



---

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**February 12, 2024 at 5:00 PM**

**Aldermanic Chambers, City Hall (3rd Floor)**

Members: Aldermen Terrio, Morgan, O'Neil  
School Committee Members O'Connell, Soule, Turner

### **AGENDA**

The Chairman calls the meeting to order.

The Clerk calls the roll.

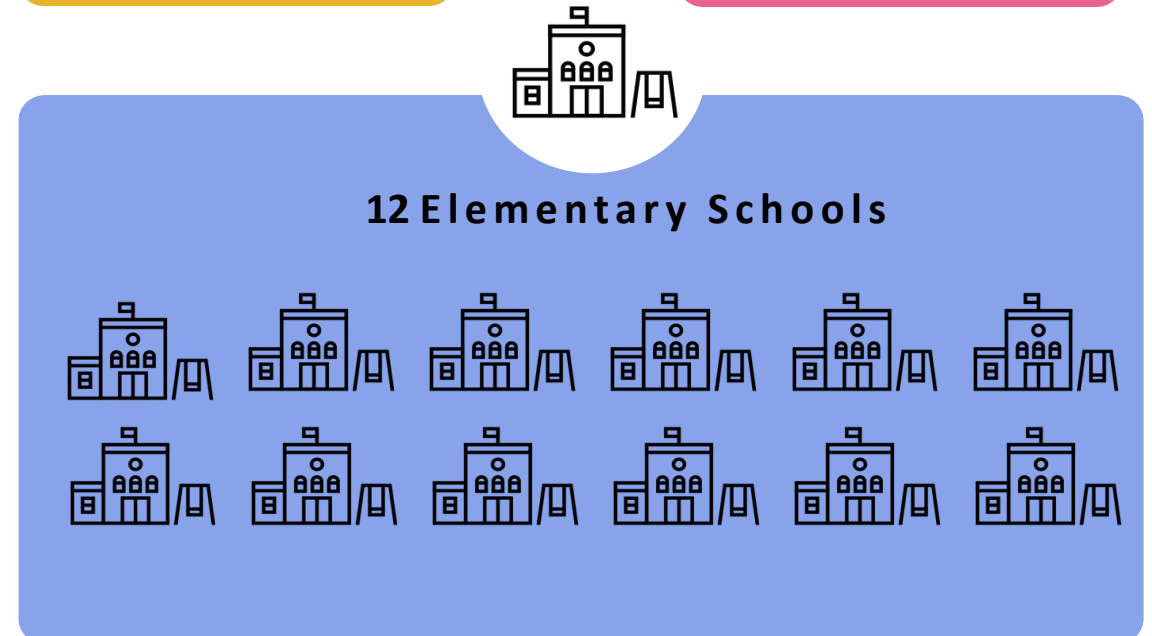
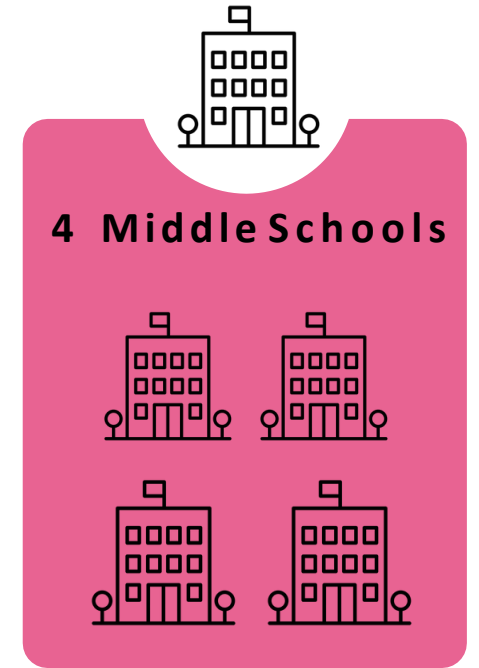
1. Presentation from SMMA regarding the School District's Long-Term Facilities Plan.

If there is no further business, a motion is in order to adjourn.

# Long Term Facility Planning

Joint School Building Committee  
Project Update

02.12.2024



# Agenda

---

- » Phase One Projects
  - New Beech Street Elementary School
  - Middle Schools
  - High School Location
- » Funding & Cost Models
  - Total Project Costs
  - Funding Opportunities
- » Questions & Answers

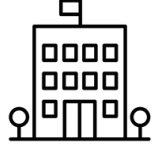


# Phase One Projects

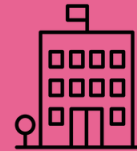
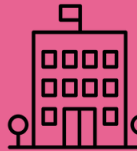
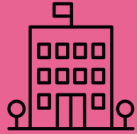
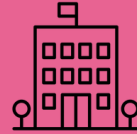
---



**3 High Schools**



**4 Middle Schools**



**12 Elementary Schools**



# Elementary School Recommendation

---

## **Build new Beech Street Elementary School**

- accommodates all of Beech and Wilson Elementary School students

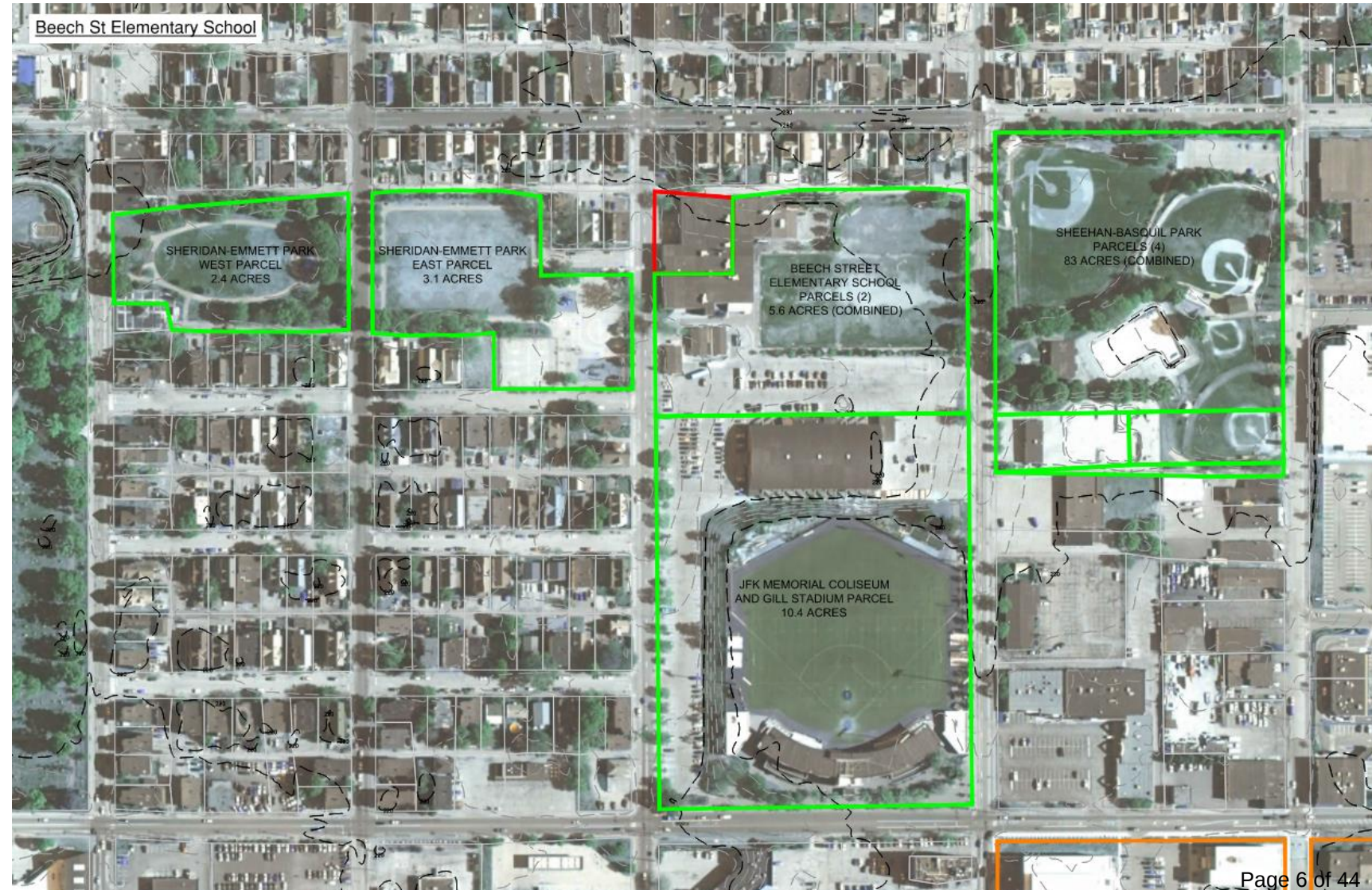
# Beech Street School Site

## » Beech Street School Site Plan

- City Owned - School Assigned



- City Owned – Parks & Recreation



# Beech Street – New Construction

## » Beech Street Elementary School

- All of Beech and all of Wilson on Sheridan Emmett Park
- New Construction
- 106,450 GSF
- 3 Stories
- Grades K-4
- 734 Students
- Temporary modular classrooms and support spaces needed for 2024 School year



# New Beech Street

- Investing in Center City - located in same ward as Wilson Elementary School
- Walkable community school
- New next-generation learning environments replace existing building and its interior windowless classrooms
- Potential to recreate green space at existing Beech Street site



# Aspirational Images



## » Elementary School Amenities

- Neighborhood Commons and Small Group Rooms throughout
- Outdoor Classrooms
- Differentiated Learning Spaces



