

# Londonderry School District

District Wide Master Planning & Feasibility Study / Conceptual Design



LAVALLEE | BRENSINGER ARCHITECTS

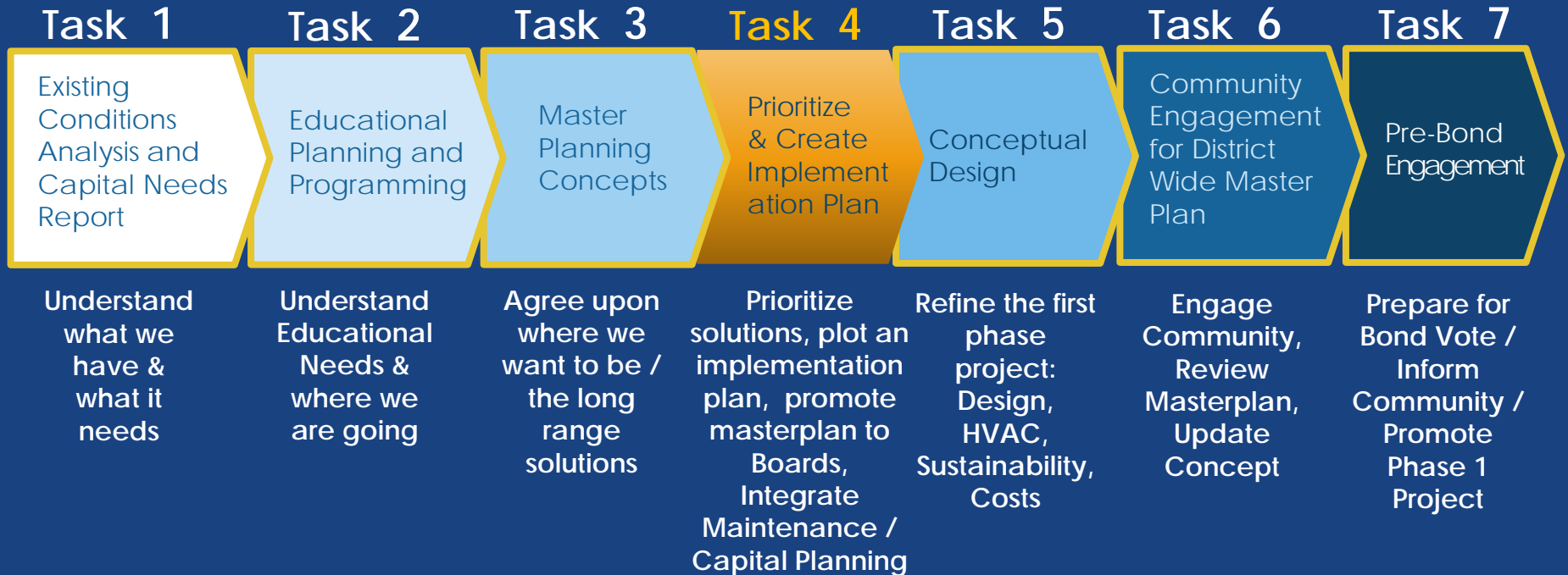
# COMMITTEE CHARGE

- TO DEVELOP A SCHOOL FACILITIES MASTER PLAN FOR THE USE OF AND MODIFICATION OF SCHOOL DISTRICT BUILDINGS IN A MANNER CONSISTENT WITH THE COMMUNITY EXPECTATIONS FOR ACADEMIC PROGRAM, AND FURTHERMORE TO ARTICULATE THE IMPACT OF THESE PROPOSED SOLUTIONS ON THE LONG-TERM FUNCTIONAL CAPACITY OF THE SCHOOLS, FOR PRESENTATION TO THE BOARD FOR THEIR CONSIDERATION.

