




Elementary Facilities Review Committee

Report to the Goffstown School Board
Findings and Recommendations for consideration
September 21, 2009



Purpose: The EFRC was asked by the Goffstown School Board to complete a systematic review of our elementary facilities and make a recommendation to the board regarding the most feasible and responsible plan for the potential expansion and renovations of our buildings.



Committee structure:

- The committee met from April 2009 through September 2009.
- The committee met a total of seven times throughout this period
- Additional work and investigation was also done outside of the normal meeting schedule.

What did the committee begin with:

- CIP plans for:

- Maple Ave/MVMS bond schedule to end in 2011
(2010 cost: \$630,565 / 2011 cost: \$205,250)
- Bartlett Phase II at a projected cost of \$4,159,000
(2012 projected cost from BP&S, anticipated 30% building aid)
- Glen Lake expansion at a projected cost of \$16,171,100
(proposed for 2012, anticipated 30% building aid)
- Maple Avenue Boiler replacement at a cost of \$40,000
(proposed for 2012)
- Maple Avenue roof replacement at a cost of \$40,000
(proposed for 2013)
- Maple Avenue water infiltration remediation at a cost of \$25,000
(proposed for 2011)
- Technology infrastructure at Bartlett/Glen Lake at a cost of \$100,000 (proposed for 2012)



What things did the committee consider when developing this recommendation:

- Current trends in school populations- which appear to be steady over the next several years
- SNHP studies showing population growth for children of school age maintaining steady.
- Current populations in schools, by grades and neighborhoods
- Population of students at the Villa
- Redistricting populations- where do our students live
- Current/Future facility needs and upgrades
- Current land restrictions and NH DOE requirements



Our overarching objectives for our elementary schools were:

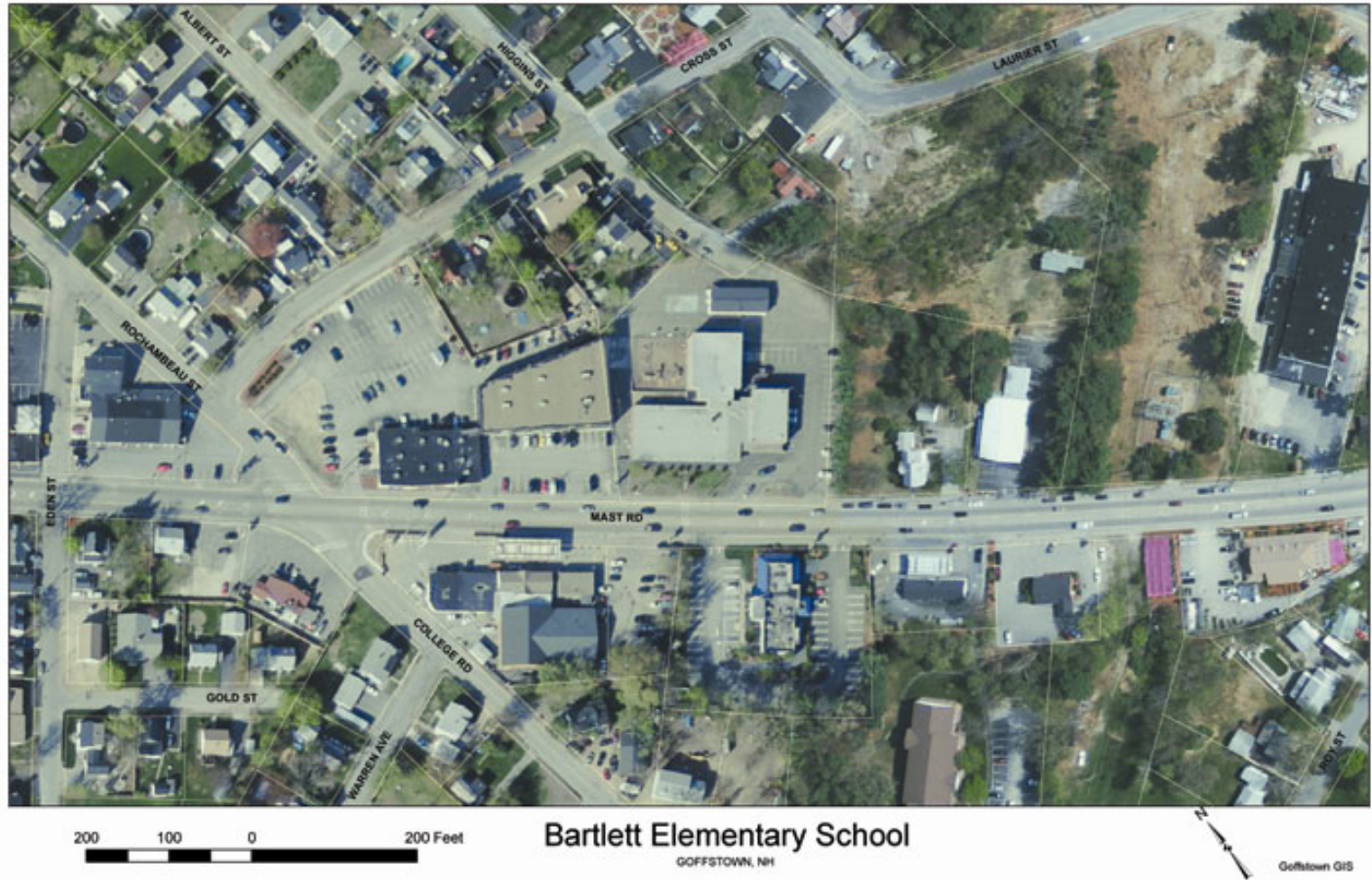
- Elimination of Portable classrooms
- Office space that meets security standards and is appropriate for administrative use
- Have a designated classroom for all staff that require it (teachers will no longer work out of a “cart”)
- Appropriate storage space to eliminate the need for external storage containers
- Building upgrades to Bartlett and Maple (ie: windows, flooring) to allow our buildings to remain viable spaces in the future



