Introduction

• This presentation incorporates elements of a newly constructed draft capital improvement plan for the entire district.

• This draft plan is essential for future capital needs planning.
Presentation Overview

• Project Goals
• Space & Facility Needs Assessment
• Facility Enhancement Recommendations
• Cost Projections for the next 10 years
• Areas of Collaboration
Project Goals

• Ensure high quality educational opportunities for ALL Burlington students.

• Make certain facilities adequately support the provision of high quality educational opportunities.

• Attain proper balance between the District’s facility/space needs and ability of taxpayers to afford those needs.
Burlington School District

Space & Facility Needs Assessment
Space & Facility Needs Assessment

• Prepare enrollment projections
• Update existing facility inventory – room sizes and usage
• Develop educational program space standards
• Assess space needs and constraints by school
• Evaluate condition of existing facilities (EMG)
• Explore alternative approaches
Space & Facility Needs Assessment

Enrollment Projections

<table>
<thead>
<tr>
<th>Facility</th>
<th>2016* Enrollment</th>
<th>2025 Projections</th>
<th># Change 2016 - 2025</th>
<th>% Change 2016 - 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Low</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Elementary (K-5)</td>
<td>1733</td>
<td>1,758</td>
<td>1,905</td>
<td>25</td>
</tr>
<tr>
<td>Middle</td>
<td>777</td>
<td>770</td>
<td>807</td>
<td>-7</td>
</tr>
<tr>
<td>High School</td>
<td>986</td>
<td>1,041</td>
<td>1,058</td>
<td>55</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,496</td>
<td>3,569</td>
<td>3,770</td>
<td>73</td>
</tr>
</tbody>
</table>

Observations:

• Minimal increase in student enrollment over next 10 years.

• Future space requirements will be similar to today’s needs.

*3/11/2016
Space & Facility Needs Assessment

Educational Program Space Standards

• Involved Program Directors – Curriculum, Special Ed, ELL, Pre-Kindergarten, After School

• Identified program space standards necessary to promote District’s educational goals – NOT A WISH LIST

• Program Space Standard Examples:
  ➢ Elementary:
    - General Ed Classrooms: 22 students/classroom; 725 sf minimum (1100 sf for K)
    - Separate cafeteria and gym for schools with 300+ students
    - Special Ed/ISN breakout rooms: 2 per school; 80 sf minimum each
    - ELL Classrooms: 2 per school; 450 sf minimum each
  ➢ Middle:
    - General Ed Classrooms: 22 students/classroom; 725 sf minimum
    - Shop Classroom: 1 per school; 1200 sf minimum
    - ELL Classrooms: 2 per school; 450 sf minimum each
  ➢ BHS:
    - General Ed Classrooms: 22 students/classroom; 30 sf/student minimum
    - Classroom Occupancy in Current Schedule
### Space Needs and Constraints
#### Elementary & Middle Schools

<table>
<thead>
<tr>
<th>Facility</th>
<th>2016 Enrollment</th>
<th>2025 Enrollment (High)</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary (K-5)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Champlain</td>
<td>317</td>
<td>339</td>
<td>CONSTRAINED</td>
</tr>
<tr>
<td>Edmunds</td>
<td>344</td>
<td>389</td>
<td>CONSTRAINED</td>
</tr>
<tr>
<td>Flynn</td>
<td>345</td>
<td>361</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>IAA</td>
<td>265</td>
<td>334</td>
<td>CONSTRAINED</td>
</tr>
<tr>
<td>SA</td>
<td>193</td>
<td>220</td>
<td>CONSTRAINED</td>
</tr>
<tr>
<td>Smith</td>
<td>269</td>
<td>262</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1733</td>
<td>1905</td>
<td></td>
</tr>
<tr>
<td><strong>Middle</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edmunds</td>
<td>395</td>
<td>438</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>Hunt</td>
<td>382</td>
<td>369</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>777</td>
<td>807</td>
<td></td>
</tr>
</tbody>
</table>

* 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.
Space Needs and Constraints
High School and Technical Center

BHS:
• Sufficient space to accommodate projected program growth, includes:
  ➢ ELL only classroom spaces
  ➢ Special Ed only classroom spaces
  ➢ Spaces for the current year scheduled student programs.

