD CAPITAL IMPROVEMENT PLAN

History of Preschool Program Building Project Development



BURLINGTON
SCHOOL DISTRICT

Capital Plan Bond Approval Process

- Every year administration identifies priority capital improvement projects and presents them to the board (October/November)
- Debt service built into proposed budget - **Board Approval**
- Design development process (Ongoing)
- Prequalification of Contractors (April/May) - **Board Approval**
- Project Request for Proposal (RFP) to Contractors
- Awards Project Bid (May/June) - **Board Approval**
- City Approves and Issues Bond
- \$19m bonding authority is an extension of the already established \$2m annual authorization process to address \$39m of need over 10 years

Legal Authorization from Law Firm of McNeil Leddy & Sheahan, P.C.

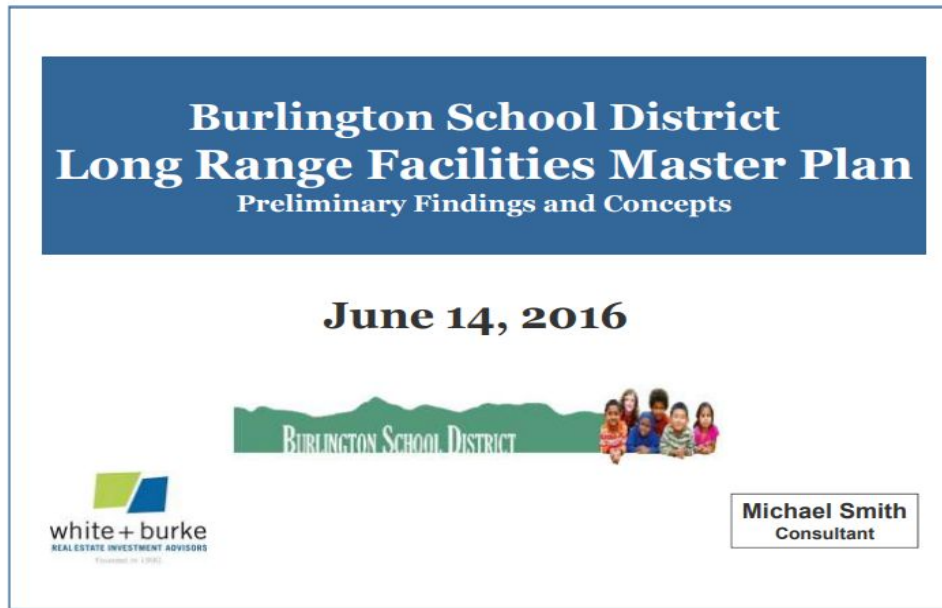
Question Presented

Is the Burlington School District's present capital project plan within the scope of the authorization by the voters to issue general obligation bonds, approved on March 7, 2017?

Short Answer

Yes, the question presented to the voters was sufficient enough to show its character and purpose to accomplish capital improvements to substantially reduce the deferred maintenance of the District's buildings, it is likely that the present project plan does not materially differ from the authorization granted pursuant to the ballot question, and prior versions of the project plan are not binding upon the District or the City of Burlington so as to require the project to take the form as it was prior to the March 7, 2017 bond election.

History



- Recommendation to address current elementary school space constraints
 - Move central office staff out of Ira Allen and lease office space and renovate Ira Allan as Pre-k Center

<http://www.bsdrv.org/wp-content/uploads/2017/07/June-2016-BSD-Long-Range-Master-Facilities-Plan.pdf>

Space Needs and Constraints

Elementary & Middle Schools

Facility	2016 Enrollment	2025 Enrollment (High)	Capacity
Elementary (K-5)*			
Champlain	317	339	CONSTRAINED
Edmunds	344	389	CONSTRAINED
Flynn	345	361	ADEQUATE
IAA	265	334	CONSTRAINED
SA	193	220	CONSTRAINED
Smith	269	262	ADEQUATE
TOTAL	1733	1905	
Middle			
Edmunds	395	438	ADEQUATE
Hunt	382	369	ADEQUATE
TOTAL	777	807	

* In addition to 1733 K-5 students, current Pre-K enrollment in District schools is about 100 students

Observations:

- Elementary: Four (4) schools are significantly constrained to accommodate recommended educational programming for curriculum, special education, ELL, Pre-K and after school.
- Middle: Both schools have adequate space to accommodate recommended minimum educational programming.

