



Presentation for

## AOS 91 SCHOOL DEPARTMENT

Architectural and Engineering Services for  
Connors Emerson School

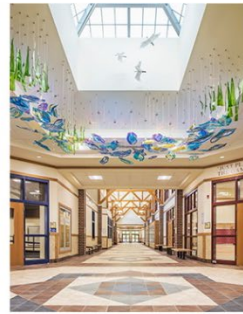
*Bar Harbor, Maine*

*Town Council Update*

February 21, 2023

**“A welcoming learning environment that creates connections  
for every student every day to self, place, and community.”**

*—Design Statement Developed by Community*





- 1 Why, Why Now and Goals**
- 2 Cost Savings and Plan Refinement**
- 3 Fundraising and Communication Update**
- 4 Next Steps**

# **Agenda**



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# Why, Why Now and Goals

# WHY / WHY NOW / GOALS

## PROJECT BACKGROUND

### WHY?

Our infrastructure does not support our students' basic educational needs. We need a healthy, safe, sustainable, and 21st century solution to house our students.

### WHY NOW?

There is an urgent need to address the poor conditions of our aging buildings. We need a solution to meet the needs of today's kids and future students. The planning and construction process will take approximately 5 years.

### GOALS

- Safety & Security
- Quality Teaching and Learning Environment
- Sustainability / Energy Efficiency
- Flexibility and Connections to the Community



**ABOVE:** Vehicular circulation is in conflict with pedestrian circulation, and creates traffic congestion at a busy intersection.



**ABOVE:** Inadequate heating due to lack of insulation. Teachers must use space heaters at Conners.



# RECENT WATER LEAK

WHY | WHY NOW | GOALS

Repeated issues with water infiltration.





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**Cost Savings & Plan Refinement**

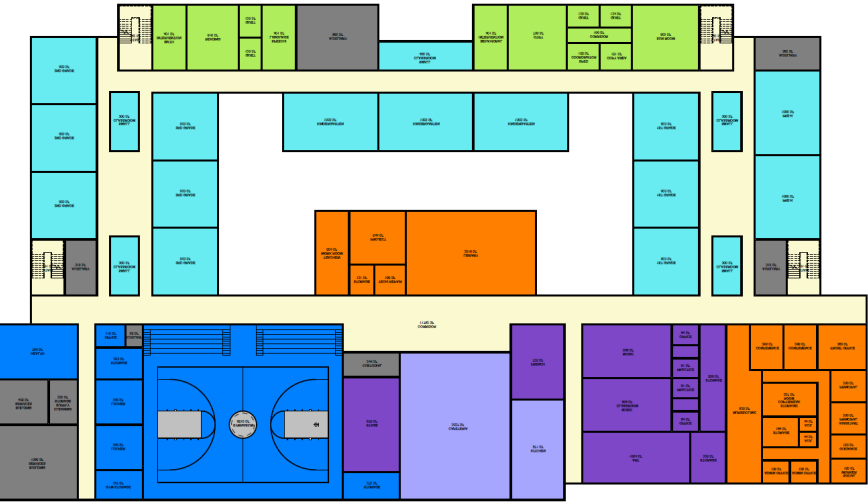
# COST SAVINGS PROCESS: PREVIOUS DRAFT PLANS

