



Allenstown New
Building
Presentation - Bond
Hearing
January 14, 2021

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
- 1970's (?) – 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

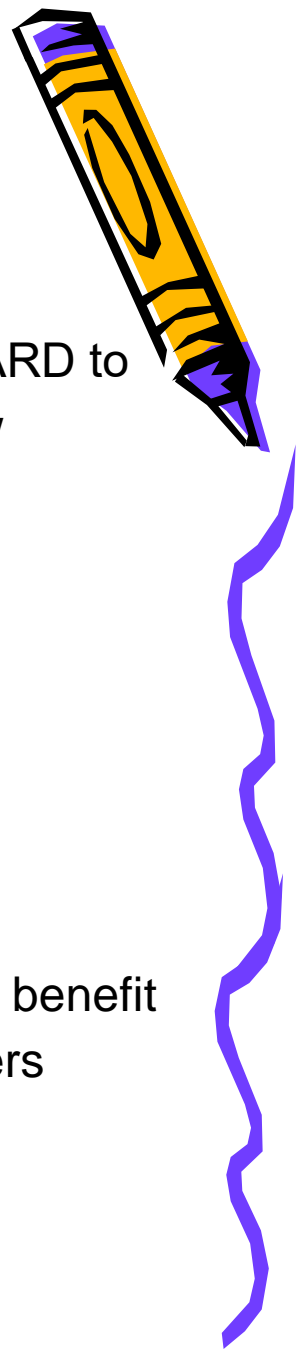
What does the student population future look like?

- **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**



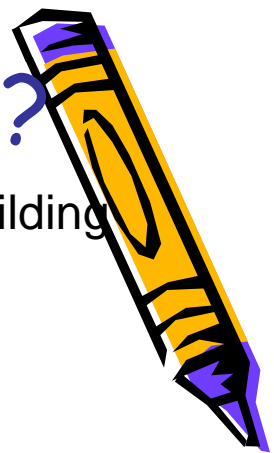
Timeline - How did we get here?

- 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



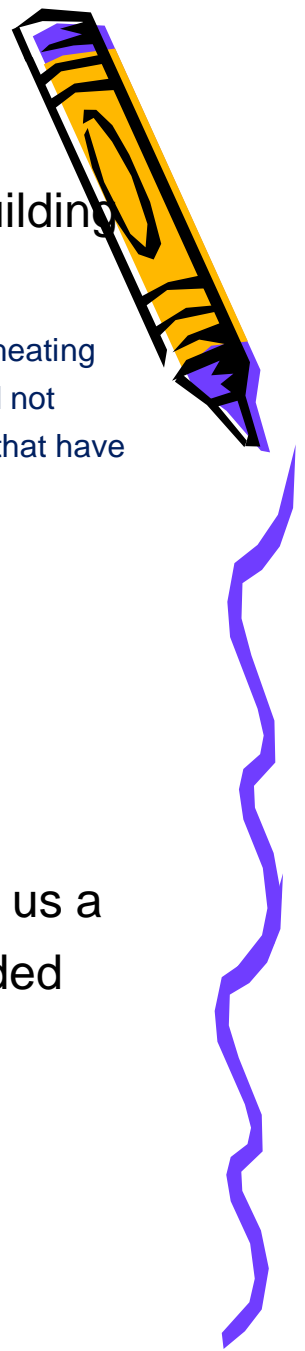
Timeline-How did we get here-(Cont'd)?

- 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 determined 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
- 60% Building Aid from the State
- Very low bond rates
- Town has no outstanding bonds
- Reduced total school costs for the future
- Positive happenings within Allenstown 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 needs moving forward.**



