



**Avonworth MS/HS
Construction/Renovation Project –
Community Meeting**

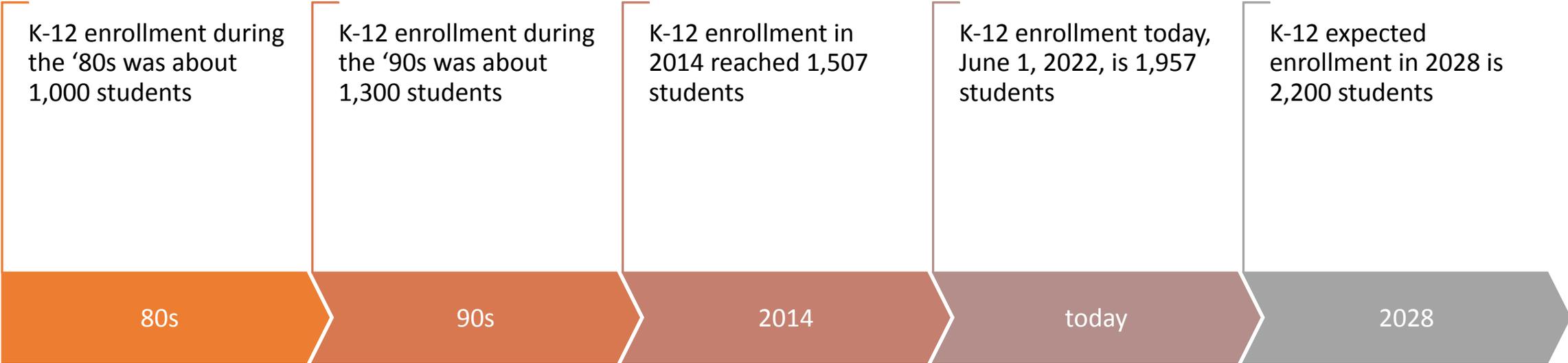
June 1, 2022

Welcome!

