



Pelham School District (SAU 28)

Pelham Memorial Renovations and Additions

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

January 14, 2021



Pelham Memorial School Project

Background

- Pelham Elementary School built in 2001
- Pelham High School renovated in 2016
- Pelham Memorial School built in 1965
- Pelham Memorial School is designated as an Upper Elementary School, not a Middle School, by the State of New Hampshire
- Pelham Memorial School does not sufficiently meet the needs of all students
 - Insufficient ADA compliance
 - Lacking space for occupational therapy and speech
 - Insufficient privacy for providing services

Pelham Memorial School Project

Other Challenges

- Traffic congestion
- Heating and cooling challenges
- Lack of ventilation in bathrooms
- Noise, both indoor and outdoor
- Limited library space
- Not a welcoming school that says Pelham Proud!
- Modular challenges regarding safety, weather, bathrooms
- Lack of natural lighting
- Exposed wires and pipes
- Aging building systems

Pelham Memorial School Project

Who is involved?

Trident Project Management

- www.tridentgrp.com

Harriman Architects

- www.harriman.com

Bonnette Page and Stone

- www.bpsnh.com

Pelham ACES

- www.pelhamaces.org

Pelham Memorial School

- Principal, Stacy Maghakian: smaghakian@pelhamsd.org
- Superintendent, Chip McGee: cmcgee@pelhamsd.org

Facility

Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Projects currently on the Town Capital Improvement Plan

- Replace Septic Field 2024
- Replace Boiler 2026
- Replace Roof 2026



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Exterior

- Wall deterioration
- No insulation



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Building Accessibility

- No elevator
- Limited accessibility to toilets
- Limited accessibility to locker rooms



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Stair Lift (instead of elevator)

- Requires the stairway to be shut down
- Interrupts traffic pattern
- Loss of instructional time
- Impedes emergency exit



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Outdated Building Systems

- Poor acoustics
- Shared lockers
- No instructional team areas

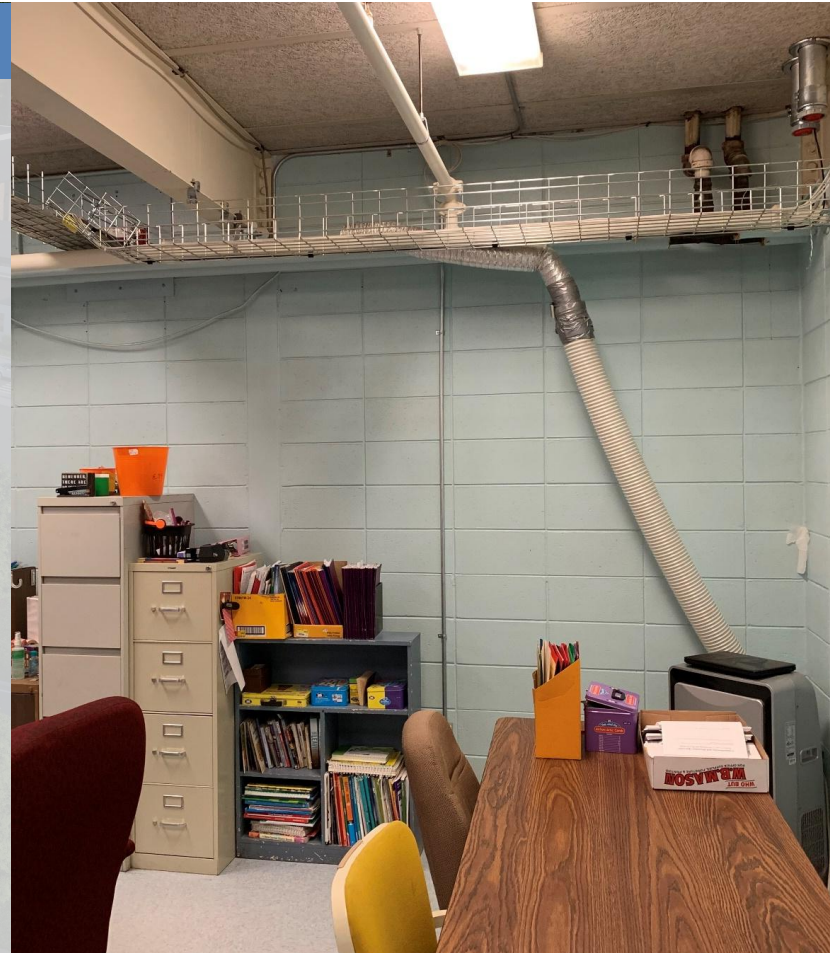


Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Outdated Building Systems

- Classrooms in old storage closets
- Lack of adequate ventilation
- Hot/cold sides of the building



