



RSU 16 COMMUNITY FORUM

October 19, 2023

The Steering Committee invites you to join us in a thoughtful discussion about the 2-school reconfigured vs. 3-school elementary options.

We value your thoughts and aim to provide a space where we can hear your feedback and explore both options.

8:00 - 9:30 AM at PRHS/WMS Library

6:00 - 7:30 PM at PRHS/WMS Cafeteria

RSU 16 Question / Suggestion Card

Name _____

Email: _____

Town of Residence: _____

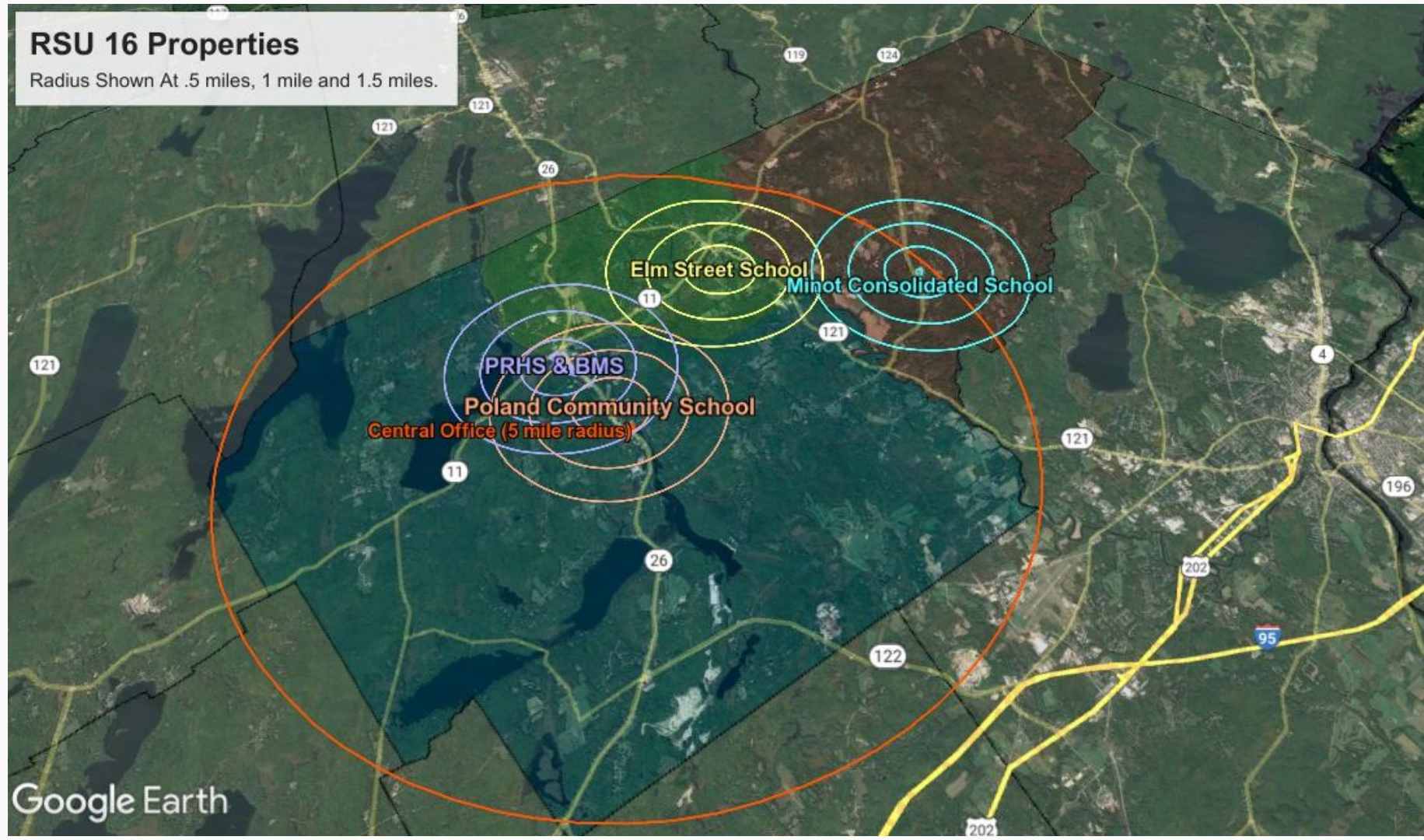
Question / Suggestion: _____



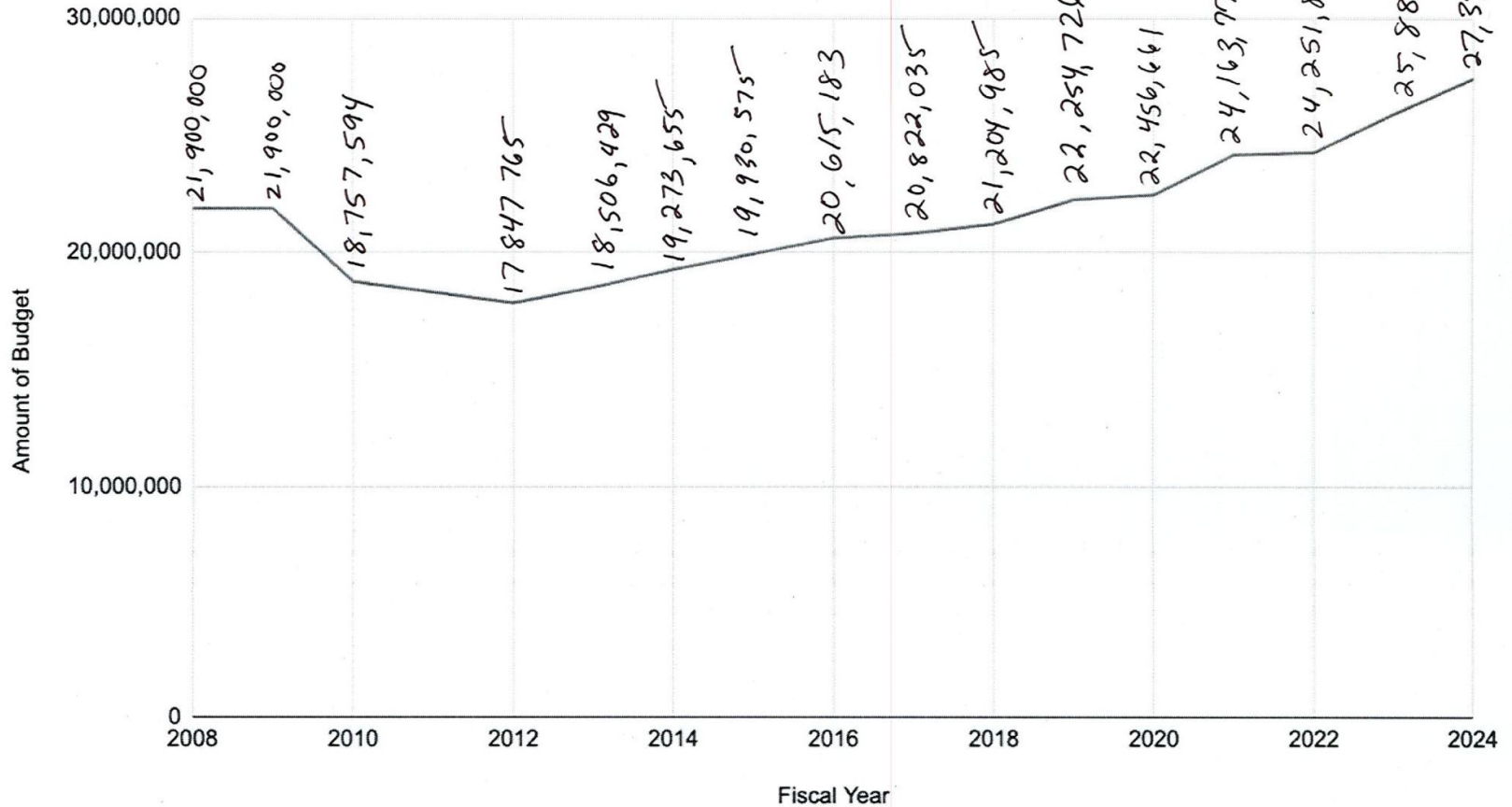
Each elementary school is a cornerstone of its community. Generations of families have passed through its halls, and it has been a place of learning, growth, and community for all who have attended.

