



Pelham School District (SAU 28)

Pelham Memorial Renovations and Additions

Pelham, New Hampshire

October 28, 2019



# Pelham Memorial School Project

## Framing Our Needs

- ▶ Brief History of the Journey
  - ▶ PHS and PES already completed
- ▶ Upper Elementary vs Middle School
  - ▶ STEAM (Science, Technology, Engineering, Arts, Math)
  - ▶ FCS (Family Consumer Science)
  - ▶ World Language
- ▶ Space to Meet the Needs of all Students
  - ▶ ADA Compliance
  - ▶ Occupational Therapy and Speech Spaces
  - ▶ Privacy of Implementing Services



# Pelham Memorial School Project

## Framing Our Needs

- ▶ Noise Challenges – Indoor and Outdoor
- ▶ Traffic Patterns
- ▶ Limited Library Space
- ▶ Not a Welcoming Building that Says Take Pride in ME!
- ▶ Modular Challenges – Safety, Weather, Bathrooms
- ▶ Lack of Natural Lighting
- ▶ Heating and Cooling Challenges – Distracting to Students
- ▶ Exposed Wires and Pipes
- ▶ Lack of Ventilation in Bathrooms



# Contacts

- ▶ Pelham ACES
  - ▶ [Pelhamaces.org](http://Pelhamaces.org)
- ▶ Harriman Architects
  - ▶ [mlee@harriman.com](mailto:mlee@harriman.com)
- ▶ Bonnet Page and Stone
  - ▶ [bpsnh.com](http://bpsnh.com)
- ▶ Trident Project Management
  - ▶ [dmermelstein@tridentgrp.com](mailto:dmermelstein@tridentgrp.com)
- ▶ Pelham Memorial School
  - ▶ Principal, Stacy Maghakian [smaghakian@pelhamsd.org](mailto:smaghakian@pelhamsd.org)
  - ▶ Superintendent, Bill Furbush [wfurbush@pelhamsd.org](mailto:wfurbush@pelhamsd.org)





## EXISTING CONDITIONS

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- Exterior Wall Deterioration
- No Exterior Insulation

# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

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- **Building Accessibility Issues**
- **Limited Accessible Toilet Rooms (2)**
- **No Elevator**
- **Locker Rooms are Not Accessible**

# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

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- **Building Accessibility Issues**
- **Interrupts Traffic Pattern**
- **Inconvenient and Loss of Instructional Time**
- **Impedes Emergency Egress**
- **Requires the Stair to be Shut Down**

# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

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- Outdated Buildings Systems
- Improper Acoustics
- Shared Lockers/Not Enough Lockers
- No Middle School Team Areas