# Temporary Modular Classrooms



# Middle School Recommendation

---

## **Addition/Renovations to all four Middle Schools, phased**

- 20,000 – 40,000 sf additions
  - Interior renovations to support Next-Generation learning

# Hillside Middle School site

## » Hillside School Site Plan

- City Owned –  
School Assigned



- City Owned –  
Parks &  
Recreation



PHASE ONE PROJECTS – MIDDLE SCHOOL

# Hillside

- » Hillside Middle School
  - ~38,000 GSF Addition
  - Grades 5-8
  - ~1,100 Students

PROGRAM LEGEND

CLASSROOM & GEN EDUCATION SPACES

ART & MUSIC

PHYSICAL EDUCATION

MEDIA CENTER

CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS

ADMINISTRATION / GUIDANCE



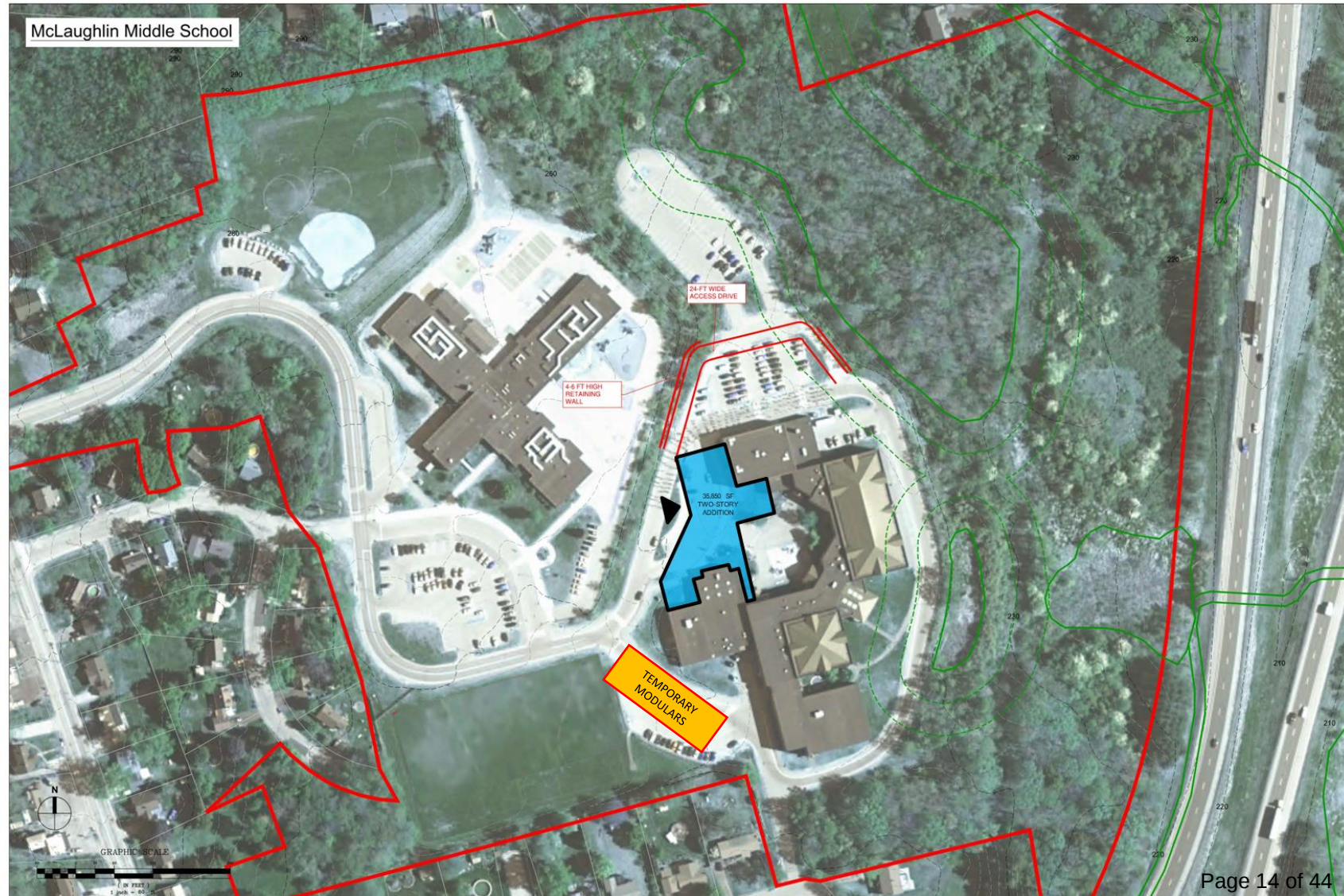
# McLaughlin Middle School Site

## » McLaughlin Middle School Site Plan

- City Owned-School Assigned



- City Owned – Parks & Recreation



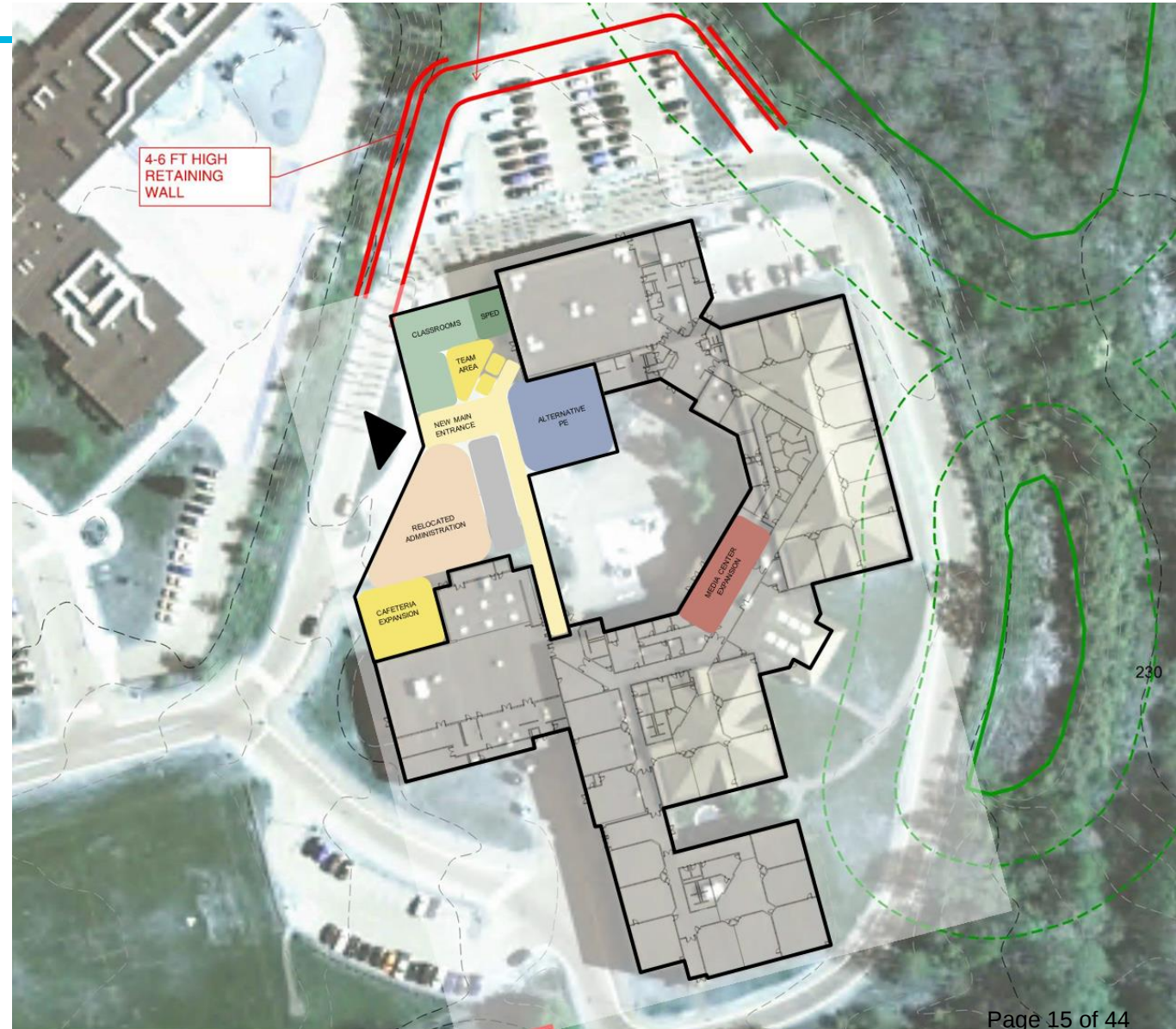
# McLaughlin

## » McLaughlin Middle School

- ~35,850 GSF Addition
- Grades 5-8
- 1,000 Students

### PROGRAM LEGEND

|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|    | CLASSROOM & GEN EDUCATION SPACES                |
|   | ART & MUSIC                                     |
|  | PHYSICAL EDUCATION                              |
|  | MEDIA CENTER                                    |
|  | CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS |
|  | ADMINISTRATION / GUIDANCE                       |