Presented: June 2016

Capital Plan Roll Out

- Ten Year Capital Bond Plan
(Address space needs and constraints and deferred maintenance needs)
 - Year One Priorities to Develop Plan
 - Planning and Design Work For
 - Preschool Center at IRA
 - Edmunds C Building Renovations
 - IAA Building Envelope & HVAC Upgrade
 - Champlain Parent/Student Drop Off
 - Champlain Addition, Separate Cafeteria & Second Floor Corridor



Presented: Preceding Bond Vote 2017

<http://www.bsdt.org/wp-content/uploads/2017/07/20171001-Capital-Plan-Presentation.pdf>

Space & Facility Needs Assessment

- Enrollment projections
- Educational program space standards
- Space needs and constraints by school
 - Alternative approaches
- Condition of existing facilities (EMG Study)

Year 1 Priorities

- ★ Planning and design work
 - Preschool center at IRA
 - Edmunds C building renovations
 - IAA building envelope & HVAC
 - BHS accessibility planning
 - Champlain parent drop off
 - Elementary School 4 Classroom Addition
 - Voice over IP phone and intercom safety system
- ★ Champlain second floor windows

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Presented: Preceding Bond Vote 2017

10 Year Capital Needs

Champlain Elementary School	\$3,942,042
Edmund's Elementary & Middle School	\$10,007,561
Flynn Elementary School	\$844,036
Integrated Arts Academy	\$1,269,772
Sustainability Academy	\$1,299,837
Smith Elementary School	\$352,556
Hunt Middle School	\$6,103,505
IRA Allen	\$3,239,601
Property Services	\$357,956
BHS Accessibility & Maintenance Reserve	\$1,700,000
Design & Contingency	\$9,883,134
Total Needs over 10 years	\$39,000,000
Less Existing Bonding Authorization	\$20,000,000
New Bond Authorization Needed	\$19,000,000

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Presented: Preceding Bond Vote 2017

Capital Plan Development

- The 10 year plan is an ongoing work in progress
- Full designs are not developed at the early stages of the plan
- Design details are fleshed out through the design development process
- Extensive process goes into working out the long term details of the ever evolving plan
- Many factors drive the design development process, such as code compliance and existing building conditions
- Various factors can, and usually do, result in unforeseen project delays

Capital Plan Development

Through the planning and design development process we identified:

Preschool Center at IRA

- ❖ Because of increased enrollment due to Act 166 we would already be at maximum capacity if we were to renovate Ira Allen with no room for growth

Champlain Addition, Separate Cafeteria & Second Floor Corridor (Necessary First Steps)

- ❖ Cannot do these needed renovations in the seven week window of summer break so we cannot start this project until we either secure alternate swing space to displace students or purchase/lease temporary mobile classrooms

IAA Building Envelope & HVAC Upgrade (Necessary First Steps)

- ❖ Cannot do these needed renovations in the seven week window of summer break so we cannot start this project until we either secure alternate swing space to displace students or purchase/lease temporary mobile classrooms

Edmunds C Building Renovations

- ❖ Planned to start June 2018
- ❖ To utilize C building as the central secure entry point for the campus, we must provide an ADA compliant access to the building from where students will be dropped off and where handicap parking is provided

Capital Plan Development

How long has the District been planning North and South End Preschool Centers?

In [November of 2017](#), the District updated the Board on the status of the capital plan. The presentation included an analysis of two preschool options. The District indicated that it intended to focus future design effort on the option that included creating two new centers in the North and South End because it was most cost effective and provided needed swing space to support projects at other schools.

