

The Renovation of
Portsmouth Middle School
on Parrot Avenue



Joint Work Session
School Board and City Council
Portsmouth, NH
November 24, 2008 &
December 1, 2008

History of Size and Cost

June 23, 2008 154,495sf @ \$210 /sf new \$165/sf renovation	\$64,200,000
August 5, 2008 134,000sf @ \$210 /sf new \$165/sf renovation	\$53,200,000
October 7, 2008 131,665sf @ \$185/sf new \$140/sf renovation	\$44,808,000
Nov. 18, 2008 129,765sf @ \$180/sf new \$140/sf renovation	\$40,855,000

State reimbursement rate for construction for 2008 is \$180/sf.

State reimbursement rate for construction for 2007 was \$154/sf

Estimated Project Cost: \$40,855,000

Cost to the Taxpayer: \$26,850,000

Cost of building the building: \$28,671,000

Building construction	\$21.342M	\$180/sf new \$140/sf renovated
Site development	\$1.749M	incl. demolition, pile premium,
Contingencies	\$2.494M	Program & construction contingencies
Escalation	\$3.086M	To the midpoint of construction

Other Costs: \$12,184,000

Fields	\$1.85M	
Equipment	\$2.986M	Technology, telephone, furnishing, etc
Project Development	\$4.197M	Architect Fees/Construction Mgt.
Site acquisition	\$2.387M	Eminent Domain, Clerk of the Works
Owner Contingencies	\$ 764K	

Estimated NH DOE State Building Aid

State Reimbursement:

650 (90%) Student Core

722 (100%) X 140 sf/student = 101,080 sf

+ 14,565

Additional Waivers [Preliminary Approval]

115,645 sf

Language Arts Room 2 @ 900 = 1800 sf

Clipper Health Room 1 @ 240 = 240 sf

Developmentally Disabled 1 @ 1150 = 1150 sf

KIDS Program 1 @ 2175 = 2175 sf

Health Classroom 1 @ 900 = 900 sf

Choral / Stage 1 @ 4000 = 4000 sf

Instrument Band 1 @ 2500 = 2500 sf

Int'l Languages 2 @ 900 = 1800 sf

14,565 sf

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Additional Likely Waivers

- Visual Arts 1400 sf
- Technology Ed 1400 sf
- Family & Consumer Science 1400 sf
- Performing Arts 4000 sf
- Common Team Space 3000 sf

additional **11,200 sf** (Estimate)

Additional reimbursement:

\$866,888

(11,200/sf x .43 = 54,543 x \$180/sf =)

Total reimbursable space= 126,845 sf.

Premiums: The Cost of Staying Downtown

Premiums:

Building demolition	\$ 485,000
Pile Foundation	\$ 377,000
Asbestos abatement	\$ 315,000
Phasing	\$2,000,000
Eminent Domain	<u>\$2,000,000</u>
	\$5.177 M

Estimated NH DOE State Building Aid

State Reimbursement:

650 (90%) Student Core

722 (100%) X 140 sf/student = 101,080 sf

+ 14,565

115,645 sf

43 % of Site Development Costs	\$ 1,894,000
43 of Building Development [115,645 x 0.43 x \$180 sf =]	\$ 8,951,000
43 % of Project Development Costs	\$ 1,804,700
43% of Other Costs	<u>\$ 1,354,900</u>
Total Reimbursement to the local taxpayer	\$14,005,000

\$40,855,000

-\$14,005,000

Final Cost to the local taxpayer \$26,850,000