

Hyde Park Elementary School  
50 East Main Street  
Hyde Park, VT 05655

**MEMORANDUM**  
**Marty Spaulding, Facilities Director**  
**Telephone: 802-851-1394 Cell: 802-673-7783**  
**[mspaulding@luhs18.org](mailto:mspaulding@luhs18.org)**

**Date:** February 10, 2012  
**To:** Hyde Park Elementary Board of School Directors  
**From:** Marty Spaulding, Facilities Director  
**Cc:** Diane Reilly, HPES Principal  
Joe Ciccolo, LNSU Superintendent  
Marilyn Frederick, LNSU Business Manager  
**Subject:** HPES New Construction/Renovation Concepts

Per the board's request I contacted an architect, John Hemmelgarn from Black River Design to provide me with conceptual estimated construction costs per square footage to renovate a school similar in age as the HPES as well as current new construction costs. John is familiar with the Hyde Park Elementary School and he gave me some fairly accurate figures to use based on the age of the different renovations done on the HP school. John also provided me a standard square foot per student typically used when determining appropriate size of schools. Black River Design have done many school building projects and I trust these figures are accurate based on the current information we have available.

## Hyde Park Elementary School Addition/Renovation

### Renovation Option 1

	Square Feet	Construction Cost	Total
1898 Original Building	13455	\$ 200.00	\$ 2,691,000.00
1951 Addition Gym & Classrooms	7095	\$ 250.00	\$ 1,773,750.00
1984 Two Classroom Addition	1991	\$ 250.00	\$ 497,750.00
1992 Entry Storage Addition to Gym	552	\$ 250.00	\$ 138,000.00
1994 Library Classroom Addition	8966	\$ 125.00	\$ 1,120,750.00
Total Existing Square Footage	32059		
New Addition	12941	\$ 250.00	\$ 3,235,250.00
300 Students at 150 sf per	45000		
Construction Cost			\$ 9,456,500.00
Engineer/Permit & Contingencies			\$ 1,134,780.00
Total Project Estimate			\$ 10,591,280.00
Woodchip Heating System			\$ 1,000,000.00
<b>TOTAL</b>			<b>\$ 11,591,280.00</b>

Renovation Option #1 projection is based on 150 square feet per student using 300 students. That would increase the existing footprint by 12,941 square feet to a total of 45,000 sf. We know the 1951 wing has a poorly constructed foundation. This scenario assumes we will need to demo the entire 1951 wing. Structural engineers' will have to verify if the existing foundation and walls will need to be replaced or can be reused. This scenario also assumes minor upgrades to the 1994 wing such as flooring, cabinetry & ceiling tiles. I have also included a biomass woodchip heating system in this scenario as well.

Renovation Option 2

	Square Feet	Construction Cost	Total
1898 Original Building	13455	\$ 200.00	\$ 2,691,000.00
1951 Addition Gym & Classrooms	7095	\$ 175.00	\$ 1,241,625.00
1984 Two Classroom Addition	1991	\$ 150.00	\$ 298,650.00
1992 Entry Storage Addition to Gym	552	\$ -	\$ -
1994 Library Classroom Addition	8966	\$ 75.00	\$ 672,450.00
Total Existing Square Footage	32059		
New Addition	5441	\$ 250.00	\$ 1,360,250.00
300 Students at 125 sf per	37500		
Construction Cost			\$ 6,263,975.00
Engineer/Permit & Contingencies			\$ 751,677.00
Total Project Estimate			\$ 7,015,652.00
<b>TOTAL</b>			<b>\$ 7,015,652.00</b>

Renovation Option #2 projection is based on 125 square feet per student using 300 students. That would increase the existing footprint by 5,441 square feet to a total of 37,500 sf. This scenario assumes some of the 1951 wing can be salvaged and renovated. This scenario includes very little upgrades to the 1994 wing.

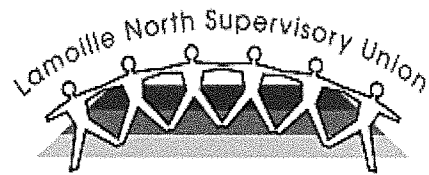
New Building

	Square Feet	Construction Cost	Total
300 Students at 150 sf per	45000	\$ 250.00	\$ 11,250,000.00
Engineer/Permit & Contingencies			\$ 1,350,000.00
Total Project Estimate			\$ 12,600,000.00
Woodchip Heating System			\$ 1,000,000.00
<b>TOTAL CONSTRUCTION COST</b>			<b>\$ 13,600,000.00</b>

Value of Existing Property		<????>
Purchase of NEW Property		????
Site Work		????
Storm Water Requirements		????
Drinking Water System		????
Sewer System		????
<b>TOTAL</b>		<b>\$?????</b>

The New Construction projection is based on 150 sf per student using 300 students. It does not include a value for the sale of existing property or purchase of a new property. It also does not include site work, athletic fields, storm water requirement, drinking water system and sewer system. Those costs will vary based on specific property.

All of the above projections are determined making allot of assumptions at this time. John Hemmelgarn indicated he could provide a much more accurate study if he spent some time on site looking at the existing structure. He informed me that if he spent about a week looking at all scenario's, making less assumptions, he could provide the board a report with a much more accurate estimated construction cost that could be used to inform the voters. He indicated in order to prepare a study such as this it would cost roughly \$5,000.00.