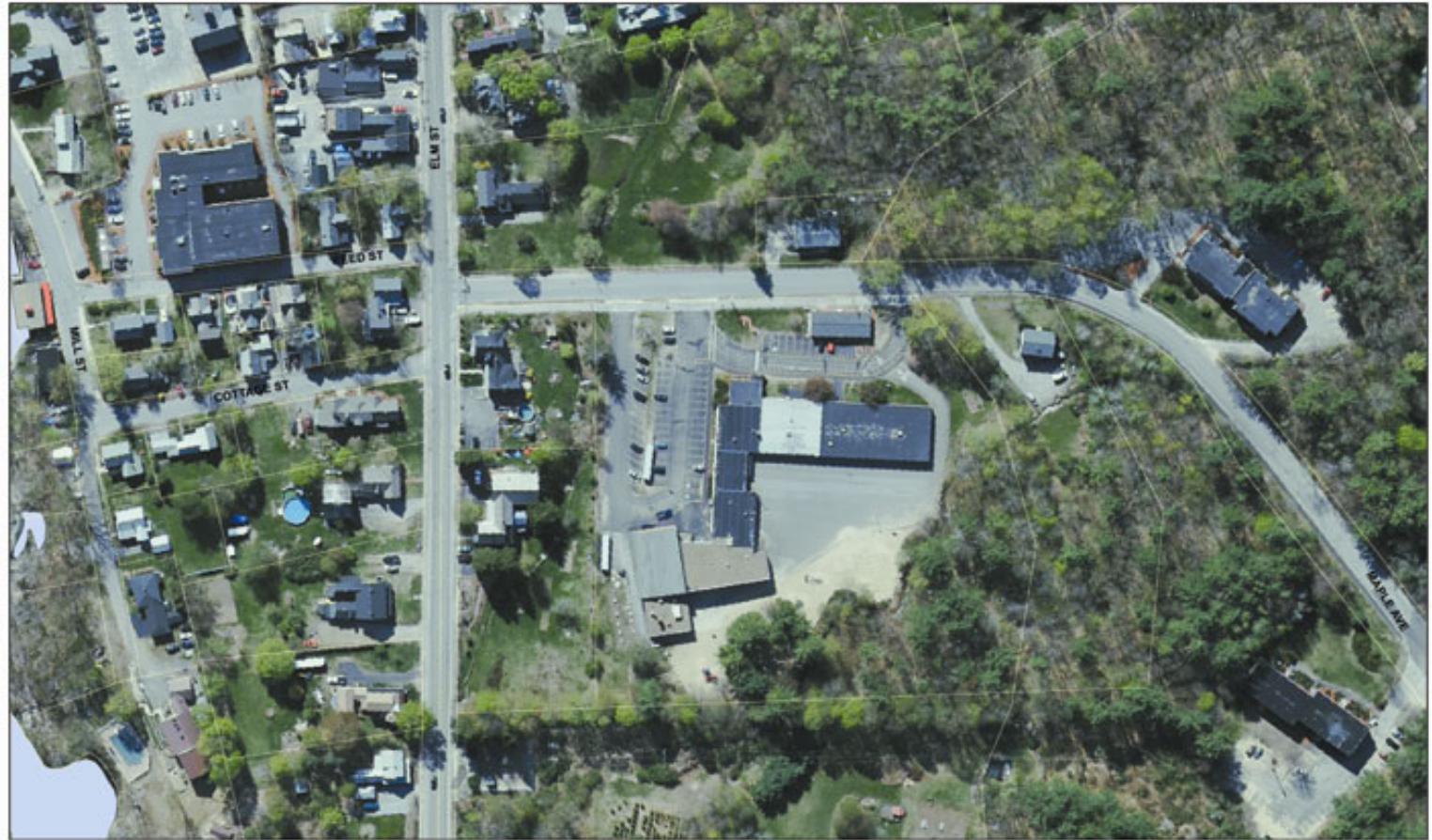
Objectives continued...

