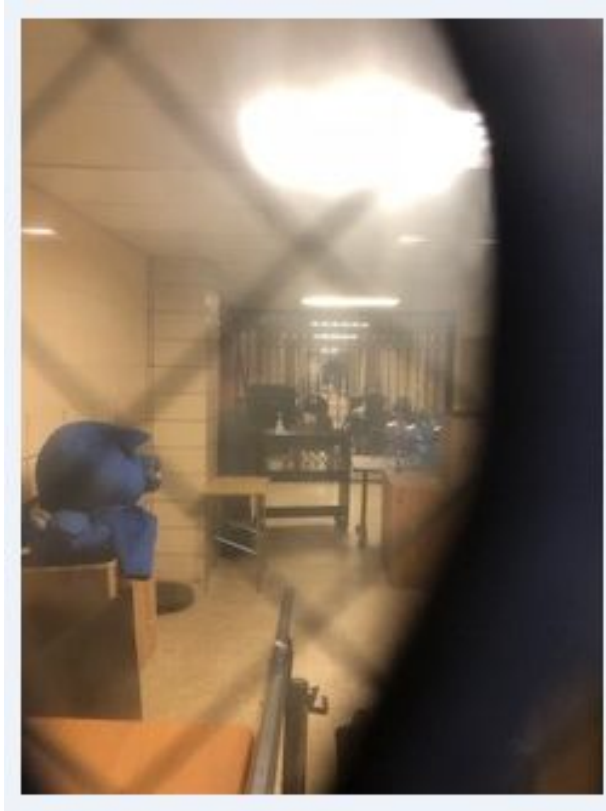


# BHS Renovation Plan

August 22, 2018



# Deferred Maintenance in Schools is a National Trend



DETROIT: REFORMATION OF TEACHERS



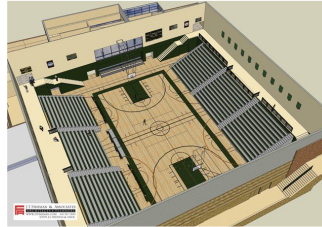
# Inherent Challenges of Existing Building

- 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- Aging and outdated learning spaces.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- Outdated technology infrastructure.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

# Project Design Priorities

- Accessibility and ADA compliance/enhancements.
- Consolidation of classroom instruction, student support and departmental spaces
- Creation of maker spaces conducive for new technologies
- Addresses identified deferred maintenance
- New windows, roof and insulation to improve energy efficiency and reduce future costs.
- Upgraded systems including HVAC/AC, LED lighting and stormwater management.
- Enhanced building safety and security
- New fire safety automatic sprinkler system installed.
- Meets criteria of a Collaborative High Performance School [“CHPS”](#). BHS would become the first public school in the state to achieve this certification.

# Proposed Building and Site Concept



# 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. Total 280,000 sf of renovations and new construction.
4. Demolish C & D buildings. Demolish E building or repurpose (at additional future cost) for future district programming.

# Proposed Budget Options/Bond Amount

## **Burlington High School, Burlington, Vermont**

### Preliminary Square Foot Cost Analysis

August 22, 2018

#### **RENOVATION/ADDITION PLAN**

	SF	Cost (\$ million)	Cost/SF
New construction	115,000	\$27,700,400	\$241
Renovation A/B Buildings	128,000	\$20,012,200	\$156
Renovation F Building	37,000	\$3,605,680	\$97
General Conditions	280,000	\$3,200,000	\$11
Sitework	Allowance	\$2,500,000	
Demo/Deconstruction/Salvage	66,000	\$750,000	\$11
Construction Subtotal	280,000	\$57,768,280	\$206.32
Other project costs		\$12,242,000	
Project Total	280,000	\$70,010,280	\$250.04



