



Amherst School District

**FY25 Public Hearing
BOND HEARING
January 8, 2024**



Wilkins Elementary School Building Project

Historical Overview

- ▶ 2017: Capital Needs Assessment developed to analyze 20-year cost to operate current Amherst schools
- ▶ 2018: JFAC formed with town volunteers, elected officials, & school administration
- ▶ March 2020: Voters approve \$150,000 Architect & Engineering fees as part of district budget for Amherst facilities design phase
- ▶ 2020: Lavallee Brensinger Architects and Harvey Construction hired to develop facilities options
- ▶ 2020: ASB does not move forward LBA designs to public hearing
- ▶ 2021: Banwell Architect, DEW Construction, and Tighe and Bond engineers were hired to develop facility options



Historical Overview

- ▶ 2022: Warrant article failed for complete renovation of Amherst Middle School and new construction for a consolidated Clark-Wilkins Elementary, PK-5, \$83,000,000
- ▶ 2023: Summer, Small section of roof at AMS completed using unassigned fund balance
- ▶ 2023: ASB holds hearing and votes to utilize Capital Reserve Funds for Phase II HVAC/Roof at Amherst Middle School to begin Summer '24
- ▶ 2023: Warrant article failed for new construction for a consolidated Clark-Wilkins Elementary, PK-5, \$54,250,179
- ▶ 2024: Reduced footprint, New Wilkins Elementary, 1-5, \$49,997,214



Key Considerations FY25



- ▶ **Defeated Proposals**
 - ▶ '22 and '23 defeated bond requests for a PK-5 Elementary School

- ▶ **Back to the Drawing Board**
 - ▶ Community Feedback Surveys and Sessions
 - ▶ Cost, Scope & Clark Maintained
 - ▶ Summer '23 Amherst School Board Facilities Retreat
 - ▶ Estimate and Fully Cost Two Options
 - ▶ Renovation/Addition
 - ▶ “Build to Suit”
 - ▶ Educational Program revisions for reduced grades (1-5) and refined

- ▶ **Clark School Remains PK-K**
 - ▶ Explored possibility of early childhood program at SHS

