



Allenstown New
Building /
Renovation
Presentation
October, 2020

History - School Buildings

- **Allenstown Elementary School**

- 1962 – Original one story building
- 1972 – Additions built for 2nd floor classroom; Multipurpose space on front right side
- 1988* - \$400K maintenance update to mechanical and electrical systems; new windows
- 1998 – Addition built for one story Kindergarten, Art, and support services space

- **Armand Dupont School**

- 1954 – Catholic Church built the gym for community purposes
- 1973 – Catholic Church added the school building adjacent to the gym
- 1988* – School District purchased the current ARD building from the Catholic Church and also built 4 new classrooms; new kitchen; miscellaneous repairs

**1988 - \$1.9M, 15 year bond*

History - Student Population *_{AES & ARD only}

- **Feb 2017 = 367**
 - AES – 210
 - ARD – 157
- **Feb 2018 = 374**
 - AES – 212
 - ARD – 162
- **Feb 2019 = 367**
 - AES – 206
 - ARD – 161
- **Feb 2020 = 368**
 - AES – 201
 - ARD – 167

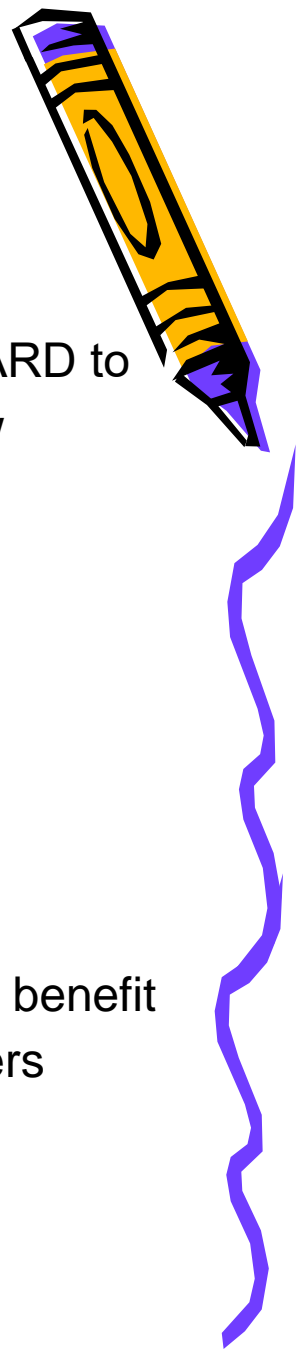
What does the student population future look like?

- **China Mill – Lofts at 25 Canal** (23 - 1bdrm; 87 - 2bdrm; 40 - 3bdrm)
- **Future apartment projects?**
- **Allenstown is a starter home market**
- **Bear Brook real estate appeals to families**



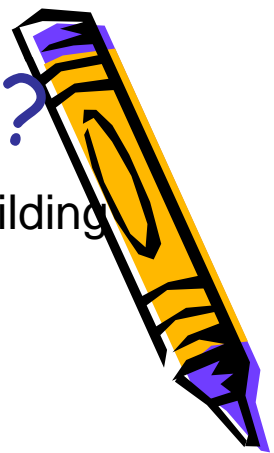
Timeline - How did we get here?

- March 2018 – Feasibility Study done on both buildings – Harriman
- November 2018 – Harriman presents their facility analysis
- February 2019 – 2 Community “listening” sessions held at AES and ARD to take public input on school structures for renovating or building a new building
- June 2019 – Joint Tuition Committee and New Building / Renovation Committee(s) formed
- April 2020 – Engaged HL Turner for 3 designs:
 1. ARD Renovation
 2. AES Renovation
 3. Brand new K-8 building on new land
- May 2020 – Joint Tuition Committee concludes there is no savings or benefit to having ARD students in grades 6-8 tuition to Pembroke Three Rivers School



Timeline-How did we get here-(Cont'd)?

- July 2020 – 2 applications were submitted to Dept of Ed (DoE) for Building Aid:
 1. Brand new K-8 building built on land to be bought
 2. AES full renovation to have K-8 students in one building
- October 2020 – Community Forum #1 to present final designs
- November 2020 – Community Forum #2 to present final designs
- November 2020 – School Board to determine which DoE application moves forward for Dec 1 consideration
- December 2020 – DoE needs final application option from School to begin ranking process
- January 2021 – submit proposed March ballot recommendation for school building construction
- March 2021 – Proposal and bond approval on March ballot



Why are we doing this?