BTC:
• Sufficient space to accommodate projected program growth, includes:
  ➢ Space for 11 programs, with classrooms and labs
  ➢ Some program enrollment limited to 16 students by state safety standards

Observations:
• Over half of BHS classrooms lack sufficient space (30 sf/student) to accommodate the maximum number of students allowed by policy or program
Space & Facility Needs Assessment

Existing Facilities Condition

• EMG evaluated all District facilities
• 20 year Continuing and Preventive Maintenance
• Deferred/Preventative Maintenance Examples:
  ➢ HVAC Repair/Replacement
    o Boiler and circulation pumps
    o Chillers
    o Condensing units/heat pumps
    o Air handling units
    o Heat exchangers
    o Water heaters
  ➢ Vinyl flooring asbestos abatement
  ➢ Acoustical tile ceiling replacement
  ➢ Roof replacement
  ➢ Window replacement
  ➢ Exterior façade repoint & replace
  ➢ Parking lot & sidewalk repair
  ➢ Elevator repair & replacement
  ➢ Kitchen equipment replacement
# Space & Facility Needs Assessment

## Existing Facilities Condition

## Deferred & Preventative Maintenance Cost Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>Building Area (SF)</th>
<th>Total 10 Year Cost (Years 1 - 10)</th>
<th>Total 20 Year Cost (Years 1 - 20)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Champlain</td>
<td>51,140</td>
<td>$1,685,312</td>
<td>$3,076,294</td>
</tr>
<tr>
<td>Edmunds Elementary &amp; Middle</td>
<td>151,156</td>
<td>$6,292,289</td>
<td>$8,863,281</td>
</tr>
<tr>
<td>Flynn</td>
<td>52,688</td>
<td>$844,036</td>
<td>$3,063,242</td>
</tr>
<tr>
<td>IAA</td>
<td>39,080</td>
<td>$1,269,772</td>
<td>$3,170,671</td>
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<tr>
<td>SA</td>
<td>31,406</td>
<td>$1,299,837</td>
<td>$2,054,294</td>
</tr>
<tr>
<td>Smith</td>
<td>41,048</td>
<td>$352,556</td>
<td>$1,140,456</td>
</tr>
<tr>
<td>Hunt</td>
<td>77,633</td>
<td>$6,103,505</td>
<td>$6,682,468</td>
</tr>
<tr>
<td>BHS/BTC</td>
<td>236,000</td>
<td>$27,017,179</td>
<td>$31,590,185</td>
</tr>
<tr>
<td>IRA</td>
<td>16,860</td>
<td>$2,873,951</td>
<td>$3,415,602</td>
</tr>
<tr>
<td>Property Services</td>
<td>12,244</td>
<td>$357,956</td>
<td>$453,178</td>
</tr>
<tr>
<td>Construction/Soft Cost Contingency (20%)</td>
<td></td>
<td>$9,619,279</td>
<td>$12,701,934</td>
</tr>
<tr>
<td><strong>TOTAL FOR BURLINGTON SCHOOL DISTRICT</strong></td>
<td><strong>709,255</strong></td>
<td><strong>$57,715,672</strong></td>
<td><strong>$76,211,605</strong></td>
</tr>
</tbody>
</table>
Alternative Approaches

- Centralized pre-school program
- Academy model for ELL program
- After school and other specialized programs at other locations (non-profit)
- Avenues to bolster tuition students
- Collaboration with City and other governmental entities
- Collaboration with area developers and institutions of higher education
Facility Enhancement Recommendations
Minimum Cost Alternative
Facility Enhancement Recommendations
Minimum Cost Alternative

ELEMENTARY SCHOOLS:

• Implement deferred/preventative maintenance improvements in all schools.

• Move all Pre-K programs to IRA.

• Cap enrollment at IAA (260) and SA (195) and rebalance student population in other schools.

• Edmunds: Renovate interior of Building C to add separate cafeteria for shared use by elementary and middle schools.

• Champlain: Construct 4 classroom addition and redesign existing interior space for separate cafeteria.
Facility Enhancement Recommendations
Minimum Cost Alternative

ELEMENTARY SCHOOLS:
• Implementation of recommended facility enhancements results in all schools having adequate space to accommodate minimum educational programming:

<table>
<thead>
<tr>
<th>Facility</th>
<th>2016 Enrollment</th>
<th>2025 Enrollment (High)</th>
<th>Capacity</th>
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<tr>
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<td>400</td>
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<tr>
<td>Flynn</td>
<td>345</td>
<td>400</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>IAA</td>
<td>265</td>
<td>260</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>SA</td>
<td>193</td>
<td>195</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>Smith</td>
<td>269</td>
<td>280</td>
<td>ADEQUATE</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1733</td>
<td>1905</td>
<td></td>
</tr>
</tbody>
</table>
Facility Enhancement Recommendations
Minimum Cost Alternative

MIDDLE SCHOOLS:
• Implement deferred/preventative maintenance improvements in all schools.

