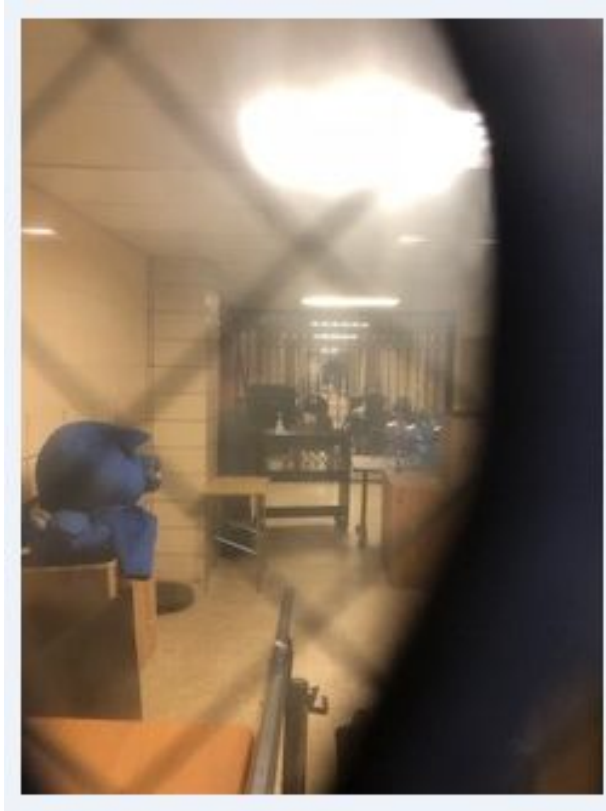


BHS Renovation Scenarios

August 14, 2018



Deferred Maintenance in Schools is a National Trend



DETROIT: REFORMATION OF TEACHERS



Project Overview

1. Construction of 115,000 sf of new space which wraps around the existing “A” building.
2. Renovate 165,000 sf of existing building throughout buildings A, B & F.
3. Demolish C & D buildings. Demolish E building or repurpose (at additional future cost) for future district programming.

Project Highlights

- Consolidation of instructional, student support and administrative space around a central gathering space.
- Accessibility and ADA enhancements.
- New windows, roof and exterior cladding to improve energy efficiency and reduce future costs.
- Upgraded systems including HVAC, LED lighting and stormwater management.
- Enhanced building security and a new automatic sprinkler system installed.
- Scenarios B & C meet the criteria of a Collaborative High Performance School [“CHPS”](#). BHS would become the first public school in the state to achieve this certification.

A Long Process Nears Conclusion

- ❖ (2013) [Black River Design](#) was awarded an architectural contract to redesign BHS/BTC
- ❖ (2014) Design input received from teachers, students, administrators, school board, parents, and community members
- ❖ (2015) [Facility Condition Assessment](#) reveals BHS would need over \$30 million investment just for deferred maintenance [Ten Year Capital Needs](#)
- ❖ (2016) Two building project options rose to the top
 - Build New
 - Partial Demolition with Renovation and Expansion
- ❖ (2017) BHS ReEnvisioning Committee was formed and tasked to gain community input.
- ❖ (2018) Community engagement, including tours, and [Owner Project Requirements \(OPR\) report](#).

ReEnvisioning Committee's Recommendation To Superintendent

[April 8, 2018 BHS ReEnvisioning Presentation](#)

- ❖ Partial Demolition with Renovation and Expansion
- ❖ \$60 million to \$70 million anticipated cost

Board Action in Response to Recommendation

Be it RESOLVED that the Burlington School Board propose a bond in November 2018 to the community to support the ReEnvisioning and renovation option for Burlington High School/Technical Center.

AND BE IT FURTHER RESOLVED that a ReEnvisioning Campaign be developed to garner public support and other sources of revenue for the project.

Getting the Message Out

[BHS Renovations Web Page Link](#)

BHS Tour Dates

Tuesday, July 31, 6 PM (30 participants)

Wednesday, August 8, 6 PM (~30 participants)

Saturday, August 18, 9 AM (16 registered)

Media and Supporting Documents

[Burlington hopes school tours convince voters to pay for upgrades](#) (WCAX, Evening News)

[Burlington hopes school tours convince voters to pay for upgrades](#) (WCAX, Noon News)

[Public invited to tour Burlington HS before considering improvement bond](#) (WPTZ)

[Burlington mulling multi-million dollar high school renovation](#) (VTDigger)

[Burlington Considers Upgrading Its High School – for \\$70 Million](#) (Seven Days)

