



REGIONAL SCHOOL DISTRICT 13

Korn School Information

School Timeline

| | |
|-------------------------|---|
| 1962 | Korn School Built |
| 1999 | Boiler & Water Heater Replaced (Water Heater No Longer in Building) |
| 2000 | Roof Replacement |
| 2001 | Portable Classrooms Added |
| 2003 | Addition of Music & Art Room AC, Lighting Upgrades & New Septic |
| 2009 | Sunroom Addition |
| 2010 | Oil Tank Replacement |
| June 2016 | Date Closed as School Building |
| June 2017 | Date Closed as Office/Meeting Space |
| December 4, 2018 | Referendum for acquisition and conversion to Community Center for \$7,000,000 (Results: Yes: 609, No: 987, Voter Turnout: 29.69% - Referendum Failed) |
| Current Use | Storage, Town of Durham Polling Location |

Operating Costs

| Year | Budget | Actual |
|------------------|-------------|-------------|
| 2015-2016 | \$1,695,315 | \$1,665,060 |
| 2016-2017 | \$176,765 | \$178,914 |
| 2017-2018** | \$80,819 | \$61,286 |
| 2018-2019 YTD** | \$89,250 | \$58,568 |
| 2019-2020 Budget | \$90,939 | |

Operating Costs by Account

| 2017-2018 | Budget | Actual |
|--------------|-----------------|-----------------|
| Legal | \$50,000 | \$9,010 |
| Fuel | \$9,760 | \$7,989 |
| Electricity | \$21,059 | \$20,376 |
| Expenses** | District level | \$23,911 |
| Total | \$80,819 | \$61,286 |

17-18 fuel – 4,048 gallons at \$2.038/gallon

| 2018-2019 YTD | Budget | Actual |
|---------------|-----------------|-----------------|
| Legal | \$50,000 | \$6,294 |
| Fuel | \$11,250 | \$12,819 |
| Electricity | \$28,000 | \$15,544 |
| Expenses** | District level | \$23,911 |
| Total | \$89,250 | \$58,568 |

18-19 fuel YTD – 5,000 gallons at \$2.56/gallon

**Actual Korn expenses not included in the Korn operating budget for the 18-19 SY (reported under district wide expenses). See page 2 for detail.

| Building Options | Estimated Cost | Revenue |
|-------------------------|----------------|---------|
| Full Lease to Durham | TBD | TBD |
| Partial Lease to Durham | TBD | TBD |
| Lease to Outside Party | TBD | TBD |
| Sale | TBD | TBD |
| Raze | \$1,000,000 | N/A |
| Mothball | \$68,000 | N/A |

| | Legal Considerations |
|---------------------------------|---|
| Town Use | All uses by the Town must be Town-run programs – (1) impact of business/non-profit use of facility on tax-exemption of District's bond financings, (2) mitigation of risks to the District in dealing with 3rd party users not parties to agreements with District, and (3) tie-in to District's educational corporate purposes, particularly if District's own use of facility is limited. |
| Limited Duration of Agreement | Interplay between District's potential need to terminate Town's use for a variety of reasons and the Town's need for program stability particularly if making capital improvements. |
| Scope of Town's Use | Definition of Town's scope of use as to nature of Town program, portions of facility used, and hours of use; use not to be "floating." |
| Scope of RSD 13 Use | Anticipation that there would be some continued use of the Korn School facility by the District for school purposes. |
| Insurance Coverage | Need for Town to provide insurance coverage/indemnification to the District for use of facility and facility access, e.g., parking and grounds use . |
| Liability | The District would bear no liability for any interruption in the Town's use of the facility. |
| Custodial and Maintenance Costs | The Town would bear the costs of custodial, maintenance, and security services. |
| Capital Improvements | The Town would bear the costs of any capital improvements related to it's use. |
| Zoning Approvals | The Town would need to obtain any necessary zoning or other approvals related to it's use. |
| Competing Uses | Need to reach agreement on potential competing uses, e.g., use of parking when both Town programs and District athletic events are active. |

Alterations/Renovations

Historical Bonding/Borrowing & Current Status*:

| Debt | Reason | Balance as of 3/2/2019 |
|-----------------------|---------------------------|----------------------------|
| State of Connecticut | School Construction Grant | \$0 Forgiven by State 2017 |
| 2012 Bond Refinancing | Bond Refinancing* | \$222,450 expires 2023 |

*Original Bond 2001, Refinanced 2012 Covered Art Room, Music, Bathroom Renovations, Air Conditioning Addition, Safety and Security, and Replacement of Building Systems.