BHS and BTC:
• Implement deferred/preventative maintenance improvements.
• Implement ADA upgrades and life safety improvements (i.e. sprinkle buildings).
• Move OnTop program into BHS Building A
• Review Room sizes to determine if interior changes can maximize classroom capacity.
Facility Enhancement Recommendations
Minimum Cost Alternative

IRA:
• Implement deferred/preventative maintenance improvements.
• Move District administrative offices to another building.
• Renovate space to include at least 4 additional Pre-K classrooms, and operate entire building as a Pre-K center.

District Offices:
• Pursue city/school collaborative to combine governmental leadership and school administrative staff under one roof.

Property Services:
• Implement deferred/preventative maintenance improvements.
ONTOP & HORIZONS:

• Currently negotiating a lease to house Horizon in a privately owned building.

• Evaluating the placement of OnTop into the high school Building A.

• Need to find long-term solution for housing these programs.
## Facility Enhancement Recommendations

### Minimum Cost Alternative

#### 10 Year Facility Capital Cost Projection

<table>
<thead>
<tr>
<th>Item</th>
<th>10 Year Cost Estimate (Years 1 - 10)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deferred/Preventative Maintenance</strong></td>
<td></td>
</tr>
<tr>
<td>All Facilities</td>
<td>$57,715,672</td>
</tr>
<tr>
<td><strong>Facility Enhancements</strong></td>
<td></td>
</tr>
<tr>
<td>Champlain</td>
<td></td>
</tr>
<tr>
<td>2 Story Addition (4 classrooms)</td>
<td>$1,334,880</td>
</tr>
<tr>
<td>Separate Kitchen/Cafeteria</td>
<td>$690,100</td>
</tr>
<tr>
<td>Circulation &amp; Safety Improvements</td>
<td>$231,750</td>
</tr>
<tr>
<td>IRA</td>
<td></td>
</tr>
<tr>
<td>Renovate to add Pre-K Classrooms</td>
<td>$365,650</td>
</tr>
<tr>
<td>Edmunds</td>
<td></td>
</tr>
<tr>
<td>Renovate Bldg C for Cafeteria</td>
<td>$3,715,272</td>
</tr>
<tr>
<td>Construction/Soft Cost Contingency (20%)</td>
<td>$1,267,530</td>
</tr>
<tr>
<td><strong>TOTAL CAPITAL COST</strong></td>
<td>$65,320,854</td>
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</tbody>
</table>
Facility Enhancement Recommendations
Minimum Cost Alternative

Additional Operational Costs to Consider

<table>
<thead>
<tr>
<th>Item</th>
<th>Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Pre-K Busing Cost</td>
<td>$46,000</td>
</tr>
<tr>
<td>District Office Lease (6,000 sf; $17 psf)</td>
<td>$102,000</td>
</tr>
<tr>
<td>Horizons Lease</td>
<td>$92,000</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL OPERATING COST</strong></td>
<td><strong>$240,000</strong></td>
</tr>
</tbody>
</table>
Facility Enhancement Recommendations
Minimum Cost Alternative

Financing Impact

• Type of financing: Municipal Bonding

• Borrowing in 2 Phases over 10 Years for $65 Million

• Impact on Property Tax Rate
Collaboration Opportunities
Areas of Collaboration with Other Partners Outside City of Burlington and Burlington School District

• Pre-K has seen success using private facilities to augment the need for both additional operational and capital costs.

• Future collaboration with Winooski and other regional partners may be possible in the area of ELL.

• Reduce classroom demands by potentially sharing classrooms at higher education institutions or by enhancing on-line learning options.
City/School Possible Areas of Collaboration

• Four working groups charged with identifying $1.2 million in total annual operational savings and/or capital avoidance costs.
  
  ➢ Fleet and fleet facilities
  ➢ Grounds and Park (including athletic programs)
  ➢ City and school administrative functions
  ➢ Continuing education/adult programs/library services and the arts

• Meeting schedule: May – June, 2016
Benefits of This Model

• Responsible stewardship of District facilities.
• Maintains Neighborhood Schools – no school closures.
• Supports appropriate space for the District’s educational programming.
• More reasonable cost than new construction.
Next Steps

• Feedback from Board and its subcommittees
  – Online feedback form
  – Approval of Next Steps Plan
• Stakeholders Input ( - July 31)
• Prioritize Initial $$, Board Update and Support (Aug.)
• Formal Ballot Resolution for November Vote (Sept.)
• Public Information Sessions (until November)