# Proposed Site Plan

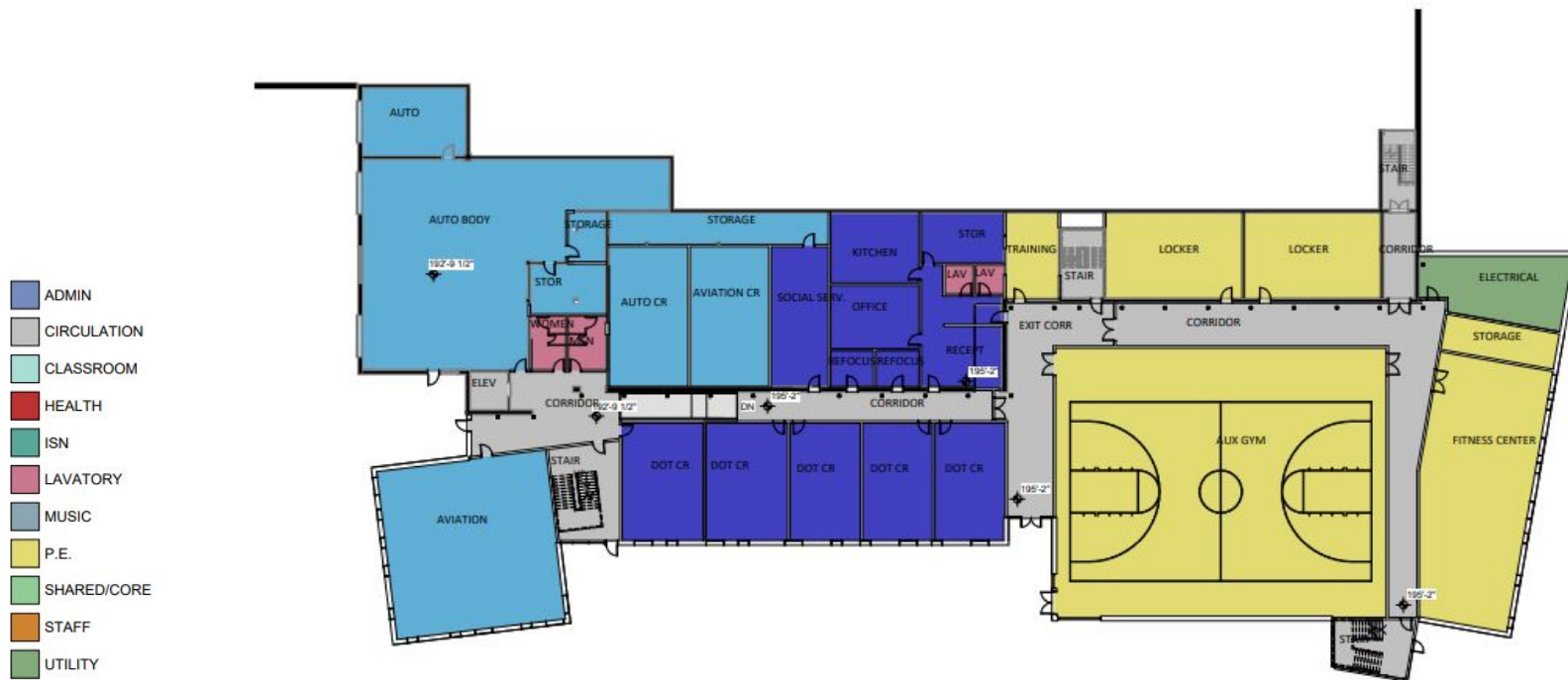


**BURLINGTON HIGH SCHOOL | SITE PLAN**

08/10/2018



# 1st Floor Plan



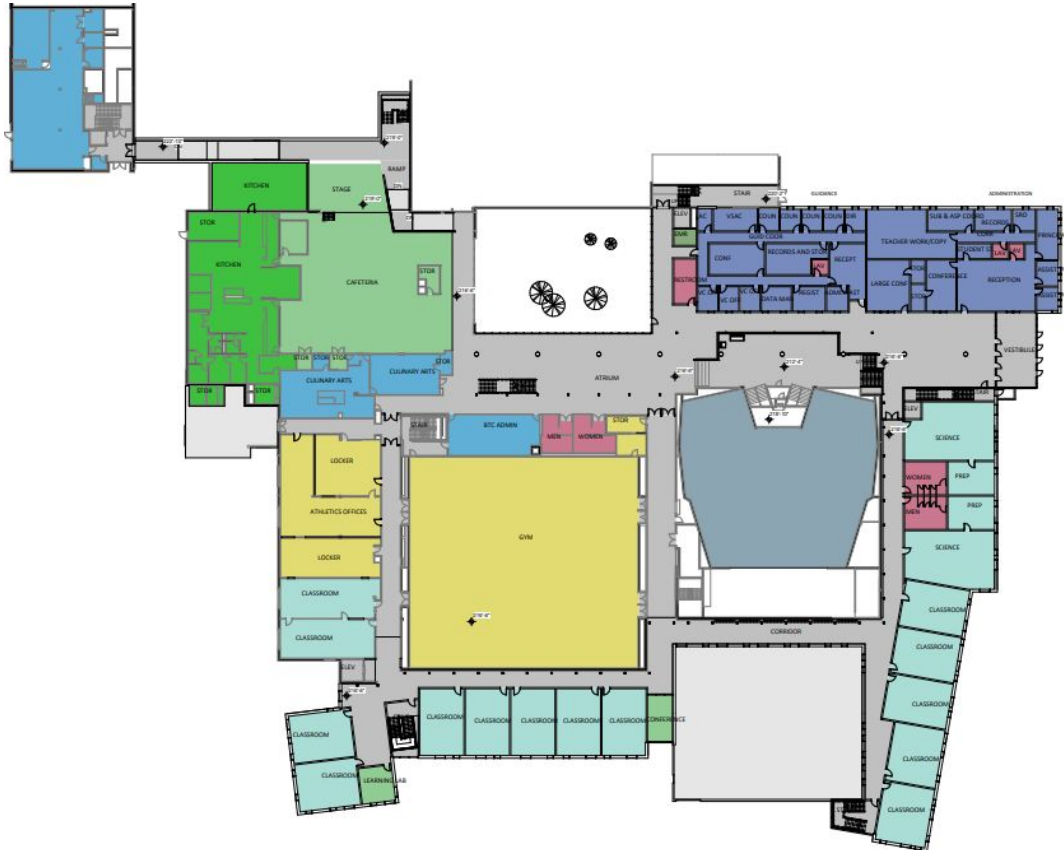
# 2nd Floor Plans

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



# 3rd Floor Plans

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



# 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 Conceptual Front Entrance

<https://wetransfer.com/downloads/a0c1f71cf9a6ce1cd1325b664559cf20180808174842/5d765e19a160eeab9f24167f72cbd6b120180808174842/513d1a>



# Past Public Engagement - Historical

- ❖ (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](#).
- ❖ August 21, 2018- Board Motion approved \$70 million bond question



# Letter from the Mayor

## August 21st Letter from Mayor Weinberger to Superintendent Obeng and Chair Wool



Office of Mayor Miro Weinberger

School Board Chair Clare Wool  
Superintendent Yaw Obeng

Burlington School District  
150 Colchester Avenue  
Burlington, VT 05401

August 21, 2018

Dear Clare and Yaw,

Thank you for your discussions with City Councilors and me this summer both at our June dinner and at the July 17 meeting regarding your proposed upcoming bond vote to invest in Burlington High School (BHS). I have observed that, in recent weeks, you have been working hard and making progress on raising the public profile of this issue and on starting to address the questions that the Councilors and I have indicated will need to be answered for us to approve putting a major bond on the local ballot. I write as a follow-up to our prior conversations to reiterate and expand upon our earlier questions and to update you on the City's progress on related issues.