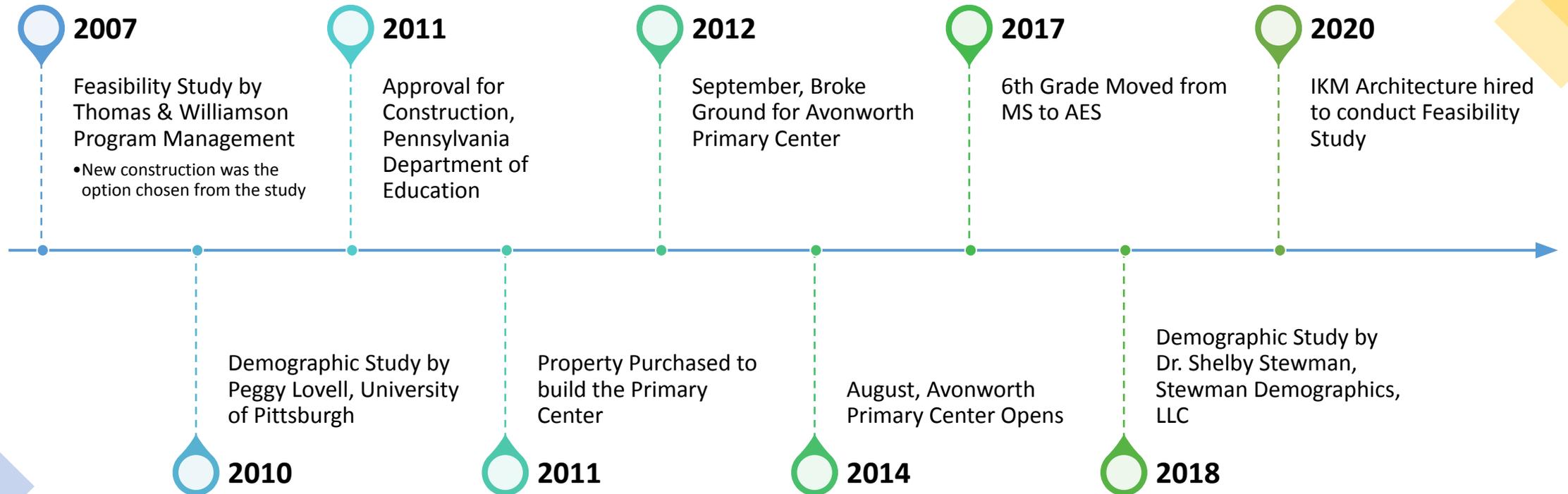
Agenda

- **Project History & Project Overview**
 - Dr. Jeff Hadley, Superintendent of Schools
- **Financial Information/Project Impact**
 - Mr. Bradley Waters, Director of Fiscal Management & Support Services
- **Project Status & Next Steps**
 - Mrs. Nancy Gorgas, Senior Project Manager, Massaro Construction Management
- **Questions?**