## COST SAVINGS & PLAN REFINEMENT

### DEPARTMENT LEGEND

- ADMINISTRATIVE
- ARTS
- ATHLETICS
- AUXILIARY
- CAFETERIA/KITCHEN
- CLASSROOM
- EGRESS
- SPECIAL SERVICES

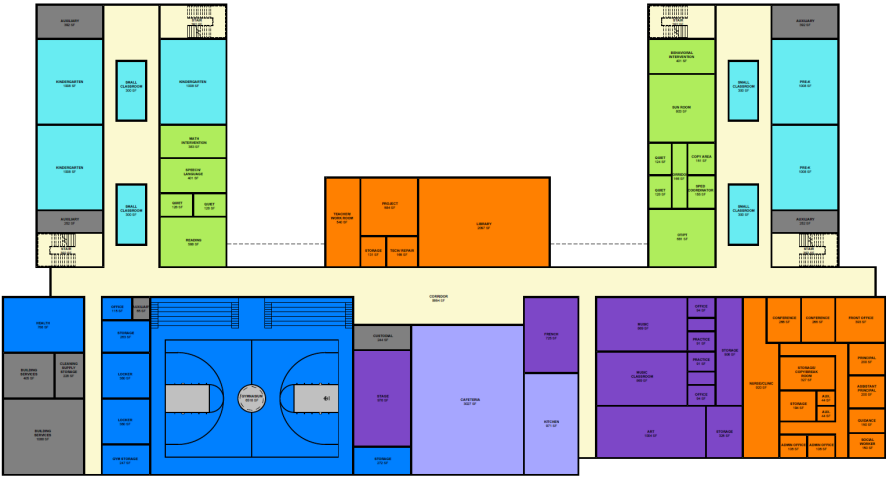
PLAN PRESENTED AT LAST COUNCIL MEETING



**CONCEPT SQUARE FOOTAGE:**

1ST FLOOR 65,300 SF  
2ND FLOOR 25,080 SF  
TOTAL - 90,380 SF  
(2ND FLOOR EXPANSION - 3,150 SF)