- ▶ **SHS Space Utilization Analysis Completed**

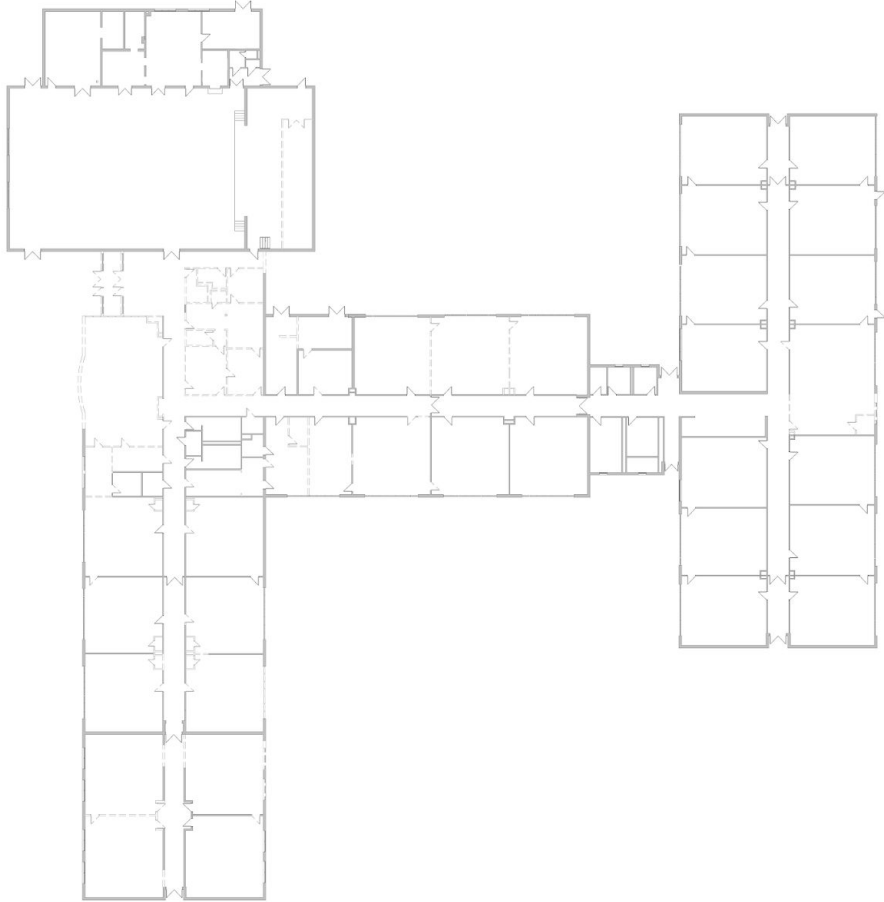


Options



Renovation / Addition

Wilkins - Existing Footprint



OPTION 1- FIRST FLOOR DEMOLITION DIAGRAM
1"=20'