# Southside Middle School Site

- » Southside Middle School Site Plan
  - City Owned - School Assigned

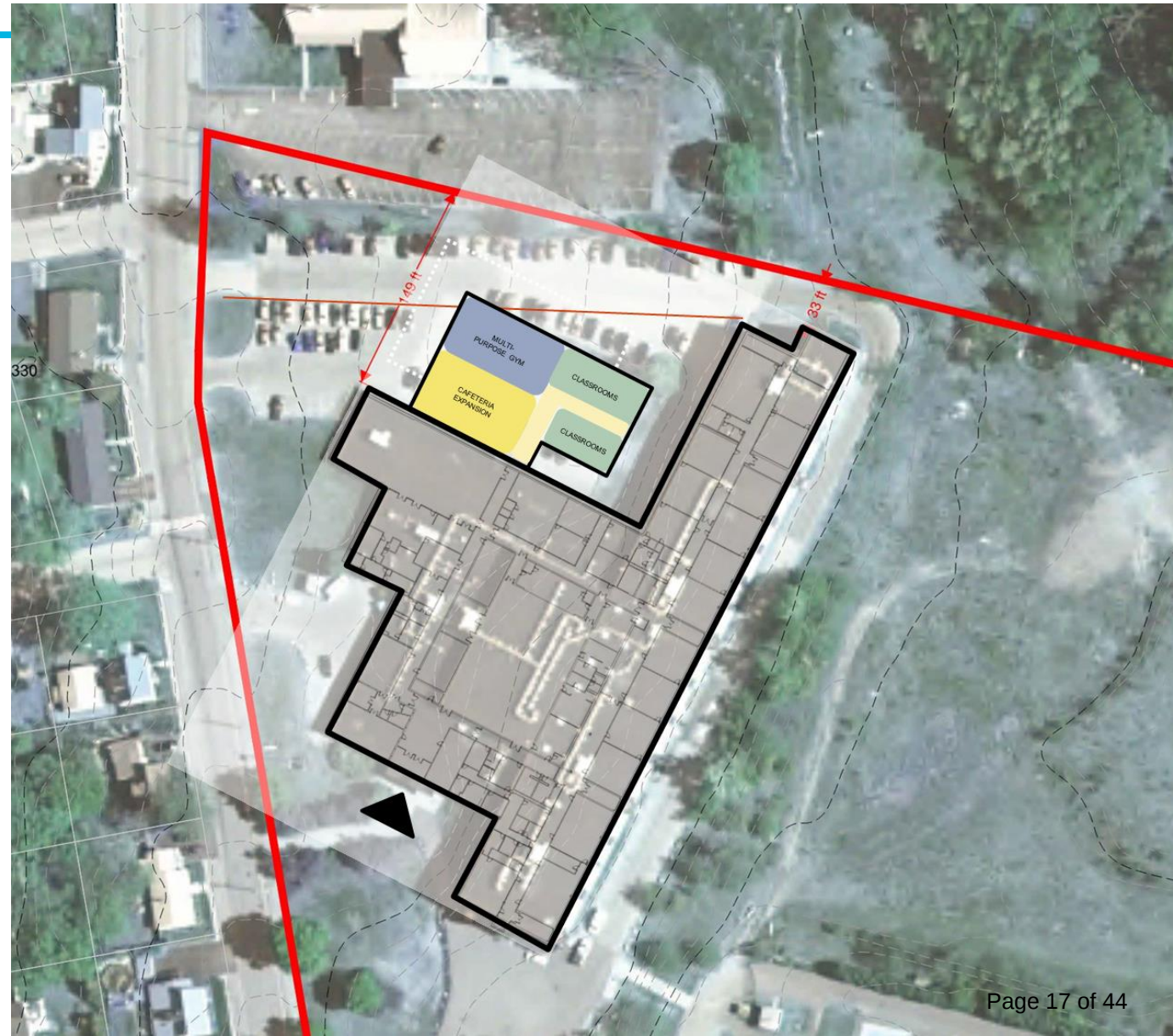


# Southside

- » Southside Middle School
  - ~20,850 GSF Addition
  - Grades 5-8
  - 1,000 Students

## PROGRAM LEGEND

|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|    | CLASSROOM & GEN EDUCATION SPACES                |
|   | ART & MUSIC                                     |
|  | PHYSICAL EDUCATION                              |
|  | MEDIA CENTER                                    |
|  | CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS |
|  | ADMINISTRATION / GUIDANCE                       |



# Parkside Middle School Site

## » Parkside Middle School Site Plan

- City Owned – School Assigned



- City Owned – Parks & Recreation



PHASE ONE PROJECTS – MIDDLE SCHOOLS

# Parkside

- » Parkside Middle School
  - ~40,350 GSF Addition
  - Grades 5-8
  - 1,000 Students

PROGRAM LEGEND

CLASSROOM & GEN EDUCATION SPACES

ART & MUSIC

PHYSICAL EDUCATION

MEDIA CENTER

CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS

ADMINISTRATION / GUIDANCE



# High School Site Recommendations

---

**Build new  
Comprehensive High School  
at Gill Stadium / Beech St. Site**

- Combined Academic and CTE Pathway Curriculum

# Approach to High Schools

---

## Two Comprehensive High Schools and One Magnet High School

### » Memorial / MST High School

- Full range of core academic courses
- 11 current MST Career Technical Education areas of study

### » New Comprehensive High School

- Full range of core academic courses
- 5 new Pathways, including new AI Pathway

### » School for the Arts

- Full range of core academic courses
- Magnet school
- 2 current or new Pathways

## Approach to High Schools

---

A goal for Manchester's high schools is to develop a curricular approach that presents equity across the district, while creating opportunities for students to, if they choose to, specialize in or follow a Pathway that provides a deeper dive into an area of interest.

Foundational to equity across the high schools is to offer all core academic course offerings at all levels for: General, Honors, College and AP courses to meet the needs and abilities of all students.

## Approach to High Schools

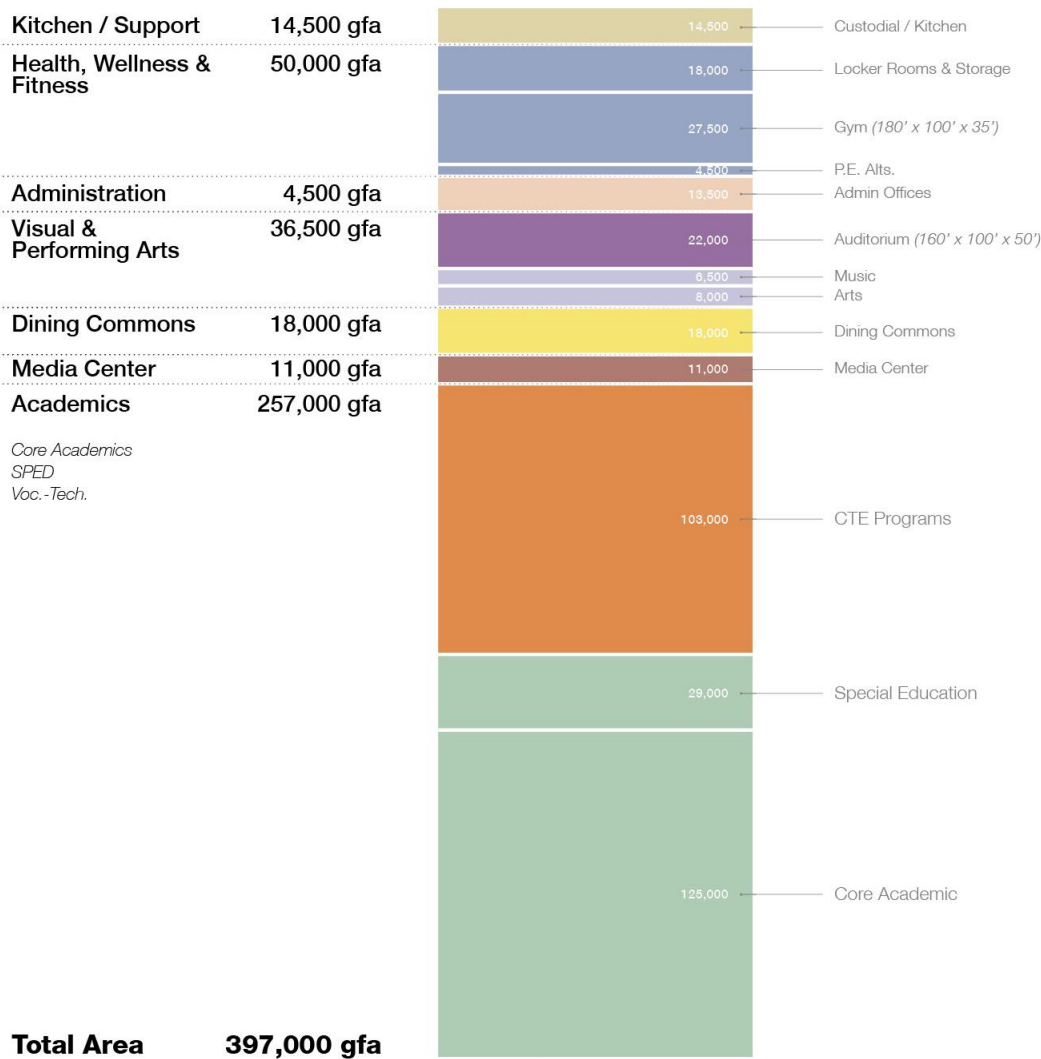
---

### » Alternative Middle School / High School

- Serve students with severe disabilities and social emotional challenges
- Bring back students currently transported out of Manchester School District

# Potential High School Space Allotment

- » Program size based on:
  - Manchester School District class size policy
  - New Hampshire Department of Education School Building Construction Guidelines
  - **2000 students**
- » 500 Total Parking Spaces:
  - 300 High School spaces
  - 100 Beech Street Elementary spaces
  - 100 other spaces