# TODAY'S GOALS

- REVIEW FINDINGS OF EXISTING ASSESSMENT
- UNDERSTAND EDUCATIONAL NEEDS AT EACH SCHOOL
- PRESENT RECOMMENDED SOLUTION FOR EACH SCHOOL
- BEGIN TO PRIORITIZE PROJECTS
- CREATE AN IMPLEMENTATION PLAN

# OUR PROCESS



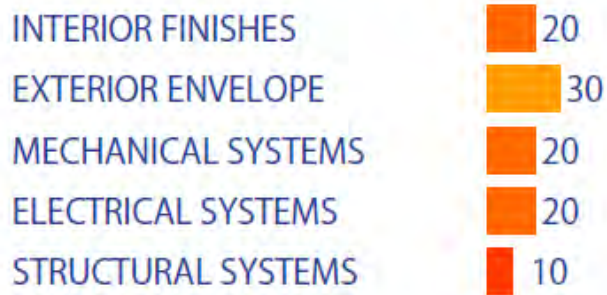


# HIGH SCHOOL: 9-12



# HIGH SCHOOL SUMMARY

## PHASE I - 1971 BUILDING



## PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS

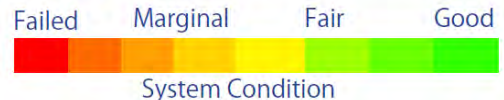


## PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# HIGH SCHOOL PROGRAMMING

AUDITORIUM/LARGE MULTI-PURPOSE AREA – HIGHEST NEED

ALIGN PROGRAMS / RE-ORGANIZE BUILDING

SET HOUSES UP TO INTEGRATE SPEC EDUCATION

ADDITIONAL GYM / MP PE SPACE

UPGRADE/MODERNIZE CAFETERIA & KITCHEN

ADD SMALL GROUP CLASSROOMS/MEETING AREAS

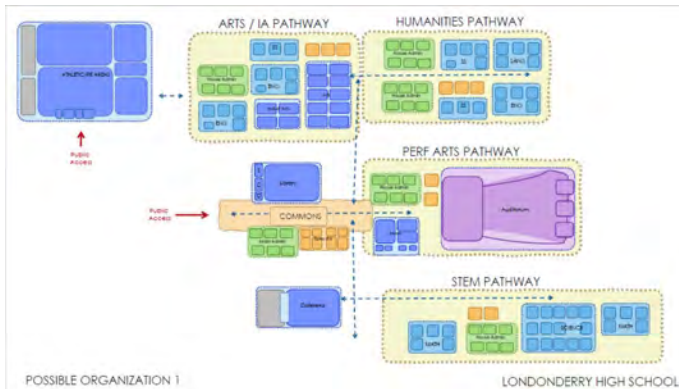
CREATE FLEXIBLE CLASSROOMS FOR LARGER GROUPS