RSU 16 Properties

Radius Shown At .5 miles, 1 mile and 1.5 miles.



Amount of Budget vs. Fiscal Year





SAFE AND HEALTHY
LEARNING
ENVIRONMENTS
"FIX THEM"



SUSTAIN AND GROW
EDUCATIONAL
OPPORTUNITIES
"STAFF THEM"



| | Immediate | Short Term | Year 1 | Year 2 | Year 3 | Year 4 |
|--------------|-----------|-------------|--------|---------------|--------|--------|
| MCS | \$1,700 | \$37K | \$0 | \$56K | \$32K | \$139K |
| ESS | \$4,050 | \$239K | \$0 | \$275K | \$600K | \$250K |
| PCS | \$4,500 | \$1 million | \$0 | \$2 million | \$200K | \$4K |
| HS/MS | \$1,000 | \$522K | \$20K | \$3.7 million | \$197K | \$170K |
| CO | \$0 | \$12K | \$0 | \$54K | \$29K | \$6K |

**AEI Assessment Cost:
\$17,250**

Immediate: Existing or potentially unsafe conditions. Obvious. Code violation. Conditions that have the potential to result in, contribute to the failure of a critical element.

Short Term (Years 0-1): Physical deficiencies. Repairs and replacements should be priority in 1st year. Improper design, faulty installation. Components met or exceeded their expected useful life.

Capital Reserve Schedule (10 years): Budgeted for. Reasonable predictable. Potential liability for failure.

Fix HVAC

Minot Consolidated

| | |
|---------------------------|---------------------|
| Boiler | \$ 2,186,877 |
| Electric Infrastructure | \$ 143,907 |
| Generator/Transfer Switch | \$ 139,336 |
| | <u>\$ 2,470,120</u> |

Elm Street

| | |
|----------------------------|---------------------|
| Boilers | \$ 325,000 |
| Hot Water Piping (Heating) | \$ 400,000 |
| Unit Ventilators | \$ 234,000 |
| Heat Recovery Units | \$ 350,000 |
| Air Handlers (Gym) | \$ 175,000 |
| Air Handlers (4-6 Wing) | \$ 230,000 |
| Air Compressor | \$ 6,500 |
| Air Dyer | \$ 500 |
| Asbestos Remediation | \$ 375,000 |
| Building Automation | \$ 280,000 |
| Water Conservation | \$ 15,000 |
| Electrical Infrastructure | \$ 362,000 |
| | <u>\$ 2,753,000</u> |

Poland Community

| | |
|----------------------------------|---------------------|
| Boilers | \$ 355,000 |
| Air Handler (Gym) | \$ 175,000 |
| Air Handler (Near Office) | \$ 225,000 |
| Fan Coil Unit | \$ 12,000 |
| Heat Recovery Units | \$ 180,000 |
| Unit Ventilators (Floor Units) | \$ 306,000 |
| Unit Ventilators (Ceiling Units) | \$ 198,000 |
| Exhaust Fans | \$ 13,000 |
| Building Automation | \$ 325,000 |
| Water Conservation | \$ 15,000 |
| Electrical Infrastructure | \$ 410,000 |
| | <u>\$ 2,214,000</u> |