NON-COURTYARD PLAN



**CONCEPT SQUARE FOOTAGE:**

1ST FLOOR 54,743 SF  
2ND FLOOR 21,595 SF  
3RD FLOOR 21,595 SF  
TOTAL - 97,933 SF

Previous Plan **90,380 SF** <

Non-Courtyard Plan **97,933 SF**

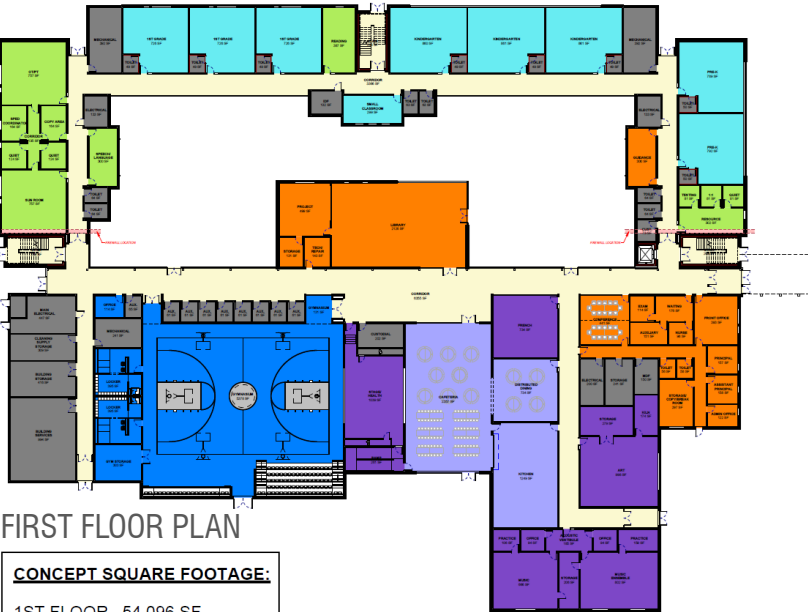
# COST SAVINGS PROCESS: CURRENT PLAN

## COST SAVINGS & PLAN REFINEMENT

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CURRENT PLAN



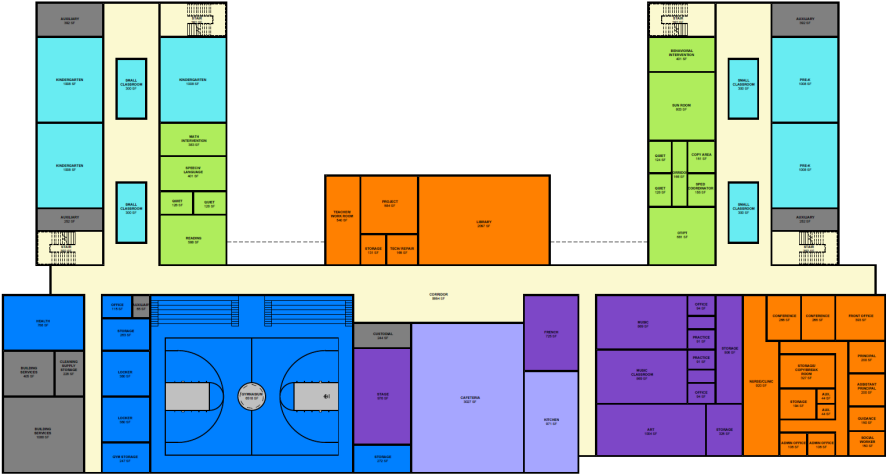
FIRST FLOOR PLAN

#### CONCEPT SQUARE FOOTAGE:

1ST FLOOR 54,096 SF  
2ND FLOOR 20,516 SF  
3RD FLOOR 17,753 SF

TOTAL - 92,365 SF

NON-COURTYARD PLAN



FIRST FLOOR PLAN

#### CONCEPT SQUARE FOOTAGE:

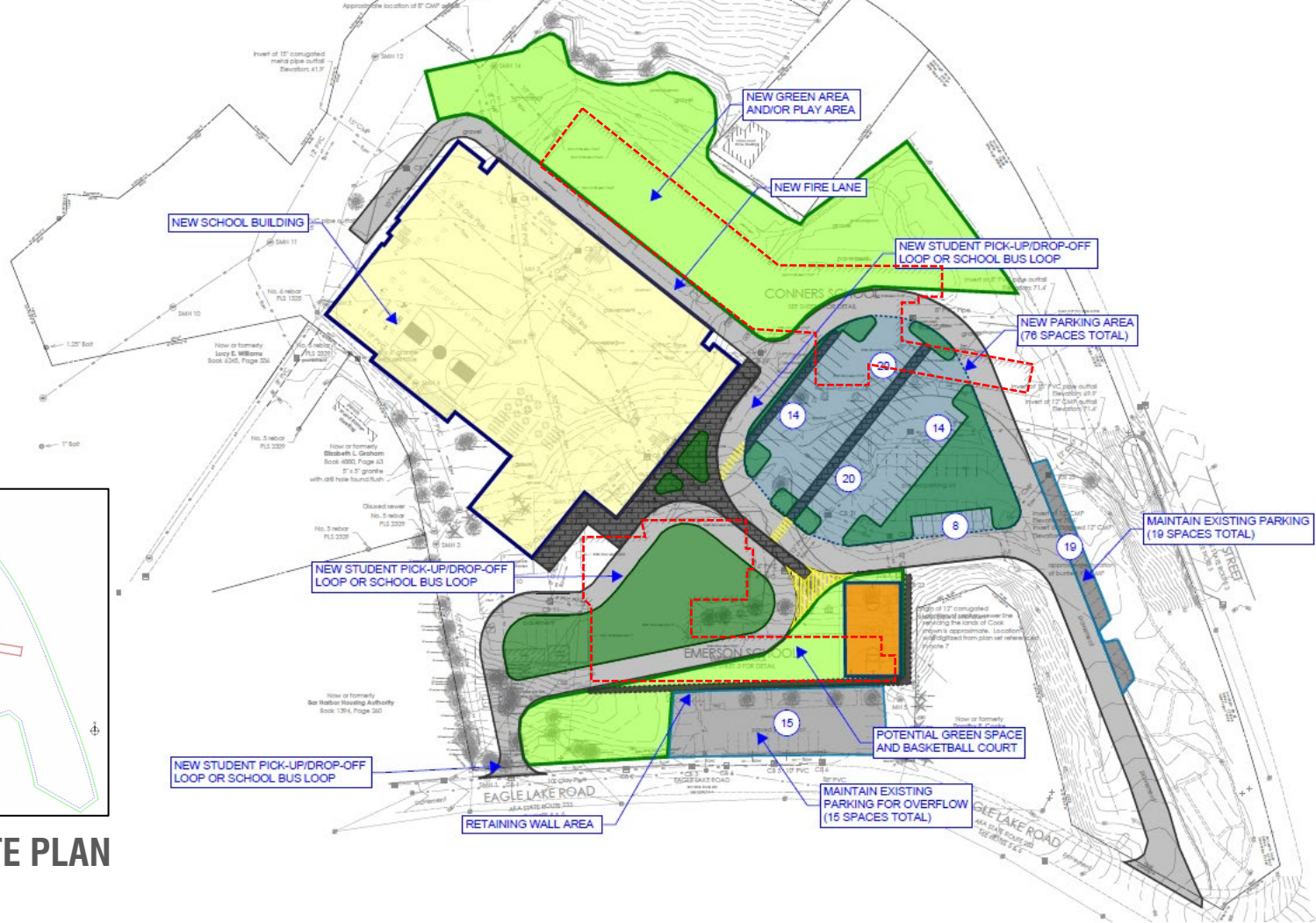
1ST FLOOR 54,743 SF  
2ND FLOOR 21,595 SF  
3RD FLOOR 21,595 SF