**CURRENT AREA: ..... 281,964 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: .. 356,929 GSF**



# HIGH SCHOOL OPTIONS



# MIDDLE SCHOOL: 6-8

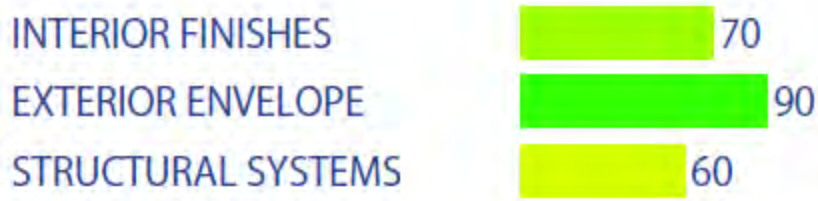


# MIDDLE SCHOOL SUMMARY

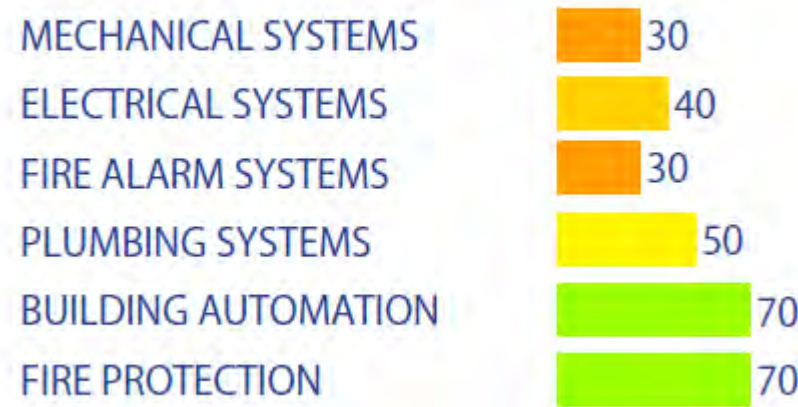
## 1982 BUILDING



## 1997 BUILDING



## WHOLE BUILDING MEP



**RATING SYSTEM:**  
0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent

Failed

Marginal

Fair

Good

System Condition

# MIDDLE SCHOOL PROGRAMMING

- LIBRARY SHOULD BE MODERNIZED
- CAFETERIA UNDERSIZED (LARGEST ISSUE)
- NEEDS KITCHEN / SERVERY REPLACEMENT (FS PRIORITY #2)
- OLDER SECTION LACKS “TEAM” AREAS AND SUPPORT SPACES
- RECONFIGURE ENTRANCE SEQUENCE
- ADD A THIRD PHYSICAL EDUCATION SPACE
- CREATE LEARNING COMMONS

**CURRENT AREA: ..... 156,489 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: . . 182,094 GSF**



# MIDDLE SCHOOL OPTIONS



# MATTHEW THORNTON: 1-5



# MATTHEW THORNTON SUMMARY

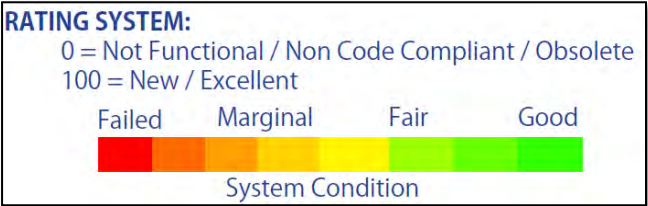
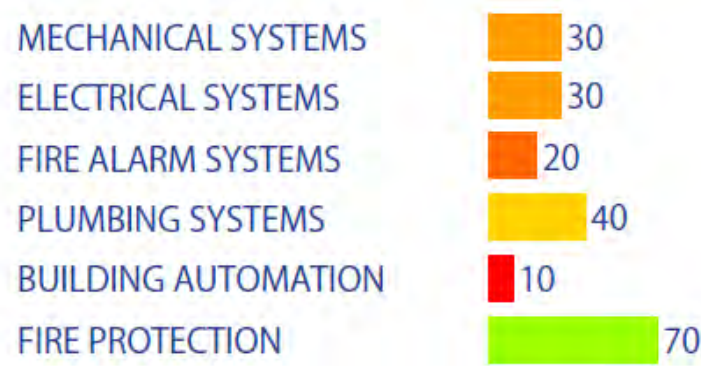
## 1949 & 1960s BUILDING



## 1985 BUILDING



## WHOLE BUILDING MEP



# MATT THORNTON PROGRAMMING

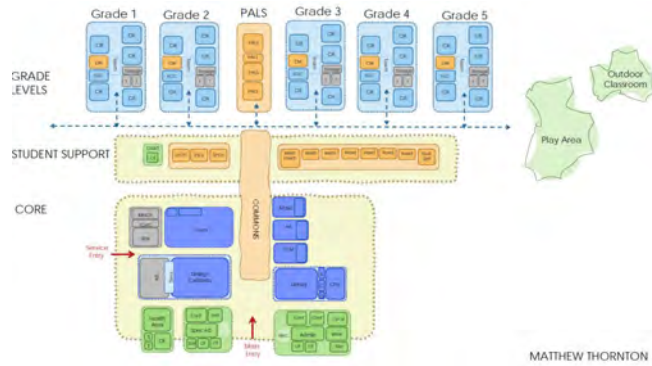
- SMALL GROUP / BREAKOUT SPACES NEEDED FOR SERVICES
- PALS PROGRAM NEED LARGER AREAS
- STEM LAB WANTED
- NEED LARGER NURSE AREA
- NEED CONF ROOMS/OFFICES FOR THERAPY/SERVICES
- WANT CENTRAL COMMONS AREA

