

AVS Renovation

Informational Session
Saturday, Jan 9, 2016

Our Committee & Purpose

- WHY - renovation
- WHAT - the results will be
- HOW - the Impact on Taxpayer
- Call to Action



The WHY: History & Background

Town of Auburn Demographics

Population (2013) 5,027

Male: 2,416

Female: 2,611

Population by Age Group

Under age 5 289

Age 5 to 19 1,090

Age 20 to 34 646

Age 35 to 54 1,625

Age 55 to 64 972

Age 65 and over 405



**60% vote in favor is required
(2220, if all 3700 registered
voters, as of 12/14/15)**

AVS-hosted Community Activities & Events

- E Waste Collection
- Sucker Brook Cycling Event
- Coffee House
- Internet Safety presentations
- APD event
- Griffin Library Santa Breakfast
- Neighborhood Watch meetings
- Miss Auburn Scholarship
- Voting
- Pinewood Derby/Scouts
- PTA Meetings
- School Board meetings
- Jack's Driving School
- Scout groups
- Youngsville Baseball Event
- Deliberative Session



AVS: Enrollment History

<u>Year</u>	<u>#Students</u>
2006-07	600
2007-08	565
2008-09	619
2009-10	616
2010-11	592
2011-12	611
2012-13	597
2013-14	566
2014-15	567
2015-16	590

Town Population in 2010: 4,953 (change since 2000: +5.8%)

Town Population in 2014: 5,158 (change since 2010: +4.4%)





AVS: History

Master Planning Committee (faculty, board members, administration)

2006: Land purchase (acreage, site)

2008: \$25.7M proposed MS new construction does not pass (fails in Candia; Auburn doesn't get to vote)

2013: Facilities Assessment, Turner Group

- Space needs (instructional, operational)
- Core facilities
- Enrollment capacity



Structural History

- Current space: 67,500 sq ft (main building), 5,500 sq ft (portable classrooms)
- Built in 1940; series of additions completed:
 - 1960's (one-story wing)
 - 1965 (18,000 sq ft)
 - 1970 partial 2nd floor (+8K sq ft)
- 1988: classrooms, music, café/kitchen (26.5K sq ft)
- 1995: modulares constructed (3.5K sq ft)
- Three stand-alone portables varying in age from 2002, 2004 and 2012; each holds 2 classrooms (1,850 sq ft per unit)



AVS: Capacity

NH DOE Utilization Rates – “*extent to which school buildings are used by comparing actual enrollment to educational capacity of the school*”

- Recommended rate:
 - 90% for MS
 - 95% for elementary
- AVS = 126% including portables
- 10-year projection = 122%, not including portables



Master Planning/Board Goals

Institutional Goals:

- Provide all students, staff and community a safe learning environment
- Operationalize impact of current research on instruction, teaching and learning (technology, collaboration, project-based learning)
- Eliminate portables and modulars
- Bring all instructional space under one roof and back into the permanent structure

Master Planning/Board Goals

Community Goals:

- Increase parking
- Provide a non-evasive voting procedure
- Enhance community space; provide options for additional non-academic activities
- Preserve the existing structure and site
- Increase property value
- Allow room for adequate growth over time



New vs Renovation

Options Considered:

New: Conservative estimate (property currently owned by school) = \$35M

- All new construction (based on square footage)
- Site work extensive
- Maintenance on existing building during construction

Renovation: Projected cost for comprehensive renovation = \$23.2M

- removal of modular and portables (replace with new structure)
- additional kinder class (allows for full day kindergarten):
- 1 multi-age instructional space
- 4 additional classrooms
- expanded cafeteria space
- new gymnasium
- general security and efficiency updates
- “like new” – new envelope



Structural Needs

- Eliminate portables and modules – enhance safety
- Bring all instructional space under one roof and back into the permanent structure
- Refurbish the cafeteria; add new gymnasium – enhance community space
- Preserve the existing structure and site
- Allow room for adequate growth over time

IN-Structional Needs

- Address 21st century learning skills (collaboration, project based learning, STEM)
- Centrally locate (relocate) unified arts & specialized classrooms to be shared between elementary & middle grades
- Minimize travel time to Music, Art, Band, Computer Lab, etc.
- Maximize existing space (repurpose core areas for flexibility)

IN-Structional Needs

- Provide adequate space for entire learning community (all staff, all students) to congregate
- Refurbish the cafeteria - reduce the number of lunch periods
- Allow room for adequate growth over time (flexibility with #s of classrooms and class size; address needs of diverse population)
- Limit instructional disruptions through 24 month construction/renovation process