TOTAL - 97,933 SF

Current Plan **92,365 SF** < Non-Courtyard Plan **97,933 SF**



# COST SAVINGS PROCESS: CURRENT PLAN



## SITE PLAN

# COST SAVINGS PROCESS: CURRENT PLAN

## COST SAVINGS & PLAN REFINEMENT



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### DEPARTMENT LEGEND

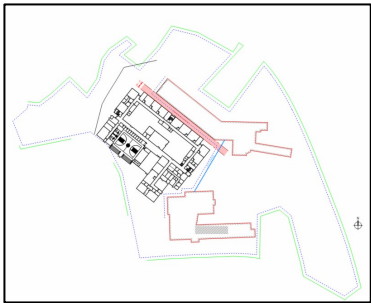
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FIRST FLOOR PLAN

# COST SAVINGS PROCESS: CURRENT PLAN

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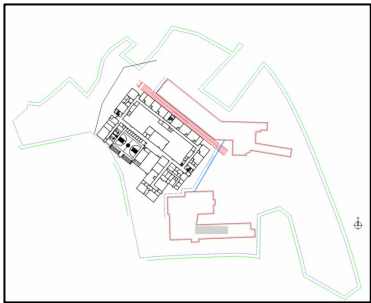
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SECOND FLOOR PLAN

# COST SAVINGS PROCESS: CURRENT PLAN

## COST SAVINGS & PLAN REFINEMENT



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THIRD FLOOR PLAN



# BUDGET REFINEMENT

## COST SAVINGS & PLAN REFINEMENT

	1/17/23 Plans	2/13/23 Plans	Delta
Construction Cost	\$53,380,893	\$48,732,481	(\$4,648,412)
Soft Costs	\$14,092,556	\$9,805,807	(\$4,286,749)
Total Costs	\$67,473,449	\$58,538,288	(\$8,935,161)

# TOTAL BUDGET & IMPACT TO TAXPAYER

## COST SAVINGS & PLAN REFINEMENT

Total Project Cost	\$58,538,288
Reduction Since Last Town Council Meeting	(\$8,935,161)

### IMPACT TO TAXPAYER:

30 Year Bond at 3%	\$139.76 per \$100,000
25 Year Bond at 3%	\$166.13 per \$100,000
20 Year Bond at 3%	\$192.81 per \$100,000





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# Fundraising & Communication Update

# FUNDRAISING & COMMUNICATION EFFORTS

## FUNDRAISING UPDATE

- The Fundraising Committee has kicked off their first meetings
- A fundraising flyer is being developed and will include answers to FAQs
- The Committee is working on identifying potential donors and potential spaces in the new building for which they could fundraise for naming rights:
  - Gymnasium
  - Library
  - STEM Room
  - Cafeteria
  - Stage
  - Classrooms
  - Art Room
  - Music Room

DRAFT



## ABOUT THE CONNERS EMERSON PK-8 SCHOOL PROJECT

*"A welcoming learning environment that creates connections for every student every day to self, place, and community." –Design Statement Developed by Community*

### WHY?

Our infrastructure does not support our students' basic educational needs. We need a healthy, safe, sustainable, and 21st century solution to house our students.

### WHY NOW?

There is an urgent need to address the poor conditions of our aging buildings. We need a solution to meet the needs of today's kids and future students. The planning and construction process will take approximately 5 years.