- Address Kitchen/serving area needs at Bartlett
- Reclaim spaces that have been taken for other purposes at Maple (ie: bathrooms, conference space)
- Assess all improvements that are already included in CIP
- Maintain appropriate playground space if additions are warranted
- Cost/benefit of all proposals
- Identify what we are able to do at each building to ensure we meet all code requirements
- Will this solution sustain us into the future?

Our current locations: Bartlett Elementary



Maple Avenue Elementary School



200 100 0 200 Feet

Maple Avenue Elementary School

GOFFSTOWN, NH



Glen Lake School



300 150 0 300 Feet

Glen Lake School
GOFFSTOWN, NH

Goffstown GIS

What options did we consider?

- Option 1: Full expansion of Glen Lake (10 classrooms with core facility) to create 3 elementary schools
 - Strengths:
 - All new structure
 - Land is ready for use- much of the preparation work has been done
 - May not require additions to other schools
 - Minimize fragmentation feel of district (may eliminate the Bartlett/Maple differences/perceptions)
 - Weaknesses:
 - Requires Redistricting
 - Does it fragment district more having 3 elementary schools?
 - Populations projections- do they support a full expansion?
 - Parking would require the cutting of trees that abut houses
 - Does not solve update issues/needs at Bartlett or Maple
 - Play space at Glen Lake would need to be moved
 - Would require additional staffing costs for kitchen, library, PE
 - Cost appears to be the most expensive option
 - Questions:
 - Where would district lines go for redistricting?
 - Would this require additional buses?



Option 2: Completion of Phase II at Bartlett, addition and renovations to Maple Avenue

-Strengths:

- Allows for the removal of Portables
- Keeps neighborhood schools intact
- Ability to reclaim spaces that have been repurposed at Maple Avenue
- Will meet life safety codes in each building
- May be the most cost effective approach
- Potential savings based on alternative uses of portables
- Storage portables could be removed- additional cost savings
- No need for additional staff
- Will meet our needs into the future

-Weaknesses:

- Will a waiver for the land be approved by NH DOE?
- Limited options for expansion
- Parking at Maple is limited now
- Would it impact the play area for Maple?




Option 3: Upgrades to Maple and Bartlett, Addition to Glen Lake for 1st grade (10 classrooms, no core facility):

- Strengths:
 - Glen Lake was designed to be built upon
 - By moving 1st grade to GL, there will be no need to build additional spaces at Bartlett and Maple
 - Space at Maple will be able to be recaptured
 - Provides the district with future flexibility
 - Educationally sound (continues the early childhood concept)
 - Allows for flexibility for those children not ready for 1st grade
- Weaknesses:
 - No core facility
 - Lack of parking may be a problem
 - Staffing changes would be required
 - Lunch program would need to be brought in
 - Would Bartlett be too small then?
 - Would this meet requirements for library, café, gym?