Total HVAC Only \$ 7,437,120



Two-School Costs

Minot Consolidated

| | |
|---------------------------------|------------------|
| Relocating Playground Equipment | \$ 10,000 |
| Moving Contractor | \$ - |
| Mothballing / Winterizing?? | \$ - |
| | <u>\$ 10,000</u> |

Elm Street

| | |
|---|------------------|
| Close Wall Opening - Rms 17-19 | \$ 500 |
| Cut Opening / Add Door - Rm 19 | \$ 1,250 |
| Construct Quiet Room - Rm 25 | \$ 1,500 |
| Move Door Opening / Plumbing - Rm 28 | \$ 2,500 |
| Close up Room / Add Door - Rm 29 | \$ 1,000 |
| Close Opening / Soundproof - Stage | \$ 3,500 |
| Demo / Reconstruct Classroom - Rms 41-4 | \$ 5,500 |
| Construct PK Bathrooms - Rms 45-46 | \$ 7,000 |
| Move Door Opening / AE Bath | \$ 1,000 |
| Move PK Playground/Fencing | \$ 10,000 |
| Reconstruct Front Parking / Driveline | \$ 45,000 |
| Driveline Improvement | \$ 10,000 |
| | <u>\$ 88,750</u> |

Poland Community

| | |
|---------------------------------|------------------|
| Close Wall - Rm 112 | \$ 1,500 |
| Adjust Toilet Sizes - 4th Grade | \$ 2,500 |
| Reconfigure Main Entrance | \$ 25,000 |
| Parking Construction | \$ 25,000 |
| Driveline Improvement | \$ 15,000 |
| | <u>\$ 69,000</u> |

Adult Ed

| | |
|--------------------------------|------|
| 4,480 Classroom/Office Modular | \$ - |
|--------------------------------|------|

**RSU 16 Operations
Director**

| | |
|------------|--|
| 2020 | <p>RSU 16 advertised for a Request For Qualifications (RFQ) (Performance Contract) to develop energy reduction and infrastructure improvements throughout the RSU.</p> <p>A contract was issued through Siemens to implement a Performance Contract to make energy and infrastructure improvements for all schools.</p> |
| 2021- 2022 | <p>There were many more imperative improvements identified to implement than had been chosen. Due to the financial feasibility for a 2021-22 project, the RSU moved forward with prioritized projects that included:</p> <ul style="list-style-type: none">● Energy efficient LED Conversions for every classroom● Life Safety Fire Suppression system at Minot Consolidated School (MCS)● Elm Street School (ESS) front entrance was reconfigured to increase security and limit access. Controlled and secure vestibule for anyone trying to enter the facility.● ESS unused propane lines were cut, capped, and plugged to prevent further leaks. Primary source of leak was replaced fully.● Kitchen expansion at MCS – the prior conditions were not to health code● MCS front entry expansion that was included with the kitchen expansion. This allowed for life safety improvements, by installing a controlled and secure vestibule for anyone trying to enter the facility having to check-in to the front office.● Building envelope improvements (insulation) for all schools. |

| | |
|----------------------------------|--|
| <p>Pandemic</p> | <p>Pandemic related improvements: (ESSER Funds)</p> <ul style="list-style-type: none"> ● Temporary ventilation for all schools that did not have existing, mechanical ventilation. This was only meant to help fight Covid-19, not meant to be permanent nor does it meet current air exchange requirements. ● Installed O2Prime at all schools – this was to help reduce the chances of the Covid-19 by killing the airborne virus. |
| <p>November 2022</p> | <p>MCS experienced complete heat and hot water loss in September and a boiler in a box was installed in November</p> |
| <p>December 2022</p> | <p>A contract was issued to Energy Management Consultants (EMC) out of Portland, Maine to help the RSU develop an immediate plan for MCS and a future plan (2024) for Poland Community School and Elm Street School.</p> |
| <p>May 2023</p> | <p>Heating Referendum failed and Futures Task Force created</p> |
| <p>Late Spring - Summer 2023</p> | <p>Futures Task Force - 2 school reconfigured and 3 school options <i>16 members favored 2 schools reconfigured, while 3 schools were indicated as the preferred choice by 5 members in a non-binding informational poll.</i></p> |