### GOALS

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WATER INFILTRATION ISSUES PERSIST AFTER REPEATED REPAIRS USING BEST PRACTICES.



SEPARATE BUILDINGS WITH SHARED PROGRAM SPACES POSE SAFETY & SECURITY CONCERNS.



INADEQUATE AND MISSING PROGRAM SPACES (STAFF OPERATE OUT OF CLOSETS).



MECHANICAL SYSTEMS ARE FAILING AND ENERGY INEFFICIENCY WASTES RESOURCES



LEARN  
MORE

Visit the website or for quick access, use the QR code at left.

[www.ConnersEmersonBuildingforOurFuture.com](http://www.ConnersEmersonBuildingforOurFuture.com)

DRAFT FUNDRAISING FLYER



# FUNDRAISING AND COMMUNICATION EFFORTS

## FUNDRAISING UPDATE

- Communications Committee is gearing up to create a plan to educate the community on the facts of the project between now and the vote in June.
  - A video
  - Interviews with local news outlets (Chris Popper and Carrie Jones)
  - A student podcast,
  - Community mailer
  - letters to the editor, and more.

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## ABOUT THE CONNERS EMERSON PK-8 SCHOOL PROJECT

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**Next Steps**

# NEXT STEPS

## DRAFT WARRANT LANGUAGE

### Draft Bond Referendum Article

Article   : Shall the Town of Bar Harbor (the “Town”) authorize the Town Council to issue general obligation bonds or notes in the name of the Town in an amount not to exceed \$            (the “Bonds”), which Bonds may be made callable and which may be sold in such manner and issued in such form and on such terms not inconsistent with this Article as the Town Council by resolution may authorize or delegate to the Treasurer; authorize the Town Council to accept grants and donations for the Project (“Project Gifts”) as described below; and authorize the School Committee to use the proceeds of the Bonds and Project Gifts to construct and equip a new elementary school to replace the existing Connors Emerson school buildings (the “Project”)?

The following information is provided as part of this Article:

- A. Replacement of Existing Schools. The Project includes the demolition of the existing Connors and Emerson school buildings and their replacement by a new consolidated school building.
- B. Project Gifts. [Note: describe any formal fund raising organization commitment here, if any]. The Town Council will use Project Gifts that the Town has received before it makes Bond commitments to reduce the amount of Bonds the Town issues for the Project. The Town Council will use Project Gifts that the Town receives after it makes Bond commitments to pay debt service on those Bonds. All Bonds will be general obligations of the Town because Project costs will be incurred before pledges intended for the Project are completely fulfilled and before other Project Gifts are received.

Town Council (seven members) recommends a “  ” vote (    in Favor;    Against).  
Warrant Committee (fifteen members) recommends a “  ” vote (    in Favor;    Against).  
School Committee (five members) recommends a “  ” vote (    in Favor;    Against).

Treasurer’s Financial Statement  
[30-A-M.R.S.A. §5772 (2-A)]

1. Total Town Indebtedness: If this Article is approved, the Town’s total outstanding bond principal resulting will be:

Bonds outstanding and unpaid:	\$ <span style="background-color: yellow;">          </span>
Bonds authorized but not yet issued:	\$ <span style="background-color: yellow;">          </span>
Bonds to be issued if this Article is approved:	\$ <span style="background-color: yellow;">          </span>
TOTAL:	\$ <span style="background-color: yellow;">          </span>

2. Estimated Debt Service Costs: At an estimated interest rate of   %, the estimated costs to finance this Project over a term of    years will be:

Principal	\$ <span style="background-color: yellow;">          </span>
Interest	\$ <span style="background-color: yellow;">          </span>
Total Debt Service through maturity	\$ <span style="background-color: yellow;">          </span>

3. Validity: The validity of the bonds and the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service or the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

\_\_\_\_\_, Treasurer  
Town of Bar Harbor



# NEXT STEPS

## NEXT STEPS

- **Project Design, Cost and Warrant Question Due to Town Council:** End of February, 2023
- **Town Council Vote to Put on Warrant:** March 2023
- **Working with Drummond Woodsum on Bond Timeline**
- **Fundraising:** Ongoing
- **Communication and Public Outreach:** Ongoing