Martha R. Lang, Ph.D.
138 Colchester Avenue
Burlington, VT 05401
(802) 862-1094

July 15, 2013

Dear Burlington City Councilors:

Net Loss of 117 Parking Spaces

Parking is a huge issue for the City of Burlington. If the Ira Allen Building is sold, the Taft School rented, and the St. Joseph School purchased there will be a net loss of 175 parking spaces for the City of Burlington.

Onsite Parking

	Used by Owner	Leased to UVM	Total
Ira Allen Building	68		68
Taft School			80
Total Parking Spaces at Ira Allen and Taft			206
St. Joseph School	31		- 31
Net Loss of Parking Spaces			**117**

I would like to have the following information added to my letter to the Burlington City Council dated July 10, 2013.

3. Sale of The Ira Allen Building Is at Less than Fair Market Value

a. Has anyone on the Burlington City Council seen the Burlington School Board's appraisal information? If not, why not? Are they entitled to see it?

b. Why is the new tenant being permitted to occupy the Ira Allen Building rent free for the first year? What if they decide during that time they do not want to buy it? Where will that leave the City of Burlington?

4. Costs to Renovate St. Joseph School Are $10 Million or More

Has anyone on the City Council seen the Burlington School Board's backup data on the cost estimates to renovate St. Joseph School? If not, why not? Are they entitled to see it?

5. The One-time $1.6 million Lease Payment Should Be Held in Escrow

This land transaction is a debt purchase: the City of Burlington is borrowing future rent money from the tenant to pay for the renovations at the building being purchased. That is a contingency liability.

6. Residential Medium (RM) Zoning Problems

a. How many times has the Burlington Fire Department asked clerical and administrative office staff at St. Joseph School to relocate to a zoning district that permits those activities?

b. Has making the purchase of St. Joseph School contingent on all permits being approved been considered? If not, why not?

I am opposed to selling the Ira Allen Building, renting of the Taft School - to this prospective tenant, and purchasing of the St. Joseph School.

Some very clever people are attempting to put the City of Burlington and its tax payers at a tremendous disadvantage in hopes of advancing their own agenda.

Thank you.

Sincerely,

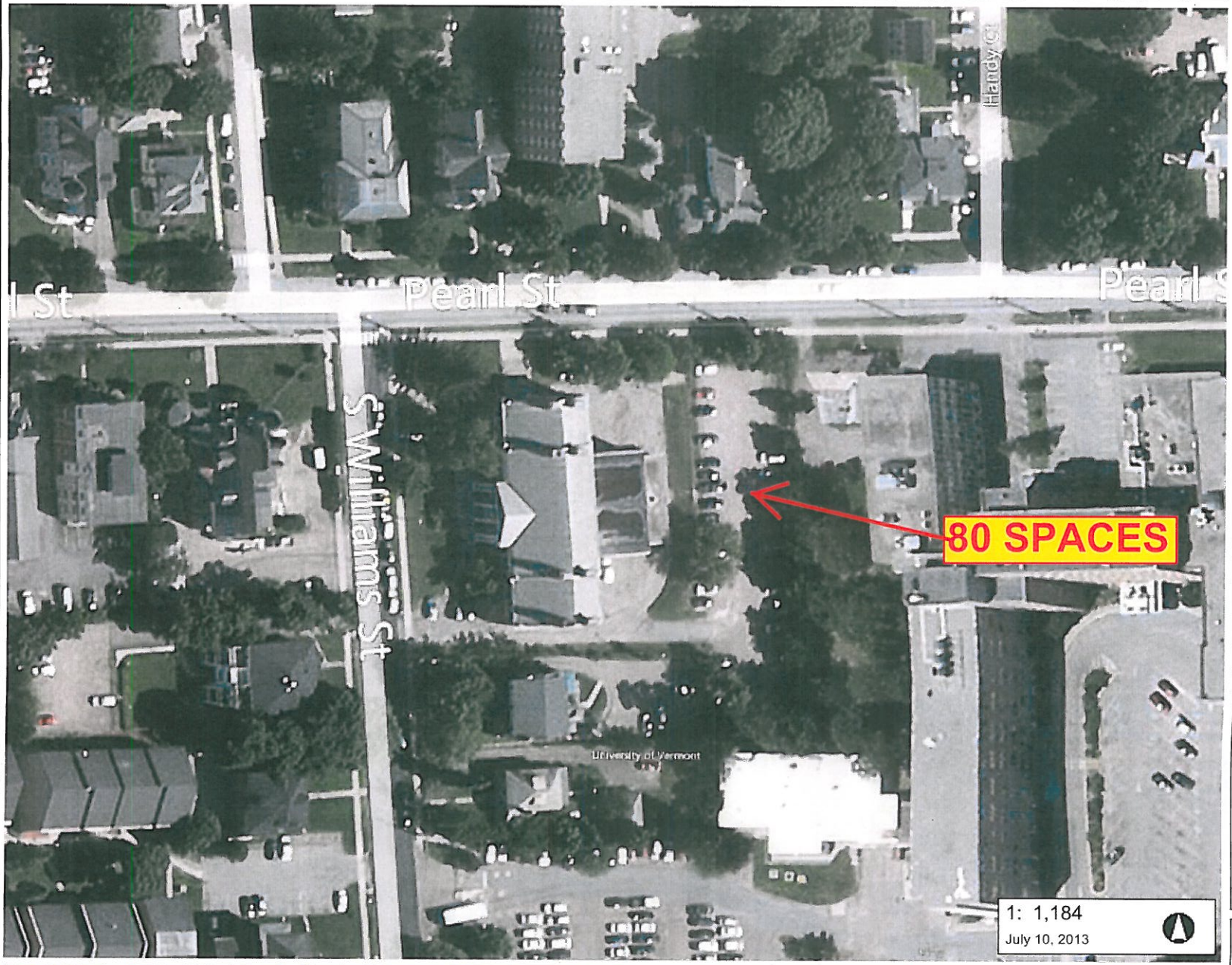
Martha R. Lang.