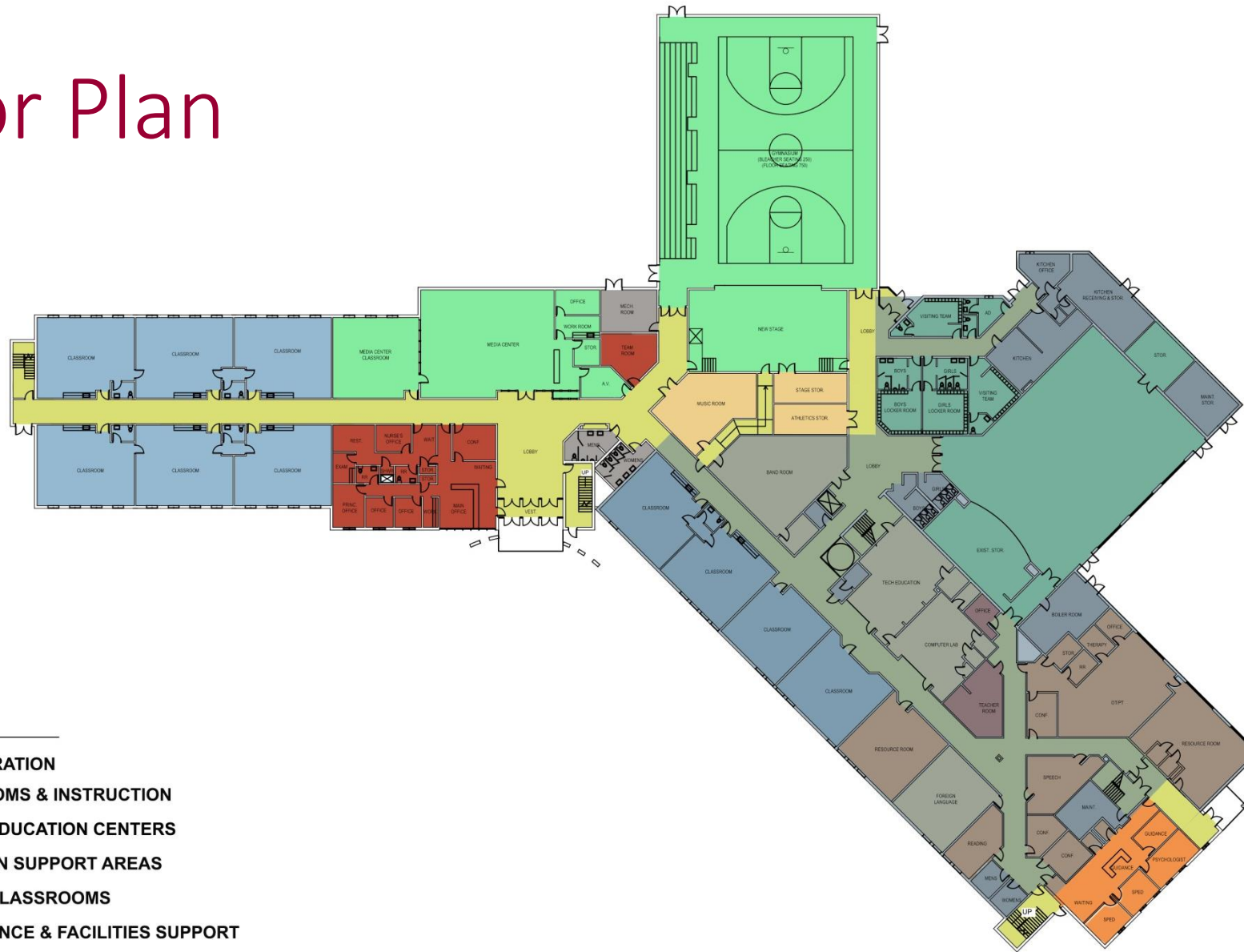


The WHAT: Renovation Details








Renovation Plan - Details

- Additional 54,600 square feet to existing structure:
 - Add 5 classrooms (in addition to replacing 9 classrooms currently housed in the portables); total 14 *brand new* classrooms
 - Tripling admin spaces; meeting space
 - Increase existing resource room space (1 addtl room; renovate existing space to expand capacity in existing footprint)
 - Double capacity of gym (from <500 to 750)
- Increase parking space by 50%
- Increase efficiency for student drop off/pick up (circular drive parallel to the bus lane)
- Increase all efficiencies; meet local and state codes