Committee - Joint Tuition with TRS



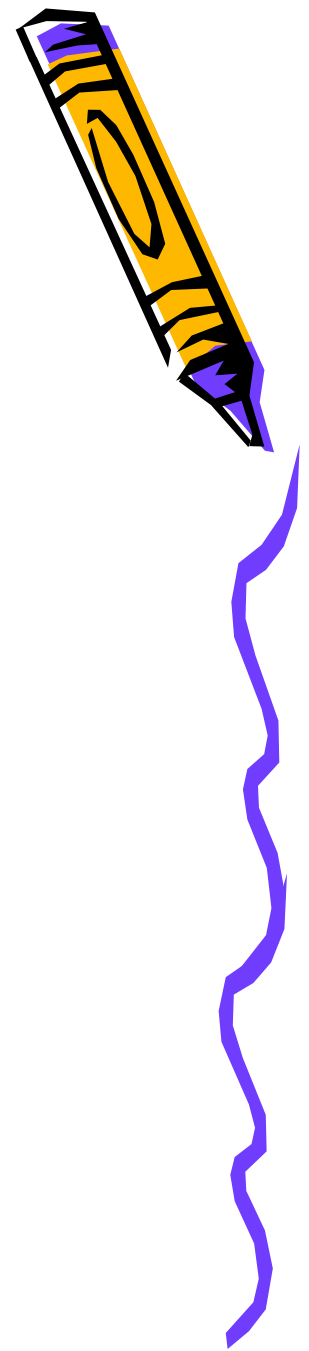
- Started with 7 members
 - TRS tour to be familiar with school building
 - Reviewed transportation costs
 - Reviewed per pupil costs
- **Final recommendation: No cost savings to send students to TRS. Building capacity limits established by the DoE show that TRS would not be able to sustain the space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



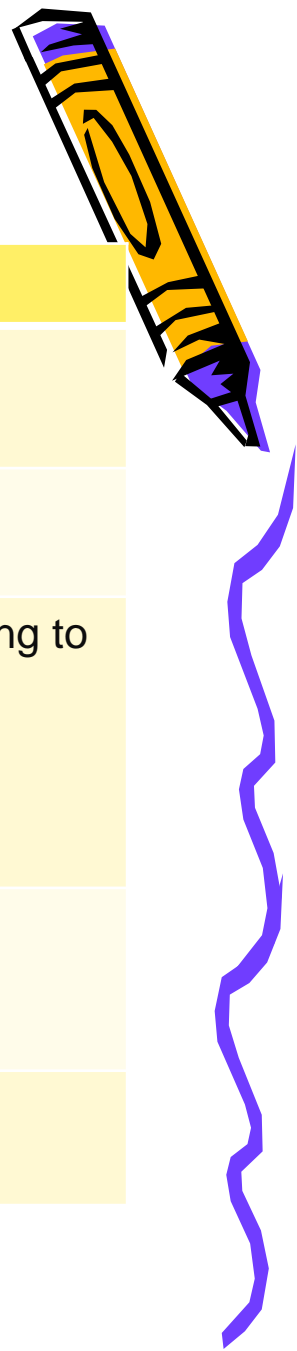
Potential Cost Savings

- 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 - 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

Band, Chorus and Performing Arts



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.

Family and Consumer Science (FACS)



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.

Health Education



Health education competencies are met through physical education and connections classes. There is no dedicated space to hold health classes or store materials.

Technology and Engineering



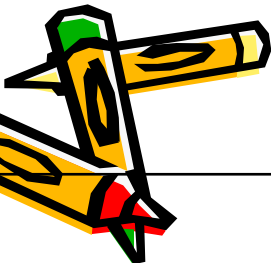
Allentown does offer technology classes, but there are no technology labs or maker spaces where students can work with the engineering process or robotics. In addition, school projects are limited without access to a maker space/creation lab.

Foreign Language

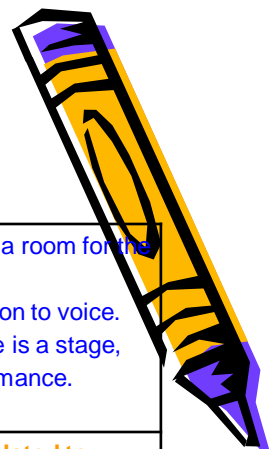


Additional technology lab space and flex classrooms would make it easier to offer students exposure to world languages. At a minimum, online world language classes would be possible.

Athletics



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.



Proposal - Brand New K-8



Site Plan



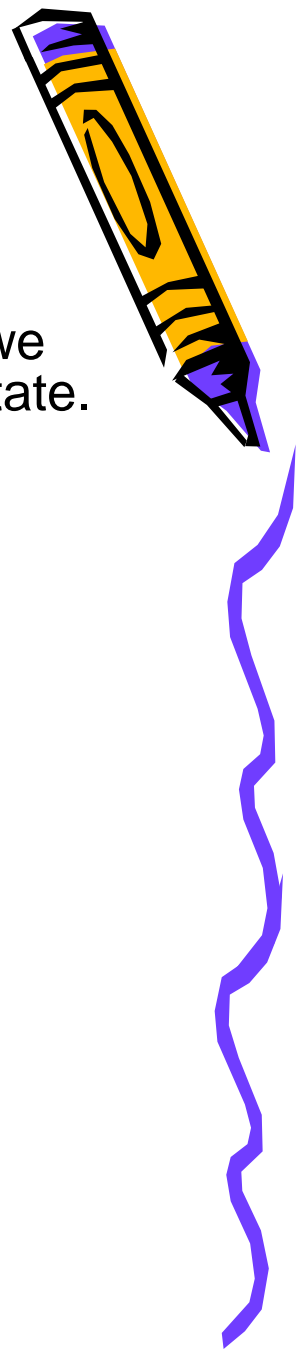
TTG - 5037
June 1, 2020 - DP



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
- **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