VERMONT

Taft School Parking Spaces

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

60.0 0 30.00 60.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 99 Ft. 1cm = 12 Meters

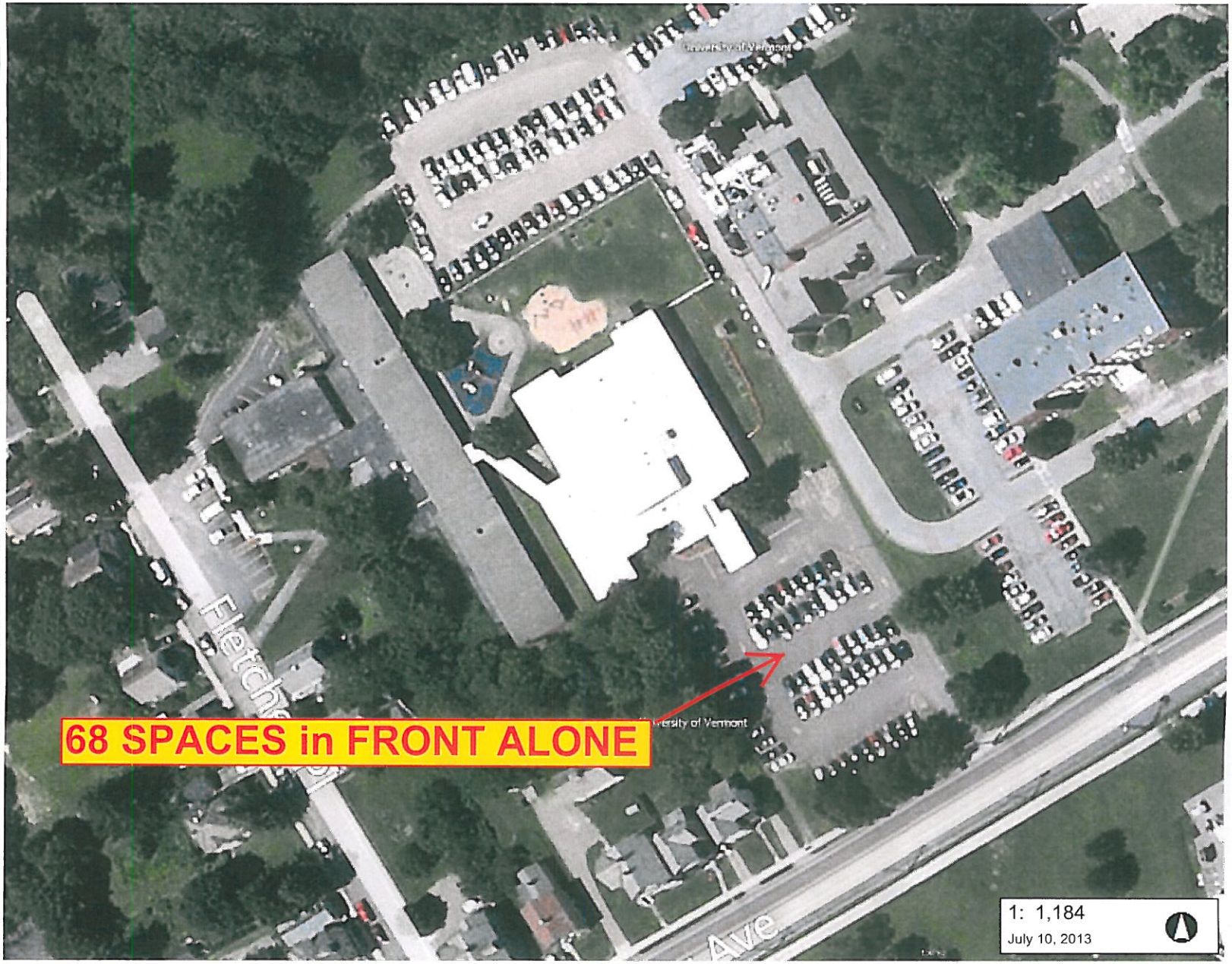
THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Ira Allen's Parking Spaces