CURRENT AREA: ..... 75,169 GSF

PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: . . 91,456 GSF



# MATT THORNTON OPTIONS



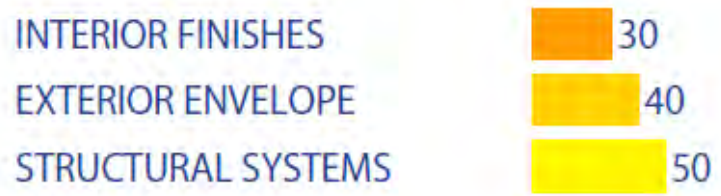
# NORTH SCHOOL: 1-5





# NORTH SCHOOL SUMMARY

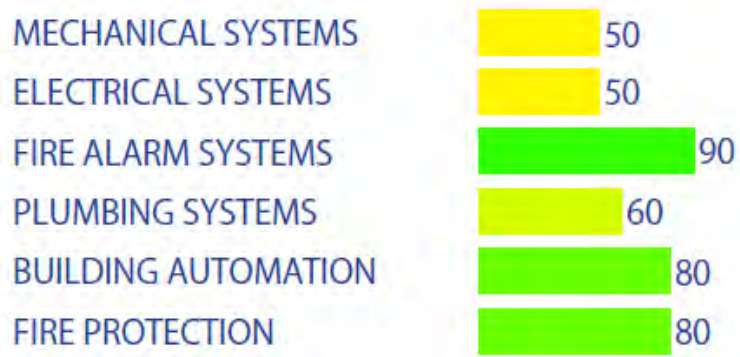
## 1960s BUILDINGS



## 1990s & 2006 BUILDINGS



## WHOLE BUILDING MEP



**RATING SYSTEM:**  
0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent

Failed

Marginal

Fair

Good

System Condition



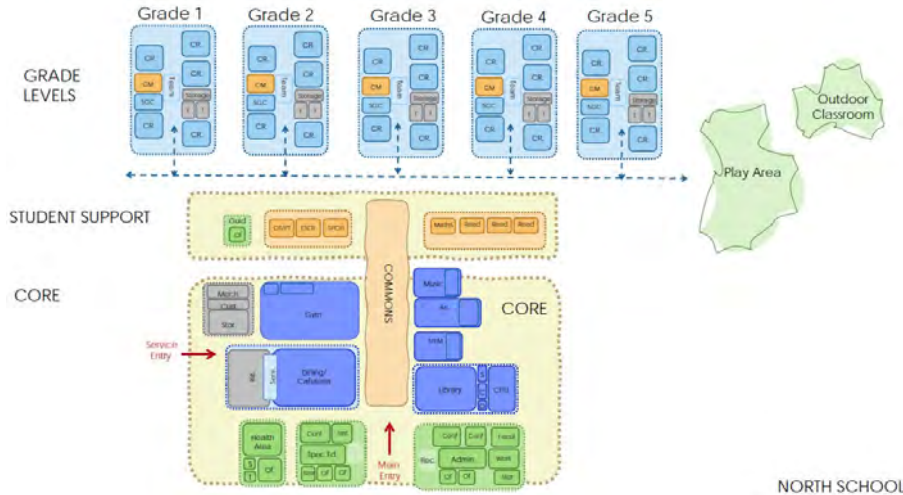
# NORTH SCHOOL PROGRAMMING

- NEEDS COMPLETE NEW KITCHEN (FS PRIORITY #3)
- LACK STAFF RESTROOMS
- MISSING OFFICES
- MISSING CONFERENCE ROOMS
- SMALL GROUP / INTERVENTION / TESTING AREAS NEEDED THROUGHOUT