FOR CONCEPTUAL DEMOLITION SCOPE PURPOSES.
NOT FOR CONSTRUCTION

WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/1/23



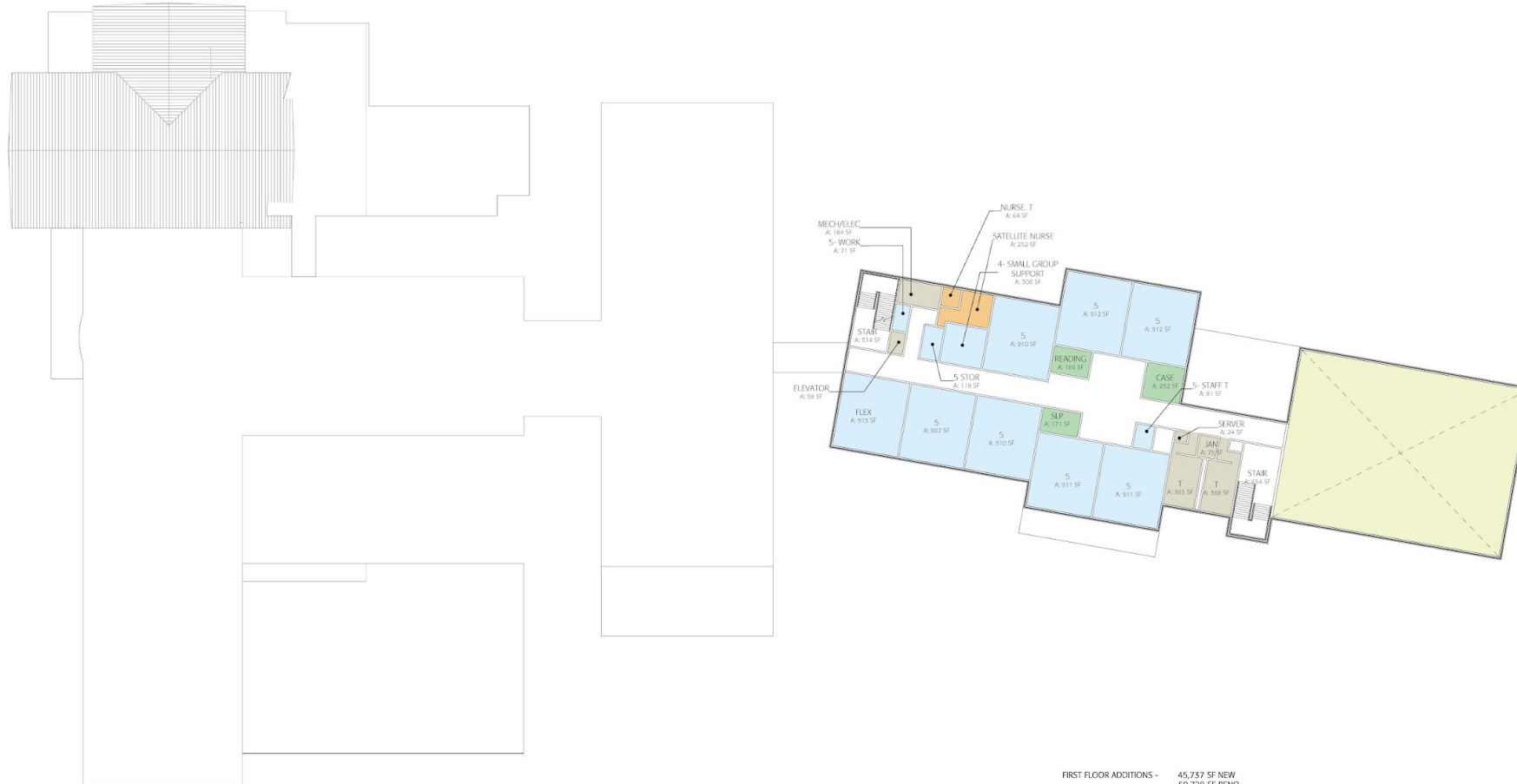
Renovation/Addition -First Floor



WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/1/23



Renovation/Addition-Second Floor



OPTION 1- SECOND FLOOR PLAN
1"=20'

FIRST FLOOR ADDITIONS -	45,737 SF NEW
SECOND FLOOR ADDITIONS-	50,729 SF RENO 15,423 SF NEW
TOTAL ADDITIONS-	61,160 SF NEW 50,729 SF RENO
TOTAL BUILDING SF	111,889 SF



WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/1/23



Renovation/Addition - Site



Renovation/Addition

Advantages

- Retains as much of the existing structure/ building as possible
- Relocates main office to more secure front entrance area
- Class grades in pod groups
- Improved building safety
- Improved energy efficiency (roof, windows, HVAC & Electric)
- Potentially two months \pm shorter construction

Total Cost: \$46,066,363

Disadvantages

- Undersized instructional spaces (i.e., existing classrooms)
- Long walk from classrooms to specialized instruction and gym/cafe/ library spaces
- Inefficient instructional and support locations
- Gym and cafeteria are not together at building front
- Multiple additions while operating school
- Extensive repair of existing elements and systems while retaining older walls
- Smaller play field
- Space below existing foundation remains untouched
- Closer to wetland setback



Build to Suit

Maintains MPR

Grades 1-5



FIRST FLOOR ADDITIONS -	66,870 SF NEW 9,569 SF RENO
SECOND FLOOR ADDITIONS -	42,809 SF NEW
TOTAL ADDITIONS-	109,679 SF NEW 9,569 SF RENO
TOTAL BUILDING SF	119,248 SF
* DEMOLITION	41,160 SF

WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/17/23



Build to Suit - Second Floor



OPTION 2- SECOND FLOOR PLAN
1"=20'

FIRST FLOOR ADDITIONS -	66,870 SF NEW
SECOND FLOOR ADDITIONS -	9,569 SF RENO
TOTAL ADDITIONS -	109,679 SF NEW
TOTAL BUILDING SF	119,248 SF
* DEMOLITION	41,160 SF



WILKINS ELEMENTARY
80 BOSTON POST ROAD
AMHERST, NH
11/17/23



Build to Suit -Site



Build to Suit

Advantages

- New building systems and envelope
 - Longer life
 - Lower maintenance
 - Higher energy efficiency
 - Full dehumidification/temperature control
 - Improved air quality
- Spaces ideal sizes to match program
- Relocates main office to more secure front entrance area
- Class grades in pod groups
- Gym/cafeteria/library closer to entrance (after school programming)
- Fewer phases of construction anticipated
- Education support adjacent to classrooms
- Larger play field
- South facing play areas

Disadvantages

- Long walk from classrooms to specialized instruction and gym/cafe/library spaces
- More new addition building (cost)
- Potentially two months ± longer construction

Total Cost: \$49,997,214

FY25 Facility Project - Wilkins

- ▶ Proposed Article 12 on March 12, 2024 Ballot
- ▶ Total Appropriation Amount: \$49.9M
- ▶ Build to Suit Option: 1st-5th Grades