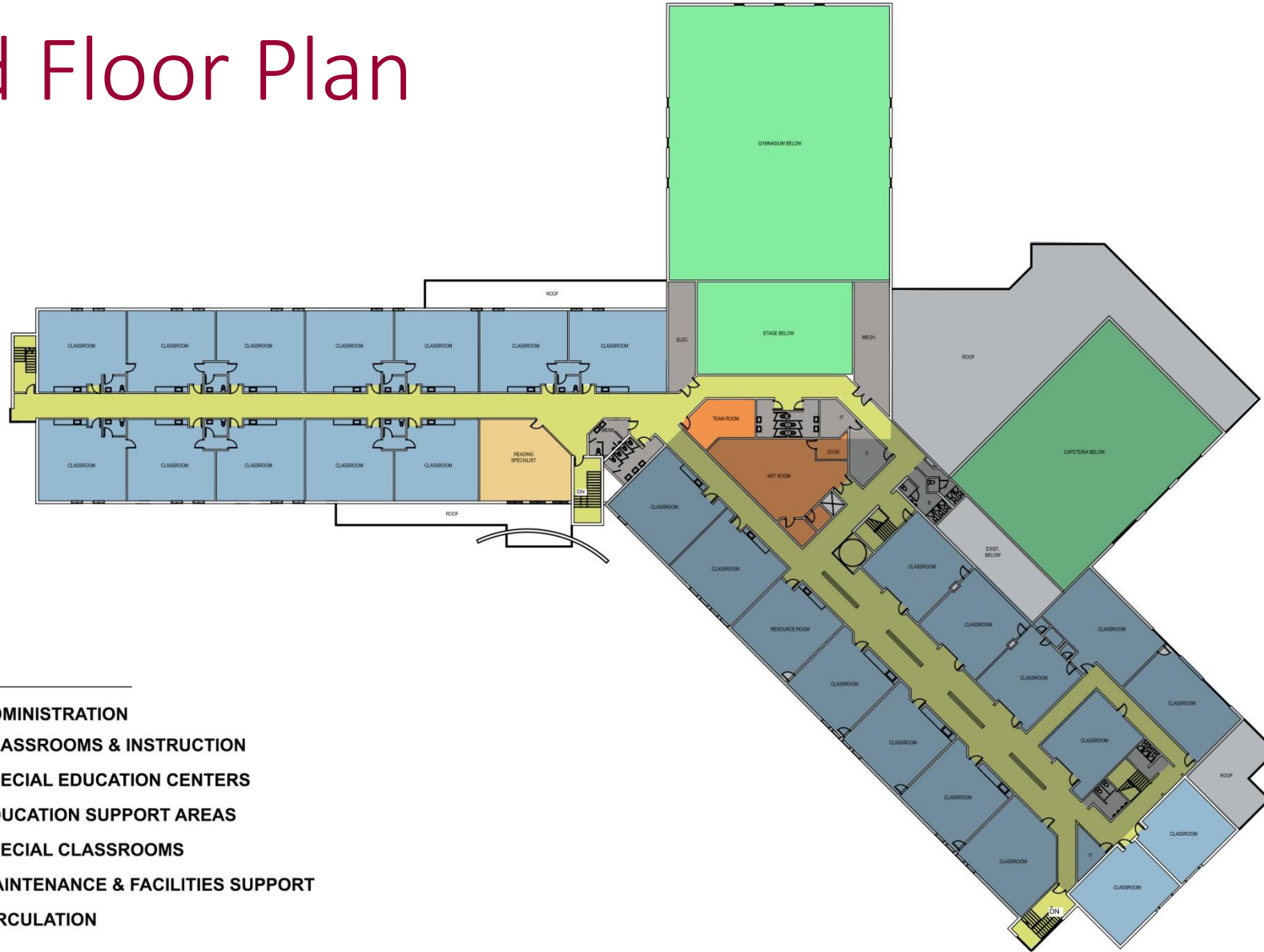
First Floor Plan



LEGEND

- | | |
|---|----------------------------------|
|  | ADMINISTRATION |
|  | CLASSROOMS & INSTRUCTION |
|  | SPECIAL EDUCATION CENTERS |
|  | EDUCATION SUPPORT AREAS |
|  | SPECIAL CLASSROOMS |
|  | MAINTENANCE & FACILITIES SUPPORT |
|  | CIRCULATION |

Second Floor Plan



LEGEND

- ADMINISTRATION
- CLASSROOMS & INSTRUCTION
- SPECIAL EDUCATION CENTERS
- EDUCATION SUPPORT AREAS
- SPECIAL CLASSROOMS
- MAINTENANCE & FACILITIES SUPPORT
- CIRCULATION

Site Plan



SAU 15 AUBURN VILLAGE SCHOOL

CONCEPTUAL PLANS

SITE PLAN OPTION 5

SCALE: N.T.S.
DATE: 10/20/15
DRAWN: [illegible]