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Outdated Building Systems

- Inadequate, small science rooms
- Lack of outlets in classrooms
- Aging cabinets and shelving



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Gymnasium is small

- Court is not regulation size
- Inadequate seating for full school assembly
- No space on the side of the court
- PE teachers' office is small converted closet
- Lack of adequate overplay bounds



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Gymnasium is old

- Poor acoustics
- Floor needs replacement
- Lack of storage
- Stage lacks adequate performance space



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Kitchen/Serving Area

- Inefficient layout - lack of space for modern efficient equipment
- Building system problems - exhaust hoods and make up air
- Code issues - electric and gas upgrades required for modern efficient equipment
- Serving area not ADA-compliant



Existing Facility Analysis

SUMMARY OF EXISTING CONDITIONS

Modular Classrooms

- Safety and security
- Music, Band, Library, Health in modulars
- No bathrooms in one modular
- Rain, snow, ice getting to and from modulars
- Library (2011) was to be temporary



Existing Facility Analysis

HOW THE CONCEPT DESIGN ADDRESSES COVID-19

- PMS was the most challenging school to prepare for our COVID-19 Universal Guidelines due to small classrooms and bathrooms, old HVAC and electrical systems.
- The renovation will help address this with:
 - Upgraded bathrooms
 - Increased mechanical ventilation and air filtration systems
 - Improved internal circulation/student traffic flow
 - Increased janitorial stations for cleaning and disinfecting
 - Added separation/isolation area for nurse
 - Added flexible classrooms
 - Improved food services by reducing student lines

Programs

Education/Program Needs Assessment

SUMMARY OF SPACE NEEDS

- PMS is an upper elementary school, not a middle school according to NH State Education Rules Ed 306.26
- A middle school must have curriculum in the core areas plus
 - Family and Consumer Science (FACS), formerly known as home economics
 - Technology and Engineering Education, formerly known as shop class or industrial arts and we refer to as STEAM (Science, Technology, Engineering, Arts, and Mathematics)
- Because PMS does not have the space or the curriculum for those two programs, it is designated as an upper elementary school.