Option 4: Purchase land and build another building

- Committee determined that this was not a viable option



Option 5: Addition to Glen Lake, upgrades to Bartlett and Maple and reconfiguration of district (GL: Pk-2, Maple/Bartlett: 3-5, MVMS: 6-8, GHS: 9-12)

- Committee determined that this was not a viable options as it would create a 540 student building at Glen Lake- the need for approximately 17 classrooms.



Option 6: Upgrades to Bartlett and Maple, reconfiguration of elementary schools to: Glen Lake: PK-K, Bartlett: 1-2, Maple: 3-4

- Committee determined that this was not feasible as Bartlett does not have enough classrooms to hold all of 1st and 2nd grade.



How did the committee get to the final recommended option:

- Analysis of all data
- Building needs and focus on outcomes
- Estimated costs of all options
- Scope of work provided for Bartlett Phase II that was already outlined
- Additional input from BP & S regarding available options at Maple Avenue
- What is already in CIP



What is our final recommendation?

- **Option 2: Completion of Phase II at Bartlett and Addition/Renovations at Maple Avenue**

Estimated costs:

- Planning costs (architectural and engineering costs): estimated at \$75,000(?)
- Bartlett Phase II renovation: \$4.2 million estimate (5-5.5 million with all soft costs)
- Maple Avenue renovation/addition: \$6-7 million (including soft costs, based on BP &S estimate) (Does not include estimated additional costs outlined in CIP)
- Note: potential use of impact fees of \$200,766.49
- Note: Bartlett Building fund of \$300,000.00

What will this involve:

- **Phase II at Bartlett currently includes:**
 - Addition to the back of the building to include 2 classrooms, library space, and small office spaces
 - Mast Road car drop off loop expansion and site work
 - Relocation of sign
 - Demolition of wooden storage shed
 - Point all necessary masonry work
 - Plumbing improvements in 1922 section of building
 - Upgrade of slop sink on second floor
 - Replace all windows in 1922 section
 - Install 4 outlets plus one outlet in ceiling for all classrooms in 1922 section
 - Install new fire doors
 - Abate all asbestos tile (classrooms, corridors, and gym)
 - New VCT in classrooms and corridors
 - New gym floor
 - Replace gym windows
 - New membrane roof
 - Renovate all hardware to become ADA compliant
 - Insulate all exposed piping
 - Replacement of boiler with high efficiency gas fired units
 - Replace fencing



Maple Avenue: Addition and renovations

- Construct a second floor addition over the existing single story wing of the school (to the left of the new front door)
- Construct a small two story lobby/elevator stair tower space in front of the main entrance
- The second floor construction would provide for 23,000 square feet of new floor space
- The main entrance area would provide for 10-12,000 square feet of new construction space
- Minor upgrades to building
- Code compliance issues at the lower level and '89 addition
- Recapturing bathrooms and conference rooms
- Reconfiguration to have an administrative area in one location
- Reconfiguration of current Principal's office area to a more usable space.



How does this plan meet our needs now and in the future?

- Provides for adequate classroom space at both Bartlett and Maple that will bring us into the future.
- Provides for storage space that would eliminate the use of outside storage containers
- Provides for the elimination of Portables at these schools. Portables would be available for other low use purposes.
- Most cost effective solution
- Allows for both elementary schools to be upgraded and refurbished- a necessity if we want our schools to be functional in the future.
- Does not require redistricting- a plan that most committee members believed would not be popular with the public



Proposed next steps:

- Warrant article in March 2010 to complete engineering/architectural work
- Warrant article March 2011 to bond entire project
- Need to be proactive in getting the word out about the work of the committee and the boards recommendations.



Participants of the EFRC are:

- Suzanne Tremblay (Chair, School Board member)
- Jerry Agate (Facilities Director)
- Jocelyn Boisvert (Community member, parent)
- David Bousquet (Principal, Bartlett Elementary)
- Stacy Buckley (Superintendent of Schools)
- Leslie Doster (Principal, Glen Lake School)
- Phil Kendall (School Board member)
- Ray Labore (Business Manager)
- Suzanne Pyszka (Principal, Maple Avenue)
- Melissa Romein (Community member, parent)
- Jeff Tate (School Board member)