Necessary Repairs/Upgrades for Immediate Occupancy; Costs as Noted from Silver Petrucelli Report:

| | | |
|-----------------------------------|---|------------------|
| Architectural - Interior Building | Hardware, signage, ADA, floor finishing, partial ceiling tiles | \$345,000 |
| Hazardous Materials | Asbestos floor tiles | \$165,000 |
| Plumbing/fire protections | Backflow prevention, water heater, hand sinks in kitchen, grease interceptor, ADA prep table in kitchen | \$58,000 |
| Mechanical | New kitchen hood | \$55,000 |
| Electrical | Exterior lighting, emergency lighting, emergency generator, main electrical service | \$40,200 |
| Contingency - 12% | | \$79,584 |
| Soft Costs | Engineering and Architect fees, drawings, etc. | \$179,064 |
| | Total as per Silver Petrucelli Final Report | \$921,848 |

End of Life Repairs/Upgrades Needed Within the Next Five Years for Continued Building Occupancy; Costs As Noted from Silver Petrucelli Report:

| | | |
|--------------------------|---|--------------------|
| Site Work | Paving, parking removal of portables | \$350,000 |
| Architectural – Exterior | Brick repairs, concrete work, doors & window glazing, roof repairs/replacement, loading dock repairs | \$1,175,000 |
| Architectural – Interior | Door replacements, ADA cabinetry heights, ceiling tile replacement, gypsum board and casement work | \$355,000 |
| Hazardous Materials | Asbestos pipe fittings and wall adhesives | \$99,000 |
| Plumbing/Fire Protection | Sprinkler system | \$256,000 |
| Mechanical | Insulation, new chiller, water pumps, exhaust fans, building automation system, air handling units, boilers | \$1,651,500 |
| Electrical | Fire alarm testing and upgrades, emergency lighting testing, replacement of light fixtures and controls | \$457,620 |
| Contingency - 12% | | \$521,294 |
| Soft Costs | | \$1,212,326 |
| | Total as per Silver Petrucelli Final Report | \$6,078,152 |

Additional Items Identified by District 13 Needing Repairs/Upgrade Prior to Occupancy:

| Service | Cost |
|--------------------------------|--------------------|
| Repair to Septic Tank | \$36,000 |
| Repair Boiler Room Ceiling | \$2,000 |
| Recommission Phone System | \$4,000 |
| Convert Boilers to Natural Gas | \$34,000 |
| Connect to City Water System | \$5,000 |
| Remove Buried Oil Tank | \$20,000 |
| New Refrigeration in Kitchen | \$10,000 |
| Total Identified by RSD13 | \$111,000 |
| Total from above | \$921,848 |
| Grand total to open: | \$1,032,848 |

| Services Budgeted at District Level** | Cost |
|---------------------------------------|--------------------|
| Fire Alarm Monitoring** | \$420.00 |
| Fire Extinguisher Inspections | \$60.00 |
| Intrusion Alarm Monitoring | \$552.00 |
| Alarm Inspections | \$1,536.00 |
| Water Testing & Monitoring | \$830.00 |
| Septic Cleaning & Inspection | \$2,170.00 |
| Boiler Cleaning & Tune-up | \$1,978.00 |
| Sprinkler System PM | \$2,000.00 |
| Chillers - PM | \$2,927.00 |
| Grounds Maintenance | \$4,000.00 |
| Misc. Belts, Filters, etc. | \$2,000.00 |
| Insurance | \$5,438.00 |
| Total | \$23,911.00 |

Increased Operating Costs of Re-Opening

- Electricity cost
- Fuel oil or gas
- Propane gas
- Building Automation system contract
- Phone lines
- Fire systems preventive maintenance
- Building repairs and maintenance
- Custodial care and management of the building