Burlington School District

Long Range Facilities Capital Planning

Building Community Means Being Together.
Presentation Overview

- Project Goals
- Accessibility, ADA & Space Needs
- Facility Enhancement Recommendations
- 10 year Capital Cost Projections
- Future Considerations for BHS/BTC
Project Goals

- Ensure high quality educational opportunities for ALL Burlington students.
- Ensure facilities adequately support the provision of high quality educational opportunities.
- Address building deferred and preventive maintenance needs.
- Balance the District’s facility & space needs with taxpayer ability to pay.
School Building in Need of Repair

https://youtu.be/940dRm_ghAc
Space Needs Assessment

- Updated Enrollment projections
- Updated existing facility inventory based on room size and function
- Developed educational program space standards
- Assessed space needs and constraints by school
# Enrollment Projections

<table>
<thead>
<tr>
<th>Facility</th>
<th>2016* Enrollment</th>
<th>2025 Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Low</td>
</tr>
<tr>
<td>Elementary (K-5)</td>
<td>1733</td>
<td>1,758</td>
</tr>
<tr>
<td>Middle</td>
<td>777</td>
<td>770</td>
</tr>
<tr>
<td>High School</td>
<td>986</td>
<td>1,041</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,496</td>
<td>3,569</td>
</tr>
</tbody>
</table>

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

- Minimal increase in student enrollment over next 10 years.
- Future space requirements will be similar to today’s needs.

*3/11/2016
Four (4) elementary schools face significant constraints in order to accommodate recommended educational programming for curriculum, special education, ELL, Pre-K and after school.
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

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
Existing Facilities Condition

- Engineering firm conducted a facility condition assessment and energy audit
  - [Click here to Read the audit](#)

- Deferred/Preventative Maintenance Examples:
  - Asbestos abatement
  - HVAC Repair/Replacement
  - Elevator repair & replacement
  - Roof replacement
  - Window replacement
  - Parking lot & sidewalk repair
Address existing and future space constraints

• Renovate IRA Allen to become a dedicated Preschool Center.

• Separate cafeteria and gym spaces at Edmunds and Champlain

• Construct 4 classroom addition (likely at Champlain)
10 Year Capital Plan

- Address the deferred and preventative maintenance needs of all buildings throughout the District over the next 10 years.
  - Life Safety
  - ADA & Accessibility
  - Building Code Requirements
  - Replace Failing Building Materials & Infrastructure
  - Bring ALL Building up to Today’s Educational Standards
## 10 Year Capital Cost Projection

### Projected Facility Investments

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BHS/BTC</td>
<td>$27,017,179</td>
</tr>
<tr>
<td>Champlain</td>
<td>$3,942,042</td>
</tr>
<tr>
<td>Edmund's</td>
<td>$10,007,561</td>
</tr>
<tr>
<td>Flynn</td>
<td>$844,036</td>
</tr>
<tr>
<td>IAA</td>
<td>$1,269,772</td>
</tr>
<tr>
<td>SA</td>
<td>$1,299,837</td>
</tr>
<tr>
<td>Smith</td>
<td>$352,556</td>
</tr>
<tr>
<td>Hunt</td>
<td>$6,103,505</td>
</tr>
<tr>
<td>IRA</td>
<td>$3,239,601</td>
</tr>
<tr>
<td>Property Services</td>
<td>$357,956</td>
</tr>
<tr>
<td>Contingency (20%)</td>
<td>$10,886,809</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$65,320,854</strong></td>
</tr>
</tbody>
</table>
The Future of BHS

• Conceptual plans have been developed to significantly expand BHS or completely rebuild BHS.

• This conceptual work is not sufficient at this time to provide accurate cost of construction.

• Community discussion about the future of BHS should continue.
Possible BHS/BTC Renovations

Renovation of 242k existing SF w/ 90k SF new construction = Total 332,000 SF
Possible New BHS/BTC

BHS/BTC New Building and Full Demolition of Existing = Total 302,000 SF
Benefits to Renovating or Rebuilding BHS/BTC

Renovation

• Enhance security and provide outdoor classroom space
• Enlarged cafeteria and kitchen
• New small gym for overflow and community use
• New black box theater
• Complete Mechanical, Electrical & Plumbing upgrade

New High School

• Design and built to suit exact requirements of Burlington community
• Fully integrated Tech Center and High School
• Lowest Operational Cost
• Net-zero/High Performance options
What’s Next?
Options for Addressing Deferred Maintenance

**Option 1:**
- Perform all deferred maintenance, including BHS
- No BHS rebuild for a decade or more

**Option 2:**
- Perform deferred maintenance on all K-8 schools
- Analyze BHS rebuild options and present outcome in one year
## Financing Approach

### Option 1

**Borrow $65 Million over 10 Years for All Schools**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$45 million bond vote in November</td>
<td>$45,000,000</td>
</tr>
<tr>
<td>$2 million annual borrowing over 10 years</td>
<td>$20,000,000</td>
</tr>
<tr>
<td><strong>Total Investment over 10 years</strong></td>
<td><strong>$65,000,000</strong></td>
</tr>
</tbody>
</table>

### Option 2

**Borrow $39 Million over 10 Years for K-8 Schools, Study BHS Rebuild**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$19 million bond vote in November</td>
<td>$19,000,000</td>
</tr>
<tr>
<td>$2 million annual borrowing over 10 years</td>
<td>$20,000,000</td>
</tr>
<tr>
<td><strong>Total Investment over 10 years</strong></td>
<td><strong>$39,000,000</strong></td>
</tr>
</tbody>
</table>
## Estimated Tax Impacts

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$45 million bond</td>
<td>$19 million bond</td>
</tr>
<tr>
<td>% Change in Property Rate</td>
<td>5.43%</td>
<td>2.29%</td>
</tr>
<tr>
<td>Impact on $231,500 home</td>
<td>$215</td>
<td>$91</td>
</tr>
<tr>
<td></td>
<td>$18/month</td>
<td>$8/month</td>
</tr>
</tbody>
</table>

Estimated based on 20 year bonds at 3.5% interest rate, with current Dollar Yield and CLA rates. Subject to revision.
Discussion

QUESTIONS:
· Is there anything else we should consider?
· Which option is preferable?
  - Perform deferred maintenance on all buildings, including BHS, and postpone BHS rebuild for a decade.
  - Perform deferred maintenance on K–8 buildings only and study options for rebuilding BHS for one year.