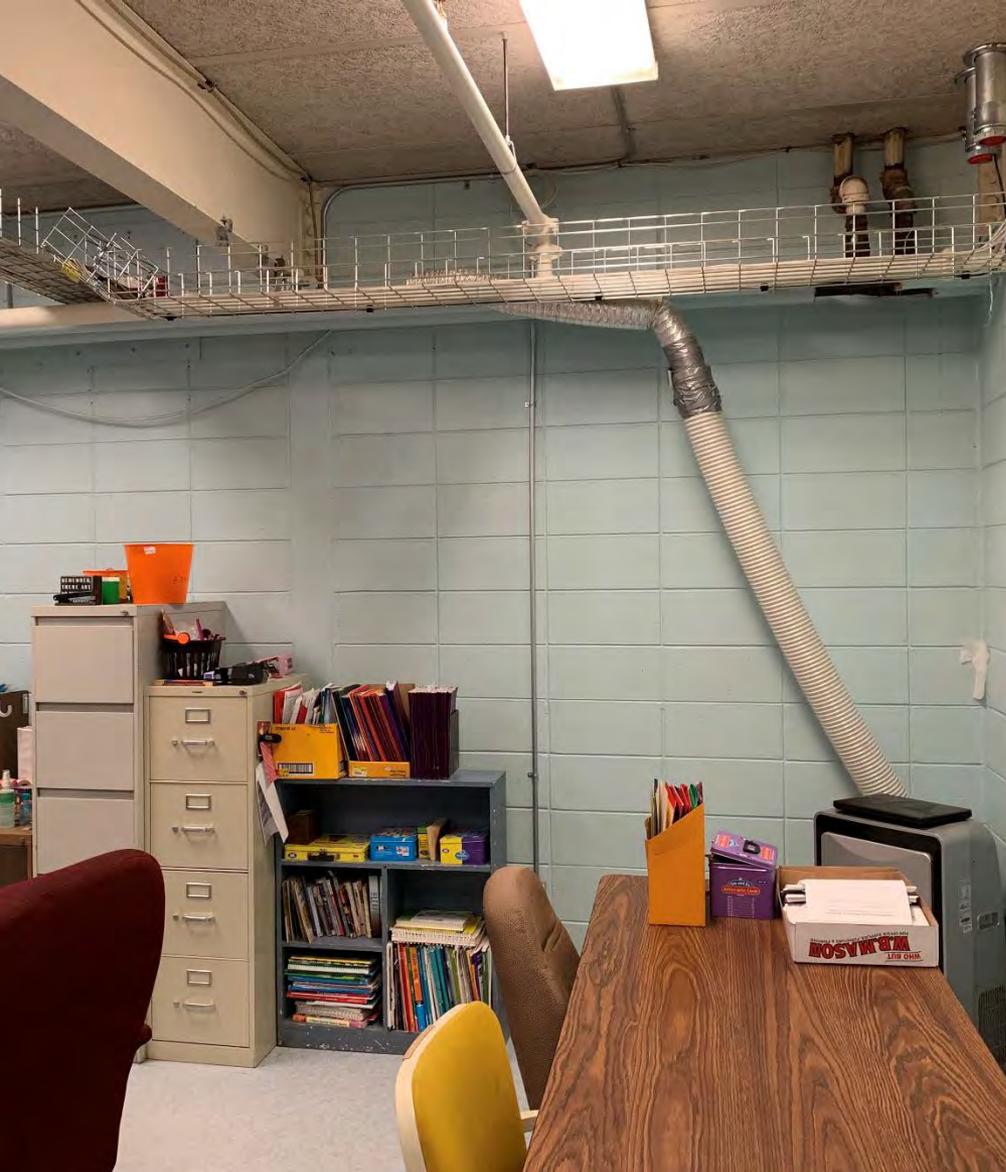
# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

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- Classrooms in old Storage Closets
- Lack of Adequate Ventilation
- Hot/Cold Sides of the Building

# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

- Inadequate, Small Science Rooms
- Lack of Outlets in Classrooms
- Distressed Cabinets and Shelving

# 1 FACILITY

## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

- Small Gym (Inadequate Seating for Full School Assembly)
- No Side Court Room
- Poor Acoustics
- Floor Needs Replacement
- Lack of Storage
- Stage Lacks Adequate Performance Space
- PE Teachers' Office Occupies Small Converted Closet
- Safety Concerns due to Lack of Proper Overplay Bounds



# 1 FACILITY

## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*"NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION."*



## EXISTING CONDITIONS

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- Inefficient Kitchen/Serving Area
- Obsolete/Inefficient Equipment
- Building System Issues (Exhaust Hoods, Make Up Air)
- Code Issues and Lack of Space to Capture on the Modern Day Kitchen Equipment
- Non-ADA-Compliant Serving Area
- Electric and Gas Upgrades Required for Modern Efficient Equipment

# 1 FACILITY

## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## EXISTING CONDITIONS

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- **Several Programs in Remote Modulars**
  - Music**
  - Band**
  - Library**
  - Health**
- **No Bathroom in One Modular (with Library and Two Classrooms)**
- **Weather Exposure (Rain, Snow, Icing Conditions)**
- **Safety and Security**
- **Library was Supposed to be Temporary (2011)**

# 1 FACILITY

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## EXISTING FACILITY ANALYSIS

### SUMMARY OF EXISTING CONDITIONS

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*

## **SPACE/PROGRAM**

## **EXISTING**

## **NET AREA (SF)**

### **UNIFIED ARTS**

STEM

NONE

1,200 +(100%)

FAMILY AND CONSUMER SCIENCE

NONE

1,200 +(100%)

MUSIC

MODULAR

1,000 +(100%)

HEALTH

MODULAR

1,000 +(100%)

BAND

MODULAR

3,000 +(100%)

### **LIBRARY**

MODULAR

2,800 +(100%)

### **MIDDLE SCHOOL TEAM ROOMS**

NONE

9,000 +(100%)

### **SPECIAL EDUCATION SPACES**

4,748

5,990 +(26%)

### **MEETING AREA/ADMINISTRATION**

1,338

3,087 +(130%)

### **GYMNASIUM/STAGE/LOCKERS**

7,457

13,434 +(80%)