| | |
|----------------------|---|
| July 2023 | Operations Director met with EMC to better understand the heating and ventilation estimates from the failed May referendum |
| July 2023 | Need was voiced by both the Futures Task Force and School Board to update the assessments on our buildings to refine the 2011 Capital Improvement Plan (CIP) and include PRHS/WMS and Central Office for an update CIP moving forward |
| August 2023 | School Board approved Operations Directors recommendation to use AEI for Facility Condition Assessment (cost \$17,250) Actual cost was \$16,250 |
| Early September 2023 | Futures Task Force Final Report and formation of Steering Committee |
| Late September 2023 | Received and interviewed 3 Requests For Qualifications (RFQ) to assist RSU 16 by providing assessment services, design and development associated with applying for the Department of Education School Revolving Renovation Funds (SRRF). Recommended and School Board (SB) approved Energy Management Consultants (EMC) (October SB approval) |
| Late September 2023 | Updated heating and ventilation estimates based on pre-bid quotes from contractors, from EMC provided to RSU 16 |
| Early October 2023 | AEI Facility Condition Assessments released to RSU 16 |

Who is AEI and EMC?

[AEI](#)

AEI, a professional firm of engineers since 1992, conducted a Facility Condition Assessment. They assist the client in gaining understanding of the overall general conditions of the Property for the purposes of evaluating existing and forecasted Capital Expenditures necessary to maintain the Property.

A Property Condition Assessment (PCA) – or a building assessment – is the visual assessment of a building that is performed to evaluate its physical condition. It is a critical step in understanding costs, risks, and opportunities related to a commercial real estate transaction.

[EMC](#)

For nearly 30 years, Energy Management Consultants has been implementing successful energy reduction projects throughout New England.

The primary focus of our design-build turnkey upgrades is to allow our customers to continue to focus on their business at hand. Once we have completed our assessment and obtained approval for our Facility Improvement recommendations, we handle every aspect of the project:

Material Management: ordering, receiving, storing, taking inventory & disposing of all Project related waste.

Incentives: As a preferred contractor by the utility, EMC is uniquely involved in all aspects of maximizing your utility incentives. We will handle all aspects of ensuring you receive every incentive dollar available to you!

Project Management: overseeing electrical subcontractors providing on time, on budget installation.

Project Timeline: setting start and completion dates to meet customer's needs

Project Tracking: scheduling reviews and reporting project progress on a weekly basis

Problem Solving: addressing and resolving any issues that may arise in a timely manner

Follow Through: completing final walkthroughs with utility personnel and client to ensure complete satisfaction of customer expectations



Three School Scenario – Fund, Fix & Staff PCS, MCS and ESS with Current Configuration

Cost of Repairs

According to the assessment conducted by AEI in September 2023, to catch up on deferred maintenance and continue to repair and maintain MCS, PCS, and ESS, it would cost approximately \$11,250 to cover immediate needs, \$1,302,197 within the next year, and \$6,843,101 within the next ten years. The approximate ten year total would be **\$8,155,548**. This figure includes an estimated \$321,100 for heating, cooling, and ventilation. The estimated cost of the comprehensive heating, ventilation, and efficiency upgrades proposed by EMC is \$7,437,120 for all three elementary schools. If the RSU chose to move forward with that additional project rather than addressing heating,

Two School Scenario - Close MCS. Fund, Fix & Staff ESS as a PreK-2 and PCS as a Grade 3-6 School.