I am excited that, after years of discussions, an effort to improve our high school is advancing. For a long time, I have been convinced that we need to make significant, new investments in our high school. The ADA and energy code deficiencies of the current facility are clearly unacceptable, and the 50-year-old facility does not meet modern standards on many other fronts. We must act soon to keep BHS, our public school system and, ultimately, the community strong. I have tried to put action behind this support, including, at my direction, the City and the Burlington Electric Department taking the unusual step of contributing funds to the Burlington School District (BSD) consultant report a few years ago to support the development of a plan for modernizing our high school, and in 2017 I strongly supported the BSD's \$19 million bond for deferred maintenance funding.

In short, my City Council colleagues and I want to see BSD achieve its goal of providing an outstanding 21<sup>st</sup> Century education to our high school students. To that end, and in the interest of fulfilling our duty to responsibly steward the public's valuable and limited resources, we request that you please share your responses to the following issues and questions:

- 1. Clear articulation of why you are proposing to move forward with the proposed plan as opposed to alternatives.** We are looking to understand the options that the BSD considered and why you have selected the current approach. In particular, we would like to understand how the current proposal has been informed by the consultant recommendations that were produced a few years ago, in part with City resources.
- 2. Detailed explanation of how the proposed plan will improve the education of our high school students.** The ADA and energy benefits of a renovated high school have been clear. My understanding is that there are strategies for significantly addressing these issues with considerably less investment than currently is being proposed. We appreciate that recent materials developed by BSD have attempted to address the other benefits of the current, larger plan. We will be looking for you to further detail and explain these benefits.

- 3. Clear and confident presentation of the tax impact.** Taxpayers need to understand the dollar figure by which their property tax bills will change if the voters approve a high school bond. The slides that were produced for last week's school board discussion are helpful – we are hoping to receive some additional explanation of how these numbers were derived and how certain you are about the accuracy of these figures. Further, we would like to understand whether any of the BSD's \$19 million of voter-approved bonding authority will be utilized for this project or will be funded entirely by new bonding (our understanding is that the \$19 million figure included some allocation for deferred maintenance at BHS).
- 4. Understanding of how the statewide financing system impacts the proposed project and the implications of uncertainty amidst a period of policy reform.** In connection with #3, we are looking to the BSD to explain how the statewide education financing system either mitigates or increases the potential costs borne by Burlington taxpayers. Further, given our awareness that the statewide funding system is undergoing a period of debate and reform that likely will continue in the upcoming legislative session, we are looking to understand from the BSD whether that debate may have any clear implications on this project and whether the Agency of Education has been engaged in the proposed project in any way.
- 5. Plan for public engagement.** Our community is comprised of dedicated and passionate residents who expect to be brought into major decisions around the future of our public assets and school system. Burlingtonians want to make thoughtful and informed decisions at the ballot box, and community buy-in will be critical before your proposed ballot question is put to voters. We would like to understand what additional public engagement, education, and advocacy efforts are planned in the lead-up to a City-wide vote.
- 6. Plan for managing project.** The proposed project would be one of the largest public investments ever made in Burlington and constitutes a major development plan. Such projects require experienced project teams with specialized skills to achieve their programmatic and financial goals. We are looking to understand how the BSD intends to manage the proposed project from now until completion.
- 7. Confidence in total project costs** We would like to understand how the current project cost elements have been developed and what strategies the BSD plans to pursue to keep the project within budget through both the pre-development and construction periods.
- 8. Other funding mechanisms.** The success of bonding initiatives often depends in part on communicating to voters that all alternatives to a property tax increase have been considered and pursued. We understand that the BSD has limited alternative funding streams, yet would like to understand if the BSD has explored the potential of other funding mechanisms, such as philanthropy or grant funding opportunities, and the status of those efforts.

### Debt capacity and policy

As we discussed at our June dinner, the City has been working to create the City's first Debt Policy since last spring when our financial consultants recommended that we consider creating such a policy to help the City maintain and eventually improve our joint credit rating. At a time when both the City and School District are making major infrastructure investments, we believe such a policy is particularly critical. We hope that, through such a policy, we will arrive at a mutual understanding about how we will define the limits of and share our debt capacity. We have common interests in limiting the combined debt impact on Burlington taxpayers by keeping our shared credit rating strong and holding rates low.

The recent work on this policy has included preliminary discussion of a draft policy at the August 13 Board of Finance meeting and communications between the City's Chief Administrative Officer Beth Anderson and the BSD's Senior Director of Finance Nathan Lavery. Active communications with our consultants and Moody's Investors Service are ongoing, and more discussion is planned at upcoming Board of Finance meetings. From our work to date, I am confident that the final policy will accommodate substantial additional BSD and municipal debt, including new debt at the level the BSD currently is contemplating for BHS. At the same time, I believe that both the BSD and City are likely to need to defer or rethink some infrastructure priorities if we are going to live within our community's means in the years ahead. We are working to finalize this new policy as soon as possible so that the proposed BHS and other investments can be evaluated in this important context. We welcome continued BSD staff and Board collaboration in the finalization of this policy and in projecting its implications.

### Update on other City Investments

Finally, I would like share where we stand on other City infrastructure projects that we anticipate may require near-term bonding: Memorial Auditorium and Wastewater/Stormwater infrastructure.