- Major ARD building fixes are needed in the very short term / AES building updates are needed next several years
 - **No large scale updates have been done in 32 years** (1988); ARD locker room flooding; ARD heating system forced school cancellations; AES storage and SPED classroom are in poor condition and not consistent with school type of construction; both schools need system and equipment upgrades that have outlived their life expectancy
- Construct a building for the future that is Community Focused
- Sustainability, Academics, and Safety for our students
- Reduced total school costs for the future
- Positive happenings within Allentown have fostered growth making us a very desirable community for new families who will want a value-added school program for their children
- If not now.... then, when?



Committee - New School/Renovation



- Started with 7 members
- Vetted 4 construction firms
- Reviewed transportation costs
- Investigated land options and costs
- Reviewed Legislation on building grants and applications
- **The Committee is still very involved and continues to meet to discuss land options.**



Committee - Joint Tuition with TRS



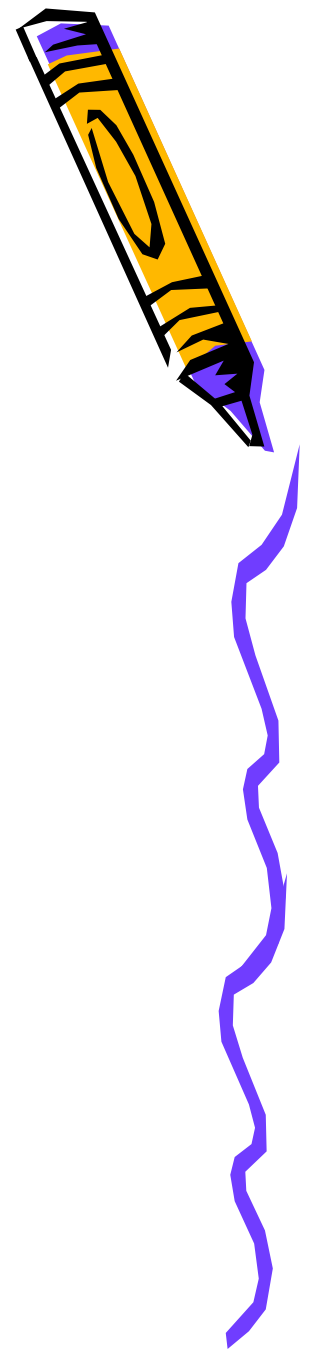
- Started with 7 members
 - TRS tour to be familiar with school building
 - Reviewed transportation costs
 - Reviewed per pupil costs
- **Final recommendation: No cost savings to send students to TRS. Building capacity limits established by the DoE show that TRS would not be able to sustain the space requirements for ARD middle school students due to possibility of Pembroke population growth.**



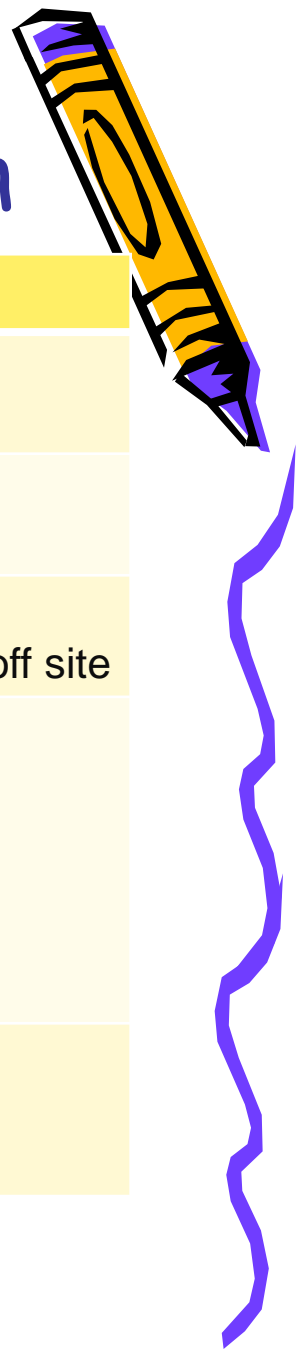
Potential Cost Savings

- Total school building savings over 7 years:

School Building Savings	savings over 7 years
AES	\$0
ARD	
ELECTRICITY	\$0
NATURAL GAS	\$39,658
NEW EQUIPMENT-OPER/MAINT	\$20,485
OTHER CONTRACT MAINT SERVICES	\$110,435
OTHER REPAIRS TO BUILDING	\$162,328
REPAIRS-ELECTRIC/PLUMBING	\$47,942
REPAIRS-HEAT	\$10,428
REPLACEMENT EQUIPMENT-OPER/MAI	\$18,822
SUPPLIES-OPERATION/MAINT	\$80,034
TELEPHONE	\$28,832
WATER/SEWER	\$0
CONTRACT MAINTENANCE-HEAT	\$28,630
CONTRACT MAINT-ELECT/PLUMBING	\$0
Grand Total	\$547,595
Savings Per Year	\$68,449



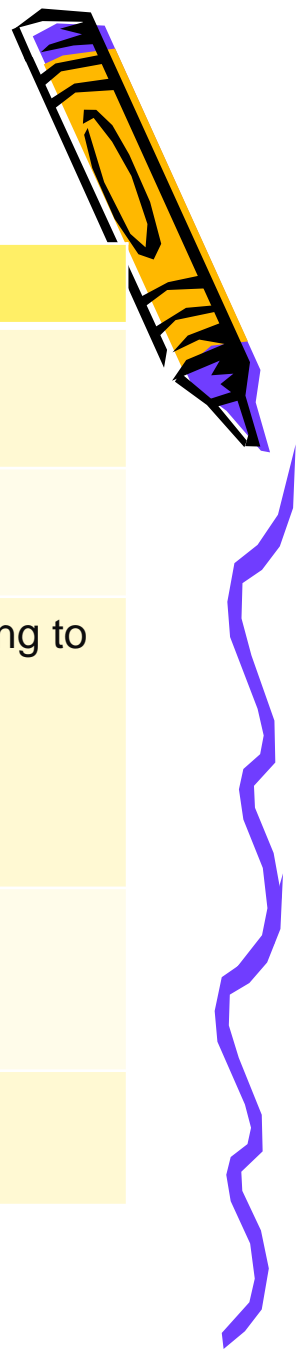
Pros & Cons - AES K-8 Renovation



PROS	CONS
Renovation costs are lower than new construction costs	Possible tax impact; initially
Keeps the school within town proper	No room left for future expansion if student population increased
Bond rates are at their lowest levels seen in years.	Increased costs to lease temporary school buildings to house students off site
Giving students an equal footing once they reach the high school level. Offering programs and opportunities equal to that of other sending districts to Pembroke Academy.	
Tax offsets based on expected additional tax revenues from on-going commercial projects	



Pros & Cons - New K-8 School



PROS

Plenty of expansion opportunity if student population increased

Bond rates are at their lowest levels seen in years.

Giving students an equal footing once they reach the high school level. Offering programs and opportunities equal to that of other sending districts to Pembroke Academy.

Tax offsets based on expected additional tax revenues from on-going commercial projects

Full building-wide energy efficient structure

CONS

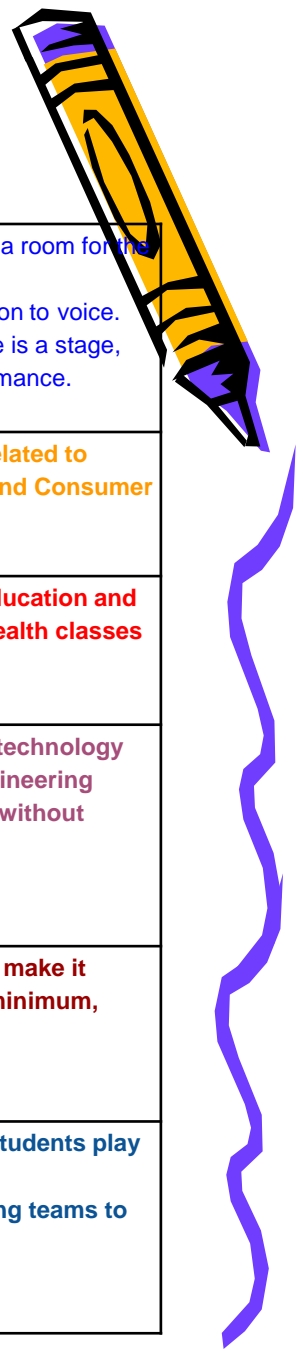
Possible tax impact; initially





Potential higher cost option

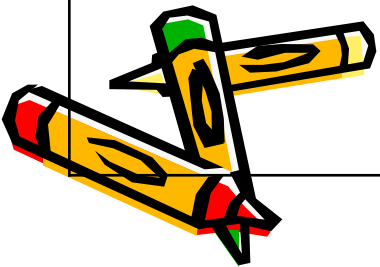
Potential busing increases from having to bus more students