As Favored by Amherst Buildings and Grounds Committee





Conceptual Renderings

Conceptual Exterior Front



Conceptual Exterior Front



Conceptual Exterior Overhead



Conceptual Exterior Playground



Anticipated Construction Schedule

- ▶ Summer 2025 - Groundbreaking
- ▶ Spring/Summer 2027 - Construction Complete





Wilkins Elementary School Project Features

Grades 1-5

Project Features

Functional Spaces
Classic Design

Enhanced
Safety & Security

New Systems

Improved Traffic Flow



- Building Capacity Reduced to Grades 1-5
(Clark School Remains PK-K)
- Overall Square Footage Reduced by 18.5%

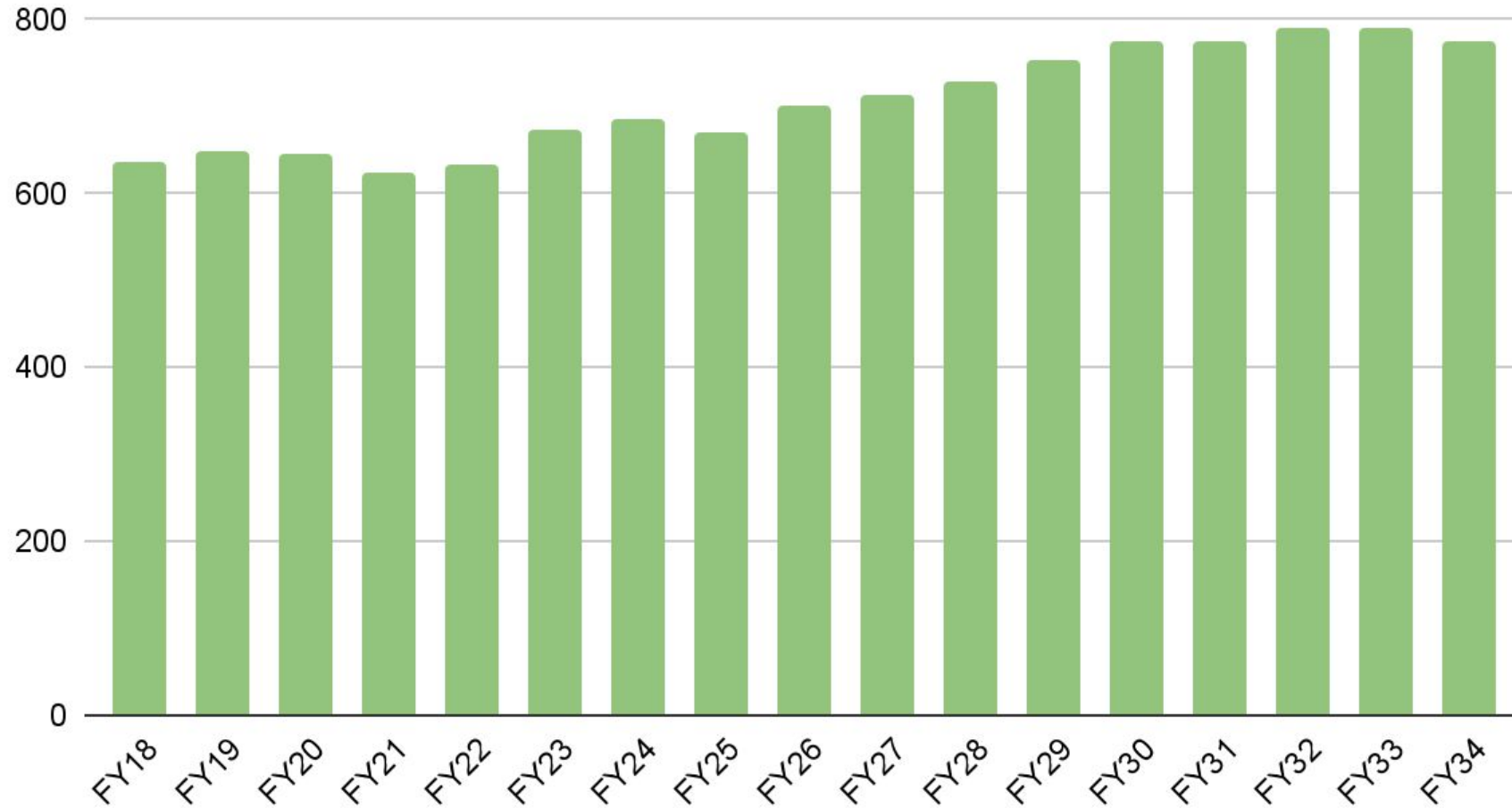
Men's Changing room		50	2	100	Needs v. constant airing. Padding. Door with window
Men's (Educational/ Meet or Room	10	2,000	1	1,200	Significant v. noise and Program. Room w/ adaptive equipment, work spaces for 12
Men's Kitchen Area		200	1	800	Attached in Educational meeting area
Men's Office		100	1	600	1 Office and 1 Training Office
Men's Restrooms		60	1	60	In-club shower & changing space
Men's Storage		50	1	50	
Men's Rooms		100	1	100	
Special Services Subtotal				8,060	
Core				1,000	