Overview of our Growing Enrollment

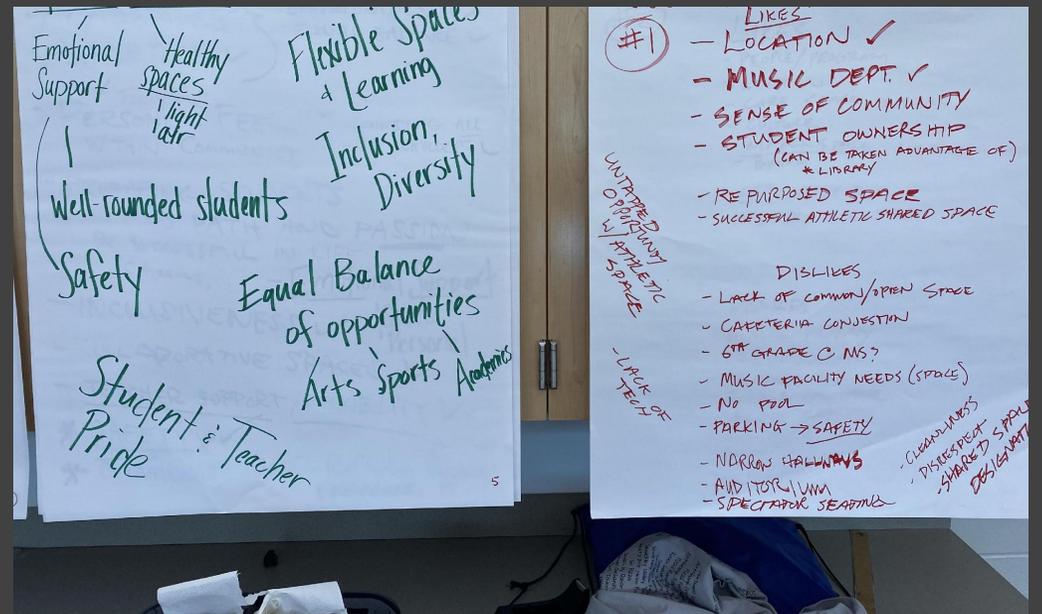


District Actions to Address our Growing Enrollment



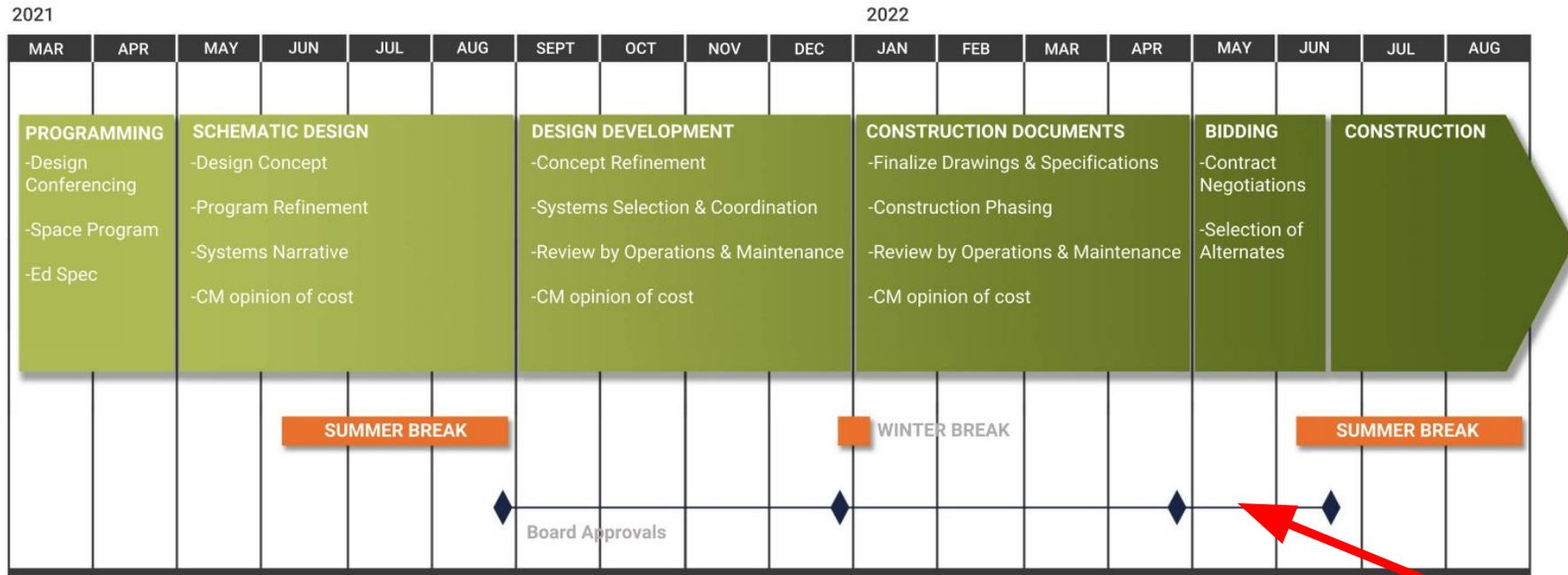
IKM Feasibility Study - School Design Action Team Process

- February 2020 – November 2020
 - IKM and ASD Engage in a School Design Advisory Team (SDAT) Process
 - SDAT Team Included Approximately 50 Stakeholders:
 - Community Members, Students, Parents, ASD Staff, Administration, Board Members
 - Multiple All-Day Workshops
 - Identified the Districts Greatest Facility Needs and Provided Input for Potential Building/Facility Designs