# **2 PROGRAM**

## **EDUCATION/PROGRAM NEEDS ASSESSMENT**

### **SUMMARY OF SPACE NEEDS**

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*

# CONCEPT FLOOR PLAN

## UTILIZES EXISTING INFRASTRUCTURE

LESS COSTLY THAN BUILDING A NEW SCHOOL

## PHASED CONSTRUCTION

ASSUMED 24 +/- MONTH CONSTRUCTION

## PROPOSED ENERGY EFFICIENT FEATURES

LED LIGHTING WITH CONTROLS  
ENERGY RECOVERY VENTILATION (ERV)  
HIGH EFFICIENCY BOILERS  
LOW FLOW FIXTURES  
BUILDING AUTOMATION SYSTEM (BAS)

NATURAL DAYLIGHT  
VARIABLE FREQUENCY DRIVES (VFD)  
RADIANT SLAB  
INCREASED R VALUE  
ENERGY EFFICIENT WINDOWS

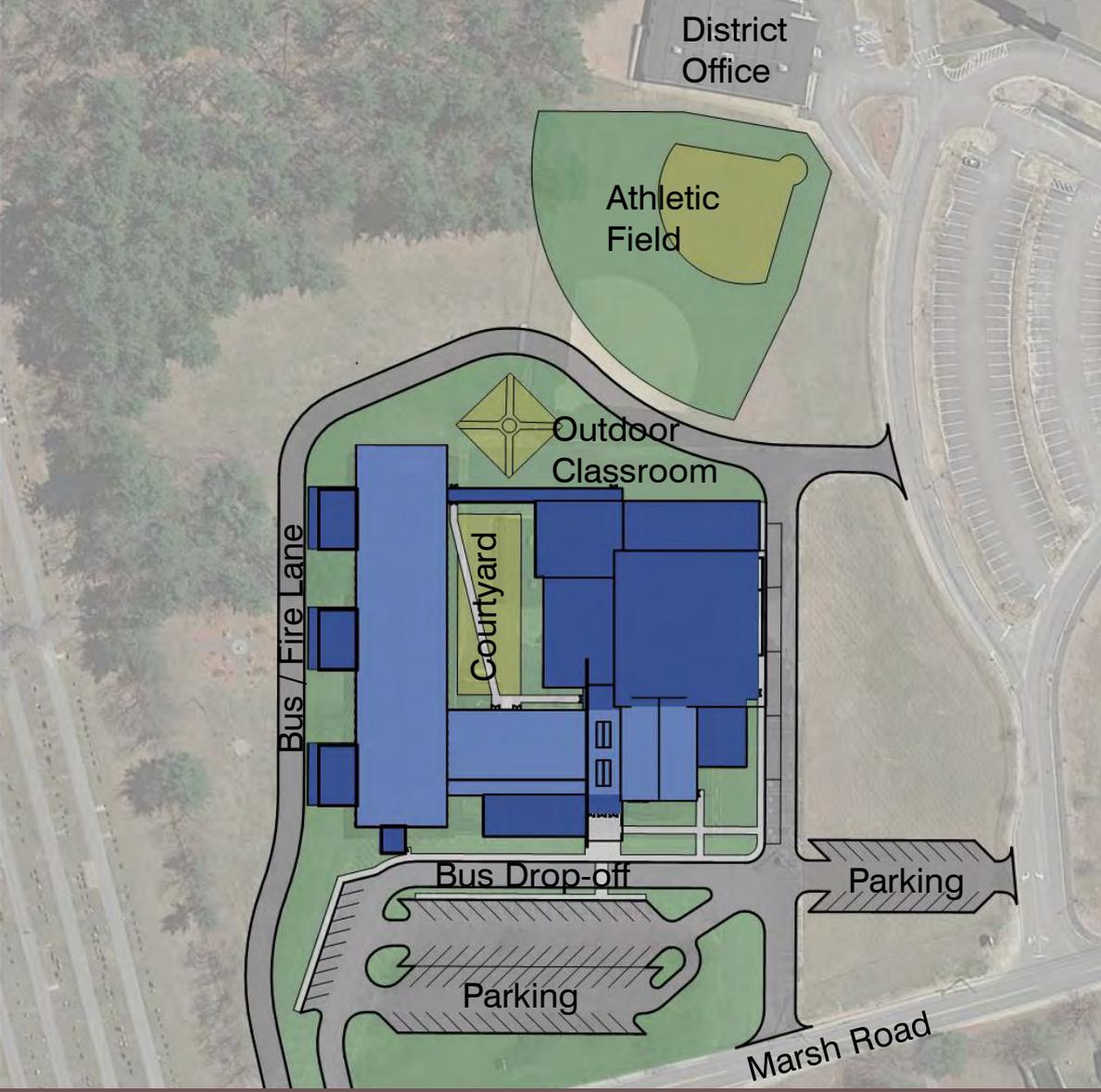


# 3 NEW VS RENO

## CONCEPT OPTIONS COMPARISON

NEW VS RENOVATION

“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”