Cost of Repairs

According to the assessment conducted by AEI in September 2023, to catch up on deferred maintenance and continue to repair and maintain PCS and ESS, it would cost approximately \$8,550 to cover immediate needs, \$1,265,732 within the next year, and \$5,606,895 within the next ten years. The approximate ten year total would be **\$6,881,177**. This figure includes an estimated \$194,700 for heating, cooling, and ventilation. The estimated cost of the comprehensive heating, ventilation, and efficiency upgrades proposed by EMC is \$4,967,000 for PCS and ESS. If the RSU chose to move forward with that additional project rather than addressing heating, cooling, and ventilation through the plan proposed by AEI, it would bring the approximate ten year total to **\$11,848,177** for PCS and ESS.

- 
- Cost of Repairs
 - Operational Expenses
 - Functional Capacity
 - Utilities
 - Food Services
 - Playgrounds
 - Transportation
 - Driveline
 - Parking
 - Transitions
 - Class Size
 - Title I Funding
 - Reduction in Force
 - Specials
 - Special Education
 - Adult Education
 - Teacher Collaboration and Professional Development
 - Family Implications
 - Community Implications

Small Group Protocol

**Love It
Despise It**

Group #

| | |
|------------|--|
| 2020 | RSU 16 advertised for a Request For Qualifications (RFQ) (Performance Contract) to develop energy reduction and infrastructure improvements throughout the RSU. A contract was issued through Siemens to implement a Performance Contract to make energy and infrastructure improvements for all schools. |
| 2021- 2022 | There were many more imperative improvements identified to implement than had been |

MORNING SESSION:

1. Patrick Irish
2. Mary Martin and Randy Lautz
3. Emily Rinchich
4. Angela Swenson
5. Christine Downs
6. Steve Holbrook

EVENING SESSION:

1. Andrea Winn
2. Emily Rinchich
3. Mary Martin
4. Elizabeth Martin
5. Christine Downs
6. Randy Lautz
7. Jessica Smith
8. Steve Turner



Additional Slides to help answer questions from participants



AEI Summary Report

CIP Planning

| | Immediate | Short Term | Within 10 Years |
|---|-----------------|------------------|---------------------|
| Minot Consolidated | | | |
| Site Access, Parking, Pavement | | \$ 10,925 | \$ 179,170 |
| Sidewalks, Curbing, Site Steps, and Ramps | | \$ 19,100 | |
| Site Amenities | | | \$ 110,100 |
| Utilities | | \$ 1,000 | |
| Cladding | | \$ 1,200 | \$ 127,270 |
| Roof Systems | | \$ 4,240 | \$ 295,104 |
| Doors and Windows | | | \$ 54,500 |
| Common Area Amenities | | | \$ 60,000 |
| Common Area Finishes | | | \$ 104,780 |
| Plumbing Systems and Domestic Hot Water | | | \$ 8,550 |
| Heating, Cooling, and Ventilation | | | \$ 23,200 |
| Electrical Systems | \$ 200 | | |
| Fire Protection and Life Safety Systems | \$ 1,500 | | \$ 12,500 |
| Tenant Unit Finishes | | | \$ 261,032 |
| Totals | \$ 1,700 | \$ 36,465 | \$ 1,236,206 |



