



School Board Work Session

Portsmouth Middle School Design Alternatives Project

Tuesday, October 14, 2008

JCJ ARCHITECTURE

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School Board Work Session

**Project Schedule and
Estimate of Probable Cost
Option Left**

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Estimate of Probable Costs – Construction Cost, Option Left

Proposed Building Area	131,665 sf		
Highest Projected Student enrollment:	650		
Construction Costs			\$28,862,000
Site Development			\$4,147,000
- Building Demolition	48,465 sf	\$10.00	\$485,000
- Site Development (Existing School)	1.69 acres	\$175,000	\$296,000
- Site Development (Acquired Properties)	4.22 acres	\$175,000	\$739,000
- Pile Foundation Premium	47,100 sf	\$8.00	\$377,000
- Multi-purpose Field Relocation (Natural Turf) includes bleachers, field, fencing, lights & scoreboard	1 allowance	\$1,500,000	\$1,500,000
- Softball Field Relocation (Natural Turf) includes bleachers, dugouts, field, fencing, lights & score-	1 allowance	\$750,000	\$750,000
- Field Relocation Infrastructure includes access roads, field irrigation, parking, sidewalks, utilities, utility structure, et al			Not included
Building Construction			\$22,091,000
- Renovation	50,400 sf	\$140.00	\$7,056,000
- New Construction	81,256 sf	\$185.00	\$15,035,000
Subtotal Construction			\$26,238,100
Program/Design Contingency	5.0%		\$1,312,000
Construction Contingency	5.0%		\$1,312,000
Construction Costs Escalation			\$4,329,000
Escalation to Mid-Point of Construction	6.0%	2.5 yrs	\$4,329,000
Total Construction Cost			\$33,191,000

Estimate of Probable Costs – Soft Costs, Option Left

Equipment			\$3,220,000
- Technology, Security & Telephone Hardware	650 students	\$1,000.00	\$650,000
- Fixtures, Furnishings & Equipment/Casework	131,665 sf	\$18.00	\$2,370,000
- FF&E/TS&E Contingency	6%		\$200,000
Project Development			\$4,647,000
- Architectural/Engineering Fees - Phase 2	7.7% of Total Construction Cost		\$2,556,000
- Architectural/Engineering Reimbursables - Phase 2	3.0% allowance of A/E Fees		\$77,000
- Community and Labor Relation Administration			\$0
- Testing & Inspections			\$100,000
- Special Inspections			\$50,000
- Survey			\$15,000
- Geotechnical Investigation			\$40,000
- Construction Management PreCON Services	0.5% of Total Construction Cost		\$166,000
- Construction Management	3.0% of Total Construction Cost		\$966,000
- Commissioning	1.0% of Total Construction Cost		\$332,000
- LEED Certification	1 allowance		\$0
- Asbestos Abatement Consultant	1 allowance		\$15,000
- Asbestos Abatement	1 allowance		\$300,000
Other Costs			\$2,090,000
- Site Acquisition	1 allowance		\$2,000,000
- Site Acquisition Legal Fees	1 allowance		\$0
- Title Search	1 allowance		\$0
- City/Town Permit Fees			\$0
- State Permit Fees	\$0.00016 per \$1,000		\$0
- Builders Risk Insurance	0.27% of Total Construction Cost		\$90,000
- Legal Fees			\$0
- Bonding Cost			\$0
- Printing, Mailing, Advertising			\$0
- Moving and Storage Expenses			\$0
Contingency			\$1,660,000
Owner Contingency	5.0% of Total Construction Cost		\$1,660,000
Total Soft Costs			\$11,617,000
TOTAL PROJECT COST			\$44,808,000