**Memorial Auditorium:** The City has been working hard this spring and summer to put a bond decision before the City Council and voters in November. This effort has included a survey to which more than 2,700 people responded and expressed very robust public support for continued City ownership of the building and restoration of Memorial as a public assembly space. After consultation with City Councilors, I have decided to work towards a Memorial Auditorium bond being on the March, 2019 ballot to: 1) ensure that the public engagement process underway is completed successfully and not rushed; and 2) allow the City to focus in the coming months on the wastewater/stormwater efforts described below.

**Wastewater/Stormwater infrastructure upgrades:** This summer's challenging rain events have caused us to accelerate our existing plans to upgrade our wastewater system (most of which has seen little investment for the last 25 or more years) and stormwater system (which also has many aging pipes and other antiquated components). While no final decisions about bonding or timing have been made to date, we will be discussing potential plans during a City Council work session on August 27 and expect to finalize a proposal in the days after that discussion. These plans will have implications for local costs of living; however, bonding for wastewater and stormwater improvements will be paid by fee payers (all Burlington water users, including tax-exempt institutions) and will not impact property taxes.

The City is prepared to work with the School District in the weeks and months ahead to forward your important plans and ensure that all Burlington students get the education they deserve.

Sincerely,

Miro Weinberger  
Mayor

# Question 1

**Clear articulation of why you are proposing to move forward with the proposed plan as opposed to alternatives.** We are looking to understand the options that the BSD considered and why you have selected the current approach. In particular, we would like to understand how the current proposal has been informed by the consultant recommendations that were produced a few years ago, in part with City resources.

## **Several options considered:**

- EMG Study identified \$30m of deferred maintenance needs.
  - Option does not address the challenging navigation routes and safety concerns of the layout of existing campus.
- ReEnvisioning community group established a campaign to gain community input on the options.
  - Overwhelming response supporting the renovation option.
- Three renovation options ranging from \$60m-\$68.5m were carefully reviewed and presented to the BSD board
  - Board approved \$70m option to support air conditioning and additional building contingencies

# Alternate options considered

## \$30 Million Option

ONLY addresses deferred maintenance.

NOT addressed:

- unreasonable routes & excessive travel times.
- accessibility for people with limited mobility.
- Non-secure grounds and entrances

## \$50 Million Option

Maintain current building layout. Only renovate existing space interior finished, HVAC & Windows

- Does NOT address unreasonable access routes & excessive travel times.
- Construction cannot be phased without displacing students.

\$60 million	\$65 million	\$68.5 million
Upgrades BTC - limited to windows, bathrooms & security (\$25 sf)	Upgrades BTC - limited to windows, bathrooms & security (\$25 sf)	Full Upgrades - similar to A and B Buildings (\$151 sf)
CHPS Certification Not included	Meets requirements for CHPS certification	Higher Performance/ Greater Energy Efficiency
Least expensive building materials available	Building materials with greater durability and maintenance	Building materials with greater durability and maintenance
No AC	AC Offices & some common areas	AC Offices & common areas with classroom dehumidification
Minimum furniture for new spaces only	Replacement furniture of existing and new spaces	Replacement furniture of existing and new spaces

# What are the options above \$70M?

## \$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
- Premium Building Materials
- Highest CHPS design with greatest efficiency
- Green Roof
- Air Conditions for all spaces
- Requires relocation of some athletic fields



# Question 2

**Detailed explanation of how the proposed plan will improve the education of our high school students.** The ADA and energy benefits of a renovated high school have long been clear. My understanding is that there are strategies for significantly addressing these issues with considerably less investment than currently is being proposed. We appreciate that recent materials developed by BSD have attempted to address the other benefits of the current, larger plan. We will be looking for you to further detail and explain these benefits.

- Accessibility
- NEASC
- Act 77/ Proficiency Based Learning
- Welcoming Learning Environment
  - No more siloed learning
  - Factory vs. Integrated Learning Collaborative
  - Freshman Academies
  - Staff and Team Planning/Student Monitoring
- Safety and Security
  - Margolis/Healy safety assessment

# Question 3

**Clear and confident presentation of the tax impact.** Taxpayers need to understand the dollar figure by which their property tax bills will change if the voters approve a high school bond. The slides that were produced for last week's school board discussion are helpful – we are hoping to receive some additional explanation of how these numbers were derived and how certain you are about the accuracy of these figures. Further, we would like to understand whether any of the BSD's \$19 million of voter-approved bonding authority will be utilized for this project or will be funded entirely by new bonding (our understanding is that the \$19 million figure included some allocation for deferred maintenance at BHS).

- Detailed slides follow.
- Borrowing assumptions based on advice from City.
- Tax calculations presume all debt service is funded by increased Education Fund revenue.
- \$1.7 million of the \$39 million capital plan was estimated to support BHS deferred maintenance. If not required to fulfill the capital plan's goals, some of these funds could be used in support of the BHS project.

# BHS Borrowing Assumptions



BURLINGTON HIGH SCHOOL | SITE PLAN

08/10/2018

Fiscal Year	Est. Borrowing
FY19	(current year)
FY20	\$4 million
FY21	\$50 million
FY22	\$16 million
FY23	\$0
FY24	\$0
FY25	\$0

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.

# 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



# Taxpayer Impacts

Year	Property Tax Impact \$250k home	Income Tax Impact \$50k income
FY20	minimal	minimal
FY21	\$ 17	\$ 5
FY22	\$ 233	\$ 62
FY23-50	\$ 302	\$ 80
FY51	\$ 285	\$ 75
FY52	\$ 69	\$ 18
FY53	\$ 0	\$ 0

This is the additional impact resulting from the phase in of \$70 million of bonded debt. It does not reflect the total tax bill that is a function of all school spending.

# Property Tax Change: BHS Debt Only

<b>Year</b>	<b>Percentage Increase</b>
FY20	minimal
FY21	0.37%
FY22	5.04%
FY23-50	6.53%
FY51	6.16%
FY52	1.49%
FY53	0.00%

This is the additional impact resulting from the phase in of \$70 million of bonded debt.