ASD MS/HS Project Schedule

February, 2021:
IKM Hired as
Architect of
Record



August, 2021:
Massaro Construction Management
Hired as Construction Manager



May 17, 2022:
Bid Day



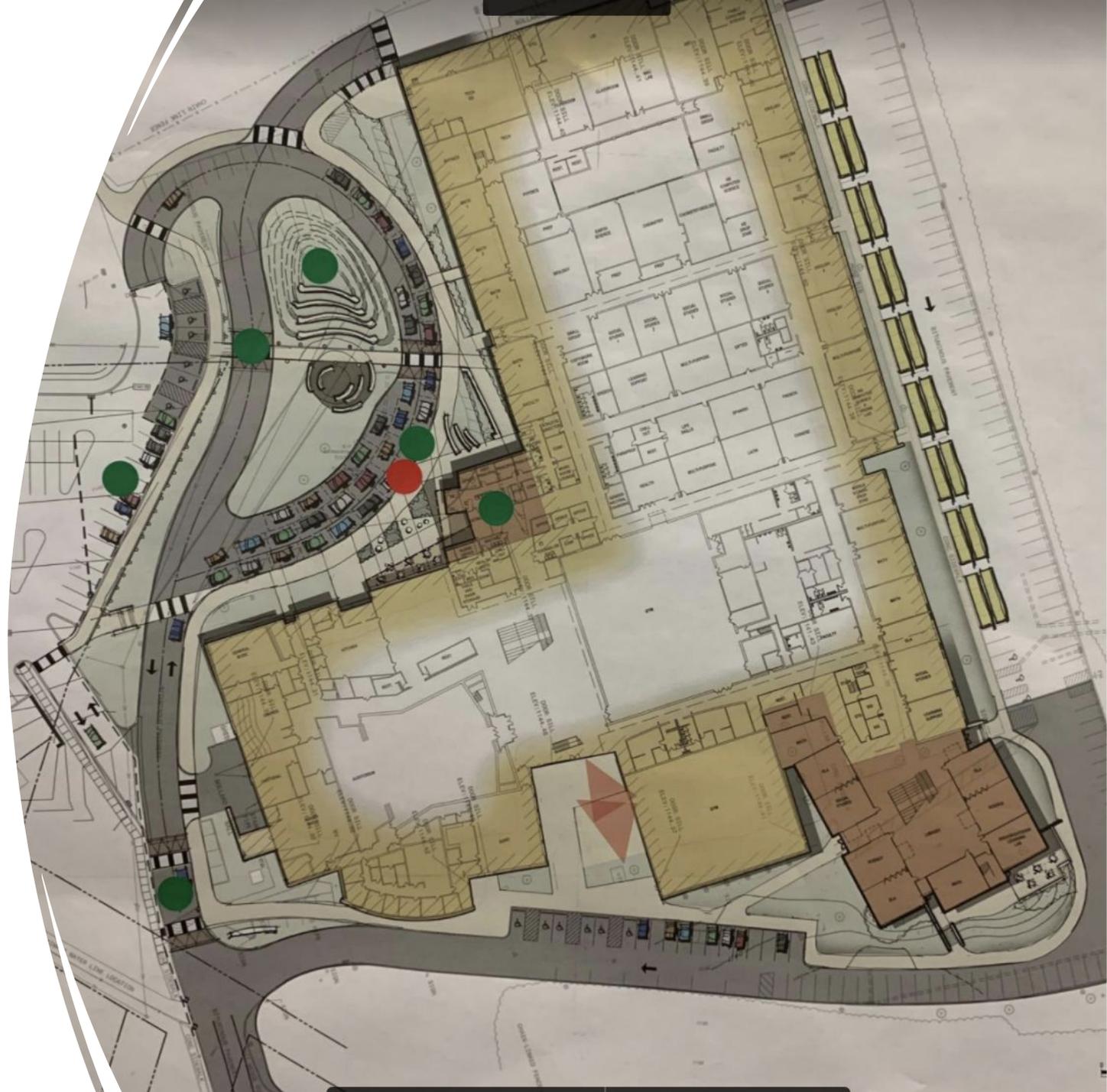
ASD MS/HS Construction/Renovation
Project Overview

Guiding Principles

- Create flexible, innovative, and inspiring spaces that maximize learning.
- Consider the overall district impact and long-term future by providing fiscally responsible and efficient solutions.
- Create spaces that prioritize the physical health, mental health, & safety of our students.
- Provide solutions that celebrate the values of Avonworth and foster a greater sense of community & pride.

Site Plan Overview

- Middle School Addition
 - Bring 6th grade back to secondary campus
- Single Main MS/HS Entrance Addition
- Additional Classroom Spaces Created
- Updates: Nurses Suite, Counseling Suite, Open Commons Area, Auditorium





