



City Council Work Session

**Portsmouth Middle School  
Additional Funding Request**

Monday March 18, 2013

# Project Background

- School Board selected Parrott Avenue site after lengthy, comprehensive and public evaluation
- JCJ completed conceptual and schematic designs to meet our middle school education program now and in the future
- Costs to renovate and build estimated at \$40.8 million program, design and cost fully approved by State DOE
- City Council approved \$37.5 million in August, 2009
- JBC launched in October, 2009

# Accomplishments

- Built multi-use synthetic turf field at Portsmouth High School
- Removed decaying Wentworth School building and reused site for Alumni Wentworth softball field
- Re-graded and improved parking lot for Portsmouth Public Library/Portsmouth Middle School shared use
- Corrected drainage problems in Parrott Avenue area; coordinated water management with accelerated sewer-separation project
- Managed construction of new Youth Recreation Facility replacing outdated Connie Bean Center
- Completed new classroom and media center wing; 7<sup>th</sup> and 8<sup>th</sup> grades moved-in September, 2012

# Portsmouth High School Synthetic Turf Field



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# Alumni Wentworth Softball Field



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# Cost Overview

- Project the last to be approved by State
- State approved \$40.8 million project with 40% reimbursement (and an additional 3% if school is NHCHPS certified)
- JBC tasked to complete project for \$37.5 million...challenging but believed doable
- Subsequent events have proven the \$40.8 million estimate was accurate
- Completion of project—building Phases 2 and 3—estimated at an additional \$2.9 million
- Requesting up to \$3.3 million to allow for contingencies

# View from Parrott Avenue



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# Construction Phasing



# Value Management - PreBid

## Building Area

Previous Study - January 2007

- 179,000 sq. ft.

Initial Program – April 2008

- 154,945 sq. ft.

**Approved Program – Nov 2008**

- **129,765 sq. ft.**

## Modifications

### Teams

- Delete (3) Conference Rooms

### KIDS Program

- Combine Daily Living Center with Classroom

### Physical Education

- Combine Team Rooms with Locker Rooms
- Replace Weight Room with Health Classroom

### Performing Arts

- Replace Auditorium with Stage and Bleachers in Student Commons
- Reduce Size of Band Room
- Combine Choral with Stage (acoustic partition)
- Combine Technology Studio with General Music
- Delete Ensemble and Reduce Number of Practice Rooms

### Foreign Language

- Incorporate Kitchenette into Classroom

### Visual Arts

- Combine Digital Media Studio with 2D Studio

### Building Grossing Factor

- 35% for Circulation and Wall Construction



# Previous Assumptions

- Depressed construction market

Date	Area (sf)	Budget	Cost/SF	Const. Conting.	Owner Conting.	Escalation
11-18-2008	129,765	\$40.8 m	140 reno 180 new	5% \$1.2 m	5% \$1.7 m	4.5% \$2.9 m
8-10-2009	129,765	\$37.5 m	130 reno 170 new	5% \$1.2 m	2.5% \$.7 m	3.75% \$2.6 m
Change			(6-7%) (\$1.4 m)	\$0	(\$1.0 m)	(\$.3 m)

# Value Management – Pre Bid

Project scope reductions that maintain academic program totaling **\$1,077,900** include, but not limited to:

- Delete irrigation system
- Delete 1930 building brick repointing
- Delete interior sun shelves
- Change proscenium opening partition
- Modify mechanical system piping and fittings
- Reduce generator size to meet building demand
- Modify fire protection design
- Delete fire pump; not code required
- Define Add Alternates:
  - Air Cooler Chiller
  - Custom Ornamental Light Fixtures
  - Vegetative Roof Material & Pavers
  - Add Exterior Brick at Band Room, Stage, Kitchen and Boiler Room



# Value Management – Post Bid

Project scope reductions that maintain academic program totaling **\$919,800** include, but not limited to:

- No Add Alternates accepted
- Change brick paver manufacturer and banding pattern
- Delete Courtyard rain cistern
- Change exterior brick manufacturer
- Delete roof railings where not code required
- Change snow guard manufacturer
- Delete exterior sun shades
- Change gymnasium operable partition to operable curtain
- Miscellaneous interior door and hardware modifications
- Miscellaneous interior finish modifications
- Miscellaneous plumbing fixture modifications
- Miscellaneous electrical wiring modifications

# Value Management – During Construction

Project scope reductions that maintain academic program totaling **\$140,000** include, but not limited to:

- Delete sign at Alumni Wentworth Field
- Reduce number of snow guards
- Delete roof stair
- Modify roof sheathing
- Delete metal roof panels
- Delete catwalk in attic
- Delete interior storefront
- Reduce the number of fabric wrapped panels
- Delete perimeter fence replacement

# Total Cost Reduction Summary

Project scope reductions that maintain academic program totaling **\$2,857,700** include:

- Value Management – Pre Bid \$1,077,900
- Value Management – Post Bid \$919,800
- Value Management – During Construction \$140,000
- Furniture, Furnishings & Equipment Reduction \$527,000
- Public Art Allowance Reduction \$115,000
- Builder's Risk Transfer \$78,000