**TURNER
GROUP**

Site Entry View



Site Aerial View



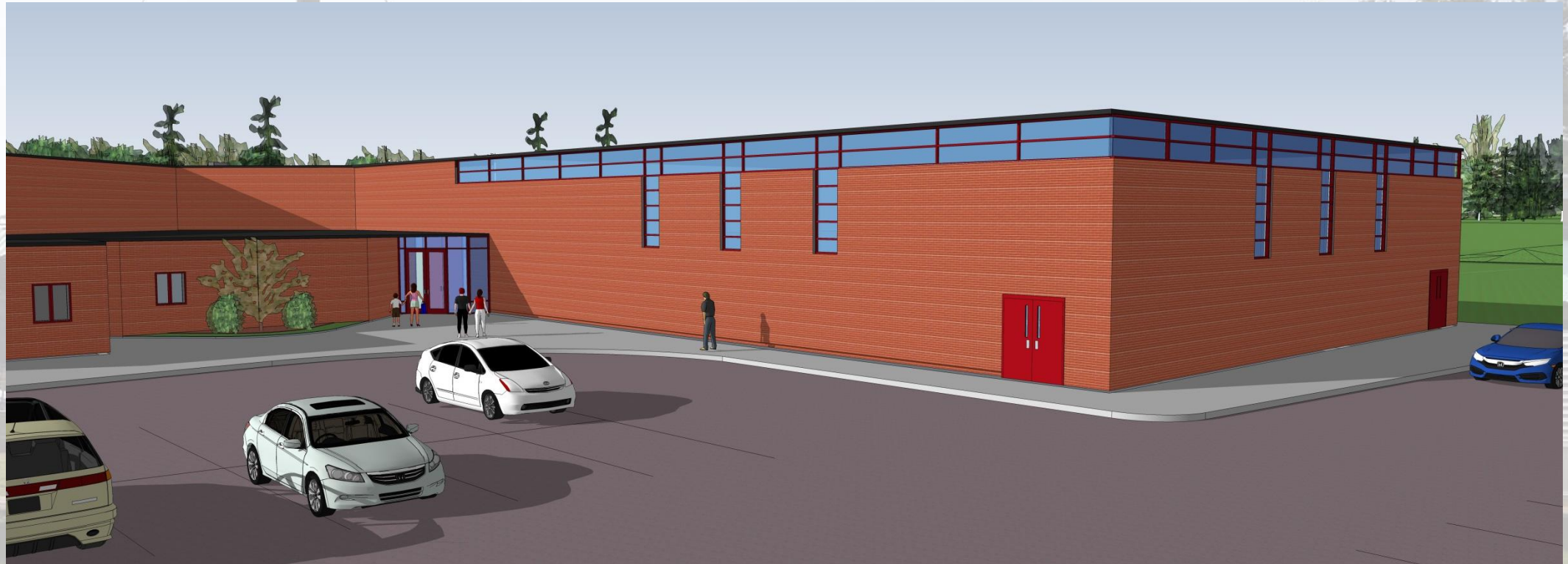
School Entry View



West Aerial View



Gymnasium Entry View



Renovation Route – Instructional Need

- 24 months
- Commences Summer, 2016
- No interruption in instruction
- No displacement of students or faculty
- Completion, Fall 2018





HOW: Warrant Article, Tax Impact

Warrant Article

- Total Sum \$23,150,321
- What is included:
 - Construction costs
 - Soft costs (site work, design)
 - GMP – guaranteed maximum price (imbedded 3-4% contingency)
- 30 year bond, 4% (1/08/16)
- Estimated tax rate increase, \$2.01-2.10 per thousand
- Collaborating with Selectmen to minimize tax impact

Additional Impact (+/-) Considerations

- Full Time Kindergarten Teacher vs. Part Time (est. +\$45K)
- Furnishings (desks, chairs, white boards) will be minimal; recycling classroom furnishings from existing classrooms (modulars/portables)
- Custodial Staff minimal adjustments of responsibilities (\$0)
- Efficiencies – difficult to predict, but new windows and roof should gain some efficiencies

What's the Back Up Plan?

- 3-5 year spend (from 2013 Facilities Assessment), \$2M+
- 5-10 year spend (from 2013 Facilities Assessment), \$2M+ each year
- Portables were not meant to last forever/confront security challenges
- Full day kindergarten options???
- Interest rates are historically *today*...
- Construction costs continue to increase
- Tax rates will be impacted regardless – maintenance issues will continue to increase, not decrease



Call to Action: VOTE

- Host an informational event
 - Your home
 - Your favorite hangout
- Attend the Deliberative Session
- Encourage Voting
 - AVS Alumni (age 18)
 - Provide voter transportation
- Signage!
 - Posters
 - Mailers
- Drive folks to the FACTS – phone, email, text
 - Leverage single source of info: AVS ROC FB





Questions and Discussion