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Town Boundary

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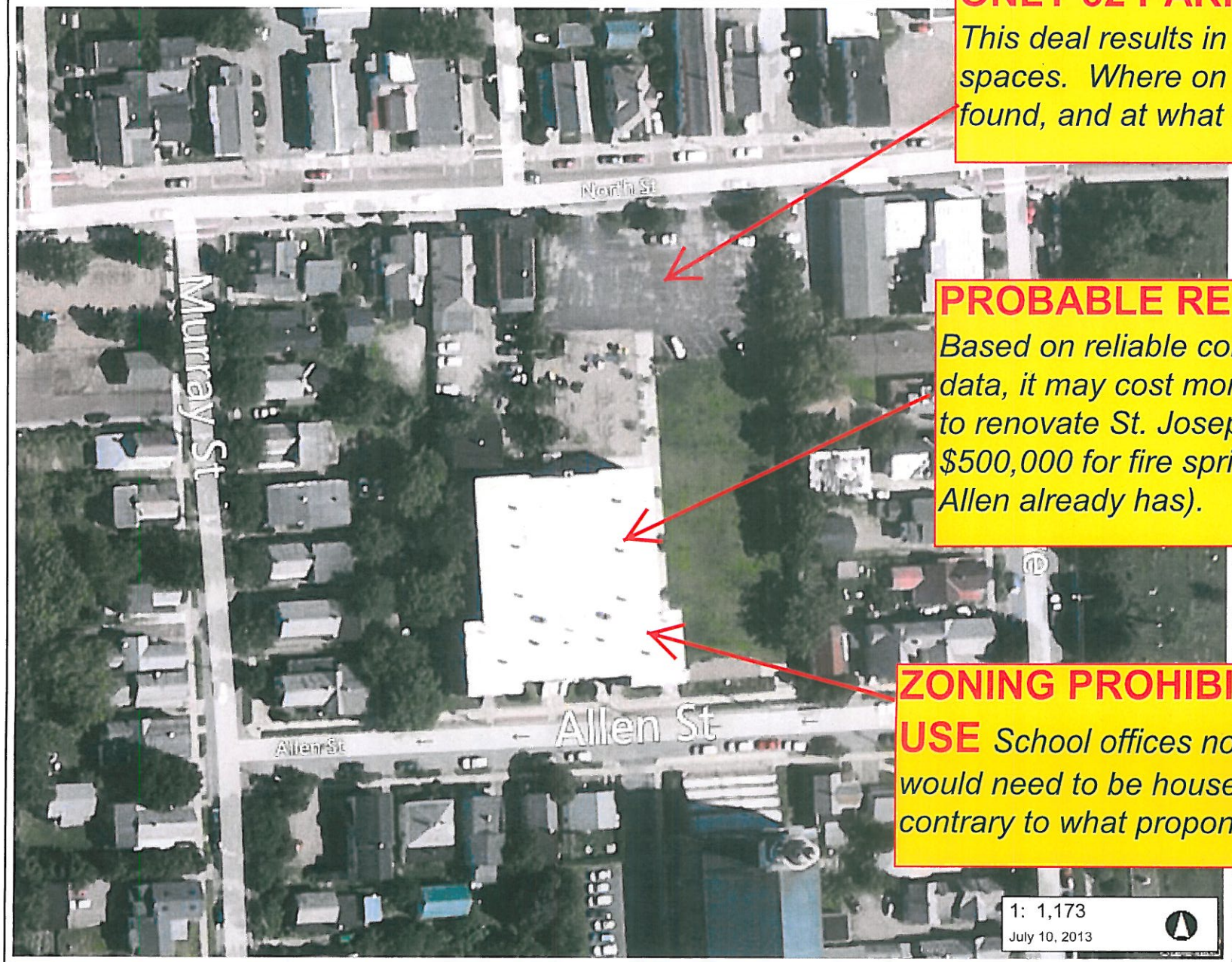
VERMONT