**CURRENT AREA: ..... 60,050 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: . . 81,920 GSF**

# NORTH SCHOOL OPTIONS



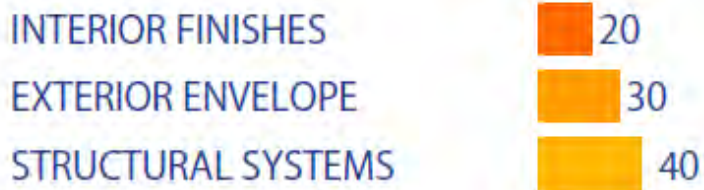
# SOUTH SCHOOL: 1-5





# SOUTH SCHOOL SUMMARY

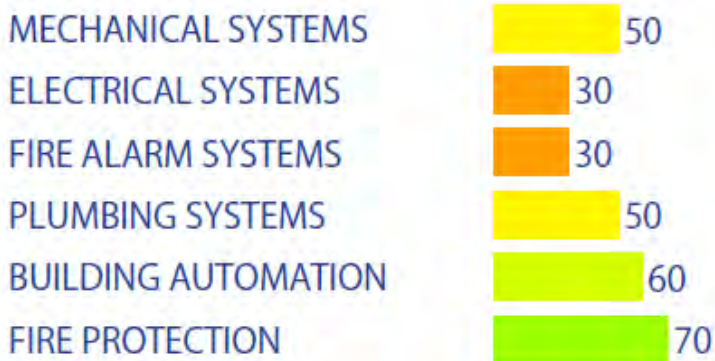
## 1978 BUILDING



## 1996 & 2008 BUILDINGS



## WHOLE BUILDING MEP



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent

Failed      Marginal      Fair      Good

System Condition

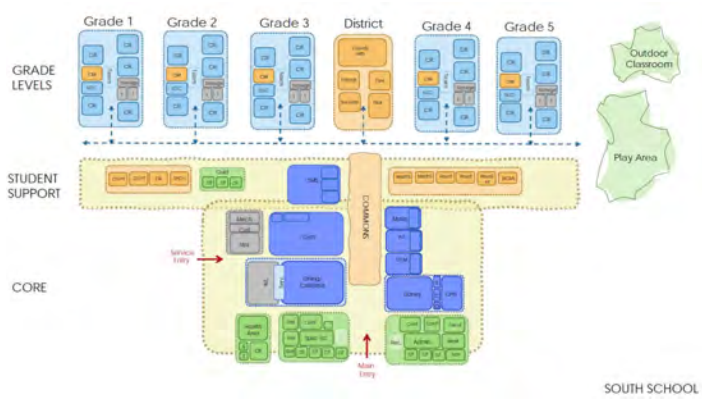
# SOUTH SCHOOL PROGRAMMING

- NEEDS COMPLETE NEW KITCHEN (FS PRIORITY #1)
- STEM ROOM / MAKER SPACE / PROJECT LAB
- SMALL GROUP ROOMS ROOMS FOR INTERVENTION, MEETINGS, ETC
- NEED COMPUTER LAB
- MORE INDIVIDUAL WORK AREAS / 1:1 AREAS
- LIFE SKILLS TRAINING SUITE
- LARGER SENSORY ROOM
- MULTI-PURPOSE ROOM FOR INDOOR RECESS
- **MORE CLASSROOMS**
- LARGER NURSE OFFICE
- HEARING IMPAIR LUNCH AREA
- LEARNING COMMONS WANTED