# Additional Costs

- **Phase 1 Temporary Heat Issue**
  - Utility company delayed permanent gas service
- **Phase 2 Structural Issues**
  - Clay tile verses brick in existing walls
  - Lead paint on existing structural steel
  - Unsuitable steel bearing conditions
  - Fire stair redesign; additional columns
- **Phase 2 Existing Pier/Soil Issues**
  - Excavation uncovered deteriorated concrete
  - Remediation plan/redesign caused delay

## Phase 2 - Structural Steel Issues



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## Phase 2 - Structural Steel Issues



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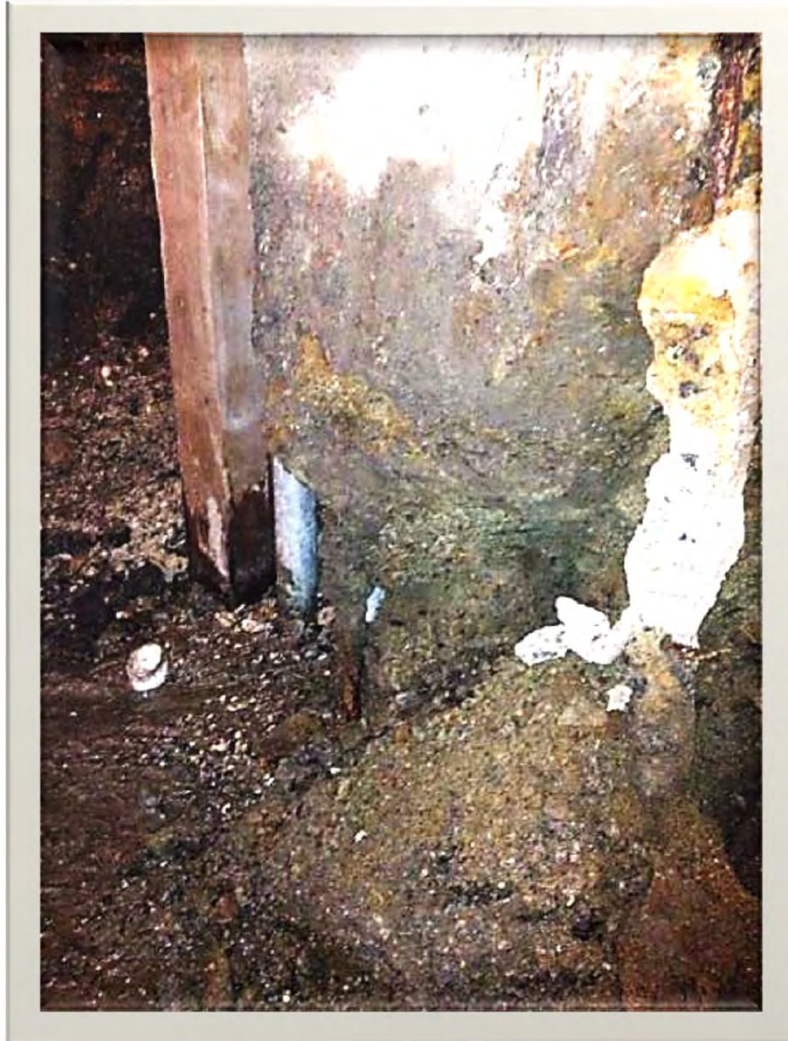
## Phase 2 - Structural Steel Issues