Education/Program Needs Assessment

SUMMARY OF SPACE NEEDS

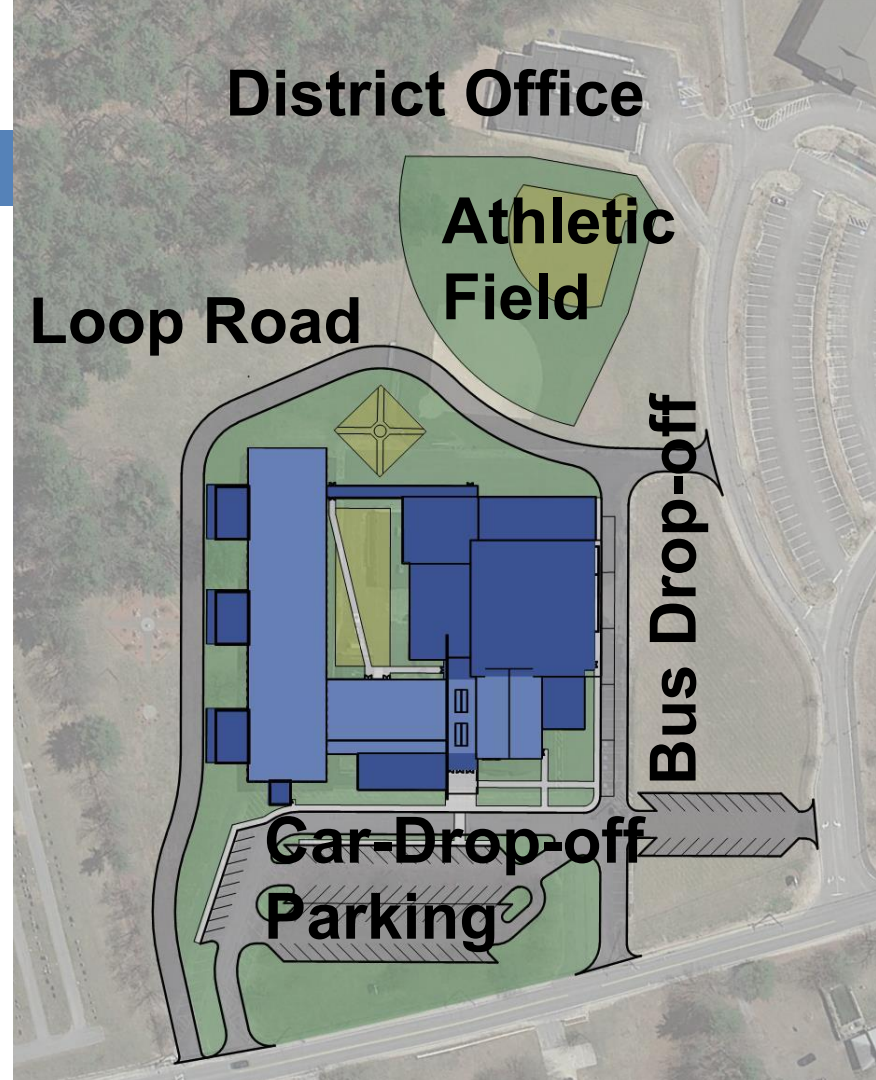
SPACE/PROGRAM	EXISTING	NET AREA (SF)
UNIFIED ARTS		
STEM	NONE	1,200 +(100%)
FAMILY AND CONSUMER SCIENCE	NONE	1,200 +(100%)
MUSIC	MODULAR	1,000 +(100%)
HEALTH	MODULAR	1,000 +(100%)
BAND	MODULAR	3,000 +(100%)
LIBRARY	MODULAR	2,800 +(100%)
MIDDLE SCHOOL TEAM ROOMS	NONE	9,000 +(100%)
SPECIAL EDUCATION SPACES	4,748	5,990 +(26%)
MEETING AREA/ADMINISTRATION	1,338	3,087 +(130%)
GYMNASIUM/STAGE/LOCKERS	7,457	13,434 +(80%)

Design

Design Details

SITE PLAN

- Loop road reduces traffic on Marsh Road
- Increased parking
- Bus drop-off closer to school
- Car drop-off with more stacking on site
- Courtyard created
- Modulars removed