ikm



ikm



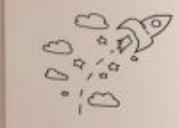
Before

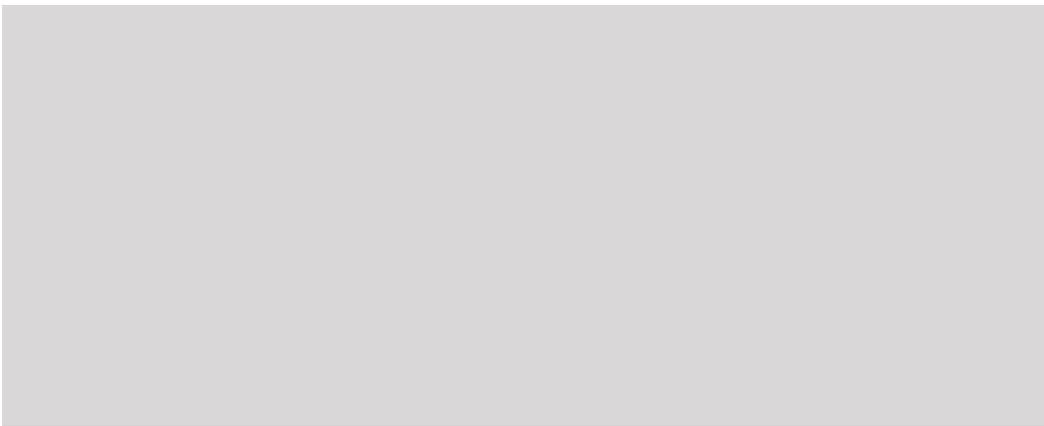


After

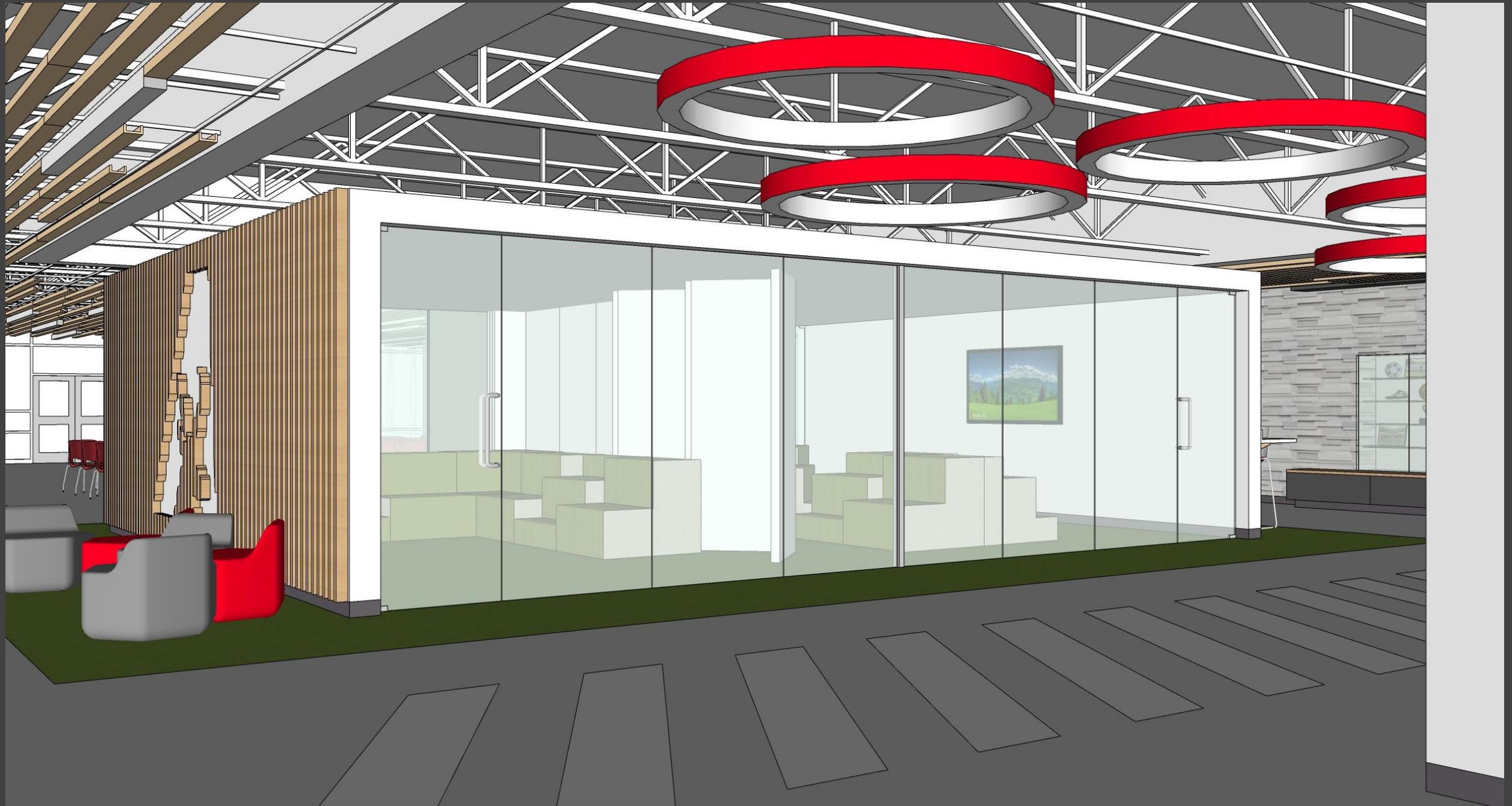
think lab

$$\begin{aligned} &1 \\ &a_1 = 5n + k \\ &a_2 = 5 \\ &a_3 = 9 \\ &a_4 = 13 \\ &\vdots \\ &\lim_{n \rightarrow \infty} a_n = \infty \\ &a_n = \frac{1}{n} \\ &\lim_{n \rightarrow \infty} a_n = 0 \\ &\lim_{n \rightarrow \infty} \left(\frac{1}{n}\right) = 0 \end{aligned}$$











Financial Information, Project Bids, & Next Steps
ASD MS/HS Construction/Renovation Project

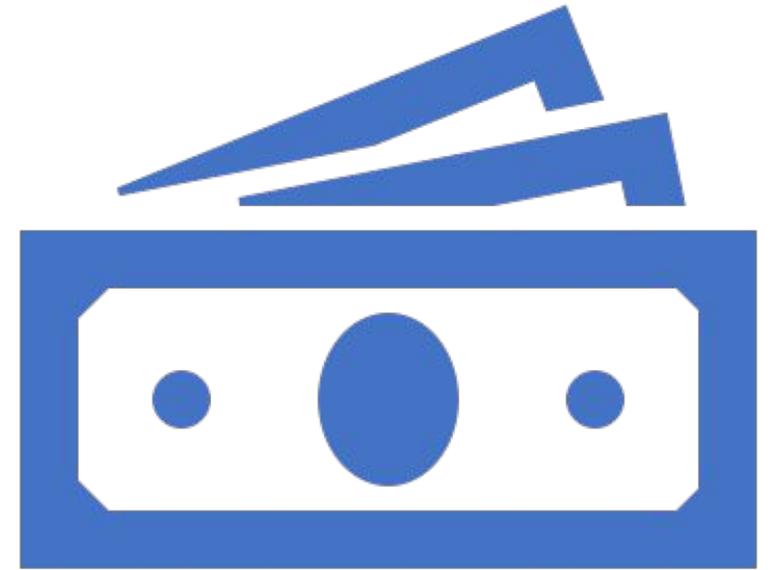
Financial Considerations/Impact of this Project