History



- Alternate plan to build North & South End Preschools to utilize Ira Allen as needed swing space

<http://www.bsdyt.org/wp-content/uploads/2017/07/Board-Capital-Planning-Presentation.pdf>

History

NORTH END AND SOUTH END PRESCHOOL OPTION SUMMARY

OPTION “B” NORTH & SOUTH PROGRAMS

- Ira Allen used as swing space for displacement of students from other sites during renovation
 - Upon completion of other capital improvement projects building could be used for alternate programs or sold
- More convenient for north and south end families
- Greater program support options available being adjacent to existing elementary school
- More efficient bus routes with less travel time for students
- Both sites allow for potential future growth
- Building could be designed to accommodate additional programs on second floor
- Proposed site work for both north and south programs also provide significant improvements to Champlain & Smith for student drop off and pick up
- Potential additional Act 166 funding available

Presented: November 2017

Cost Analysis for Pre-k Program

Option A		Option B	
Ira Allen Renovation to Pre-K	\$4,000,000	North End Preschool	\$2,500,000
Lease Office Space for Central Office Staff for 20 years	\$5,000,000	South End Preschool/ Office Space for Central Office Staff	\$5,000,000
Temporary Classroom Space for 10 years	\$1,200,000		
Total: \$10,200,000		Total: \$7,500,000	

- Option A requires us to find alternate swing space to displace students to do future capital projects
- Additional cost to lease temporary mobile classrooms
 - Code compliance for use of temporary structures requires not to exceed 180 day
 - Purchase/lease of the units
 - Electricity, Water, Sewer, Heat, Fire Alarm System, Security, etc.
 - Removal at end of life/lease term
- Option B utilizes Ira Allen as swing space to move forward with other future building improvements starting in 2020

ESTIMATED CAPITAL PLAN TIMELINE STARTING 2018

School	Project	Estimated Timeline	Estimated Start	Estimated Completion	Displation of Students
Smith School Property (332 Ethan Allen Parkway)	North End Preschool Satellite Program	12-14 Month Construction Period (2 summers & 1 academic year)	August 2018	September 2019	N/A
BDS Property Services Property (287 Shelburne Rd.)	South End Preschool Center/Administrative Offices	12-14 Month Construction Period (2 summers & 1 academic year)	August 2018	September 2019	N/A
Champlain Elementary School	Student Drop Off Lane	Summer Vacation	May 2019	August 2019	N/A
Edmunds Elementary & Middle School	"C" Building Basement Cafeteria & Kitchen	12-14 Months	June 2018	September 2020	N/A
	ADA Secure Central Entrance & Student Drop Off Lane	Summer Vacation	May 2019	August 2019	N/A
IAA	Building Envelope, Windows & HVAC Upgrade	12-14 Months	June 2020	September 2021	Yes
Edmunds	HVAC Upgrade	12-14 Months	June 2022	September 2023	Yes
Champlain	Separate Cafeteria, Addition & Second Floor Corridor Renovation	12-14 Months	June 2024	September 2025	Yes
Hunt	Electrical/Interior Renovations	12-14 Months	June 2026	September 2027	Yes

- Prolonging the start date of the North & South Preschool programs will either require finding alternate swing space to start other future projects or result in additional delays

Why are we investing in more preschool space?

Our current spaces for early education and learning are outdated, cramped, spread throughout many schools, and insufficient to meet the growing need to serve preschool students in our District. Each year there is a waitlist to get into our program, and it has been growing over the past three years in part as a response to the state law that mandates universal preschool access. Each of the last two years we have had to include an increase in our budget to support universal pre-k.

What is the permitting status of these projects?

The District appeared before the Conservation Board on May 7 to present a preview of the South End preschool center. A permit has been submitted for the interior renovations ONLY at Edmunds and we are scheduled for DAB review on May 8th. The District has not applied for a permit for any other projects at this time.

Is it permissible to use the \$19 million for these projects?

Yes. The District has been advised by Counsel that the present plan remains within the authorization provided by the voters.

ANTICIPATED BOARD ACTION TIMELINE



Continued Input NPA's, PTO's, BSD Staff (See Website) <http://www.bsdt.org/district/budget/capital-planning/>

- ❖ May Board Meeting
 - Hunt Locker Bid Award
- ❖ June Board Meeting
 - Edmunds Construction Bid Award
 - SA Playground Bid Award
- ❖ July Board Meeting
 - Early Ed Construction Bid Award



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