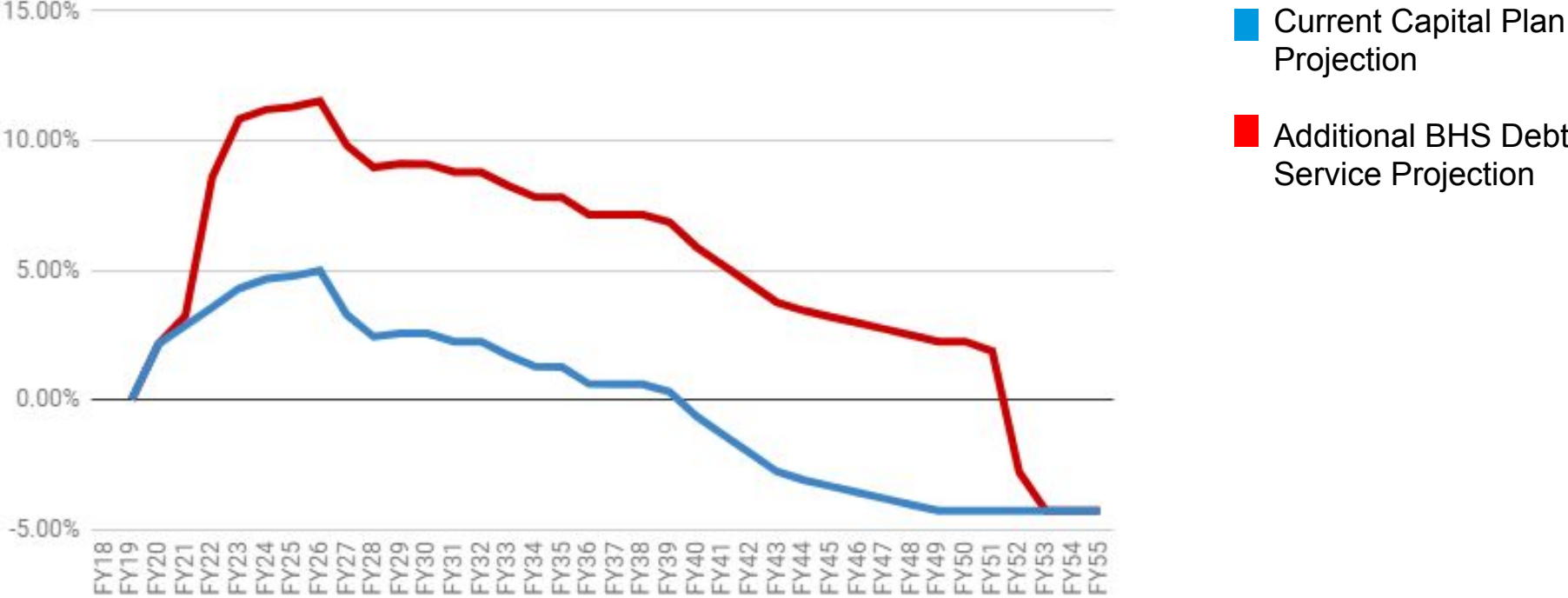
# Property Tax Change: BHS + Other Debt

<b>Year</b>	<b>BHS Renovation</b>	<b>Other Debt</b>	<b>Total Debt</b>
FY20	minimal	2.15%	2.15%
FY21	0.37%	2.86%	3.23%
FY22 - BHS peak	5.04%	3.56%	8.60%
FY26 - Total peak	6.53%	4.99%	11.52%
FY51	6.16%	-4.29%	1.87%
FY52	1.49%	-4.29%	-2.80%
FY53	0%	-4.29%	-4.29%

Figures reflect rounding. This is the additional impact resulting from this particular scenario.

# Change in Property Tax Rate

Percentage Change in Tax Rate from FY19



# BHS Debt Service (Budget Impact)

Year	Debt Service
FY20	minimal
FY21	\$ 231,320
FY22	\$ 3,122,825
FY23-50	\$ 4,048,107
FY51	\$ 3,816,787
FY52	\$ 925,282
FY53	\$ 0

Figures reflect rounding. This is the additional debt service resulting from the \$70 BHS borrowing. It does not reflect the total debt service that is a function of all school borrowing.