**CURRENT AREA:** ..... **73,305 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES:** .. **96,333 GSF**

# SOUTH SCHOOL OPTIONS





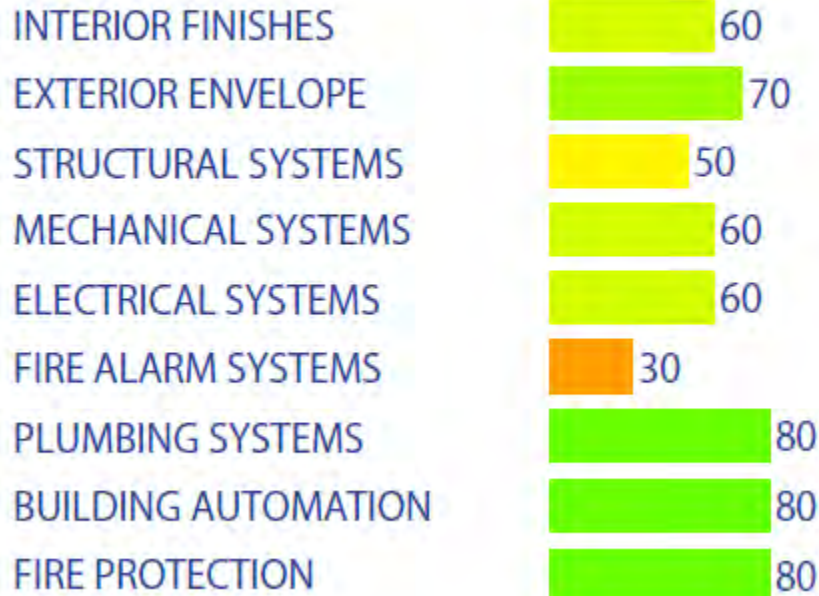
# MOOSE HILL: K





# MOOSE HILL SUMMARY

## WHOLE BUILDING



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# MOOSE HILL PROGRAMMING

FOR KINDERGARTEN:

- KITCHEN AND CAFETERIA
- MULT-PURPOSE / PE ROOM
- MEDIA CENTER AND SUPPORT SPACES
- MORE CLASSROOMS
- ART/STEAM / PROJECT ROOM
- MUSIC ROOM AND SUPPORT SPACES
- SPECIAL ED SPACES
- READING ROOM
- LITTLE FLEX
- SPEECH / THERAPY AREAS
- STORAGE
- LARGER NURSE AREAS

**CURRENT AREA:** ..... 34,869 GSF

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES:** .. 77,253 GSF

# MOOSE HILL OPTIONS



# WHAT ABOUT KINDERGARTEN?





# EDUCATOR FEEDBACK

- KINDERGARTEN CLASSES SHOULD BE CO-LOCATED IN ONE FACILITY WITH PRE-SCHOOL
- KINDERGARTEN UTILIZES MANY SPECIALISTS IN COMMON WITH PRE-SCHOOL
  - OCCUPATIONAL THERAPIST
  - BOARD CERTIFIED BEHAVIORAL ANALYST
  - SPEECH & LANGUAGE PATHOLOGIST
  - OTHER SPECIAL EDUCATORS
- THE FRIENDS PROGRAM (*FOSTERING AND RESPECTING INDIVIDUALS WITH INTENSIVE EDUCATIONAL NEEDS*) SERVES BOTH PRE-K AND KINDERGARTEN
- THE LEEP PROGRAM (*LONDONDERRY EARLY EDUCATION PROGRAM*) SERVES BOTH PRE-K AND KINDERGARTEN
- MANY SPACES NEEDED FOR KINDERGARTEN ARE NEEDED FOR PRE-SCHOOL



A DIFFERENT LEARNING  
ENVIRONMENT APPROPRIATE  
TO THE AGE

# ISSUES WITH DISTRIBUTED KINDERGARTEN

EQUITY: STUDENTS WITH DISABILITIES WOULD NEED TO BE CO-LOCATED TO ALLOW ACCESS TO DISTRICT SPECIALISTS (OR SPECIALISTS WOULD NEED TO BE HEAVILY INCREASED AND DISTRIBUTED AT EACH SCHOOL). IF STUDENTS WERE CO-LOCATED, THE QUESTION OF EQUITY IS RAISED. STUDENTS WITHOUT SPECIAL NEEDS CAN ATTEND A LOCAL/NEIGHBORHOOD SCHOOL, WHILE OTHERS CAN NOT.