Future Student Advancements



<p>Band, Chorus and Performing Arts</p>		<p>ARD just started to offer students band and chorus. There is not a room for the school band and there is no dedicated storage for instruments. Chorus needs risers to teach chorale performance skills in addition to voice. There are many students that enjoy participating in drama. There is a stage, but no seating and the poor acoustics take away from the performance.</p>
<p>Family and Consumer Science (FACS)</p>		<p>Allentown students enjoy a fraction of the competencies related to minimum standards requirement for middle school Family and Consumer Science. There is no space/classroom to offer the course.</p>
<p>Health Education</p>		<p>Health education competencies are met through physical education and connections classes. There is no dedicated space to hold health classes or store materials.</p>
<p>Technology and Engineering</p>		<p>Allentown does offer technology classes, but there are no technology labs or maker spaces where students can work with the engineering process or robotics. In addition, school projects are limited without access to a maker space/creation lab.</p>
<p>Foreign Language</p>		<p>Additional technology lab space and flex classrooms would make it easier to offer students exposure to world languages. At a minimum, online world language classes would be possible.</p>
<p>Athletics</p>		<p>Spectators in the gymnasium would have a place to watch students play basketball and the spirit team would be able to cheer. Current locker rooms flood and offer limited space for visiting teams to change and store belongings.</p>



Funding - Dept of Ed

- **Dept of Education – Application Process**

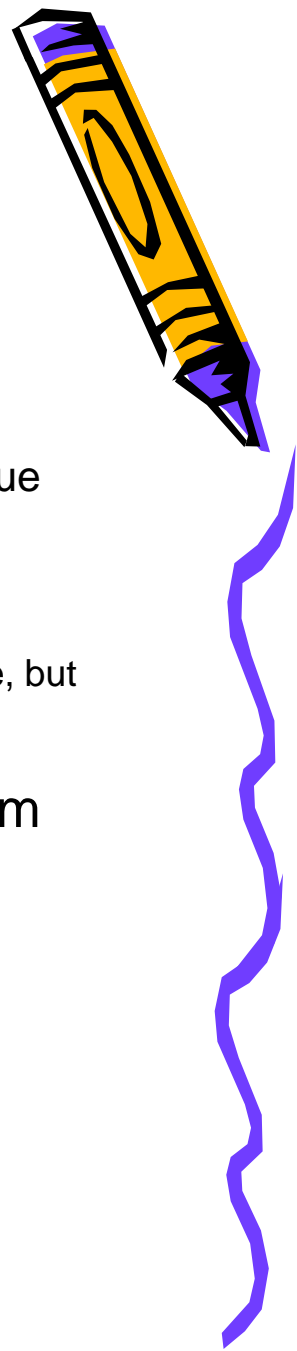
- School Board needs to decide on final option before the ranking even begins because DoE needs to know which to rank by December 1
- Throughout December, DoE does the ranking process
 - **Ranking #1 gets the majority/all of funds**; Ranking #2 gets any funds remaining left over; Ranking #3 gets any funds remaining left over
- Final ranked list of approved projects comes in December in order for ballots to be prepared for January submission
- DoE has confirmed we do not have to acquire land prior to being ranked
- **60% DoE funding is not known until December DoE ranking list gets released**