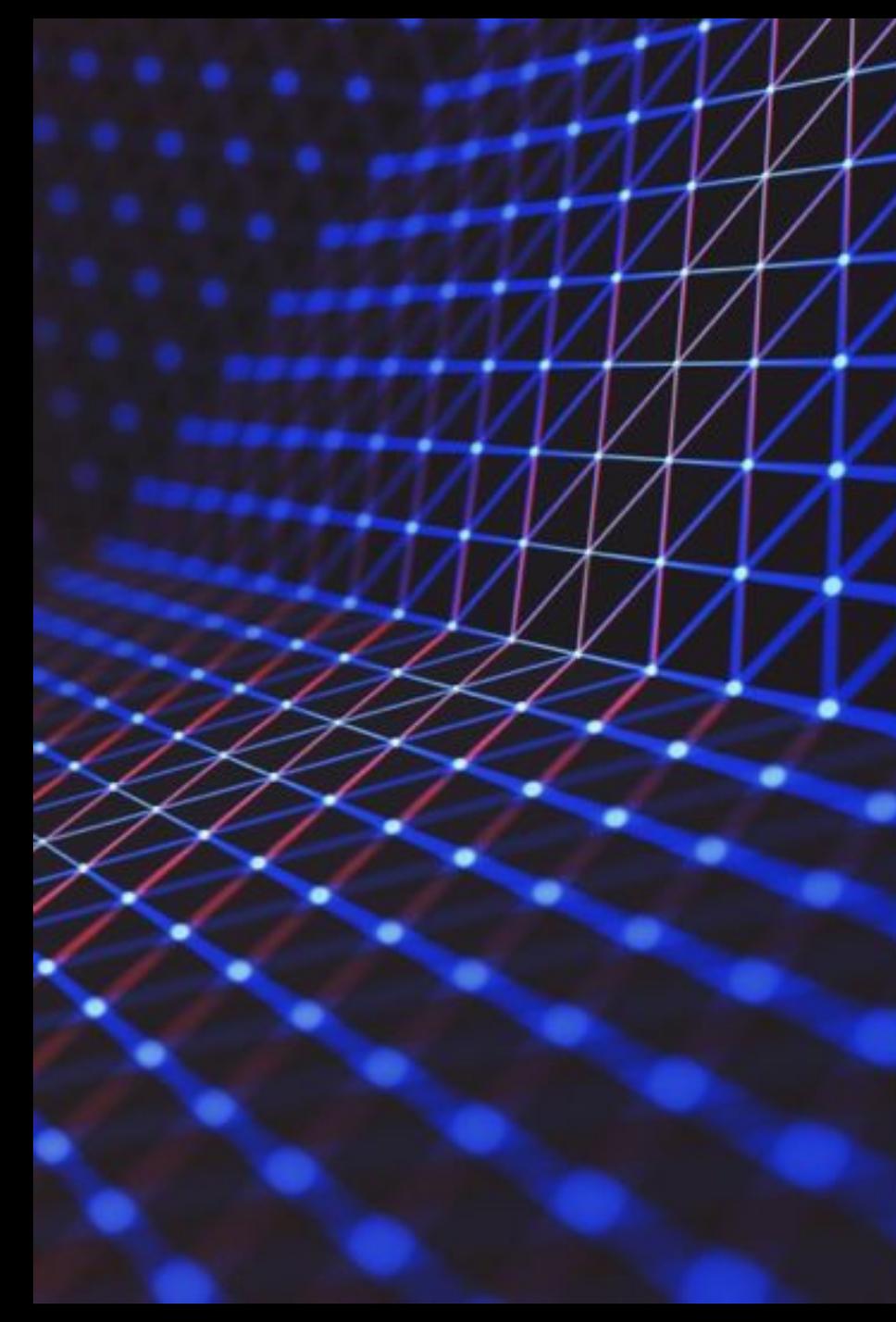
Estimated Project Cost:

- Project Estimate = approximately \$25 million
- Borrowing Considered - additional \$10-\$15 million

Debt Service Impact:

- Current Existing Peak Debt Service = \$3.1 million
 - Includes \$15 million already borrowed for the project
- Borrow additional \$10 million
 - Estimated Peak Debt Service = \$3.5 million
- Borrow additional \$15 million
 - Estimated Peak Debt Service = 3.7 million





ASD Debt Service Impact

Total Dedicated Debt Service for the Project

- \$5 Million Bond Issue October 2020
- \$10 Million Bond Issue November 2021

Debt Service Peak Millage Prior to Above Issues = 2.27

New Peak Debt Services Millage Estimate = 3.46

- After adding completion debt service estimated at \$23 million for a total project cost of \$38 - \$39 million