# Aspirational Images



## » High School Amenities

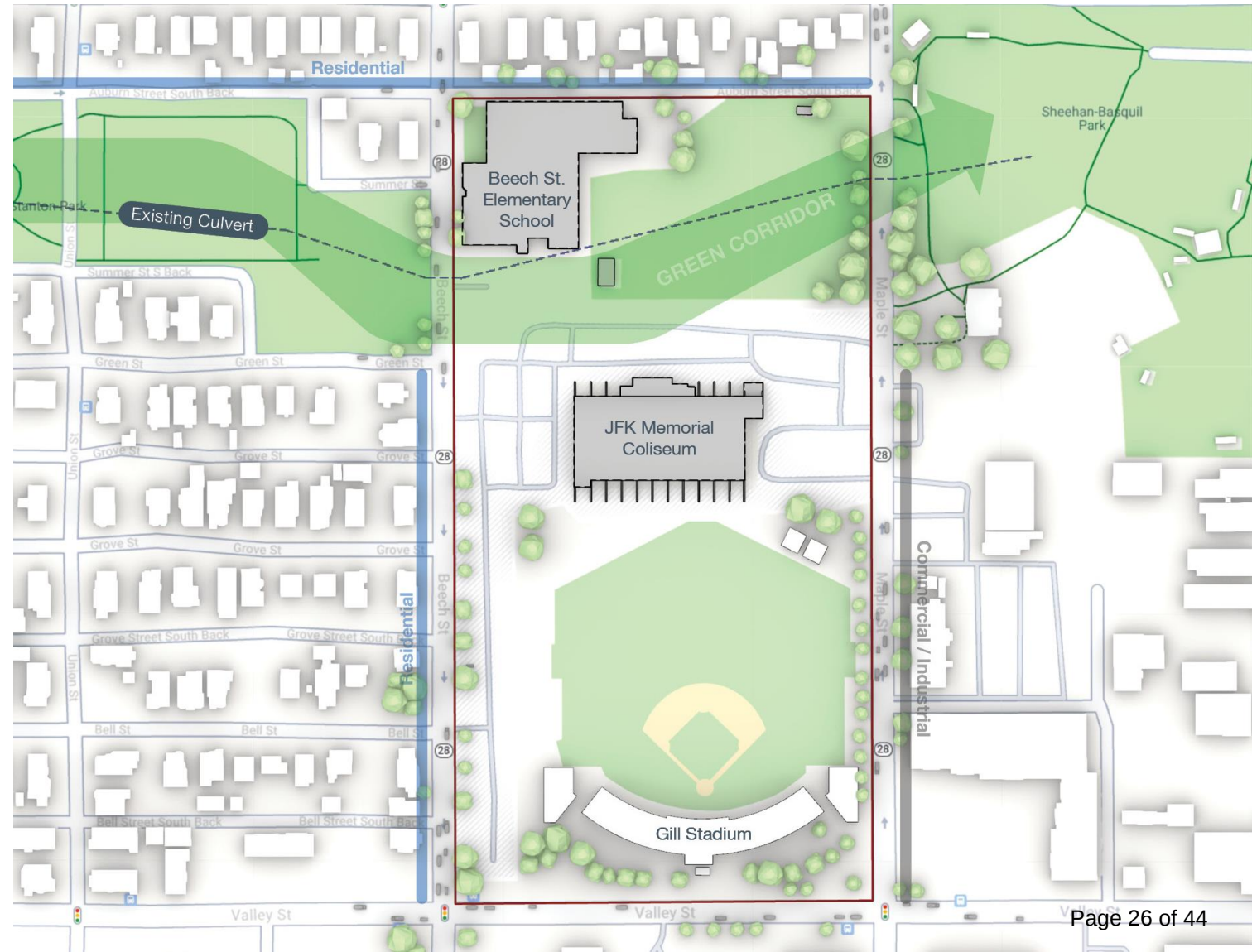
- Dining Commons – Heart of the School
- Learning Stair
- Media Center with Breakout Areas



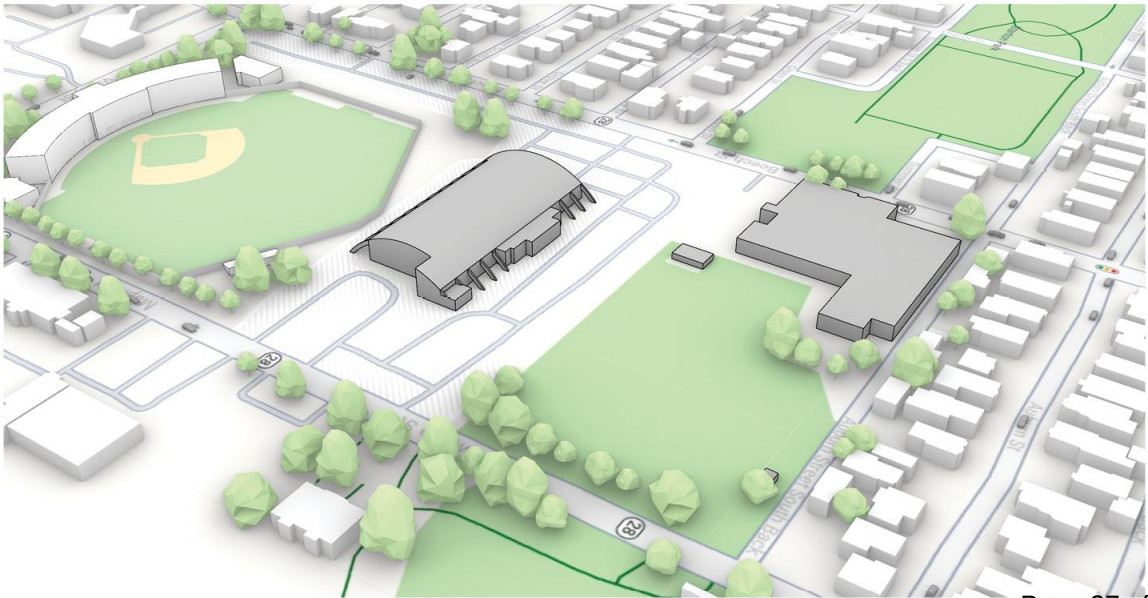
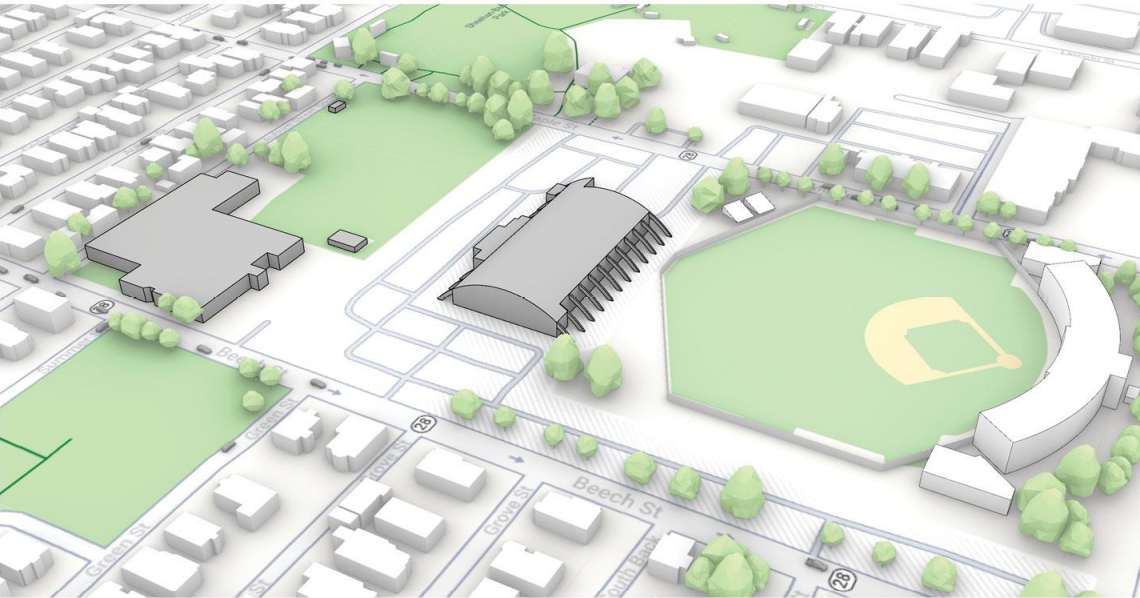
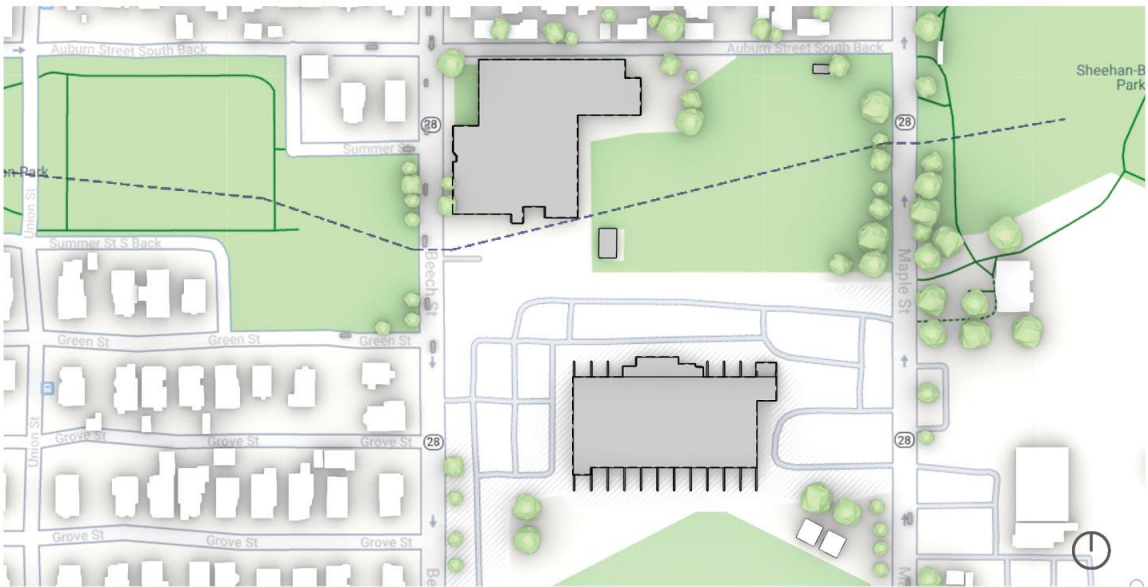
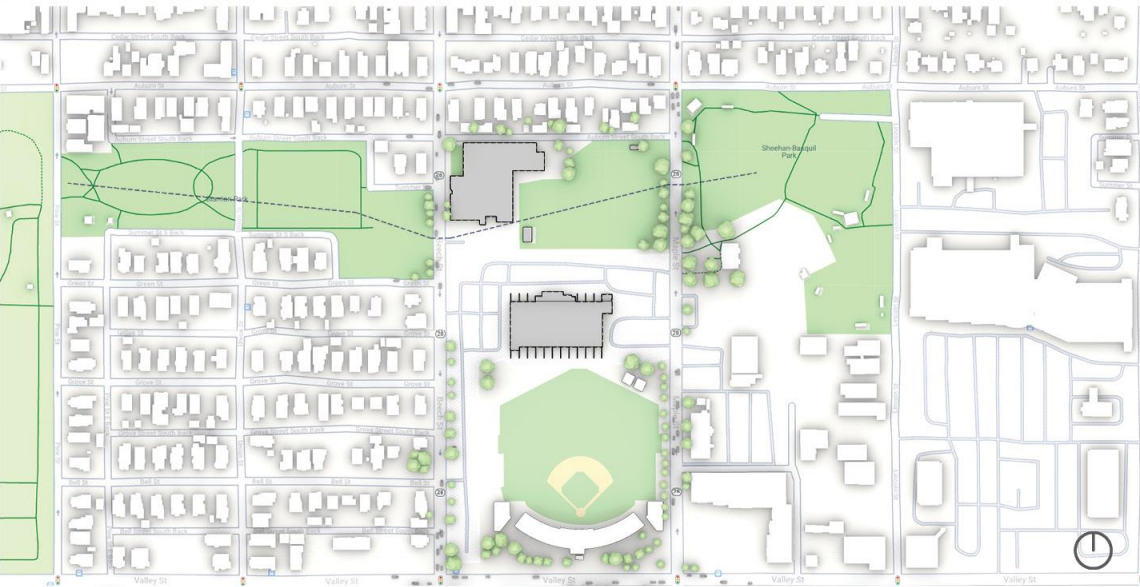
# High School Siting Options - Overview