Estimate of Probable Costs – State Building Aid, Option Left

Maximum School Size Per State Guideline ED 321.05

Middle School Base Capacity	650 students		
Utilization Rate	90%		
Adjusted Capacity	722 students		
Maximum Allowable	722 students	140 sf/student	101,080 sf
Request for Waiver per ED 321.06(g) pending NH-DOE Approval			14,565 sf
Language Arts Classrooms	2@	900 sf	1,800 sf
Clipper Health Room	1@	240 sf	240 sf
Development Disabled Suite	1@	1,150 sf	1,150 sf
KIDS Program Suite	1@	2,175 sf	2,175 sf
Health Classroom	1@	900 sf	900 sf
Choral/Storage	1@	4,000 sf	4,000 sf
Instrumental (Band)	1@	2,500 sf	2,500 sf
International Language Classrooms	2@	1,800 sf	1,800 sf

Adjusted Maximum Allowable Size **115,645 sf**

Estimated NH DOE State Building Aid **\$14,346,000**

	Rate	Area	\$/SF	
Site Development	43% of Site Development			\$1,784,000
Building Development	43%	115,645 sf X \$180.00		\$8,951,000
Project Development	43% of Project Development Costs			\$1,998,200
Other Costs + Contingency	43% of Other Costs			\$1,612,500

Estimated Cost to City of Portsmouth, NH **\$30,462,000**



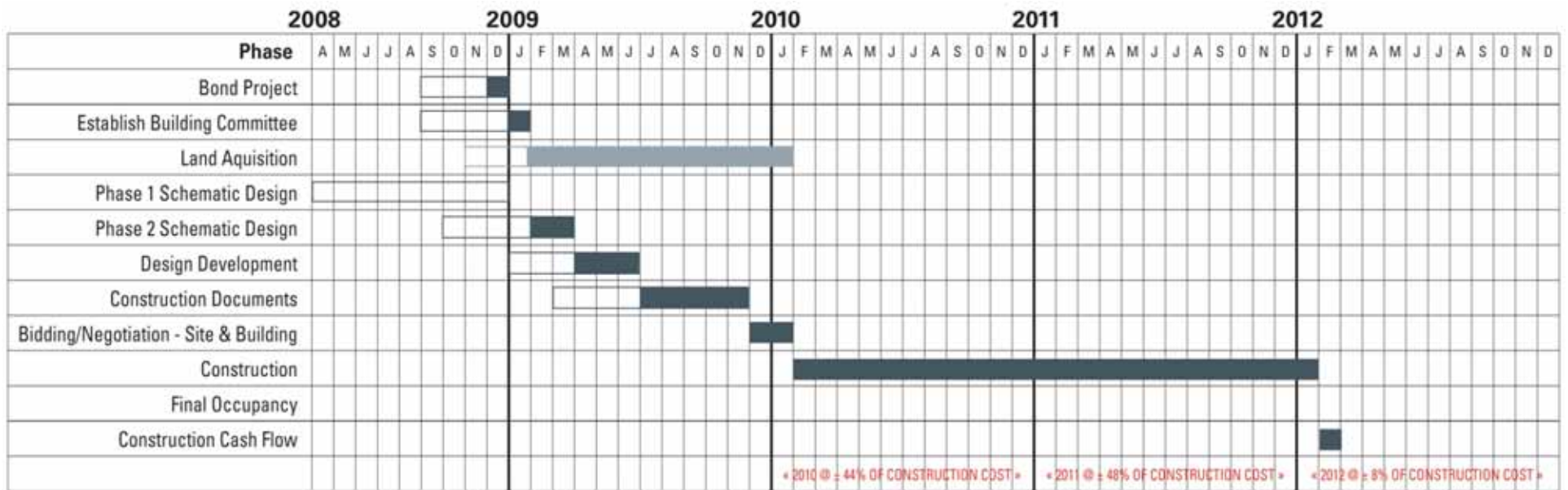
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**Project Schedule and
Estimate of Probable Cost
New School Option**

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Project Schedule – New School Option



