

Pelham High School Building Committee

February 3, 2010

Who Are We?

- Pelham High School Building Committee
- Established by 2008 school warrant article

Why Are We Here?

- To share information
- To answer your questions
- To encourage your support as integral members of the community

Background

Concerns about PHS

- Number of students is over-capacity
- Curriculum opportunities are limited
- Space Issues
- Accreditation Risk

PHS Academic Accreditation Status

- Currently on Warning status from New England Association of Schools and Colleges
- Virtually all outstanding accreditation issues are facility-related

Our Approach

- Reviewed existing data & reports
- Debriefed previous proposals to understand failures and learn from history
- Brainstormed potential options
- Considered High School decision impact on Pelham School District
- Analyzed the best options

Analysis Process

- **Elimination of certain options** based on cost and feasibility review
 - Tuition/Area Agreements
 - Campus
 - Abandoning existing building
 - Renovate HS & add portables
 - Add portables
- **Selected best options** and variations for further study
- **Evaluation criteria defined** and solutions examined against those criteria

Meetings with Marinace – Key Points

▪ **Wetlands / Flood plains / Shore land Protection Act**

▪ **Acreage available** Marinace estimates that there are 80 total buildable acres on site. Space is not contiguous which restricts options.

▪ **Sports fields** Furthest field would be ¼ mile from main building in remote site. Fertilization would be limited, and may not sustain playing surface.

▪ **Septic, well, infrastructure** Additional infrastructure would be required.

▪ **Campus option** The more stand alone buildings there are the more expensive a project becomes.

▪ **Parking** The proposal last year allowed for 1200 students and faculty and would have required 600 parking spaces. There are presently 220 spaces.

Meetings with Marinace – Key Points

- **Green** Either the full renovation/addition or the new High School could support green systems

- **Investment is required** ~\$157k to determine if permitting is possible for the fields and wetland mitigations. Additional investment required to fully design and permit entire project

- **Efficiency of spend** Renovation more difficult with students present. 20% higher cost than if no students

- **Building for right-sized population** When building, building in the extra room is cheaper.

- **Acreage requirements** High school needs 15 acres + 1 acre for every 100 students. (e.g. High School for 1200 requires 27 acres)

Final Options Analyzed

- Financial Comparisons
 - New-on-new vs. Renovation/Addition
 - High School only and Overall School District versions

- Strengths, Weaknesses, Opportunities, and Threats (SWOT)
 - New High School
 - Renovation / Addition

Financial Notes

- PHS Facilities Committee is not authorized or qualified to generate cost estimates
- Total cost estimates were provided by Marinace Architects and validated by Lavallee Brensinger Architects
- Cost estimates as presented here are from May and vary from latest PSB information due to further review and adjustments

Financial Comparison

High School Only

- New High School on New Site
 - Estimated cost of land \$2.0 Million
 - New build with 170k sq ft. \$37.0 Million
 - Total for New on New \$39.0 Million*

- Renovate High School:
 - New 83k sq. ft. High School Addition
& Full Renovation of 87,000 sq. ft. \$35.3 Million*

** This does not account for 30% state aid for new construction.*

These numbers are estimates based on information provided by Marinace with pricing based on 2010 approval.

Financial Comparison (cont.)

Inclusive of entire district needs

- New High School on New Site
 - High School \$39.0 Million
 - Renovate HS to middle school \$ 5.5 Million
 - New kindergarten building \$ 5.8 Million
 - State aid for kindergarten (\$4.3 Million)
 - Total \$46.0 Million *

- Renovate/Expand High School
 - High School \$35.3 Million
 - Land for new elementary \$ 1 Million
 - New 90k sq. foot school \$20 Million
 - State aid for kindergarten (\$3 Million)
 - Total \$53.3 Million *

** This does not account for 30% state aid for new construction.*

These numbers are estimates based on information provided by Marinace with pricing based on 2010 approval.

New High School on New Site

<p>Strengths</p> <ul style="list-style-type: none">Lowest overall costNo disruptionOptimum designEfficiency of ImplementationAddresses PMS and PES needsGreen school (3% additional funding)Options for land at existing siteAdequate space for extra-curricularAdequate parkingProvides space for curriculumAddresses NEASC accreditation concernsEarliest opening dateImproves 7th/8th grade programsEmergency management plan	<p>Weaknesses</p> <ul style="list-style-type: none">Need landBig sell to communityLack of proximity to other schoolsDetailed plan needed
<p>Opportunities</p> <ul style="list-style-type: none">Green mechanical systemsConstruction costs low nowLower land costsConvert existing high school to junior highState AidGrade configuration	<p>Threats</p> <ul style="list-style-type: none">Site costs unknownland locationVoters passingUnbundled master plan (big & small)

Renovation & Addition to Current High School

<p>Strengths</p> <ul style="list-style-type: none">No land or less land neededNo high school land acquisition costsAll students in central locationProvides space for curriculumAddresses NEASC accreditation concerns	<p>Weaknesses</p> <ul style="list-style-type: none">Big sell to communityDetailed plan neededDisruption to facility during constructionMore expensive per square footLess efficient construction110 remote parking spacesMaintenance costs for remote parking and walkwaysSecurity, safety, insect issues on remote fields/parkingOnly solves high school issuesAdequate space for extra-curricular4th school still needed to address district needsLimits options for other needs on current site
<p>Opportunities</p> <ul style="list-style-type: none">Construction costs low nowLower land costsState Aid	<p>Threats</p> <ul style="list-style-type: none">Unbundled master plan (2 high priced items)Voters passingOptimal layout unknownSafety during constructionConstruction issuesSeptic design and locationWetland impactsLimits options for other needs on current site

*Town of Pelham should
build a new high school
on a new piece of land.*

-Final recommendation

Building the New School...

- Provides a solution that avoids challenges that would exist with using current site
 - Septic design
 - Parking location and capacity
 - Sports field location
- Enables us to address other Pelham School District needs by re-using existing structure in the future
- Pelham School Board has presented a viable land solution

Summary

- Committee arrived at recommendation after comprehensive review of options and data along with a thorough analysis
- Pelham School Board voted in favor of the recommendation for a new high school on a new site on June 10, 2009.
- Our community needs to come together to support our children and our town.
- Thank You.

Backup Material

Topographic Survey Results