St Joseph's Parking Spaces

Vermont Agency of Natural Resources



ONLY 32 PARKING SPACES

This deal results in a net loss of 177 spaces. Where on earth will those be found, and at what undisclosed cost?

PROBABLE RENOVATIONS

Based on reliable construction cost data, it may cost more than $16 million to renovate St. Joseph, plus over $500,000 for fire sprinklers (which Ira Allen already has).

ZONING PROHIBITS OFFICE USE

School offices now at Ira Allen would need to be housed elsewhere, contrary to what proponents claim.

LEGEND

Town Boundary

1: 1,173

July 10, 2013

60.0 0 30.00 60.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 98 Ft. 1cm = 12 Meters

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Map created using ANR's Natural Resources Atlas

SCHOOL Planning & Management

18th Annual School Construction Report

National Statistics & Trends • Providing Detailed Analysis

18TH ANNUAL REPORT

School Renovations Led Increase in Spending

Total school construction rose slightly, to nearly $13 billion in 2012.

by PAUL ABRAMSON

FIFTY YEARS AGO, the "baby boom" was in full swing and new schools were being constructed at a rapid rate. Districts raced to get schools built, get them open and worry about such things as maintenance later. There were kids knocking at the door and the door had to be built.

At the time, based on experience of the past, it was assumed that the average life span of a new school building was 50 years. Under the circumstances, 2012 should have been a boom year for school construction as districts moved to replace all of those 50-year-old structures.

As the Gershwin brothers put it, "It ain't necessarily so." As a matter of fact, 2012 was a relatively slow year for school construction, and a very slow year for construction of new schools that might have replaced the 50-year-old ones. Total dollars spent on constructing new buildings in 2012 was the lowest since 1996 and, in terms of actual rather than inflated dollars, the lowest since 1990.

Of course, there are a number of reasons for this. Three quickly come to mind.

- Many of the 1962 schools did not last 50 years — they were built cheaply and torn down and replaced.
- Many of those school buildings that are still in operation were significantly upgraded particularly in the late '70s and early '80s when federal money was available to help insulate and close up schools to save on energy.
- There has been far less growth of new communities in the last several years — existing schools are upgraded and expanded to house new students.

SCHOOL CONSTRUCTION REGIONS

1 SCHOOL CONSTRUCTION IN THE U.S. *($000'S)*

	2012 Completed	2013 Projected to Be Completed	2013 Projected to Start
New School	$6,176,632	$5,504,729	$4,663,408
Additions	$3,137,020	$3,411,816	$3,463,625
Renovation	$3,663,241	$2,775,068	$2,432,969
Total	**$12,976,893**	**$11,691,613**	**$10,560,002**

5 PROFILE OF NEW SCHOOLS COMPLETED IN 2012

National Medians	$/Sq. Ft.	$/Per Student	Sq. Ft./ Per Student	No. of Students	Building Size (Sq. Ft.)	Building Cost
Elementary Schools	$204.79	$24,677	136.7	451	72,500	$14,488,337
Middle School	$193.33	$29,286	152.8			
High Schools	$214.37	$36,859	172.1			
Low Quartile	**$/Sq. Ft.**	**$/Per Student**	**Sq. Ft./ Per Student**			
Elementary Schools	$160.38	$20,400	114.6			
Middle School	$163.52	$24,710	127.4			
High Schools	$164.60	$25,721	140.3			
High Quartile	**$/Sq. Ft.**	**$/Per Student**	**Sq. Ft./ Per Student**			
Elementary Schools	$266.42	$46,125	158.1			
Middle School	$236.08	$44,308	186.1			
High Schools	$257.14	$66,901	215.7	1,269	277,000	$60,000,000

NATIONAL MEDIANS FOR NEW CONSTRUCTION

- New construction is typically less expensive than renovations.
- Even "*low* quartile median" is *five times* what the proponents predict.
- *Northeast* median (taking into account geographic concerns) is *significantly higher* --see next page.
- And see trend line, two pages down.