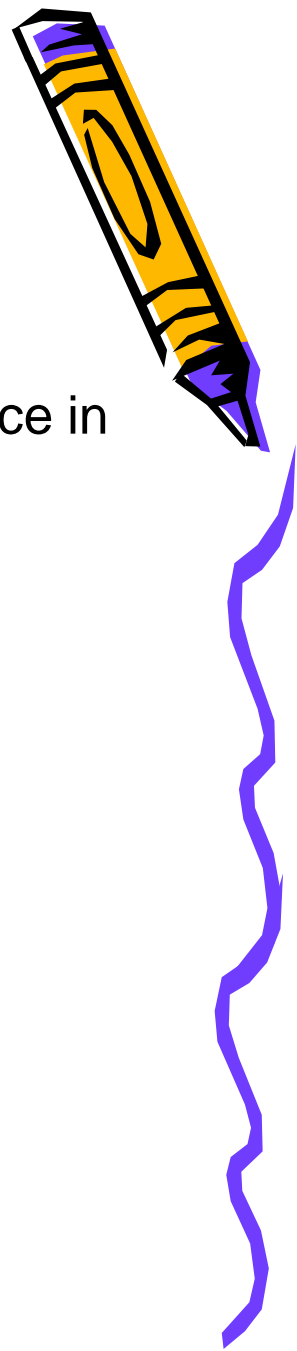
Tax Impact

- **Calculating the Tax Impact**

- Not easy! Many variables:
 - Potential total town valuation as a result of all projects
 - Future planning developments could bring in additional tax revenue that might offset bond spending
 - Total bond amount needed after DoE funding
 - Legislative changes to increase Adequacy Aid (unknown at this time, but could have impacts)
- SAU business administrator; Turner architects; input from Town Administrator – needed to calculate a tax impact ready for the January ballot submission



Future building use(s) if a new school were to be built:



- **ARD**

- Boys & Girls Club – able to handle more classroom space in a hybrid learning model and indoor gym facility
- Senior citizen housing – similar to Village School