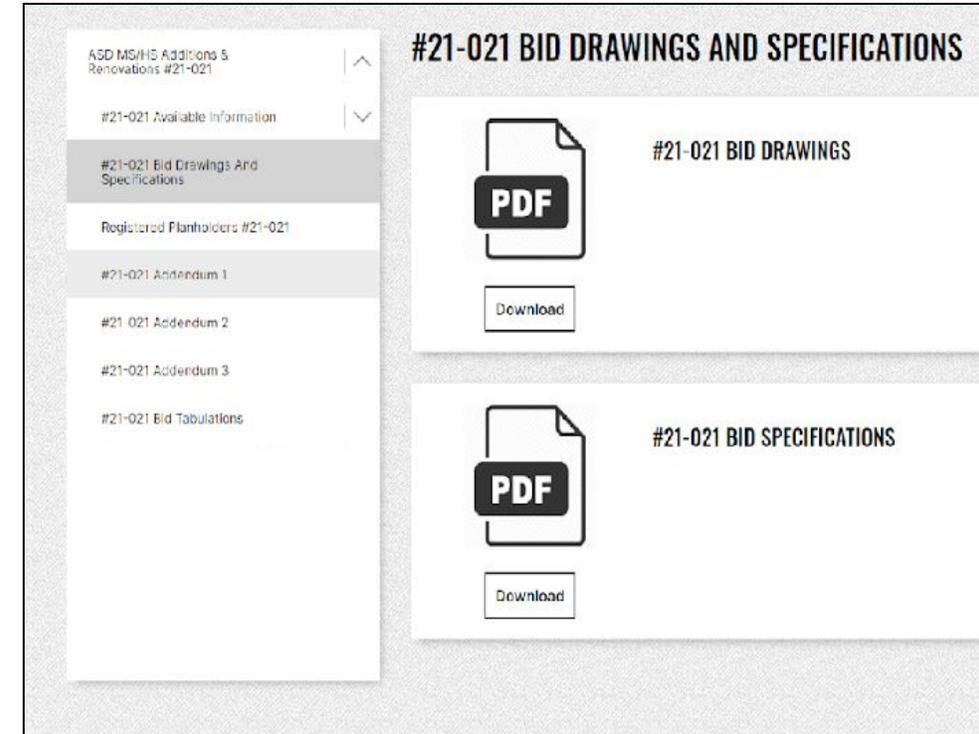
Total MS/HS Project Debt Services Impact (projected) = 1.19

- Equates to \$260/year on a property assessed at \$218,000 (Note: median assessed residential property in Avonworth SD is \$218,000)
- One Mill = \$1,202,000 effective July 1, 2022

Project Status

Bid Period:

- Project was released for bid on April 19, 2022
- ikm and MCMS answered 111 Requests for Information
- Bid Day was May 17, 2022
- Mechanical, Electrical, & Plumbing bids were on budget
- General Trades bid was over budget by approximately \$9 million



Bids Received May 17, 2022

Bids Rejected by
ASD Board of
Directors on
May 23, 2022

Category	Target Cost Estimates	Low Bids Received
General Trades	\$14,121,000	\$23,000,000
Plumbing	\$1,758,000	\$1,692,200
HVAC	\$5,276,000	\$5,070,000
Electrical	\$4,261,000	\$3,821,000
Construction Total:	\$25,416,000	\$33,583,200
Soft Cost Total:	\$5,000,000 (approx.)	\$6,000,000 (approx.)
Project Total:	\$30,416,000	\$39,583,200

Next Steps

MCMS and ikm will use their resources to strategize the best approach for the project to be successful.

Project will be re-bid in the fall.

Establish a long procurement period and have contractors purchase all materials as soon as possible.

Construction to start in June 2023

Project completion in December 2024

Questions?