Design Details

1ST FLOOR PLAN



Common Areas

Middle School Curriculum

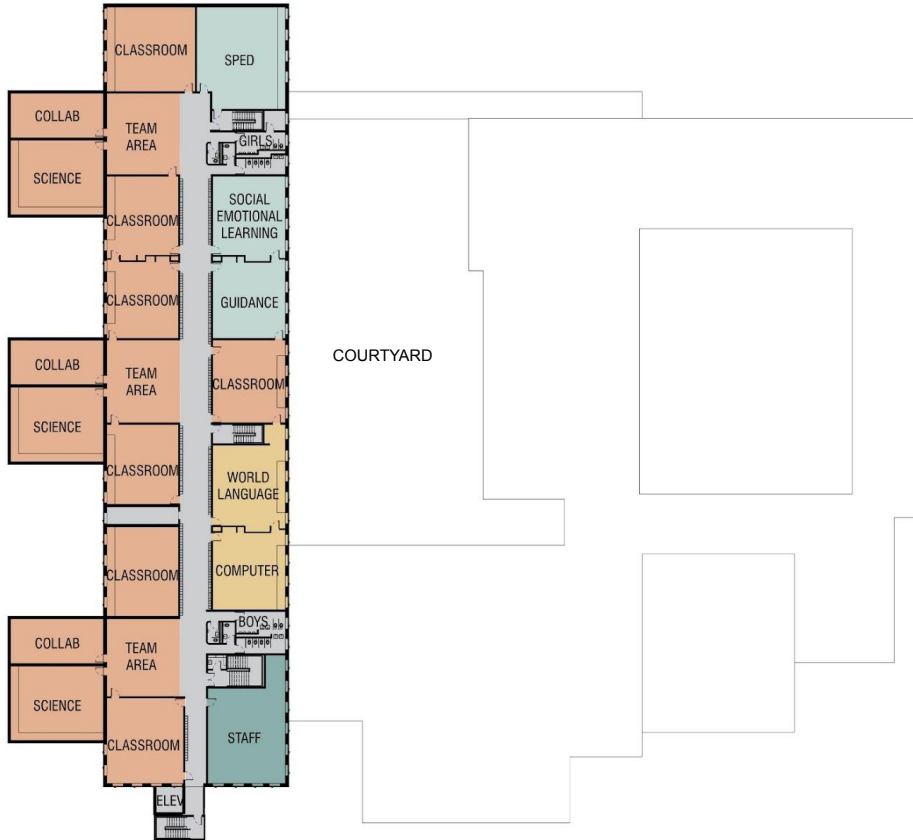
Special Education

Classroom

Administration

Design Details

2ND FLOOR PLAN



Common Areas

Middle School Curriculum

Special Education

Classroom

Administration

Design Details

RENDERING



Design Details

RENDERING



Design Details

Energy Efficient Features

- LED Lighting with Controls
- Energy Recovery Ventilation
- High Efficiency Boilers
- Low Flow Fixtures
- Building Automation System
- Natural Daylight
- Variable Frequency Drives
- Radiant Slab
- Increased R Value
- Energy Efficient Windows

Cost

Project Cost

Guaranteed Maximum Cost



Pelham New Hampshire Memorial School Renovation and Expansion Project

Total Project Budget – November 2, 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. At the direction of the District Superintendent, the resulting Guaranteed Maximum Budget is provided for consideration:



Project Cost

PROJECT COST

Total Project Budget - \$31,980,000

For Total Project Updated Budget purposes, the breakdown is as follows:

HARD COSTS - GMP	\$26,995,000
SOFT COSTS BUDGET ESTIMATE	\$ 3,485,000
OWNER'S PROJECT CONTINGENCY	\$ 1,500,000

NIC Concealed/Unforeseen Conditions, USTs, Tariffs, Embargos, Pandemic Actions or Impacts, Materials Shortages, or Haz/Mat removal.



Project Cost

Warrant Article Language

Shall the Pelham School District vote to raise and appropriate the sum of \$31,980,000 (gross budget) 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...



Project Cost

Warrant Article Language

... with not more than Thirty-one million, Nine-hundred eighty thousand dollars (\$31,980,000) 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 ninety-nine thousand, five hundred dollars (\$799,500) for the first year's payment of interest on the bond?

(3/5 ballot vote required)



Project Cost

Historically Low Bond Rates

Interest Rate

NH Municipal Bond Bank 2009 - 2021



- Most Recent Sale of Bonds were for 1.6%
- We have budgeted for 2.5%



Project Cost

PROJECT COST

Estimated Tax Impact		Annually		Daily	
		Yr 1	Yr 2	Yr 1	Yr 2
Tax Rate per \$1,000*		0.40	1.19	-	-
Assessed Home Value	300,000	120	357	0.33	0.98
	350,000	140	417	0.38	1.14
	400,000	160	476	0.44	1.30
	450,000	180	536	0.49	1.47

*Estimate per NH Municipal Bond Bank payment schedule for Year 1 and Year 2 of 20-year bond at 2.5%.



Options Comparison

NEW VS. RENOVATION

Renovation

- Utilizes existing infrastructure
- Requires a phased construction
- Assumes an extended 24 +/- month construction period

New

- Requires new infrastructure
- A 2019 budget estimate suggested new construction would cost 45% more than renovation.

Pelham Memorial School Project

Last Year

March 2020 Vote

- Essentially the same project as this year
- Recount on March 19, 2020
- Total Votes - 2,995
- “Yes” Votes - 1,766
- “No” Votes - 1,229
- 60% “Yes” required to pass - 1,797
- Short by 31 votes

Questions

QUESTIONS