[Superintendent's Message August 2018](#) (North Ave News)

[Burlington High School seeks to add \\$70 million renovation bond on November ballot](#) (WPTZ)

[Major renovation bond proposed for Burlington High](#) (VTDigger)

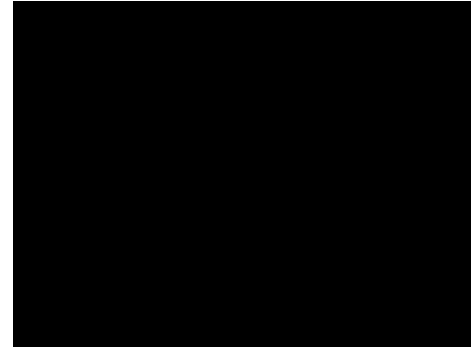
[BHS ReEnvisioning Brochure](#)

[BHS Scenarios Handout](#)

[ReEnvisioning Community Meeting](#)



[BHS Video Tour](#)



[Online Feedback Form](#)

Questions, Comments?

Sign-up for updates or submit a comment or question to us.

First Name*

Last Name*

Your Email*

Your Message*

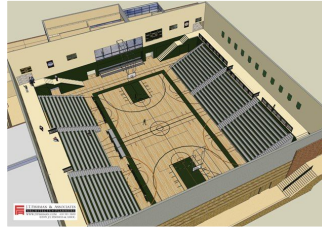
Inherent Challenges of Existing Building

- Illogical and unreasonable access routes. Excessive travel times.
- Does not meet accessibility standards for people with limited mobility.
- Aging and outdated learning spaces.
- Inefficient insulation and windows.
- Non-secure grounds and excessive number of building entrances.
- Prohibits ability to follow current safety measures (Lock Down).
- Outdated technology infrastructure.



Needs Identified by Staff and Community

- Provide athletic support spaces & PE/community athletic facilities
- Provide additional stage support space
- Provide informal student gathering spaces
- Classroom design to inspire collaboration that are unique, creative learning environments
- Occupant temperature controls
- High performance design



- Reduce travel paths/condense instructional areas for all students
- Safe and secure entry points
- 9th grade academies
- Additional Conference room space
- Enlarge cafeteria space
- Create new image/dedicated grand entrance
- Natural lighting
- Up to date technology