# ISSUES WITH DISTRIBUTED KINDERGARTEN

CONSTRUCTION COST: SHOULD KINDERGARTEN TO LOCATED AT ALL ELEMENTARY SCHOOLS, ADDITIONS WOULD BE REQUIRED AT EACH BUILDING. KINDERGARTEN CLASSROOMS ARE LARGER THAN EXISTING CLASSROOMS (1000-1100 SQUARE FEET) AND REQUIRE AN ATTACHED RESTROOM. THE EXISTING SCHOOLS DO NOT HAVE ROOMS MEETING THIS NEED AND ARE AT CAPACITY. EACH BUILDING WOULD THEREFORE REQUIRE A SMALL ADDITION. SEVERAL SMALL ADDITIONS WOULD BE MORE COSTLY THAN ONE LARGER CONSOLIDATED ADDITION.

NH ED 321.10:

g) A kindergarten classroom shall provide at least 1,000 square feet, including storage, or 50 square feet per child, whichever is greater.



# ISSUES WITH DISTRIBUTED KINDERGARTEN

IMPLEMENTATION: SHOULD KINDERGARTEN TO LOCATED AT ALL ELEMENTARY SCHOOLS, ADDITIONS SHOULD BE CONSTRUCTED AT THE SAME TIME TO ALLOW FOR EQUITABLE ACCESS. IT WOULD BE UNFAIR FOR ONE PORTION OF LONDONDERRY TO HAVE ACCESS TO FULL DAY KINDERGARTEN WHILE OTHER NEIGHBORHOODS DID NOT. THIS WOULD REQUIRE A SIGNIFICANT INVESTMENT AT SEVERAL FACILITIES AT ONCE RATHER THAN A MORE COST-EFFECTIVE PHASED APPROACH OUTLINED IN THE MASTERPLAN.



# REPORT SUMMARY

- NEARLY ALL SCHOOLS NEED SIGNIFICANT INVESTMENT TO STAY OPERATIONAL
- ALL SCHOOLS ARE SHORT ON SPACE (200,000 GSF OF NEED)
- THE HIGH SCHOOL IS IN SIGNIFICANT NEED WITH SOME SECTIONS IN VERY POOR CONDITION (SAFETY, CODE, AND QUESTIONABLE LONGEVITY)
- SOUTH SCHOOL SHOULD CONSIDER A COMPLETE REPLACEMENT
- FULL DAY KINDERGARTEN IS A PIVOTAL ISSUE