Funding - Dept of Ed

- **Dept of Education – Building Aid Process**

- 11/19/2020 - School Board voted to move forward with brand new building on River Road land parcel – Final decision was needed by DoE
- 12/2020 - Throughout December, DoE did the ranking process
 - **Ranking #1 gets the majority/all of funds it needs**; Ranking #2 gets any funds remaining left over; Ranking #3 gets any funds remaining left over
- 01/13/2021 - PRELIMINARY DoE ranked list of approved projects came out: **ALLENSTOWN IS RANKED #2**

Ranked Project	Year 1 - \$15M	Year 2 - \$17M
Project #1	\$3.8	\$0
Project #2 – Allenstown = \$19.5	\$11.2	\$8.3

- 03/2021 ~ 05/2021 - Preliminary list then goes to DoE School Building Authority who can change the rankings – they make the list final May, 2021
- **07/2021 - 60% DoE funding is not known as FINAL until July, 2021 when the DoE gets the approved Bi-Ennum State Budget. Warrant article states we must get full 60%=\$19,499,736 or null and void**

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
 - Legislative changes to increase Adequacy Aid (unknown at this time, but could have impacts)
- Muni Bond Bank has come out that current 20 year bond rate is 1.58%.
- Preliminary Estimates: ~\$2 net tax increase if we net out future, potential revenues
 - ~\$400 increase to annual tax bill - \$200K assessed home - \$33/month
 - ~\$500 increase to annual tax bill - \$250K assessed home - \$42/month

● Timeline of potential items to mitigate the tax impact

- 2021: The Education Commission passed along a final report summarizing key recommendations to change school funding that need to be worked into Legislation by our State Representatives
- 2022: Senior Housing project is complete leading to additional tax revenues
- 2022: School Bond gets contracted/finalized with payment starting in 2023
- 2023: Other economic developments that add to tax revenues?????

March 2021 Ballot Warrant Article 1

- **Warrant Article 1:**

Shall the Allenstown School District vote to raise and appropriate the sum of **\$32,499,560** for the purpose of purchasing 59 acres of land located at 1109 River Road, Allenstown, N.H. (currently identified on Allenstown Tax Map 410 Lot 12) in accordance with the terms of the purchase and sale agreement entered into between the Allenstown School Board and Rehab Associates of New England, and for constructing and equipping a new school facility located at that site, and to authorize the issue of not more than **\$12,999,824** of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA Chapter 33) with the remaining **\$19,499,736** to come from a State Building Aid grant, and to authorize the School Board to issue, negotiate, sell and deliver such bonds or 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 \$XXXXXX for the first years' interest payment on the bond. It is the intent of this article that the School Board's authorization to borrow up to **\$12,999,824** shall be contingent upon the District being awarded a State Building Aid grant equivalent to at least **\$19,499,736; if the District is not awarded school building aid in an amount of at least \$19,499,736, then this article shall be deemed null and void.** (3/5 ballot vote required.)

March 2021 Ballot Warrant Article 2

- **Warrant Article 2:**

IF AND ONLY IF ARTICLE 1 FAILS TO PASS, shall the Allenstown School District vote to raise and appropriate the sum of **\$450,000** for the purchase of 59 acres of land located at 1109 River Road, Allenstown, N.H. (currently identified on Allenstown Tax Map 410 Lot 12) in accordance with the terms of the purchase and sale agreement entered into between the Allenstown School Board and Rehab Associates of New England, and to authorize the issuance of not more than **\$450,000** of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA Chapter 33), and to authorize the School Board to issue, negotiate, sell and deliver such bonds or 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 \$XXXXXX for the first year's interest payment on the bond. If Allenstown School District Article 2 passes, then this article shall not take effect and shall be deemed null and void. (3/5 ballot vote required.)

Thank you for your thoughts,
time, and participation -
Town Vote = March 9, 2021