Miss School		Existing Enrolment = 765 (Pre-K, Inc, not)	
15th Grade		Core Design = 1079 (Pre-K, not, not)	
		Design Capacity = 880 Students (Pre-K, not, not)	
RED	TOTAL NEF	PREFERRED LEVEL	COMMENTS
4	240	2	
1	80	2	Can be consolidated with other grades
6	600	2	Only grade to receive locators, add alternate
1	800	2	RTL, Core/Enrich, Sens / Groups, Special Ed Services, Testing, Pre-Math, Etc.
1	80	2	
4	240	2	
1	80	2	Can be consolidated with other grades
1	1,000	1	locate near Pre-K, doubles as Master space. Includes toilet.
2	1,800	2	Placed 1/2 between grades
1	52,800		
2	2,000		Conf room for existing room size is 1250 sq ft. Was reduced from 1200 sq ft in previous version
1	0		1 is Corridor
1	90		Mail room 2020 program
2	300		1000 reduced from 1200, 500 increased from 2000 program of 300 sq ft
1	1,200	1	
1	1,200	1	conf room space reqs, cements
2	140		Added at teacher request
2	600	1	
1	500	1	locate near Core spaces & first floor
1	6,330		
2	1,500		600 grade. Each with office and meeting space for up to 4-6 integrate into Teams. Conf room size
1	118	1	
1	40	1	
2	1,800		Social, Emotional, Behavioral, Health Program including ASO
1	180	2	
1	1,500	2	
2	300		Integrate into Teams/ Peds.
4	600		

Supports Current and Future Enrollment



Enrollment Grades 1-5 Current and Projected



**Based on Fall 2023 NESDEC Projections*

Conceptual General Classroom Design



Conceptual Art Classroom Design



Conceptual Individual Instruction Design



Conceptual Corridor Design



Conceptual Music Classroom Design



Conceptual Gymnasium Design





Safety & Security

Safety and Security

- Removes Need for Detached Portables
- Front Entrance Designed to Meet Homeland Security Emergency Management Specifications
- Enhanced Secure Exterior Doors
- Upgraded Alarm and Phone System
- Comprehensive Camera System
- Improved fire safety system (voice evacuation system) in compliance with current code





New Systems

Wilkins Facility Systems

MECHANICAL, ELECTRICAL, PLUMBING

- Energy efficient systems
- Updated equipment and better placement for improved maintenance and operations
- Meets current codes and guidelines (current systems grandfathered)
- Consistent all-season temperature control
- Improved ventilation system
- High efficiency condensing equipment
- Low temperature hydronic plumbing system