MEMORANDUM

To: Board of School Directors  
 Cc: Joe Ciccolo, Diane Reilly, Marty Spaulding  
 From: Marilyn R. Frederick, Business Manager  
 Date: February 14, 2012  
 Re: Bonded Debt

**Bonded Debt**

You have received the memo from Marty Spaulding involving the construction/renovation costs and options. Depending on contingency amounts, and state aid (if any exists at time of construction,) the chart below gives you an idea of what the cost would be per year, and over twenty years at various rates and bonds.

20 Year Bonds at Net Interest Cost						
Scenarios	3.12%		3.58%		4.03%	
	Principal	Interest (Highest Year)	Principal	Interest (Highest Year)	Principal	Interest (Highest Year)
\$ 12,000,000.00	\$ 600,000.00	\$ 352,260.00	\$ 600,000.00	\$ 410,760.00	\$ 600,000.00	\$ 469,260.00
Total Cost Over 20 Years	\$16,432,091.00		\$17,079,757.00		\$17,727,424.00	
\$ 10,000,000.00	\$ 500,000.00	\$ 293,550.00	\$ 500,000.00	\$ 342,300.00	\$ 500,000.00	\$ 391,050.00
Total Cost Over 20 Years	\$13,693,409.00		\$14,233,131.00		\$14,772,853.00	
\$ 8,000,000.00	\$ 400,000.00	\$ 234,840.00	\$ 400,000.00	\$ 273,840.00	\$ 400,000.00	\$ 312,840.00
Total Cost Over 20 Years	\$10,954,727.00		\$11,386,505.00		\$11,818,283.00	

On our current projected FY13 tax rate of \$1.263, the various scenarios would range from a low of: \$1.406 or 14.3 cents more on \$8,000,000 at 3.12% to a high of \$1.503 or 24.0 cents more on \$12,000,000 at 4.03%. Each of these examples would reduce each year as Principal is paid down. As a further comparison, Marty had indicated that an additional \$600,000 would be needed in the near future to address significant issues. \$600,000 on the FY13 projected tax rate would be 13.5 cents.

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**MEMORANDUM**  
**Marty Spaulding, Facilities Director**  
**Telephone: 802-851-1394 Cell: 802-673-7783**  
**mspaulding@luhs18.org**

**Date:** December 19, 2011  
**To:** Hyde Park Elementary Board of School Directors  
**From:** Marty Spaulding, Facilities Director  
**Cc:** Diane Reilly, HPES Principal  
Joe Ciccolo, LNSU Superintendent  
Marilyn Frederick, LNSU Business Manager  
**Subject:** Facilities Report

### **Operations & Maintenance Budget**

Major repairs and maintenance to the HPES building have been deferred for a number of years due to budget cuts and plan for a possible future building project. It's my opinion that if a decision is not made soon to follow through with a major building renovation then you will have no choice but to build in some major repairs in the upcoming budget.

Portions of the roof need to be replaced ASAP. The areas that have greatly deteriorated roofing needing replacement are the 1994 wing (library, 4 classrooms and main entrance), the 1984 addition (2 classroom addition at the end of the 1951 classroom wing), and the connector between the 1897 building and the 1951 building. An estimate to replace these portions of shingled roof is \$176,000.00

In 2009 there was a safety inspection conducted by fire inspector Paul Cerutti from the State of Vermont Department of Public Safety. A number of items were recommended at the time of inspection that were addressed, however it was also noted; "School needs to plan for a complete upgrade of the fire alarm within 2 years." If the school doesn't comply with the recommendation from Department of Public Safety they could decide to shut down the school. I have contacted Paul Cerutti and asked if the voters approved moving forward with a future major renovation to the building, which would include installing a new fire alarm system that would be mandatory because the existing system is not designed to meet current building codes, could we postpone the installation of a new system to the current building. He said "if there is a plan for future renovation and the current system continues to pass the annual inspection; he will allow us to postpone installing a new system until the future renovation". An estimate to replace the existing fire alarm system is \$180,000.00

I met with HPES Principal; Diane Reilly to discuss what items we could pull out of this year's proposed operations & maintenance budget in the event the voters approve a future building project.

Proposed additional "C" package items to the 2013 maintenance budget **in the event the board plans to pursue voter approval for future building project.**

- Chain-link fence to replace existing stockade fence around back playground \$5,500.00
- Restroom partitions for restrooms near gym \$5,000.00

- Hand Held Radio's \$3,500.00
- Classroom Furniture \$20,000.00

Proposed additional "C" package items to the 2013 maintenance budget that I am recommending should be done **in the event there is NO plan for future renovation any time soon.**

- Chain-link Fence (Replace existing stockade fence around back playground.) \$5,500.00
- Chain-link Fence around front playground \$5,000.00
- Chain-link fence (Soccer field & connect to both playgrounds) \$14,000.00
- Restroom Partitions (Restrooms near gym) \$5,000.00
- Hand Held Radio's \$3,500.00
- Classroom Furniture \$20,000.00
- Admin Office Flooring \$9,600.00
- Entrance Flooring \$6,000.00
- Blinds for Classrooms \$8,500.00
- Roof Repair \$176,000.00
- Fire Alarm System \$180,000.00

I will plan on developing with the help of Marilyn and five year capital needs plan to be used to explain to the voters at Town Meeting the need for a future building construction project.