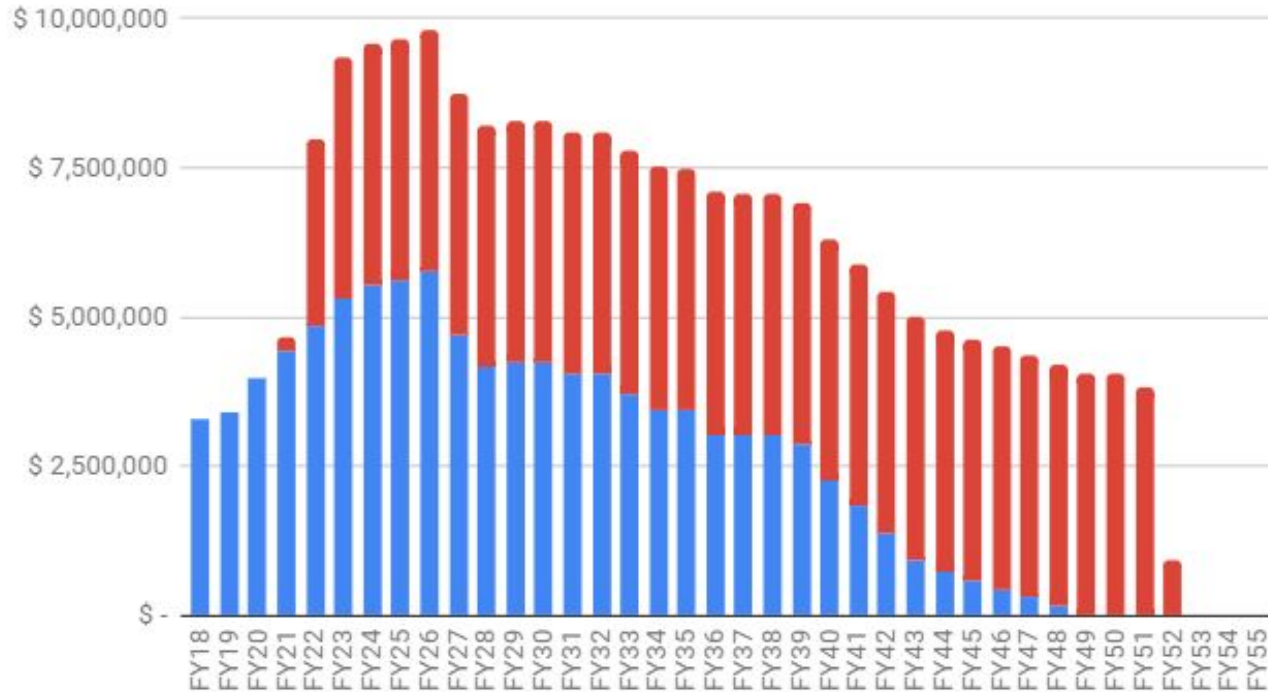
# Debt Service: BHS + Other Debt

<b>Year</b>	<b>BHS Debt Service</b>	<b>Other Debt Service</b>	<b>Total Debt Service</b>
FY20	minimal	\$ 3,987,875	\$ 3,987,875
FY21	\$ 231,320	\$ 4,429,770	\$ 4,661,091
FY22 - BHS peak	\$ 3,122,825	\$ 4,862,057	\$ 7,984,882
FY26 - Total peak	\$ 4,048,107	\$ 5,745,717	\$ 9,793,823
FY51	\$ 3,816,787	\$ 0	\$ 3,816,787
FY52	\$ 925,282	\$ 0	\$ 925,282
FY53	\$ 0	\$ 0	\$ 0

Figures reflect rounding.

# Total Debt Service

## Annual Debt Service



- Current Capital Plan Debt Projection
- Additional BHS Debt Projection

# Total Indebtedness

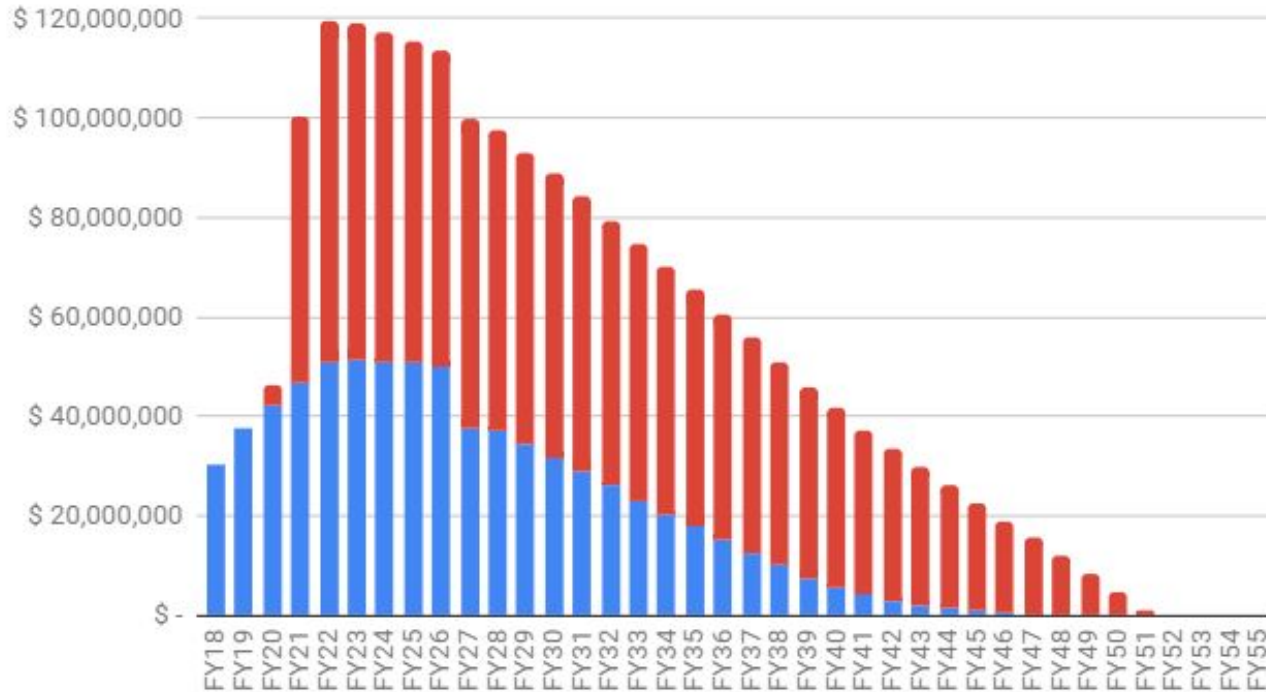
<b>Year</b>	<b>BHS Debt</b>	<b>Other Debt</b>	<b>Total Debt</b>
FY20	\$ 4.0 million	\$ 42.1 million	\$ 46.2 million
FY21	\$ 53.9 million	\$ 46.5 million	\$ 100.5 million
FY22 - peak debt	\$ 69.0 million	\$ 50.7 million	\$ 119.7 million
FY51	\$ 0.9 million	\$ 0.0 million	\$ 0.9 million
FY52	\$ 0.0 million	\$ 0.0 million	\$ 0.0 million

Figures reflect rounding.