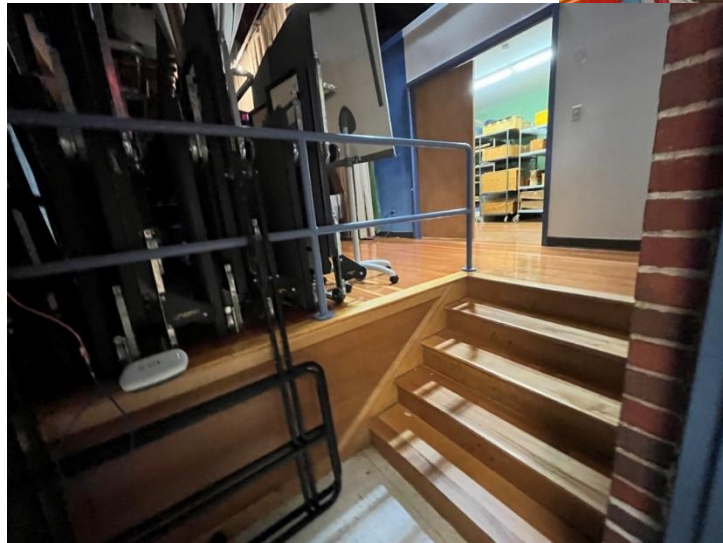
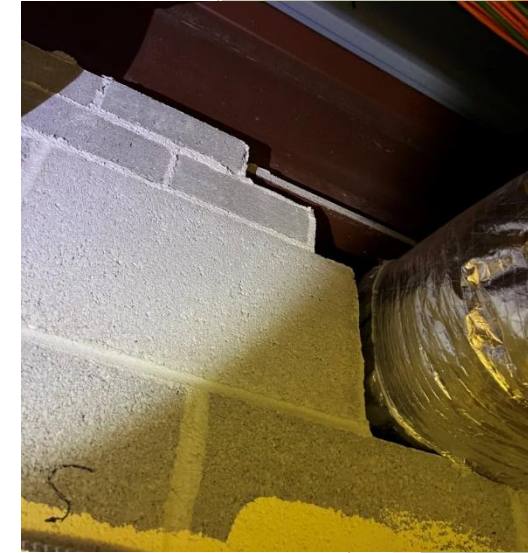
Wilkins Facility Systems Review

MECHANICAL, ELECTRICAL, PLUMBING

- Better roof drainage and storm water protection system
- Removes glycol antifreeze system
- Adds attic sprinklers
- New main switchboard and panels replace *end of life* (1967) equipment
- Adds an emergency generator
- Exterior emergency egress lighting at exits
- Replacing fluorescent lighting with more efficient LED fixtures
- Automatic lighting controls

Wilkins Facility Systems Review

- GAPS IN CORRIDOR SMOKE WALL
- NON-SMOKE RATED DOORS AND TRANSACTION WINDOW
- HANDRAILS MISSING



Wilkins Facility Systems Review

- SOME BRICK AND SEALANT REPAIR REQUIRED
- SOFFIT AND FASCIA REPAIR AND REPAINTING REQUIRED



Wilkins Facility Systems Review



- WOOD SHED ATTACHED TO THE BUILDING
- WALLS NOT EXTENDING UP TO ROOF:
 - SMOKE SAFETY ISSUE
 - ACOUSTIC ISSUE
- WOOD ATTIC CATWALK



Wilkins Facility Systems Review

- UNSAFE LOCKDOWN GATES
- UNDERSIZED EXIT DOORS
- NON-SMOKE RATED CORRIDOR DOORS



Wilkins Facility Systems Review

- NON- ADA TOILETS, DOORS AND SINKS





Traffic Flow

Wilkins Site - Build to Suit



Removes an additional 45 cars off of Boston Post Rd. during pick-up/drop-off

Increases parking capacity for school and community events



Considerations & Comparisons

Cost Estimate History



	2021 Bond Hearing <i>(excludes AMS \$31.6m)</i>	2022 Warrant Article <i>(excludes AMS \$30.8m)</i>	2023 Warrant Article	2024 Bond Hearing
Bond Amount	\$66,038,000	\$52,200,000	\$54,250,179	\$49,997,214
Grades	PK-5	PK-5	PK-5	1-5
Square Footage	163,500	146,229	146,229	119,248
Interest Rate	2.0%	3.0%	5.75%	TBD

What is different in 2024?