# 4 CONCEPT



## ADDITION/RENOVATION CONCEPT DESIGN

### SITE PLAN

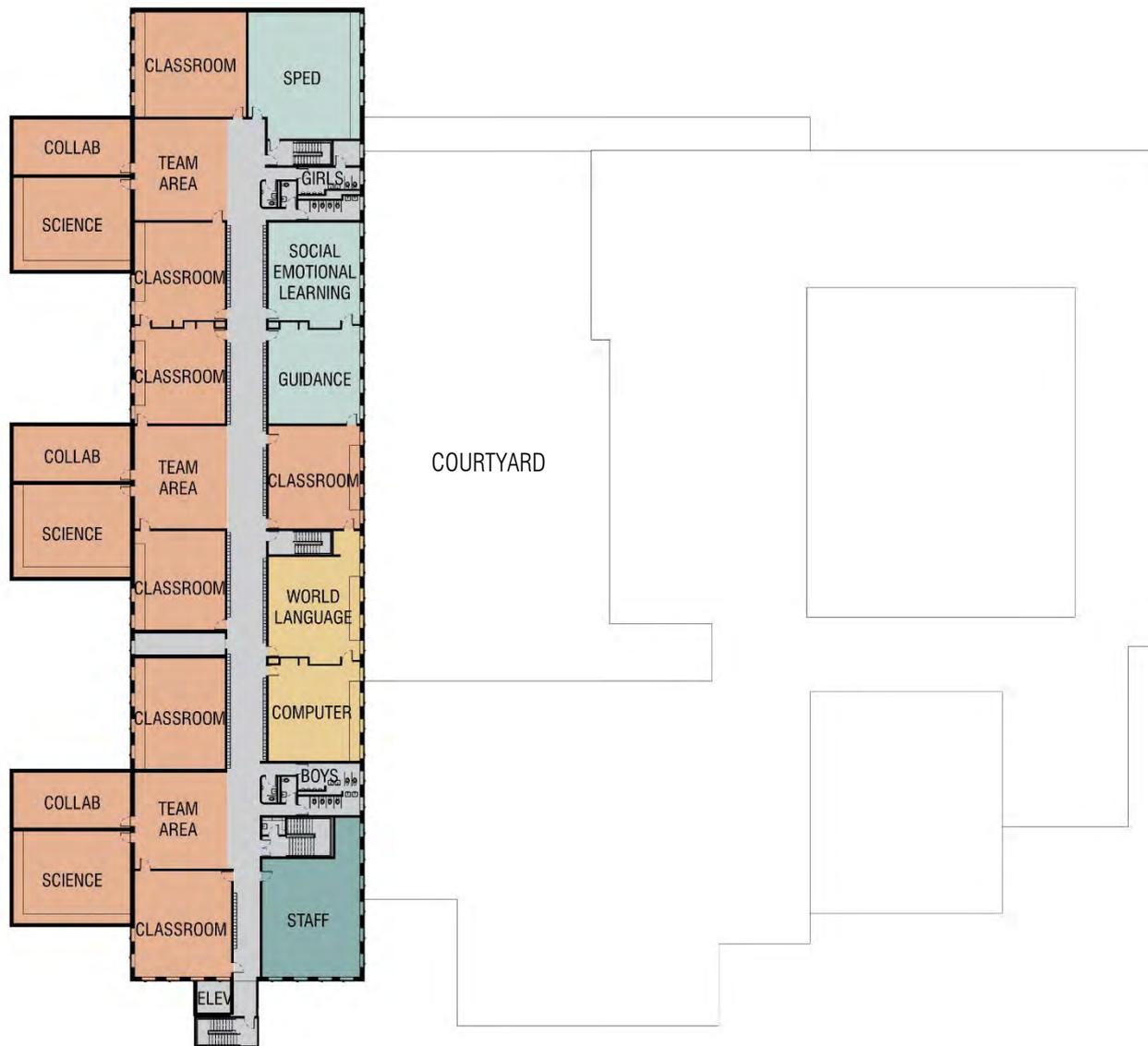
*"NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION."*