Proposed Building



Proposed Site Plan

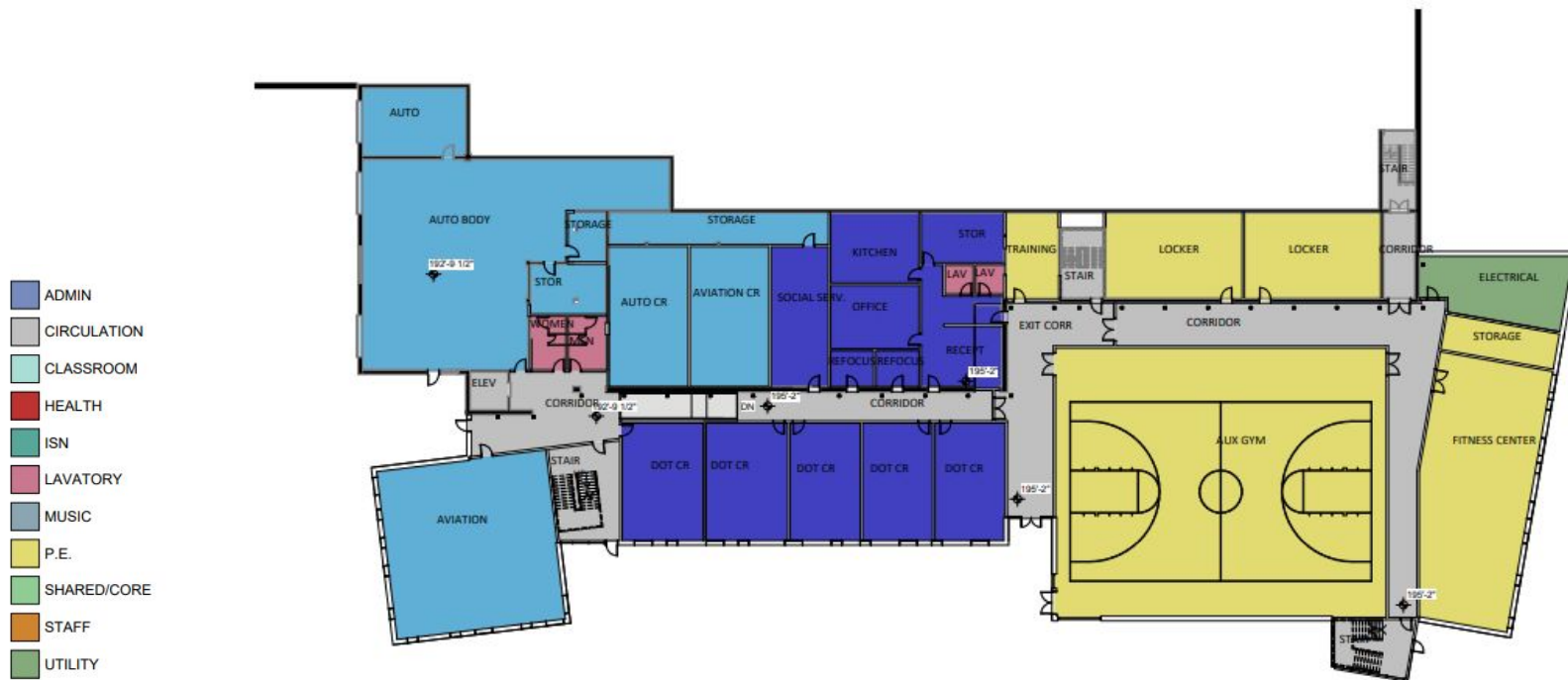


BURLINGTON HIGH SCHOOL | SITE PLAN

08/10/2018



1st Floor Plan



2nd Floor Plans

- ADMIN
- CIRCULATION
- CLASSROOM
- HEALTH
- ISN
- LAVATORY
- MUSIC
- P.E.
- SHARED/CORE
- STAFF
- UTILITY



3rd Floor Plans



4th Floor Plans

- ADMIN
- CIRCULATION
- CLASSROOM
- HEALTH
- ISN
- LAVATORY
- MUSIC
- P.E.
- SHARED/CORE
- STAFF
- UTILITY



5th Floor Plans

- ADMIN
- CIRCULATION
- CLASSROOM
- HEALTH
- ISN
- LAVATORY
- MUSIC
- P.E.
- SHARED/CORE
- STAFF
- UTILITY



Take a Video Tour of the NEW Grand Entrance

<https://wettransfer.com/downloads/a0c1f71cf9a6ce1cd1325b664559cfefeb20180808174842/5d765e19a160eeab9f24167f72cbd6b120180808174842/513d1a>



Proposed Budget Options/Bond Amount

Budget Detail

	Scenario A	Scenario B	Scenario C
	Cost	Cost	Cost
General Conditions	\$3,000,000	\$3,200,000	\$3,200,000
New addition	\$25,300,000	\$27,140,000	\$27,140,000
BTC/F bldg	\$925,000	\$925,000	\$3,441,000
A reno	\$13,770,000	\$15,198,000	\$15,198,000
B reno	\$3,640,000	\$3,874,000	\$3,874,000
Sitework	\$2,300,000	\$2,500,000	\$3,000,000
Building Demo	\$750,000	\$750,000	\$750,000
Asbestos abatement	\$500,000	\$500,000	\$500,000
Contingency	\$4,968,500	\$5,358,700	\$5,660,300
PROFESSIONAL FEES	\$4,455,316	\$4,864,018	\$5,088,979
Bid Advertising	\$2,500	\$2,500	\$2,500
Printing/Postage	\$10,000	\$10,000	\$10,000
Moving/Storage Expenses	\$50,000	\$50,000	\$50,000
Builders Risk Insurance	\$15,000	\$15,000	\$15,000
Furniture	\$100,000	\$300,000	\$300,000
Security System	\$200,000	\$300,000	\$300,000
TOTAL PROJECT COST	\$59,986,316	\$64,987,218	\$68,529,779

BHS Renovation Scenarios

Scenario A	Scenario B	Scenario C
\$60 million	\$65 million	\$68.5 million

Scenarios include a new core BHS building, exterior insulated walls, windows, roof, LED lighting, enhanced security and a new sprinkler system. The new facility will be compliant with the ADA, Vermont Energy and local building codes. [Detail Options](#)

BTC "F" Building	Upgrades - limited to windows, bathrooms & security (\$25 sf)	Upgrades - limited to windows, bathrooms & security (\$25 sf)	Full Upgrades - similar to A and B Buildings (\$151 sf)
"CHPS" Design Certification	Not included	Meets requirements for certification	Higher Performance/Greater Efficiency
Building Materials	Least expensive available	Greater durability and maintenance	Greater durability and maintenance
Air Conditioning	None	Offices & some common areas	Offices & common areas with classroom dehumidification
Furniture	Minimum for new spaces only	Replacement of existing and new spaces	Replacement of existing and new spaces

What are the options below \$60M or above \$70M?