To read this table: The national median cost per square foot for construction of an elementary school completed in 2012 was $204.79. Cost per student was $24,677 and the median school provides 136.7 square feet per student. One quarter of all school districts [the low 25 percent] spent $160.38 per square foot or less for its elementary school construction, while one quarter of all districts spent $266.42 per square foot or more. The median high school completed in 2012 cost $38.2 million. *[Based on data from 204 elementary schools; 69 middle schools; 127 high schools.]*

a year ago, probably because the schools tend to be smaller. Neither of these facts should be seen as trends. Rather, they are a reflection of where the completed buildings were located and, which ones provided full information.

Finding your fit

The median figures found in the first section of Table 5 may be significant to your district. (Caution: Though they are shown as exact numbers, they are based on estimated costs, size and students, and should be used only as estimates.) But depending on your location, your district's aspirations, the labor market in your area and many other factors, the median may not apply to you.

If your district is in a high-cost area

PHOTO COURTESY OF FANNING/HOWEY AND MAGUIRE PHOTO

FOR THE LOCAL ADMINISTRATOR

A Closer Look at Regions

What your neighbors are doing.

NATIONAL FIGURES ARE ALWAYS INSTRUCTIVE, but from the point of view of the local school administrator or school board, it may be more important to know what your neighbors are doing. *School Planning & Management's* regional figures are designed to help you do that.

On the following pages, figures are given f for each of 12 regions of the United States. In dian is shown for each school type in terms o cost per student and space per student. Also s school capacity reported, the building size an

The purpose of this section is to provide d understand not only what your own district n others are doing and how much their projects cost. The national tables allow comparison with districts with similar aspirations. Thus, if districts in your region on average tend to provide minimal space per student, but your district aspires to a variety of programs that need space, you may want to look at the space per of the nation's schools (Table 5). u to measure yourself against tion, you will have data neces- in many cases, to help the public why you are doing it and what it s no right or wrong — these are to your own local needs.

REGIONAL MEDIAN IS *MUCH HIGHER* THAN *NATIONAL* MEDIAN

- This is over 11 times as expensive as what the proponents claim.
- Using this regional median, the St. Joseph's renovations might cost $16 million!

REGION 1 MEDIANS NEW SCHOOLS *(CT, ME, MA, NH, RI, VT)*

	Elementary	Middle	High
$/sq. ft.	$306.34	$213.33	$303.03
$/student	$50,791	$42,667	$69,119
Sq. ft./student	165.4	189.7	223.2
Students	475	750	945
Size (sq. ft.)	84,054	150,000	211,772
Total cost *($000)*	$24,183	$29,000	$59,222

The median elementary school in Region 1 spent $306.34 per square foot or $50,791 for each of 475 students accommodated. Middle schools cost less, something of a surprise. High schools cost $59.2 million for 945 students.

REGION 2 MEDIANS NEW SCHOOLS *(NJ, NY, PA)*

	Elementary	Middle	High
$/sq. ft.	$245.38	$216.86	$244.64
$/student	$40,000	$37,896	$55,328
Sq. ft./student	161.9	178.3	216.7
Students	505	740	874
Size (sq. ft.)	86,000	133,500	202,500
Total cost *($000)*	$18,230	$28,250	$53,950

The median elementary school in Region 2 spent $245.38 per student or $40,000 for each of the 505 students accommodated. The median middle school cost $28.3 million and housed 740 students. The median high school in the region cost $54 million.

THE OVERALL PICTURE

Trends Since 1995

A look at medians for elementary, middle and high schools.

This is the 18th year that *School Planning & Management* has collected and published data on costs of new schools in the United States. Reporting is done based on medians. The number shown is more than what one-half of schools constructed cost and less than the cost for the other half (see Table 5 for more on na r regional medians).

In 1995, as ol district was paying about $104 pe hools, $99 for middle schools and $. Costs remained reasonably close ur years, rising slightly but still stayin a little above that in high cost part reas where all costs tended to be l

And then t hool construction costs had rise -percent increase. Four years later, in 2007, the median high school was being constructed for $171 per square foot. In 2011 median costs for constructing a high school reached $219. Last year the cost of constructing a new high school was estimated at $214 per square foot — a slight decline from the year before.