## » Existing Beech St. Site

- 16 Acres includes
  - Gill Stadium
  - JFK Hockey Rink
  - Beech Street School
- Existing underground combined storm sewer culvert
- Buffer between residential and commercial

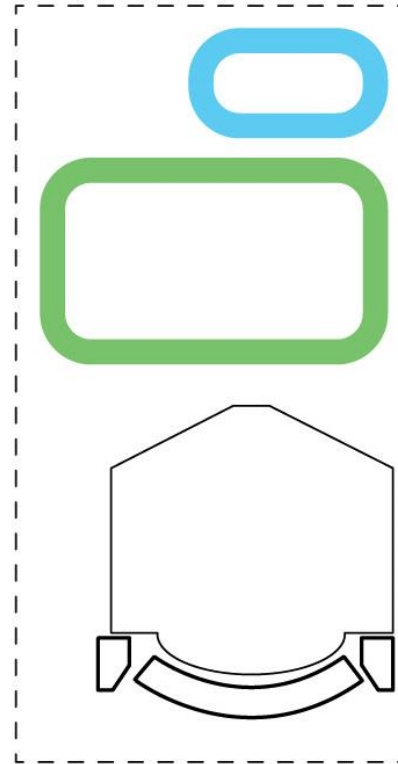


# Existing Conditions



» Proposal 1

» Proposal 2



**High School  
& Ice Rink**

# Proposal 1 *(Retain Ice Rink)*

- +

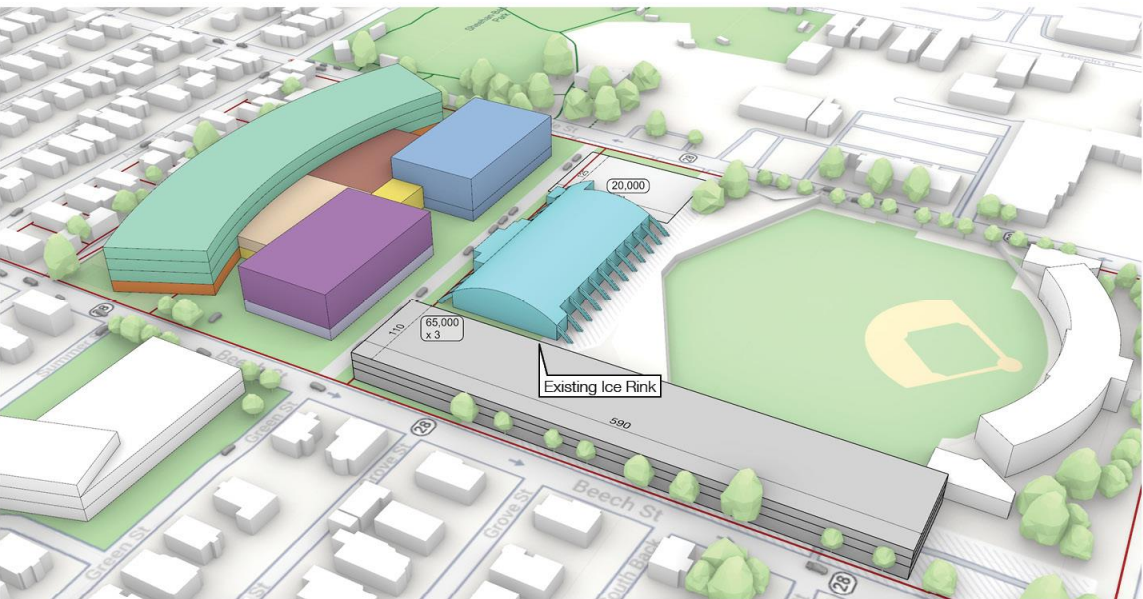
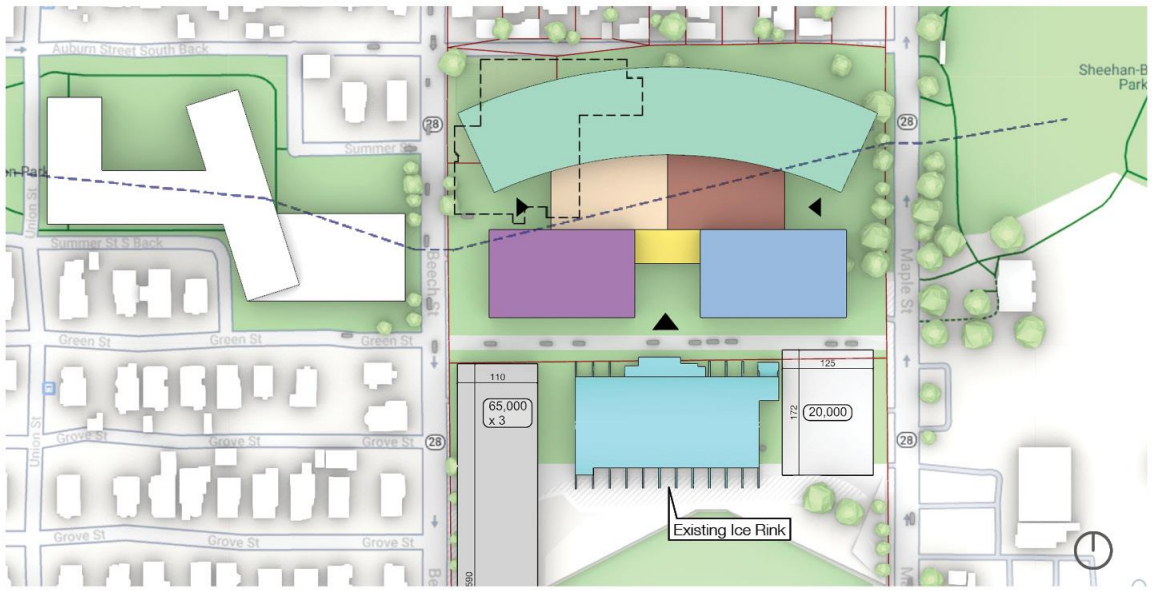
Retains Memorial Coliseum
- +