# 4 CONCEPT

## ADDITION/RENOVATION CONCEPT DESIGN FIRST FLOOR PLAN

*"NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION."*



# 4 CONCEPT

## ADDITION/RENOVATION CONCEPT DESIGN SECOND FLOOR PLAN

*"NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION."*



# 4 CONCEPT

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ADDITION/RENOVATION CONCEPT DESIGN  
RENDERING

*"NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION."*



# 4 CONCEPT



ADDITION/RENOVATION CONCEPT DESIGN

RENDERING

*“NURTURING BRIGHT MINDS BY FOSTERING EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



## Pelham New Hampshire Memorial School Renovation and Expansion Project

### Total Project Budget – January 2020

Per the educational requirements and the associated building and grounds facilities required to meet the needs of a modern middle school program supporting grades 6 through 8, a major renovation with additions to the Pelham Memorial School has been conceptually designed by Harriman Architects and estimated by Bonnette, Page & Stone, with oversight of the District Superintendent, Staff, the RUC and advice of Trident Project Advantage Group. The resulting Guaranteed Maximum Budget is provided for consideration:

### Total Project Budget - \$30,861,000

For total project updated budget purposes, the breakdown is as follows:

<b>HARD COSTS - GMP</b>	<b>\$25,339,000</b>
<b>SOFT COSTS</b>	<b>\$ 3,597,000</b>
A/E, CE, OPM Fees, and Reimbursables	\$ 2,322,000
Furniture, Fixture and Equipment (Partial Re-use Existing + Partial New)	\$ 500,000
Technology (Partial Re-use Existing + Partial New)	\$ 400,000
Misc. Consultants, Legal, State Permits, & Other Costs	\$ 375,000
<b>OWNER'S PROJECT CONTINGENCY</b>	<b>\$ 1,925,000</b>

NIC Concealed/Unforeseen Conditions, USTs, Tariffs/Embargo actions, or excessive Haz/Mat removal.



*“NURTURING BRIGHT MINDS BY FOSTERING  
EXPERIMENTATION, EXPLORATION AND INNOVATION.”*



**QUESTIONS?**

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**ADDITION/RENOVATION CONCEPT DESIGN**  
RENDERING

**2020 PELHAM SCHOOL DISTRICT  
PROPOSED WARRANT ARTICLE**

**ARTICLE 2**

Shall the Pelham School District vote to raise and appropriate the sum of thirty million, eight hundred sixty-one thousand dollars (\$30,861,000) for the design, construction, furnishing and equipping of a major renovation and additions to the Pelham Memorial School and its associated buildings and grounds facilities, with not more than thirty million, eight hundred sixty-one thousand dollars (\$30,861,000) to be raised through the issuance of bonds or notes under and in compliance with the provisions of the Municipal Finance Act (RSA Chapter 33); to authorize the School Board to issue, negotiate, sell and deliver such bond and notes and determine the rate of interest thereon and the maturity and other terms thereof; to authorize the School Board to apply for, obtain, accept and expend federal, state or other aide which may be available for said project and to comply with all laws applicable to said project; to authorize the School Board to take any and all action necessary in connection therewith or to pass any other vote relative thereto, including but not limited to, the acquisition or conveyance of interests and real property necessary to complete the project; and further to raise and appropriate the additional sum of seven hundred seventy-one thousand, five hundred twenty-five dollars (\$771,525) for the first year's payment of interest on the bond? (3/5 ballot vote required)

# NHMBB New Hampshire Municipal Bond Bank

## Pelham School District

July 2020 Bond Sale

20 Year **Estimated** Schedule - Level Principal

2019 Assessed Valuation: \$1,976,109,560

Date Prepared: 12/31/19

Interest Start Date: 181 Days 07/14/20

First Interest Payment: 02/15/21

Net Interest Costs: 3.75% Our 20 year interest rate in our June 2019 bond sale was **2.60%** and we expect the interest rate for July 2020 to be much lower than 3.75%. We use 3.75% to be conservative for budgeting purposes.

