

REPORT FROM THE WALLINGFORD ELEMENTARY SCHOOL'S FACILITIES COMMITTEE  
TOWN MEETING 2014

The elementary school building needs help. The facility has served the school community very well for more than 60 years with minimal investments, while plans for long-term repairs and maintenance, energy conservation, and safety renovations have been deferred due to tight budgets.

Recognizing the urgent need to do something, the Wallingford School Board created a Facilities Committee in the spring of 2013. With help from the Wallingford Energy Committee's Jay White, Board Member Shannon Pytlik, Principal Penny Lienhardt, Custodian Gary Fredette, and Superintendent Dana Cole-Levesque, the Committee was asked by the Board to review a number of recommendations and proposals related to repairs, upgrades, and improvements driven by the need to enhance efficiency, save significantly on fuel costs, increase building safety and security, and improve the building's overall performance.

- Some of the items that are included *have to be done immediately* – **both the 1952 roof and the multipurpose room air handling unit have failed and have to be replaced.**
- Some of the items *are beginning to fail and require increasingly costly repairs* – **classroom unit ventilators, lighting systems, pneumatic controls, kitchen equipment and boilers.**
- And some of the items will *significantly enhance the overall energy efficiency and safety of the school* – **photovoltaic system on the roof, new wood pellet boiler, new entrance and vestibule, thermal envelope sealing, and elevator.**

After extensive analysis, review, and planning over the summer and fall of 2013, the Facilities Committee, with the unanimous support from the Wallingford School Board, has recommended that voters consider approving a bond in the amount of \$900,000 to cover a substantial portion of all of the following renovations and energy efficiency upgrades which, if approved, would be completed during the summer of 2014. If completed in one summer, the impacts on student learning would be minimized:

**For required maintenance/repair:**

- Replacing the 1952 roof with a new membrane and insulated sub-base to extend and protect the building for years to come – required due to leaking roof, beyond repair
- Installing a new roof-mounted air-handling unit over the Multipurpose room - to improve ventilation and heat recovery – required due to failing component parts

**For enhanced safety, security and access:**

- Creating a new entrance to the building for a safer, more visible access for the public
- Installing a handicapped accessible elevator for access between the first and second floors

**For energy efficiency and reduced fuel consumption:**

- Improving the thermal envelope of the building for increased energy efficiency and cost savings
- Converting existing classroom heating ventilators into heat recovery units
- Utilizing new digital controls, replacing the pneumatic thermostat units
- Replacing electrical equipment in the kitchen with LP gas equipment to reduce peak electrical demand
- Utilizing local renewable energy sources by installing a wood pellet boiler adjacent to the building, keeping the existing oil boilers for backups, and significantly reducing fuel oil costs
- Taking advantage of the sun by placing a 36 KWH photovoltaic system on the roof to generate electricity, and
- Retrofitting lights throughout the building.

The Life Cycle Cost Analysis of the building with these investments over 20 years produces an internal rate of return of nearly 4%. The Committee believes it will never be more cost effective than to do this project now.

Public meetings will be scheduled during the month of February to present more detail, explain the financing, and answer any and all questions that members of the public may have about the proposal. Please plan on attending one of those public discussions.

The following are the estimated costs for each of the components of this project

**Building Envelope Improvements:**

● BE-1 Air sealing	
● BE-2 New roof (1952 wing) insulation to Code	
● BE-3 Sto Wall Insulation over Brick	
Sub-total BE 1-3	\$160,485

**Mechanical Improvements:**

● M-1 Install Pellet Boiler	\$235,000
● M-2 Install HRU System for Classrooms	\$203,000
● M-3 Replace Gym Air Handler with HRU	\$85,000
● M-4 Convert Kitchen Equipment to Gas	\$52,140
● M-5 Convert Controls to DDC	\$40,475

**Electrical System Improvements:**

● E-1 Install 36 KW PV System	\$143,000
● E-2 Lighting improvements	\$46,000

**Life and Safety Improvements:**

● Relocate Music Room to existing conference room	
● Renovate Music Room to new front office for safety/security	\$107,000
● Install elevator for ground floor access	<u>\$100,000</u>
<b>Total Project Costs =</b>	<b><u>\$1,172,100</u></b>

**Projected Energy Savings from improvements:**

Energy costs ('13-'14 budgeted)	\$68,885
Energy costs ('14-'15 estimated)*	<u>\$27,152</u>

(\*assumes improvements)

<b>Projected annual Energy savings FY15 =</b>	<b><u>\$41,733</u></b>
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Potential revenues:

● Efficiency Vermont (Retrofit grant)	\$2,500
● State of VT – wood pellet boiler (grant)	\$235,000*
● Bond proceeds*	\$900,000*
● Energy savings FY15 (and thereafter)	\$41,733
● Sale of the Little Red Schoolhouse	<u>\$???</u> *
potential revenues*	<b>\$1,179,233*</b>

**Other grants and revenues from the sale of the Little Red School House would reduce the amount of the bond.**