The middle school picture was similar. From 1999 (when costs were $108 per square foot), the price rose steadily to $130 in 2003 and $162 in 2007. In 2009, the median cost for a new middle school was $187.50 per square foot — a 73-percent increase over a decade. In 2010, reported costs surged to better than $215 per square foot, but in 2011, it fell back to a more reasonable $195 — more in line with the previous rate of increase. Last year it fell a little more to $193 per square foot.

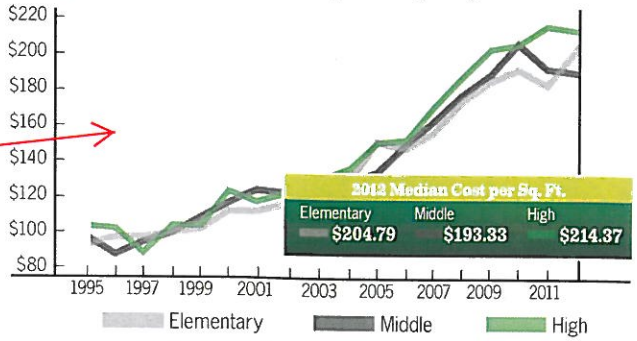
The cost of constructing an elementary school has more than doubled since 1985, going from $93 to $205 today.

Graph B examines the history of construction cost per student over the same period of time. Cost per square foot is essentially controlled by outside forces. Cost per student, to some extent, can be controlled by the school district. The simple act of increasing the announced number of students who will be served by a new school, after all, will lower the cost per pupil. It is assumed that school districts do not do this, but with the economy robbing schools of operating funds, some districts are increasing the number of students allowed per class and that, in turn, can affect the cost per student if the new standards are applied to a building under construction. Cost in 2012 for the median high school was $36,859 per student, but as has been noted the high schools reported this year tend to have smaller student bodies. The median school in 2011 divided its total cost by 1,100 students. In 2012, the median high school was designated for fewer than 900 students.

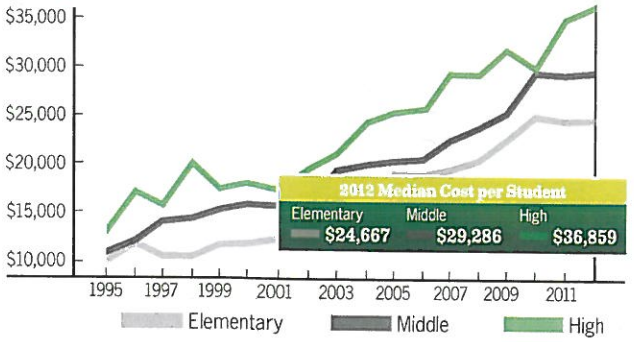
Graph C shows the amount of space each school type is allocating per student. This is an area where schools can control costs. Compared to 1995, elementary schools are providing about 27 square feet more for each pupil. In that same period, high schools have provided about 22 additional square feet for each student. Middle schools also added an extra 18 square feet per student over the last 18 years. SPM

WITH THESE TRENDS, THESE RENOVATIONS MAY BE EVEN MORE EXPENSIVE THAN THE REGIONAL MEAN WOULD SUGGEST

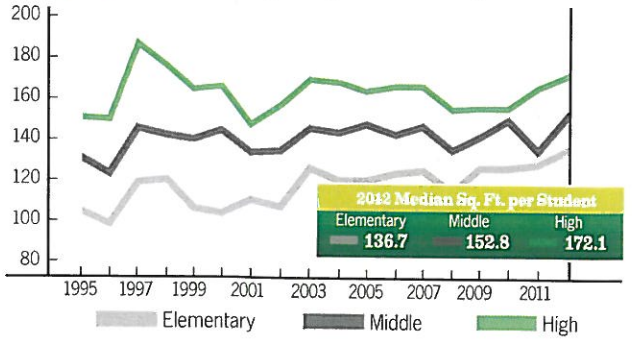
Graph A: Median Cost per Sq. Ft., 1995-2012



Graph B: Median Cost per Student, 1995-2012



Graph C: Median Sq. Ft. per Student, 1995-2012



>> This Construction Report and the accompanying tables, etc., was compiled by **Paul Abramson**, education industry consultant for *School Planning & Management* magazine and the president of Stanton Leggett & Associates, an education consulting firm based in Mamaroneck, N.Y. He can be reached at *intelled@aol.com*.