2023 Proposal (FY24)	2024 Proposal (FY25)
Bond Amount: \$54,250,179 (\$56.3M 4% escalation)	Bond Amount: \$49,997,214
Bond + Interest (level principal) \$85,615,468	Bond + Interest (level debt) \$103,384,725
Grades PK-5	Grades 1-5
146,229 sq.ft	119,248 sq. ft
Eliminates need for Clark School	Maintains Clark School PK & K
Larger footprint on site	Smaller footprint on site



Financing

Bond Financing Process



- ▶ Engaged NH Municipal Bond Bank (NHMBB)
- ▶ Current Proposal is Level Principal, 25 Year Term, 5.5% Interest Rate
 - ▶ Upcoming Bond Sale will provide additional information

Elementary School Building Project

Tax Impact and Total Cost-Level Principal 25 Years



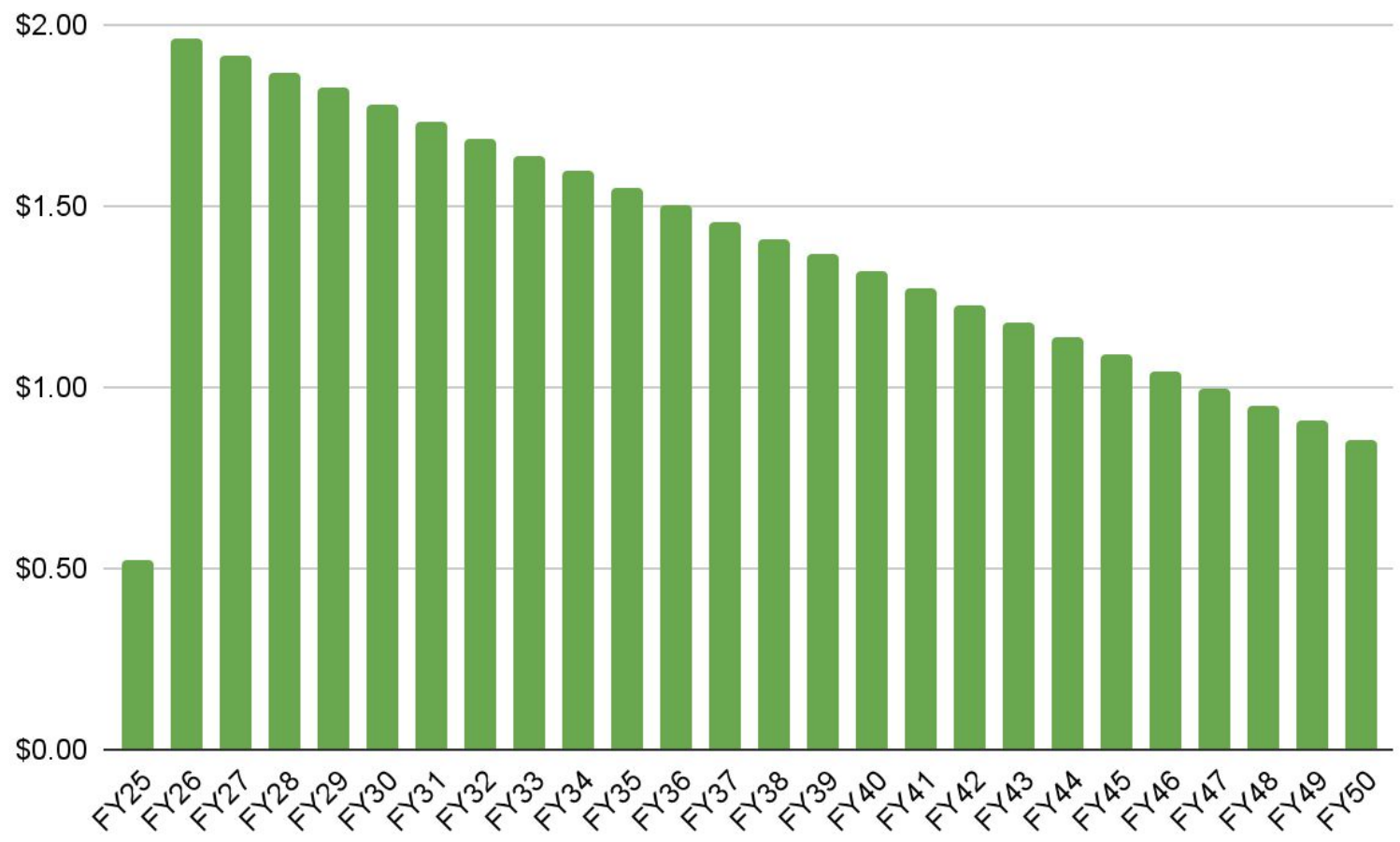
Tax Impact and Cost Assumptions	
Payment Type	Level Principal
Assessed Valuation	\$2,390,811,306
Average Home	\$482,000