Compact HS Footprint
- +

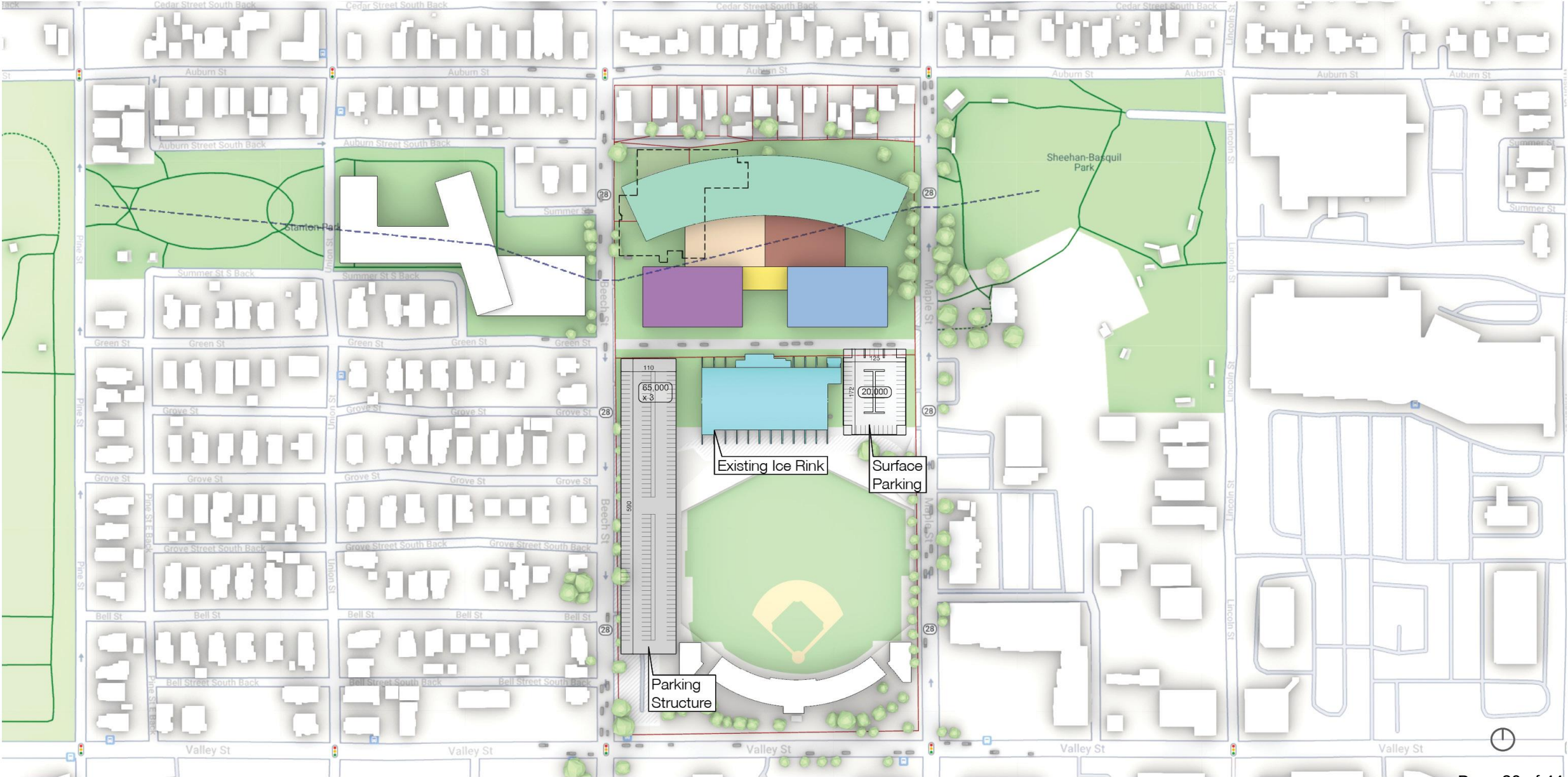
Urban Fabric Integration & Access
- Relocation of Beech St. Elementary School
- Neighbor Scale to North Residential Area
- Breaks E/W Park Continuity
- Builds over Culvert

PROGRAM LEGEND

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| CLASSROOM & GEN EDUCATION SPACES | MEDIA CENTER                                    |
| ART & MUSIC                      | AUDITORIUM / PERFORMING ARTS & DRAMA            |
| CTE SPACES                       | CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS |
| PHYSICAL EDUCATION               | ADMINISTRATION / GUIDANCE                       |



# Proposal 1 *(Retain Ice Rink)*



# Proposal 2 (with new Ice Rink)

- +

Compact HS Footprint
- +

Urban Fabric Integration
- +

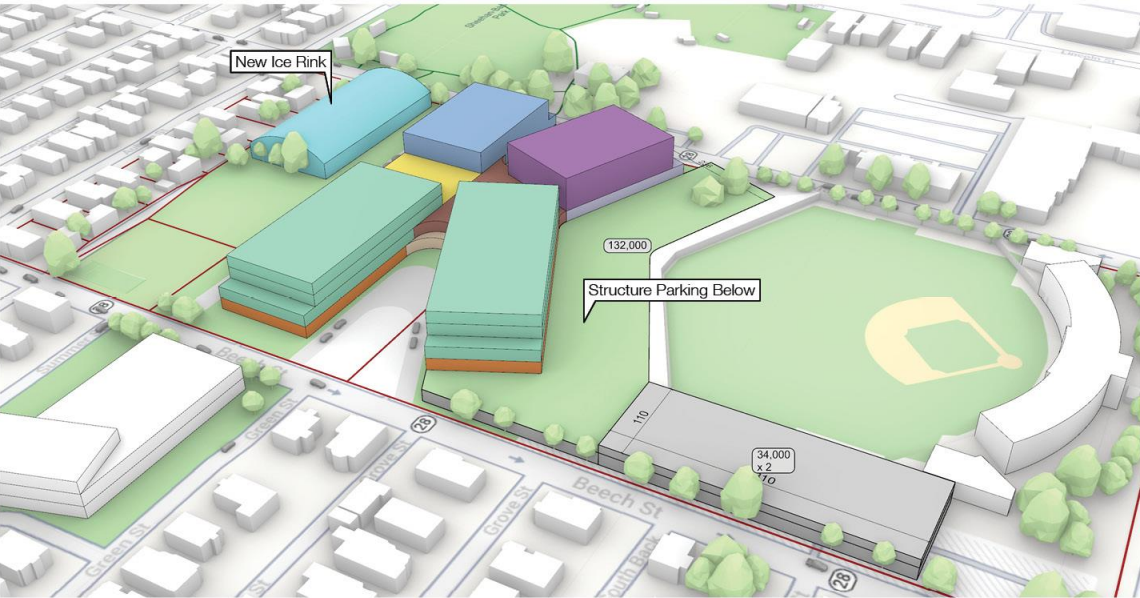
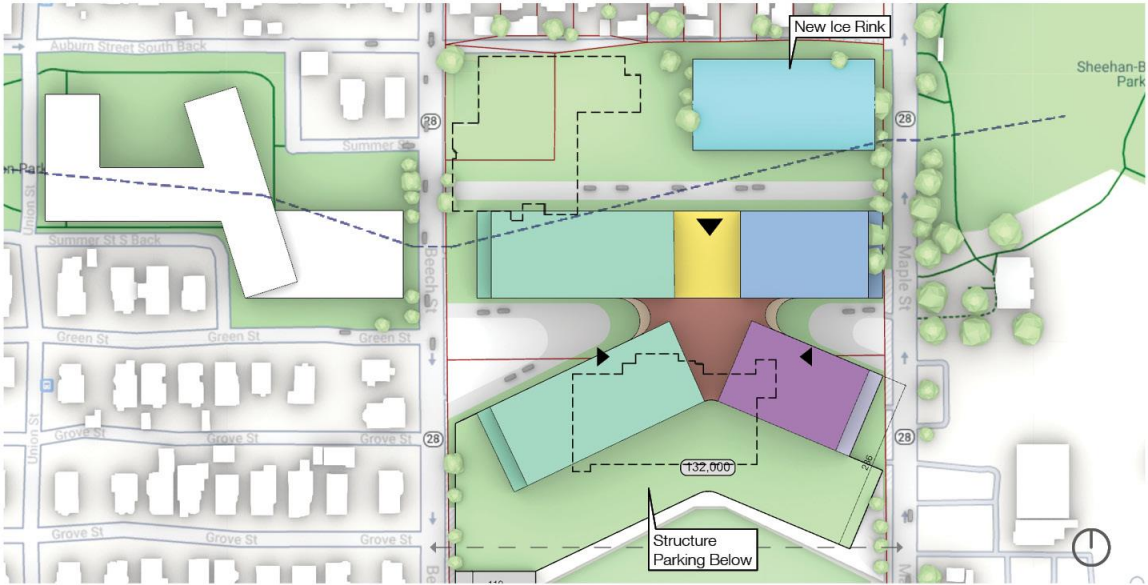
Phasing of Existing Beech St. Elementary School
- +