# Total Indebtedness

## Total Indebtedness



- Current Capital Plan Debt Projection
- Additional BHS Debt Projection

# Question 4

**Understanding of how the statewide financing system impacts the proposed project and the implications of uncertainty amidst a period of policy reform.** In connection with #3, we are looking to the BSD to explain how the statewide education financing system either mitigates or increases the potential costs borne by Burlington taxpayers. Further, given our awareness that the statewide funding system is undergoing a period of debate and reform that likely will continue in the upcoming legislative session, we are looking to understand from the BSD whether that debate may have any clear implications on this project and whether the Agency of Education has been engaged in the proposed project in any way.

- Preceding analysis assumes that the Education Fund will bear 100% of the cost of the debt service.
- Over 70% of Burlington households pay their education taxes on the basis of their income.
- Education finance continues to be the subject of vigorous debate by state policymakers.
- State support for school construction could reduce the tax impact, but prospects are remote.

# Question 5

**Plan for public engagement.** Our community is comprised of dedicated and passionate residents who expect to be brought into major decisions around the future of our public assets and school system. Burlingtonians want to make thoughtful and informed decisions at the ballot box, and community buy-in will be critical before your proposed ballot question is put to voters. We would like to understand what additional public engagement, education, and advocacy efforts are planned in the lead-up to a City-wide vote.

- Plan for future engagement builds on past work
  - ReEnvisioning Committee led community efforts
  - Extensive District-organized post-April outreach
- Plans in place for both pre and post-bond community engagement

# Current Public Engagement (April-Now)

## 9 MEDIA STORIES

*Digger, SevenDays, WCAX, WPTZ, North Ave News*  
-Additional four stories in last week

## 3 Tours

~75 Participants  
AM and PM, Weekday and Weekend

## Tabling

City Market (Downtown and South End)  
VT Primary Day

## Front Porch Forum/Social Media

Every Front Porch Forum, 3 Social Channels

## Website

Community Feedback Form



## 3 Owner Project Requirements Sessions

CxAssociates

## Survey

401 respondents in 68+ hours

# BHS ReEnvisioning Bond Survey

## Getting the Word Out

Direct Email to:

ReEnvisioning Committee

Tour Participants

Board

All Staff

All Parents

On-line Form Update List

PTO

NPA Coordinators

Front Porch Forum: 7 of 20 Forums

Text Message to All Staff/Parents

Social Media

Facebook: 8 Posts, 2529 Reach

Twitter: 4, 1812 Impressions, 117 Engagements

Instagram: 1 Post, 170 Reach

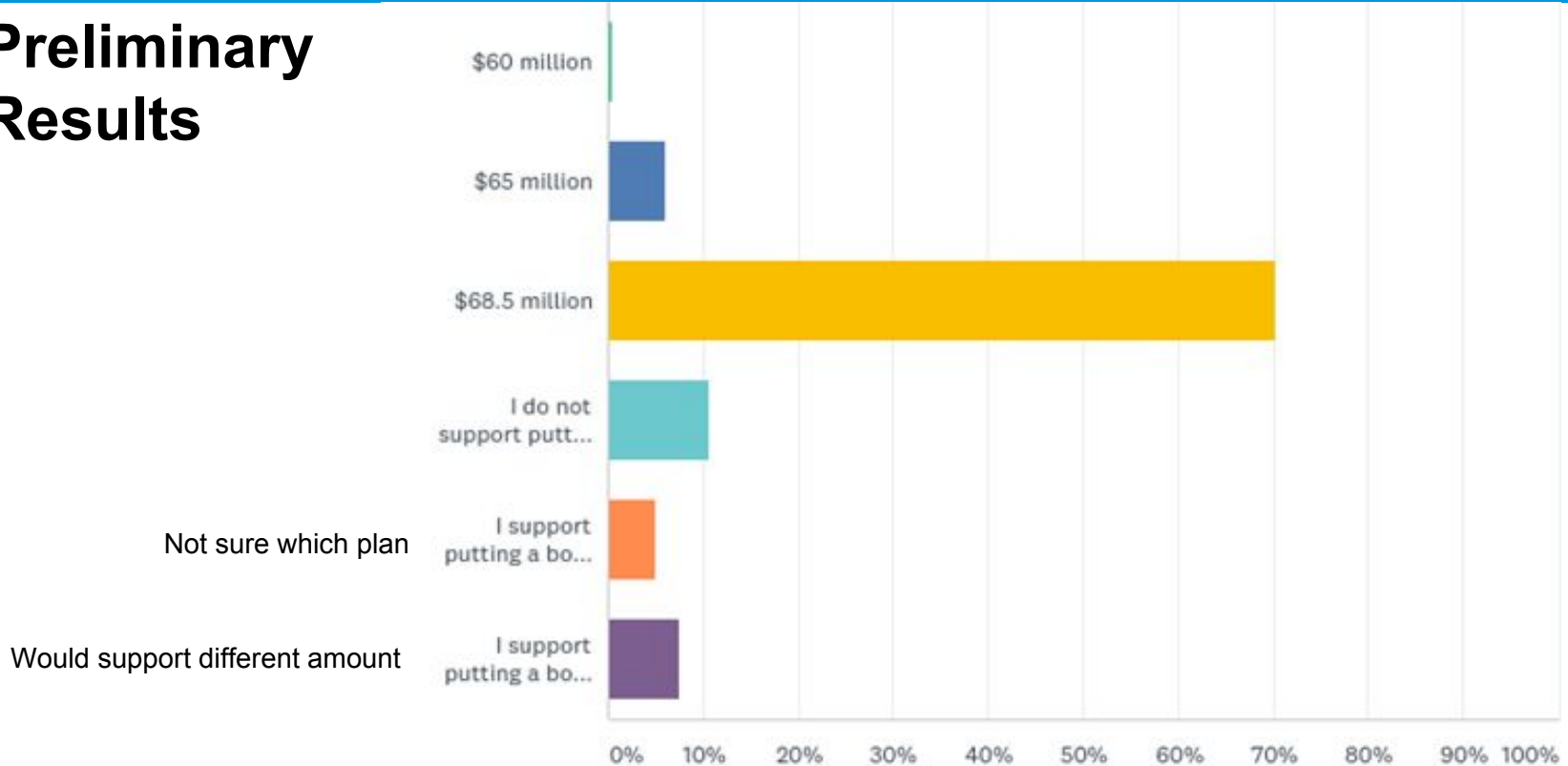
Web: Banner Alert and on BHS Page

Tabling at City Market



# BHS ReEnvisioning Bond Survey

## Preliminary Results



# BHS ReEnvisioning Bond Survey

## Adjusted Results

30 Respondents Chose: “Support Other Amount”

Some of these can be put into categories:

9 for “More”

4 for “Less”

2 for “Any amount”

*Some of the “Less” answers request deferred maintenance only. Some of the more suggest an entire new building in a different location.*

# 79.5%

Support of putting a bond on the November ballot.

# 72.5%

Support Option 3:  
\$68.5m (or more)

# BHS ReEnvisioning Bond Survey

## Preliminary Results

RESPONDENTS: 401 of 401

ANSWER CHOICES	RESPONSES	
\$60 million	0.50%	2
\$65 million	5.99%	24
\$68.5 million	70.32%	282
I do not support putting a bond on the November ballot.	10.72%	43
I support putting a bond on the November ballot, but I am not sure which plan.	4.99%	20
I support putting a bond on the ballot but would like to see a different amount.	7.48%	30
TOTAL		401



# BHS ReEnvisioning Bond Survey

## Burlington Resident without Children in BSD

ANSWER CHOICES	RESPONSES	
\$60 million	2.30%	2
\$65 million	5.75%	5
\$68.5 million	49.43%	43
I do not support putting a bond on the November ballot.	24.14%	21
I support putting a bond on the November ballot, but I am not sure which plan.	6.90%	6
I support putting a bond on the ballot but would like to see a different amount.	11.49%	10
TOTAL		87

# Future Public Engagement

## Now to November

### Tours and NPAs

Additional 3 Tours  
Presentations at each NPA

### Tabling

City Market (Downtown and South End)  
Additional Locations

### Traditional PR/Social Media Campaign

Every Front Porch Forum, 3 Social Channels  
ReEnvisioning Committee  
Media

### Website

### Community Forums

Engage the Business Community

## Beyond November

*(if bond passes)*

### MEDIA

Continue to work with VT Media

### Design Input Meetings

Community/Residents  
Students  
Teachers/Staff

### Front Porch Forum/Social Media

Every Front Porch Forum, 3 Social Channels

### Website

# Question 6

**6. Plan for managing project.** The proposed project would be one of the largest public investments ever made in Burlington and constitutes a major development plan. Such projects require experienced project teams with specialized skills to achieve their programmatic and financial goals. We are looking to understand how the BSD intends to manage the proposed project from now until completion.

## **Current design team:**

Architect - Black River Design  
Civil Engineer – Krebs & Lansing  
Structural Engineer – Engineering Ventures  
Mechanical, Electrical Engineer – LN Consulting  
Landscape Architect – Wagner Hodgson  
Geotechnical Engineering – Sanborn & Head  
Acoustic Consultant – Resource Systems Group  
CHPS Consultant – James Carr  
Cost Estimating – Merkur Construction  
Soils Analysis – Waite & Heindel  
Surveyor – AES Northeast  
Hazardous Materials Consultant - ATC

## **Post-bond additional consultants:**

Energy Modeler  
Energy Consultant  
Traffic Engineer  
Permit Specialist  
Security Advisor  
Theater Consultant  
Commissioning Agent  
Soil Boring Contractor

**A qualified Construction Manager will be brought in as the project moves into Design Development.**

**Once construction begins, the budget includes the services of a full time Clerk of the Works to represent the Owner on site during the entire construction process.**

# Question 7

**Confidence in total project costs** We would like to understand how the current project cost elements have been developed and what strategies the BSD plans to pursue to keep the project within budget through both the pre-development and construction periods.

- Base estimates for each component of construction established in consultation with a professional cost estimator to reflect current costs of construction and costs of similar projects delivered by design team.
- Base amounts include reasonable allowances for design contingencies.
- Costs for each component based on the anticipated materials, quantities and complexity of construction.
- Items such as elevators translated into sf costs and distributed among the areas of the building served by that equipment.
- Separate estimates for sitework, general conditions, and demolition were prepared.
- Other non-construction project costs were also itemized, including a 10% bid and construction contingency and a 4% inflation factor.
- More detailed cost estimating will be done as a scope management tool prior to following required school construction competitive bid process.

[Complete Budget Detail](#)

# Question 8

**Other funding mechanisms.** The success of bonding initiatives often depends in part on communicating to voters that all alternatives to a property tax increase have been considered and pursued. We understand that the BSD has limited alternative funding streams, yet would like to understand if the BSD has explored the potential of other funding mechanisms, such as philanthropy or grant funding opportunities, and the status of those efforts.

- Board committed to pursuing state and federal funding conversations
- Energy Consultants
- Capital Campaign

# Ballot Question

“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 \$70 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.”

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