

PORTSMOUTH SCHOOL BOARD SPECIAL MEETING MINUTES, APRIL 14, 2009

COUNCIL CHAMBERS, CITY HALL

PORTSMOUTH, NH

DATE: TUESDAY, APRIL 7, 2009

TIME: 7:00PM [or thereafter]

I. CALL TO ORDER Chair Shuldman called the meeting to order at 7:10 p.m.

II. ROLL CALL

Present: CHAIR MITCHELL SHULDMAN, KENT LAPAGE, PATRICK ELLIS, REBECCA EMERSON, VICE CHAIR SHERI GARRITY, LESLIE STEVENS, LISA SWEET, ANN WALKER, Dr. ROBERT J. LISTER (SUPERINENDENT), STEVE ZADRAVEC (ASSISTANT SUPERINTENDENT), STEPHEN BARTLETT (BUSINESS ADMINISTRATOR) AND ARCHITECTS, DOUG ROBERTS AND JIM LAPOSTE FROM JCJ ARCHITECTS.

Absent: DEXTER LEGG, ANN MAYER, LINDA BRIOLAT AND ABIGAIL ROCKEFELLER

III. INVOCATION

IV. PUBLIC COMMENTARY SESSION

1. None

V. AGENDA

1. Middle School Update with JCJ Architects.

Chair Shuldman asked that JCJ Architects reassess the Portsmouth Middle School renovation costs.

If the costs are lower, Chair Shuldman will relay the results to Mayor Ferrini that the school board has met the goal for the renovations of the Portsmouth Middle School to come in under \$40 million. If the costs come in higher, Chair Shuldman would like the board to be prepared to defend the cost to the City Council.

Even though building aide has been removed from the state budget, Chair Shuldman is confident that the G will be included before the final budget is voted on. Chair Shuldman has faith that the state legislature will not leave cities in limbo.

Mr. Jim LaPoste and Mr. Doug Roberts from JCJ Architects presented the following numbers to the board:

April 7, 2009 PHASE 1

SCHEMATIC DESIGN ESTIMATE OF PROBABLE COSTS - OPTION LEFT

Summary: The following represents an order of magnitude estimate of total project costs for construction, site work, and other associated costs for the renovations and additions to the existing middle school on Parrott Avenue in Portsmouth, NH. Costs adjustments were introduced to account for the change in the 2009 construction market. The costs shown are conceptual and should be used for general planning and budgetary purposes only.

Proposed Building Area 129,765 sf

Highest projected student enrollment: 650

CONSTRUCTION COSTS \$26,112,000

Site Development \$3,693,000

Building Demolition 48,465 sf \$9.50 = \$461,000

Site Development (Existing School) 1.69 acres \$83,000 = \$141,000

Site Development (Acquired Properties) 4.22 acres \$166,000 = \$701,000

Pile Foundation Premium 47,100 sf \$8.00 = \$377,000

PHS Multi-purpose Field Resurfacing (Artificial Turf) 1 allowance \$1,300,000 \$1,300,000

Softball Field Relocation (Natural Turf) 1 allowance \$713,000 \$713,000 (includes bleachers, dugouts, field, fencing, lights & scoreboard)

Field Relocation Infrastructure Not Included (includes access roads, field irrigation, parking, sidewalks, utilities, and utility structures, et al.)

Building Construction \$154.46 sf \$20,045,000

Renovation 50,400 sf \$130.00 = \$6,552,000

New Construction 79,365 sf \$170.00 = \$13,493,000

High Performance School Requirements 129,765 sf \$0.00 (included)

Subtotal Construction \$23,738,000

Program/Design Contingency 5.0% \$1,187,000

Construction Contingency 5.0% \$1,187,000

CONSTRUCTION COSTS ESCALATION \$2,266,000

Escalation to Mid-Point of Construction 3.25% 2.67 yrs = \$2,266,000

TOTAL CONSTRUCTION COST \$218.69 sf \$28,378,000

EQUIPMENT \$2,857,000

Technology, Security & Telephone Hardware 650 students \$1,000.00 = \$650,000 (includes Technology Design Fee @ \$30,000)

Fixtures, Furnishings & Equipment/Casework 129,765 sf \$17.00 = \$2,207,000 (includes FF&E/C Design Fee @ \$237,000)

PROJECT DEVELOPMENT \$3,951,000

Architectural/Engineering Fees - Phase 2 7.7% of Total Construction Cost \$2,185,000

Architectural/Engineering Reimbursable - Phase 2 3.0% allowance of A/E Fees \$66,000

Miscellaneous Consultants \$87,000 includes Acoustical, Audio Visual, Food Service, Security and Traffic

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 \$142,000

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Construction Management 3.0% of Total Construction Cost \$851,000
Commissioning 1 allowance \$100,000
LEED Certification 1 allowance \$0
Asbestos Abatement Consultant 1 allowance \$15,000
Asbestos Abatement 1 allowance \$300,000

OTHER COSTS \$2,361,000

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 \$77,000
Clerk of the Works 1.0% of Total Construction Cost \$284,000
Legal Fees \$0
Bonding Cost \$0
Printing, Mailing, Advertising \$0
Moving and Storage Expenses \$0

CONTINGENCY \$710,000

Owner Contingency 2.5% of Total Construction Cost \$710,000

TOTAL SOFT COSTS \$9,879,000

TOTAL PROJECT COST* \$38,257,000

*Total Project Costs are rounded.

MAXIMUM SCHOOL SIZE PER STATE GUIDELINE ED 321.05

Middle School Base Capacity 650 students
Utilization Rate 90%
Adjusted Capacity 722 students
Maximum Allowable Size 722 students 140 sf / student = 101,080 sf

WAIVERS

APPROVED Waiver per ED 321.06(b) - Maximum Building Size 27,935 sf

APPROVED Waiver per ED 321.29(a)(6) and (9) - Artificial Turf and Resurfacing Track

Adjusted Maximum Allowable Size 129,015 sf

ESTIMATED NH-DOE STATE BUILDING AID \$13,488,000

	Rate	Area	\$/SF	
Site Development	43% of Site Development Costs			\$1,899,000
Building Development	43%	129,015 sf x	\$154.46	\$8,570,000
Project Development	43% of Project Development Costs			\$1,698,900
Other Costs+Contingency	43% of Other Costs			\$1,698,900

ESTIMATED COST TO CITY OF PORTSMOUTH, NH \$24,769,000

VI. ADJOURNMENT Voted to adjourn at 8:15 p.m.

Respectfully submitted by:

Dr. Robert J. Lister

Superintendent of Schools