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Fiscal Year Total Payment	Assessed Valuation	FY-Est. Tax Rate Inc.
	2/15/2021				\$ 581,858.44	* \$ 581,858.44	\$ 581,858.44	\$ 1,976,109,560	\$ 0.29
1	8/15/2021	\$ 30,861,000.00	\$ 1,546,000.00	3.75%	578,643.75	2,124,643.75			
	2/15/2022				549,656.25	549,656.25	2,674,300.00	1,976,109,560	1.35
2	8/15/2022	29,315,000.00	1,545,000.00	3.75%	549,656.25	2,094,656.25			
	2/15/2023				520,687.50	520,687.50	2,615,343.75	1,976,109,560	1.32
3	8/15/2023	27,770,000.00	1,545,000.00	3.75%	520,687.50	2,065,687.50			
	2/15/2024				491,718.75	491,718.75	2,557,406.25	1,976,109,560	1.29
4	8/15/2024	26,225,000.00	1,545,000.00	3.75%	491,718.75	2,036,718.75			
	2/15/2025				462,750.00	462,750.00	2,499,468.75	1,976,109,560	1.26
5	8/15/2025	24,680,000.00	1,545,000.00	3.75%	462,750.00	2,007,750.00			
	2/15/2026				433,781.25	433,781.25	2,441,531.25	1,976,109,560	1.24
6	8/15/2026	23,135,000.00	1,545,000.00	3.75%	433,781.25	1,978,781.25			
	2/15/2027				404,812.50	404,812.50	2,383,593.75	1,976,109,560	1.21
7	8/15/2027	21,590,000.00	1,545,000.00	3.75%	404,812.50	1,949,812.50			
	2/15/2028				375,843.75	375,843.75	2,325,656.25	1,976,109,560	1.18
8	8/15/2028	20,045,000.00	1,545,000.00	3.75%	375,843.75	1,920,843.75			
	2/15/2029				346,875.00	346,875.00	2,267,718.75	1,976,109,560	1.15
9	8/15/2029	18,500,000.00	1,545,000.00	3.75%	346,875.00	1,891,875.00			
	2/15/2030				317,906.25	317,906.25	2,209,781.25	1,976,109,560	1.12
10	8/15/2030	16,955,000.00	1,545,000.00	3.75%	317,906.25	1,862,906.25			
	2/15/2031				288,937.50	288,937.50	2,151,843.75	1,976,109,560	1.09
11	8/15/2031	15,410,000.00	1,545,000.00	3.75%	288,937.50	1,833,937.50			
	2/15/2032				259,968.75	259,968.75	2,093,906.25	1,976,109,560	1.06
12	8/15/2032	13,865,000.00	1,545,000.00	3.75%	259,968.75	1,804,968.75			
	2/15/2033				231,000.00	231,000.00	2,035,968.75	1,976,109,560	1.03
13	8/15/2033	12,320,000.00	1,540,000.00	3.75%	231,000.00	1,771,000.00			
	2/15/2034				202,125.00	202,125.00	1,973,125.00	1,976,109,560	1.00
14	8/15/2034	10,780,000.00	1,540,000.00	3.75%	202,125.00	1,742,125.00			
	2/15/2035				173,250.00	173,250.00	1,915,375.00	1,976,109,560	0.97
15	8/15/2035	9,240,000.00	1,540,000.00	3.75%	173,250.00	1,713,250.00			
	2/15/2036				144,375.00	144,375.00	1,857,625.00	1,976,109,560	0.94
16	8/15/2036	7,700,000.00	1,540,000.00	3.75%	144,375.00	1,684,375.00			
	2/15/2037				115,500.00	115,500.00	1,799,875.00	1,976,109,560	0.91
17	8/15/2037	6,160,000.00	1,540,000.00	3.75%	115,500.00	1,655,500.00			
	2/15/2038				86,625.00	86,625.00	1,742,125.00	1,976,109,560	0.88
18	8/15/2038	4,620,000.00	1,540,000.00	3.75%	86,625.00	1,626,625.00			
	2/15/2039				57,750.00	57,750.00	1,684,375.00	1,976,109,560	0.85
19	8/15/2039	3,080,000.00	1,540,000.00	3.75%	57,750.00	1,597,750.00			
	2/15/2040				28,875.00	28,875.00	1,626,625.00	1,976,109,560	0.82
20	8/15/2040	1,540,000.00	1,540,000.00	3.75%	28,875.00	1,568,875.00	1,568,875.00	1,976,109,560	0.79
TOTALS			\$ 30,861,000.00		\$ 12,145,377.19	\$ 43,006,377.19	\$ 43,006,377.19		

\* When budgeting the first years interest payment, take the total bond amount x 5% / 2 = estimated interest amount for 2/15/21.

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsels, please let us know and we will provide one.