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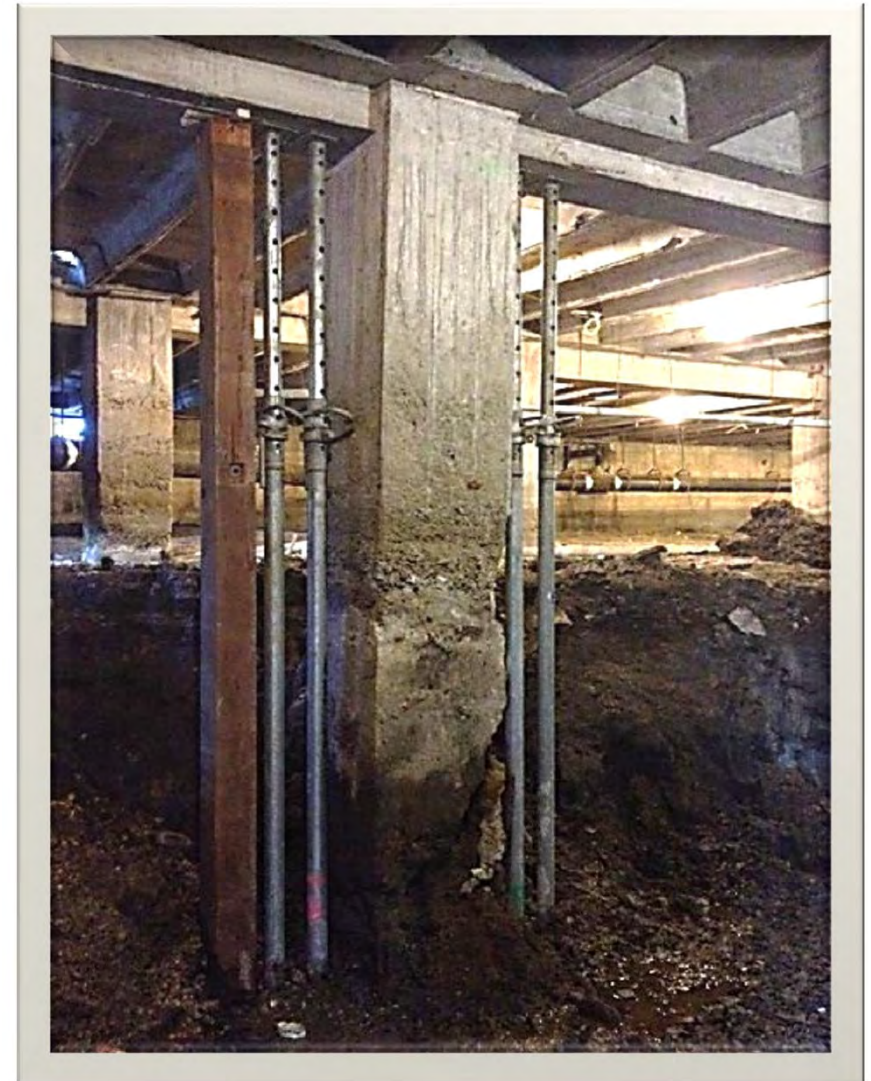
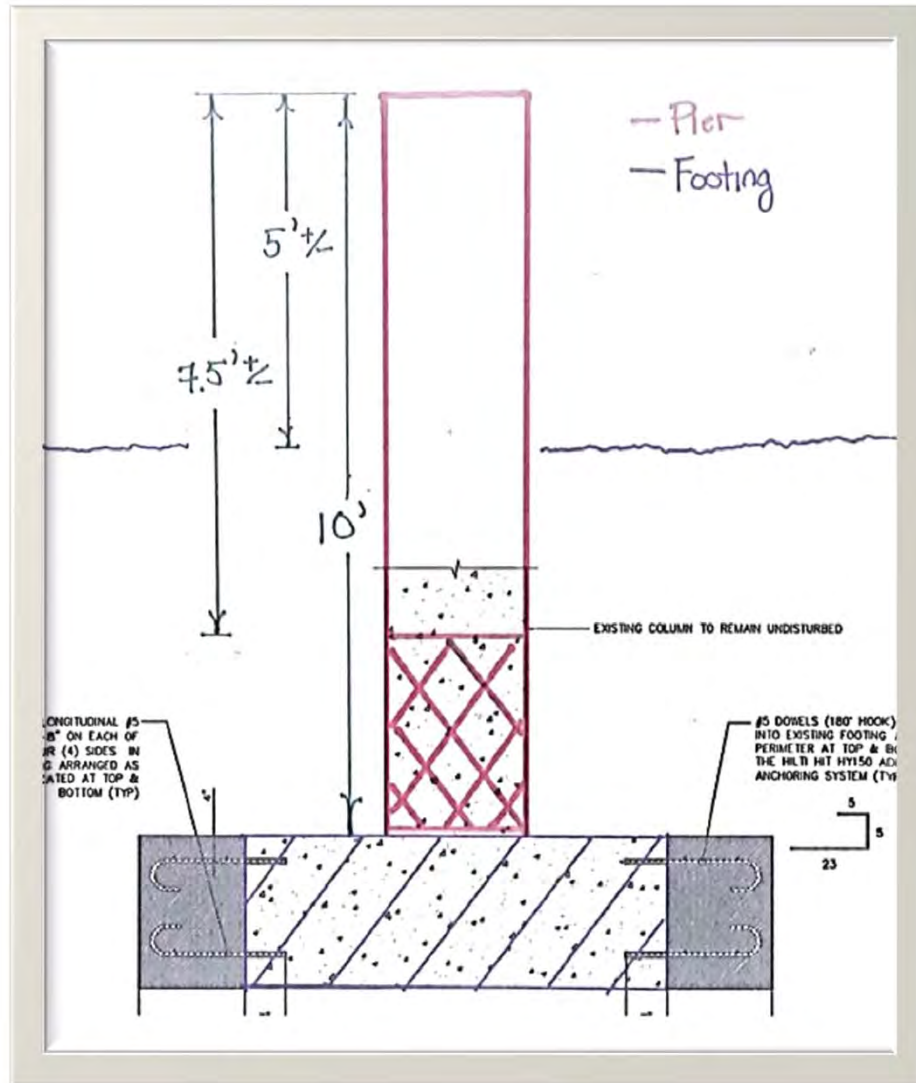


## Phase 2 - Existing Pier/Soil Issue





# Phase 2 - Existing Pier/Soil Issue





# Phase 3 – Current Condition



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# Phase 3 – Complete



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# Phase 3 – Student Commons



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# Phase 3 – Student Commons



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# Phase 3 – Student Commons



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# Phase 3 – Student Commons



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# Completed Project



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**Thank you!**