Total Cost	\$85,615,468
Bond Amount	\$49,997,214
Term *	25 Years
Interest Rate *	5.5%

**Most Recent Bond Sale was 3.66%; NHMBB using 5.5% to be conservative for budgeting purposes*

An estimated tax impact will be provided following the next bond sale

Elementary School-Bond Financing Level Principal





Impact on Student Learning

Our Mission: To Engage, Challenge, and Support *All* Learners

Impact on Student Learning

- ▶ **Research and evidence based instructional strategies drive ASD**
- ▶ **Buildings impact the ability to implement great instruction**
 - ▶ Loss of instructional time
 - ▶ High noise/high distraction
 - ▶ Programming driven by the lunch schedule
 - ▶ Lack of temperature control
 - ▶ Classroom size





Summary

Summary

- ▶ **Functional Spaces with Classic Design**
 - ▶ Developmentally appropriate educational space Grades 1-5
 - ▶ Space designed to meet curriculum and student needs
 - ▶ Aligned tightly with current and projected enrollment
- ▶ **Enhanced Safety & Security**
 - ▶ Removes Need for Detached Portables
 - ▶ Front Entrance Designed to Meet Homeland Security Emergency Management Specifications
 - ▶ Comprehensive Camera, Alarm, Phone, and Improved Fire Safety Systems
- ▶ **New Systems**
 - ▶ Addresses aging, out of compliance, end of life systems with energy efficient systems
 - ▶ Provides excellent indoor air quality and temperature control
- ▶ **Improved Traffic Flow**
 - ▶ Removes 75 cars from Boston Post Road
 - ▶ Expands parking capacity



Article 12-Bond Warrant Article

Article 12.

To see if the District will vote to raise and appropriate the sum of forty nine million nine hundred and ninety seven thousand two hundred fourteen dollars (\$49,997,214) (gross budget) to finance the major addition, reconstruction and renovation project for the Wilkins Elementary School building, located at 80 Boston Post Road, Amherst, NH and to authorize the issuance of not more than forty nine million nine hundred and ninety seven thousand two hundred fourteen dollars (\$49,997,214) of bonds or notes under and in compliance with the Municipal Finance Act, RSA 33:1 et seq., as amended; to authorize the School Board to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; to authorize the School Board to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to authorize the School Board to take any action or to pass any other vote relative thereto, and further to raise and appropriate an additional sum of one million two hundred forty nine thousand nine hundred thirty dollars (\$1,249,930) for the first year's interest payment on the bond. 3/5 ballot vote required.



Next Steps

Amherst School Board to vote on Warrant Articles

Amherst Ways and Means to vote on Warrant Articles

February 5, 2024: Deliberative Session

Location: Souhegan High School Auditorium

Time: 6:00 pm

March 12, 2024: District Voting

Location: Souhegan High School Gymnasium

Time: 6:00 am-8:00 pm





Questions?