\$30 Million Option

ONLY addresses deferred maintenance.

NOT addressed:

- unreasonable routes & excessive travel times.
- accessibility for people with limited mobility.
- Outdated learning spaces.
- inefficient insulation
- Non-secure grounds and entrances

\$50 Million Option

Maintain current building layout. Only renovate existing space

- Upgrade interior finishes
- Upgraded HVAC
- New Windows
- Does NOT address unreasonable access routes & excessive travel times.
- Increased from 4 elevators to 7
- Construction cannot be phased without displacing students.

\$80 Million Option

- Current project with best of the best of everything
- Premium Building Materials
- Higher CHPS design with greater efficiency
- Green Roof
- Air Conditions for ALL spaces

\$100 Million or more

- Build a new BHS from the ground up

BHS Borrowing Assumptions



Fiscal Year	Est. Borrowing
FY19	(current year)
FY20	\$4 million
FY21	\$40-48.5 million
FY22	\$16 million
FY23	\$0
FY24	\$0
FY25	\$0

Total borrowing will depend on scenario selected.

Actual annual borrowing will vary, but the bulk of the borrowing is expected to occur in FY21.

All scenarios assume 30 year bonds at 4% interest.

Tax Impact on \$250k Home

Year	\$60 Million Plan	\$65 Million Plan	\$68.5 Million Plan
FY20	minimal	minimal	minimal
FY21	\$ 17	\$ 17	\$ 17
FY22	\$ 190	\$ 212	\$ 227
FY23-50	\$ 259	\$ 281	\$ 296
FY51	\$ 242	\$ 263	\$ 278
FY52	\$ 69	\$ 69	\$ 69
FY53	\$ 0	\$ 0	\$ 0

This is the additional impact resulting from this particular scenario. It does not reflect the total tax bill that is a function of all school spending.

Income Tax Impact on \$50k Income

Year	\$60 Million Plan	\$65 Million Plan	\$68 Million Plan
FY20	minimal	minimal	minimal
FY21	\$ 5	\$ 5	\$ 5
FY22	\$ 50	\$ 56	\$ 60
FY23-50	\$ 68	\$ 74	\$ 78
FY51	\$ 64	\$ 70	\$ 73
FY52	\$ 18	\$ 18	\$ 18
FY53	\$ 0	\$ 0	\$ 0

This is the additional impact resulting from this particular scenario. It does not reflect the total tax bill that is a function of all school spending.

BHS Tax Rate Assumptions

Education taxes are a function of four important variables:

- Education Spending
- Equalized Pupils
- Dollar Yield
- Common Level of Appraisal

Changes to these variable are impossible to accurately predict, and the funding system is the subject of vigorous debate at the state level, so the following estimates are based on today's values for each variable except:

- Education Spending increases to accommodate additional debt service
- No surplus funds are assumed

Debt Service (Budget Impact)

Year	\$60 Million Plan	\$65 Million Plan	\$68.5 Million Plan
FY20	minimal	minimal	minimal
FY21	\$ 231,320	\$ 231,320	\$ 231,320
FY22	\$ 2,544,524	\$ 2,833,675	\$ 3,036,080
FY23-50	\$ 3,469,806	\$ 3,758,956	\$ 3,961,362
FY51	\$ 3,238,486	\$ 3,527,636	\$ 3,730,041
FY52	\$ 925,282	\$ 925,282	\$ 925,282
FY53	\$ 0	\$ 0	\$ 0

This is the additional impact resulting from this particular scenario. It does not reflect the total debt service that is a function of all school borrowing.

Possible Motion

Be it resolved by the Burlington Board of School Commissioners as follows; That the Burlington City Council be respectfully requested pursuant to Section 63 of the City Charter to place the following question on the ballot of a Special City Meeting to be held on November 6, 2018:

“Shall the legal voters of the city authorize the city council to pledge its full faith and credit by the issuance of its general obligation orders, warrants, notes or bonds in an amount not to exceed \$_____Million for the purpose of making capital improvements to the public schools of the city, including the construction of a new or rehabilitated high school.”

NOTE: Language could be added indicating the Board’s intent to partially fund the project with other revenue sources, such as private donations or budget surpluses.

Cultivating caring, creative, and
courageous people. Join the journey!