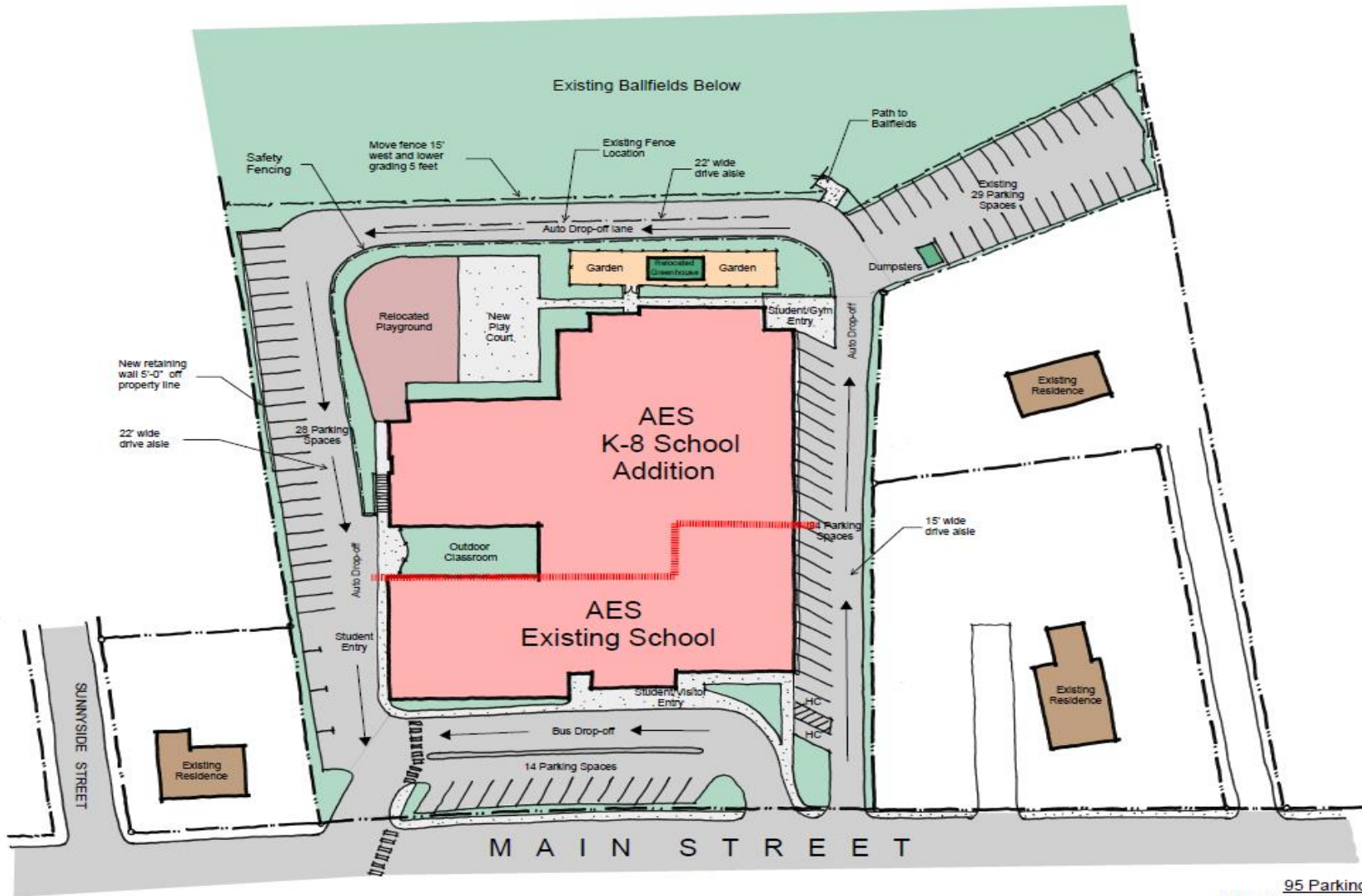
- **AES**

- Town hall? Highway dept?
- Charter school or Alternative school

Thoughts? Ideas?



Proposal - AES K-8 Renovation



95 Parking Spaces
63 Existing Parking Spaces
Net 32 Parking Spaces

Site Plan



TTG - 5037
June 11, 2020 - DP



Allenstown School - AES K-8 School Site Option 4
Allenstown School District

TURNER GROUP

Proposal - AES K-8 Renovation



- **Total Project Costs = \$23,264,560**
 - DoE 60% Funding = \$13,958,736 *Dependent on how we are ranked and how much is funded in FY22 from the state.
 - Remaining Taxpayer Funding = \$9,305,824
 - Tax Impact \$ per \$1,000: ???????
- **Project Summary from North Branch:**
 - Renovation costs are lower than new construction costs
 - Mid-sized site work scope.
 - Construction timeline: 15-17 months
 - Final square footage – 86,205 square feet



Proposal - Brand New K-8



Site Plan



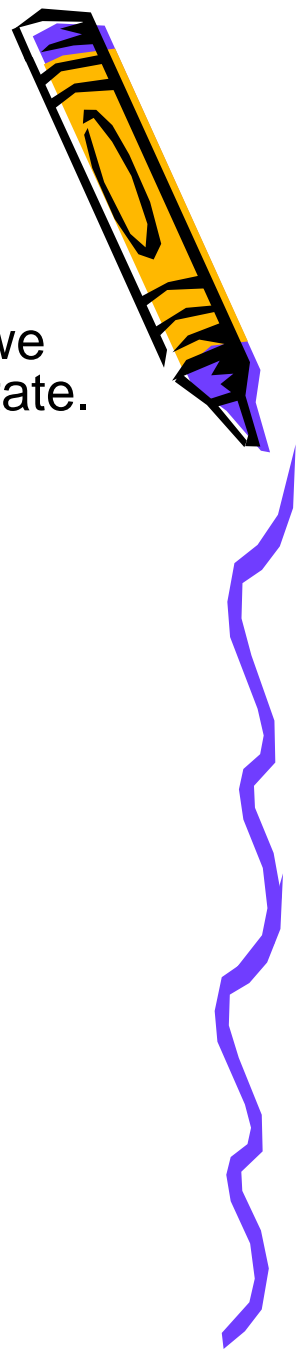
TTG - 5037
June 1, 2020 - DP



Allenstown School - Proposed New K-8 School Concept 1
Allenstown School District

TURNER GROUP

Proposal - Brand New K-8



- **Total Project Costs = \$32,499,560**

- DoE 60% Funding = \$19,499,736 *Dependent on how we are ranked and how much is funded in FY22 from the state.
- Remaining Taxpayer Funding = \$12,999,824
- Tax Impact \$ per \$1,000: ???????

- **Project Summary from North Branch:**

- Higher site costs from no existing structure
- Does not include playground
- Construction timeline: 16-18 months
- Final square footage – 87,388 square feet



Thank you for your thoughts,
time, and participation