Park Continuity through Site
- +

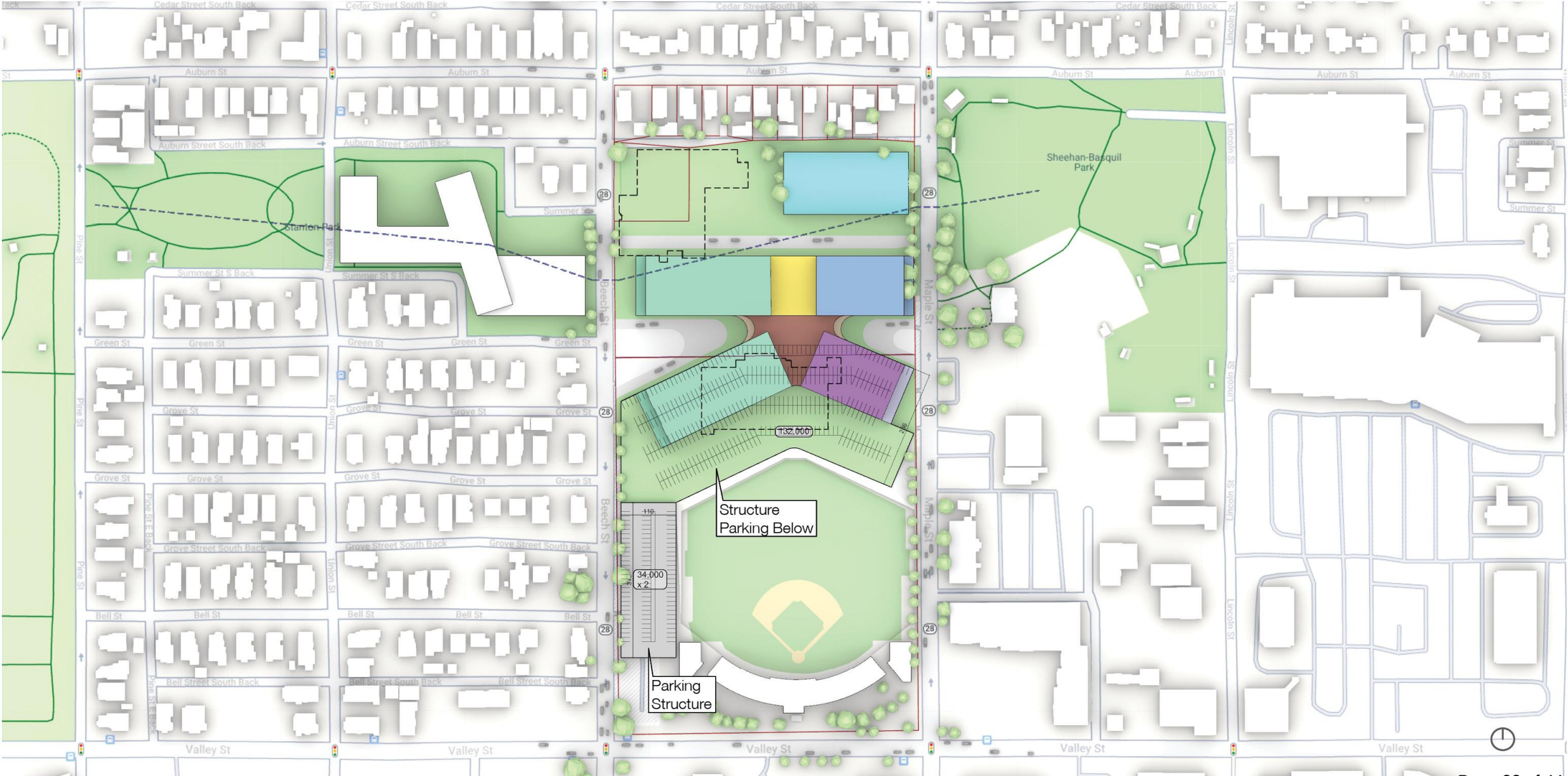
Covered Parking & City Park
- JFK Memorial Coliseum Demolished
- Ballfield Adjacency Feasibility
- Builds over Culvert

PROGRAM LEGEND

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| CLASSROOM & GEN EDUCATION SPACES | MEDIA CENTER                                    |
| ART & MUSIC                      | AUDITORIUM / PERFORMING ARTS & DRAMA            |
| CTE SPACES                       | CAFETERIA & CIRCULATION / SM GRP / COMMON AREAS |
| PHYSICAL EDUCATION               | ADMINISTRATION / GUIDANCE                       |



# Proposal 2 (with new Ice Rink)



# Schedule, Funding & Cost Models

---

# Elementary, Middle, and High School Potential Timeline

---

## » Years 1-5 of the Master Plan

- **September 2024**

- Elementary Schools:

- Close Wilson Elementary School
    - Temporary classrooms added at Beech Street & McDonough Elementary Schools
    - Wilson Elementary students moved to Beech Street and McDonough Elementary Schools

- Middle Schools:

- Bring Hillside and McLaughlin Middle Schools to 5th-8th grade model
    - Temporary classrooms added at all four middle schools

- **December 2026** Additions & Renovations complete at Hillside & McLaughlin Middle Schools

- **May 2027** Move into new Beech Street Elementary School

- **December 2027** Additions & Renovations complete at Parkside Middle School & Southside Middle School

- **March 2030** Move into new comprehensive High School

## » Years 5-20 of the Master Plan (2028 – 2043)

- Memorial High School / Manchester School of Technology
- Remaining Elementary Schools

## Phase 2 Timeline

---

- » **Capital Improvement Plan Timeline Update**
  - October 2023 – Capital Improvements List Generated
  - November 2023 – Cost Estimating Completed

# Total Project Costs

---

## “Soft” Costs

- Oversight – Owner’s Project Manager
- Design – Architect & Engineering fees
- Construction Testing
- Technology Procurement
- Furniture Procurement

PLUS

## Construction “Hard” Costs

- Fee to General Contractors
- Cost to Construct “Bricks and Mortar”

---

**= Total Project Costs**

## Total Project Costs

---

New **Beech Street** Elementary School  
\$76 Million

Additions and Renovations at four (4) Middle Schools  
\$216 Million

Total Project Costs including temporary classrooms  
\$292 Million

**Recommended range**  
**\$292 - \$306 Million**

## Total Project Costs

---

New High School (inclusive of all site options)  
\$353 Million

**Recommended range**  
**\$353 - \$378 Million**

# Funding Opportunities

---

## » School Bonding

- Met with Bond Counsel
- Temporary modular classrooms can be bonded
- General Obligation bonds the right choice with Manchester's AA rating
- 25 and 30 year options are valid

## » Inflation Reduction Act

- Potential Federal Funding Support for Clean Energy Schools

## » Schedule for Bonds

### » Tax Impacts

- No Additional Tax Impact

# Funding Opportunities

---

## » State School Building Aid

**House Bill 452** Key changes beginning January 1, 2025

1. Created an annual building aid process
2. Ranked list to be published by Nov every year (after appropriation is known)
3. Allows aid recipients to move forward with design & construction

## » State Aid – Fiscal Year 2026

**April 1, 2025** next round of aid applications

1. Funding changed to State awarding the District 80% of the grant up front with the remaining 20% upon completion.
2. This lowers the bonded amount for the City.
3. Bonding of 20, 25 or 30-years.

# Funding Opportunities

---

## » State Adequacy Grant

Manchester received additional money this year, earmark a dedicated amount for Major Capital improvements annually

## » DSIRE – Database of State Incentives for Renewables and Efficiency

NH State Utility Rebates

Clean Energy Fund Assistance

USDA

## » CTE Centers AID

Federal Perkins funds

## » Other Potential Opportunities

- Public / Private Partnerships
- New Market Tax Credits

# Funding Opportunities

Project Costs: \$306,000,000  
Bond Proceeds: \$269,400,000  
Cash Funded: \$36,600,000

| Fiscal Year  | Existing Debt Service | 2024 BANS                            | 2025 Bonds \$269,400,000 |                         |                    | Total Existing and Proposed Debt Service |
|--------------|-----------------------|--------------------------------------|--------------------------|-------------------------|--------------------|------------------------------------------|
|              |                       | \$85,000,000 Interest <sup>(1)</sup> | Principal                | Interest <sup>(2)</sup> | Total D/S          |                                          |
| 2024         | 11,470,853            | -                                    | -                        | -                       | -                  | 11,470,853                               |
| 2025         | 11,215,151            | 3,400,000                            | -                        | -                       | -                  | 14,615,151                               |
| 2026         | 10,889,982            | -                                    | 6,255,000                | 11,449,500              | 17,704,500         | 28,594,482                               |
| 2027         | 10,971,634            | -                                    | 6,520,000                | 11,183,663              | 17,703,663         | 28,675,296                               |
| 2028         | 10,737,213            | -                                    | 6,795,000                | 10,906,563              | 17,701,563         | 28,438,775                               |
| 2029         | 3,669,205             | -                                    | 7,085,000                | 10,617,775              | 17,702,775         | 21,371,980                               |
| 2030         | 3,684,431             | -                                    | 7,385,000                | 10,316,663              | 17,701,663         | 21,386,094                               |
| 2031         | 3,035,186             | -                                    | 7,700,000                | 10,002,800              | 17,702,800         | 20,737,986                               |
| 2032         | 2,895,093             | -                                    | 8,030,000                | 9,675,550               | 17,705,550         | 20,600,643                               |
| 2033         | 2,881,018             | -                                    | 8,370,000                | 9,334,275               | 17,704,275         | 20,585,293                               |
| 2034         | 2,559,055             | -                                    | 8,725,000                | 8,978,550               | 17,703,550         | 20,262,605                               |
| 2035         | 2,553,044             | -                                    | 9,095,000                | 8,607,738               | 17,702,738         | 20,255,781                               |
| 2036         | 1,242,982             | -                                    | 9,485,000                | 8,221,200               | 17,706,200         | 18,949,182                               |
| 2037         | 1,234,119             | -                                    | 9,885,000                | 7,818,088               | 17,703,088         | 18,937,206                               |
| 2038         | 1,238,294             | -                                    | 10,305,000               | 7,397,975               | 17,702,975         | 18,941,269                               |
| 2039         | 546,407               | -                                    | 10,745,000               | 6,960,013               | 17,705,013         | 18,251,420                               |
| 2040         | 547,224               | -                                    | 11,200,000               | 6,503,350               | 17,703,350         | 18,250,574                               |
| 2041         | 227,531               | -                                    | 11,675,000               | 6,027,350               | 17,702,350         | 17,929,881                               |
| 2042         | 228,997               | -                                    | 12,175,000               | 5,531,163               | 17,706,163         | 17,935,159                               |
| 2043         | 229,783               | -                                    | 12,690,000               | 5,013,725               | 17,703,725         | 17,933,508                               |
| 2044         | -                     | -                                    | 13,230,000               | 4,474,400               | 17,704,400         | 17,704,400                               |
| 2045         | -                     | -                                    | 13,790,000               | 3,912,125               | 17,702,125         | 17,702,125                               |
| 2046         | -                     | -                                    | 14,375,000               | 3,326,050               | 17,701,050         | 17,701,050                               |
| 2047         | -                     | -                                    | 14,990,000               | 2,715,113               | 17,705,113         | 17,705,113                               |
| 2048         | -                     | -                                    | 15,625,000               | 2,078,038               | 17,703,038         | 17,703,038                               |
| 2049         | -                     | -                                    | 16,290,000               | 1,413,975               | 17,703,975         | 17,703,975                               |
| 2050         | -                     | -                                    | 16,980,000               | 721,650                 | 17,701,650         | 17,701,650                               |
| <b>Total</b> | <b>82,057,202</b>     | <b>3,400,000</b>                     | <b>269,400,000</b>       | <b>173,187,288</b>      | <b>442,587,288</b> | <b>528,044,490</b>                       |