Immediate

Short Term

Within 10 Years

| Poland Community | | | |
|--|-----------------|---------------------|---------------------|
| Topography, Storm Water Drainage, and Retaining Walls | | | |
| | | \$ 1,050 | |
| Site Access, Parking, Pavement | | \$ 197,250 | \$ 24,000 |
| Sidewalks, Curbing, Site Steps, and Ramps | | \$ 8,734 | \$ 3,699 |
| Landscaping, Fencing, Signage, Site Lighting | | | \$ 14,500 |
| Site Amenities | | | \$ 65,000 |
| Utilities | | | \$ 1,000 |
| Foundations | | \$ 2,500 | |
| Cladding | | \$ 43,198 | \$ 62,248 |
| Roof Systems | \$ 4,000 | \$ 86,900 | \$ 1,203,350 |
| Doors and Windows | | | \$ 113,160 |
| Common Area Amenities | | | \$ 155,446 |
| Common Area Finishes | | | \$ 633,700 |
| Plumbing Systems and Domestic Hot Water | | | \$ 23,200 |
| Heating, Cooling, and Ventilation | | \$ 6,000 | \$ 120,400 |
| Electrical Systems | | \$ 35,000 | |
| Vertical Transportation | | | \$ 40,000 |
| Fire Protection and Life Safety Systems | | | \$ 20,000 |
| Tenant Unit Finishes | | \$ 644,800 | \$ 364,960 |
| Moisture and Microbial Growth | \$ 500 | \$ 1,000 | |
| Totals | \$ 4,500 | \$ 1,026,432 | \$ 2,844,663 |



| | Immediate | Short Term | Within 10 Years |
|---|-----------|------------|-----------------|
| Elm Street | | | |
| Topography, Storm Water Drainage, and Retaining Walls | | \$ 500 | |

AEI Summary Report

CIP Planning

| | | | |
|---|-----------------|-------------------|---------------------|
| Site Access, Parking, Pavement | | \$ 231,000 | \$ 43,000 |
| Sidewalks, Curbing, Site Steps, and Ramps | | \$ 2,000 | |
| Site Amenities | | | \$ 103,400 |
| Utilities | | \$ 1,000 | |
| Other Site Structures | | \$ 1,200 | |
| Cladding | \$ 1,050 | \$ 1,400 | \$ 71,306 |
| Roof Systems | \$ 2,000 | | \$ 855,264 |
| Doors and Windows | | | \$ 370,900 |
| Common Area Amenities | | | \$ 113,068 |
| Common Area Finishes | | | \$ 676,592 |
| Plumbing Systems and Domestic Hot Water | | | \$ 4,300 |
| Heating, Cooling, and Ventilation | | | \$ 171,500 |
| Vertical Transportation | \$ 1,000 | | \$ 5,000 |
| Fire Protection and Life Safety Systems | | | \$ 20,000 |
| Tenant Unit Finishes | | \$ 1,200 | \$ 327,902 |
| Moisture and Microbial Growth | | \$ 1,000 | |
| Totals | \$ 4,050 | \$ 239,300 | \$ 2,762,232 |

| SY 23/24 Grade These figures represent our best estimates for a constantly changing situation. | Total Enrollment | Total Teachers | Average Class Size | Reduction by 1 teacher | New Class size | Optimum Class Size |
|---|-------------------------|-----------------------|---------------------------|-------------------------------|-----------------------|---------------------------|
| K | 107 | 8 | 13 | 7 | 15 | 16 (range: 14 to 18) |
| 1 | 126 | 8 | 16 | 7 | 18 | 18 (range: 16 to 20) |
| 2 | 101 | 7 | 14 | 6 | 17 | 18 (range: 16 to 20) |
| 3 | 133 | 8 | 17 | 7 | 19 | 18 (range: 16 to 20) |
| 4 | 103 | 7 | 15 | 6 | 17 | 22 (range: 18 to 25) |
| 5 | 127 | 8 | 16 | 6 | 21 | 22 (range: 18 to 25) |
| 6 | 117 | 7 | 17 | 6 | 20 | 22 (range: 18 to 25) |

Green means at or below optimum class size

Modular Addition(s)

- **Adult Education**
- Send 6th grade to Whittier - modular addition on WMS
- Move to 2 school option - no room for growth, need modular addition
- Move to 2 school option and keep all teachers - need modular addition
- Keep 3 school option - if you want to add teachers to MCS, it is 2 to PCS and 1 to ESS, PCS is maxxed with space - need modular addition
- Keep 3 school option and add programs - PCS is maxxed of space, will need modular
- Keep 3 school, add progams or teachers, move 6th grade to WMS - modular addition at WMS