28 Months to Mid-Point of Construction

Estimate of Probable Costs – Construction Cost, New School Option

Proposed Building Area	131,665 sf		
Highest Projected Student enrollment:	650		
Construction Costs			\$30,909,000
Site Development			\$3,740,000
- Building Demolition	0 sf	\$10.00	\$0
- Site Development (Existing School)	0 acres	\$275,000	\$0
- Site Development (17 Acres @ 80% Developed)	13.80 acres	\$275,000	\$3,740,000
- Pile Foundation Premium	0 sf	\$8.00	\$0
- Multi-purpose Field Relocation (Natural Turf) includes bleachers, field, fencing, lights & scoreboard	1 allowance	\$1,500,000	Included
- Softball Field Relocation (Natural Turf) includes bleachers, dugouts, field, fencing, lights & score-	1 allowance	\$750,000	Included
- Field Relocation Infrastructure includes access roads, field irrigation, parking, sidewalks, utilities, utility structure, et al			Included
Building Construction			\$24,359,000
- Renovation	0 sf	\$140.00	\$0
- New Construction	131,665 sf	\$185.00	\$24,359,000
Subtotal Construction			\$28,099,000
Program/Design Contingency	5.0%		\$1,405,000
Construction Contingency	5.0%		\$1,405,000
Construction Costs Escalation			\$3,709,000
Escalation to Mid-Point of Construction	6.0%	2.0 yrs	\$3,709,000
Total Construction Cost			\$34,618,000

Estimate of Probable Costs – Soft Costs, New School Option

Equipment			\$3,220,000
- Technology, Security & Telephone Hardware	650 students	\$1,000.00	\$650,000
- Fixtures, Furnishings & Equipment/Casework	131,665 sf	\$18.00	\$2,370,000
- FF&E/TS&E Contingency	6%		\$200,000
Project Development			\$4,509,000
- Architectural/Engineering Fees - Phase 2	7.7% of Total Construction Cost		\$2,666,000
- Architectural/Engineering Reimbursables - Phase 2	3.0% allowance of A/E Fees		\$80,000
- Community and Labor Relation Administration			\$0
- Testing & Inspections			\$100,000
- Special Inspections			\$50,000
- Survey			\$15,000
- Geotechnical Investigation			\$40,000
- Construction Management PreCON Services	0.5% of Total Construction Cost		\$173,000
- Construction Management	3.0% of Total Construction Cost		\$1,039,000
- Commissioning	1.0% of Total Construction Cost		\$346,000
- LEED Certification	1 allowance		\$0
- Asbestos Abatement Consultant	1 allowance		\$0
- Asbestos Abatement	1 allowance		\$0
Other Costs			\$93,000
- Site Acquisition	1 allowance		\$0
- Site Acquisition Legal Fees	1 allowance		\$0
- Title Search	1 allowance		\$0
- City/Town Permit Fees			\$0
- State Permit Fees	\$0.00016 per \$1,000		\$0
- Builders Risk Insurance	0.27% of Total Construction Cost		\$93,000
- Legal Fees			\$0
- Bonding Cost			\$0
- Printing, Mailing, Advertising			\$0
- Moving and Storage Expenses			\$0
Contingency			\$1,731,000
Owner Contingency	5.0% of Total Construction Cost		\$1,731,000
Total Soft Costs			\$9,553,000
TOTAL PROJECT COST			\$44,171,000

Estimate of Probable Costs – State Building Aid, New School Option

Maximum School Size Per State Guideline ED 321.05

Middle School Base Capacity	650 students		
Utilization Rate	90%		
Adjusted Capacity	722 students		
Maximum Allowable	722 students	140 sf/student	101,080 sf
Request for Waiver per ED 321.06(g) pending NH-DOE Approval			14,565 sf
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Choral/Storage	1@	4,000 sf	4,000 sf
Instrumental (Band)	1@	2,500 sf	2,500 sf
International Language Classrooms	2@	1,800 sf	1,800 sf

Adjusted Maximum Allowable Size **115,645 sf**

Estimated NH DOE State Building Aid **\$13,283,000**

	Rate	Area	\$/SF
Site Development	43% of Site Development		\$1,609,000
Building Development	43%	115,645 sf X \$180.00	\$8,951,000
Project Development	43% of Project Development Costs		\$1,938,900
Other Costs + Contingency	43% of Other Costs		\$784,300

Estimated Cost to City of Portsmouth, NH **\$30,888,000**



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Open Discussion

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Thank You!

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