## » Expenditures

- FY25 - \$20M will be transferred to the Capital Projects Expendable Trust Fund
- This \$40M can be used to pay for expenses associated with the project to reduce the amount of debt to be bonded or to level the debt service until the Design Build bond is paid off in FY28
- The increase in debt service for FY26 will come from the increase in Adequacy funds, no longer allocated to the Expendable trust and reallocated to the debt service line

# Funding Opportunities

Manchester School Pro-Forma Debt Service

Project Costs: \$684,000,000  
Bond Proceeds: \$647,400,000  
Cash Funded: \$36,600,000

| Fiscal Year | Existing Debt Service | 2024 BANS                            | 2025 Bonds \$315,000,000 |                         |             | 2027 Bonds \$332,400,000 |                         |             | Total Existing and Proposed Debt Service |
|-------------|-----------------------|--------------------------------------|--------------------------|-------------------------|-------------|--------------------------|-------------------------|-------------|------------------------------------------|
|             |                       | \$85,000,000 Interest <sup>(1)</sup> | Principal                | Interest <sup>(2)</sup> | Total D/S   | Principal                | Interest <sup>(3)</sup> | Total D/S   |                                          |
| 2024        | 11,470,853            | -                                    | -                        | -                       | -           | -                        | -                       | -           | 11,470,853                               |
| 2025        | 11,215,151            | 3,400,000                            | -                        | -                       | -           | -                        | -                       | -           | 14,615,151                               |
| 2026        | 10,889,982            | -                                    | 7,315,000                | 13,387,500              | 20,702,500  | -                        | -                       | -           | 31,592,482                               |
| 2027        | 10,971,634            | -                                    | 7,625,000                | 13,076,613              | 20,701,613  | -                        | -                       | -           | 31,673,246                               |
| 2028        | 10,737,213            | -                                    | 7,950,000                | 12,752,550              | 20,702,550  | -                        | 14,958,000              | 14,958,000  | 46,397,763                               |
| 2029        | 3,669,205             | -                                    | 8,285,000                | 12,414,675              | 20,699,675  | 5,790,000                | 14,958,000              | 20,748,000  | 45,116,880                               |
| 2030        | 3,684,431             | -                                    | 8,640,000                | 12,062,563              | 20,702,563  | 6,050,000                | 14,697,450              | 20,747,450  | 45,134,444                               |
| 2031        | 3,035,186             | -                                    | 9,005,000                | 11,695,363              | 20,700,363  | 6,320,000                | 14,425,200              | 20,745,200  | 44,480,748                               |
| 2032        | 2,895,093             | -                                    | 9,385,000                | 11,312,650              | 20,697,650  | 6,605,000                | 14,140,800              | 20,745,800  | 44,338,543                               |
| 2033        | 2,881,018             | -                                    | 9,785,000                | 10,913,788              | 20,698,788  | 6,905,000                | 13,843,575              | 20,748,575  | 44,328,380                               |
| 2034        | 2,559,055             | -                                    | 10,200,000               | 10,497,925              | 20,697,925  | 7,215,000                | 13,532,850              | 20,747,850  | 44,004,830                               |
| 2035        | 2,553,044             | -                                    | 10,635,000               | 10,064,425              | 20,699,425  | 7,540,000                | 13,208,175              | 20,748,175  | 44,000,644                               |
| 2036        | 1,242,982             | -                                    | 11,090,000               | 9,612,438               | 20,702,438  | 7,875,000                | 12,868,875              | 20,743,875  | 42,689,295                               |
| 2037        | 1,234,119             | -                                    | 11,560,000               | 9,141,113               | 20,701,113  | 8,230,000                | 12,514,500              | 20,744,500  | 42,679,731                               |
| 2038        | 1,238,294             | -                                    | 12,050,000               | 8,649,813               | 20,699,813  | 8,600,000                | 12,144,150              | 20,744,150  | 42,682,256                               |
| 2039        | 546,407               | -                                    | 12,560,000               | 8,137,688               | 20,697,688  | 8,990,000                | 11,757,150              | 20,747,150  | 41,991,245                               |
| 2040        | 547,224               | -                                    | 13,095,000               | 7,603,888               | 20,698,888  | 9,395,000                | 11,352,600              | 20,747,600  | 41,993,712                               |
| 2041        | 227,531               | -                                    | 13,650,000               | 7,047,350               | 20,697,350  | 9,815,000                | 10,929,825              | 20,744,825  | 41,669,706                               |
| 2042        | 228,997               | -                                    | 14,235,000               | 6,467,225               | 20,702,225  | 10,260,000               | 10,488,150              | 20,748,150  | 41,679,372                               |
| 2043        | 229,783               | -                                    | 14,835,000               | 5,862,238               | 20,697,238  | 10,720,000               | 10,026,450              | 20,746,450  | 41,673,471                               |
| 2044        | -                     | -                                    | 15,470,000               | 5,231,750               | 20,701,750  | 11,200,000               | 9,544,050               | 20,744,050  | 41,445,800                               |
| 2045        | -                     | -                                    | 16,125,000               | 4,574,275               | 20,699,275  | 11,705,000               | 9,040,050               | 20,745,050  | 41,444,325                               |
| 2046        | -                     | -                                    | 16,810,000               | 3,888,963               | 20,698,963  | 12,235,000               | 8,513,325               | 20,748,325  | 41,447,288                               |
| 2047        | -                     | -                                    | 17,525,000               | 3,174,538               | 20,699,538  | 12,785,000               | 7,962,750               | 20,747,750  | 41,447,288                               |
| 2048        | -                     | -                                    | 18,270,000               | 2,429,725               | 20,699,725  | 13,360,000               | 7,387,425               | 20,747,425  | 41,447,150                               |
| 2049        | -                     | -                                    | 19,045,000               | 1,653,250               | 20,698,250  | 13,960,000               | 6,786,225               | 20,746,225  | 41,444,475                               |
| 2050        | -                     | -                                    | 19,855,000               | 843,838                 | 20,698,838  | 14,590,000               | 6,158,025               | 20,748,025  | 41,446,863                               |
| 2051        | -                     | -                                    | -                        | -                       | -           | 15,245,000               | 5,501,475               | 20,746,475  | 20,746,475                               |
| 2052        | -                     | -                                    | -                        | -                       | -           | 15,930,000               | 4,815,450               | 20,745,450  | 20,745,450                               |
| 2053        | -                     | -                                    | -                        | -                       | -           | 16,650,000               | 4,098,600               | 20,748,600  | 20,748,600                               |
| 2054        | -                     | -                                    | -                        | -                       | -           | 17,395,000               | 3,349,350               | 20,744,350  | 20,744,350                               |
| 2055        | -                     | -                                    | -                        | -                       | -           | 18,180,000               | 2,566,575               | 20,746,575  | 20,746,575                               |
| 2056        | -                     | -                                    | -                        | -                       | -           | 19,000,000               | 1,748,475               | 20,748,475  | 20,748,475                               |
| 2057        | -                     | -                                    | -                        | -                       | -           | 19,855,000               | 893,475                 | 20,748,475  | 20,748,475                               |
| Total       | 82,057,202            | 3,400,000                            | 315,000,000              | 202,496,138             | 517,496,138 | 332,400,000              | 284,211,000             | 616,611,000 | 1,095,082,415                            |

(1) Interest rate 4.00% - subject to change.  
(2) Interest rate 4.25% - subject to change.  
(3) Interest rate 4.50% - subject to change.

25 Year Term Bonds  
\$20M Annual Debt Service  
starting in FY 2026 for \$306M  
Phase 1 Projects

Additional \$20M Annual Debt  
Service in FY 2028 \$378M for  
High School Project

Prepared by PFM Financial  
Advisors, LLC



MANCHESTER SCHOOL DISTRICT  
**Thank you**

---