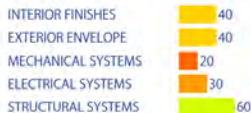
## HIGH SCHOOL SUMMARY

75,000 SF NEEDED SPACE

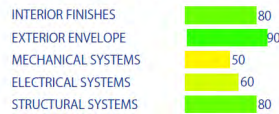
### PHASE I - 1971 BUILDING



### PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS



### PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM



## MATTHORNTON SCHOOL SUMMARY

16,000 SF NEEDED SPACE

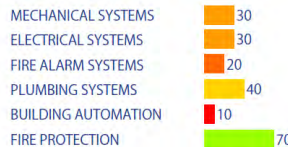
### 1949 & 1960s BUILDING



### 1985 BUILDING



### WHOLE BUILDING MEP



## SOUTH SCHOOL SUMMARY

24,000 SF NEEDED

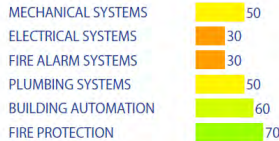
### 1996 & 2008 BUILDINGS



### 1978 BUILDING



### WHOLE BUILDING MEP



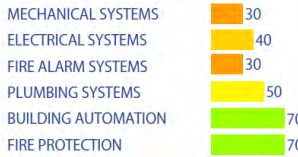
## MIDDLE SCHOOL SUMMARY

26,000 SF NEEDED SPACE

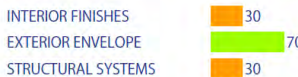
### 1997 BUILDING



### WHOLE BUILDING MEP



### 1982 BUILDING



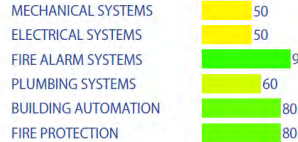
## NORTH SCHOOL SUMMARY

21,000 SF NEEDED SPACE

### 1960s BUILDINGS



### WHOLE BUILDING MEP



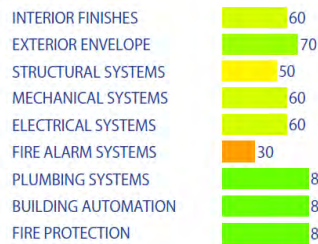
### 1990s & 2006 BUILDINGS



## MOOSE HILL SUMMARY

43,000 SF NEEDED

### WHOLE BUILDING



# HOW DID WE GET HERE?

- AVERAGE AGE OF OUR SCHOOLS IS 40 YEARS – WITH MANY MORE THAN 60 YEARS OLD
- LONDONDERRY HAS DOUBLED ITS POPULATION IN THE LAST 40 YEARS (13,000 TO 26,000)
- WE HAVE \$45-50M IN CUMMULATIVE FACILITY NEEDS (EXCLUDING ADDITIONS AND EDUCATIONAL IMPROVEMENTS)
- ADAPTIVE RE-USE OF OUR FACILIITES THROUGHOUT THE LAST 50 YEARS HAS CREATED ENVIRONMENTS THAT ARE INEFFICIENT AND POORLY SUITED TO TODAY'S EDUCATIONAL NEEDS



# DECADES OF EDUCATIONAL CHANGES



HISTORIC CLASSROOM



MODERN LEARNING ENVIRONMENT

- SPECIAL EDUCATION
- INTERVENTION
- SAFETY AND SECURITY
- CURRICULUM EXPANSION
- GUIDANCE & SOCIAL SERVICES
- UBIQUITOUS TECHNOLOGY
- INCLUSION
- ACCESSIBILITY
- S.T.E.M. & P.B.L.

# WHAT ARE WE RECOMMENDING?









# LONDONDERRY HIGH SCHOOL

295 Mammoth Rd #3095 • Londonderry, NH 03053



GRADES: 9-12

BUILDING AREA: 231,286 SF

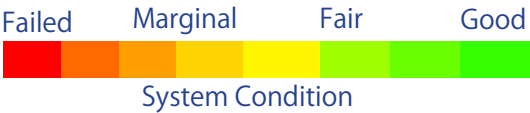
CONSTRUCTION DATES: 1971, 1974, 1976, 1996, 2002

FUNCTIONAL CAPACITY:

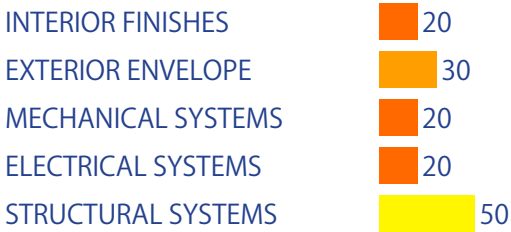
PROGRAMMATIC CAPACITY:

RATING SYSTEM:

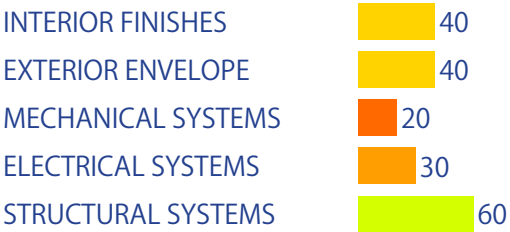
0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



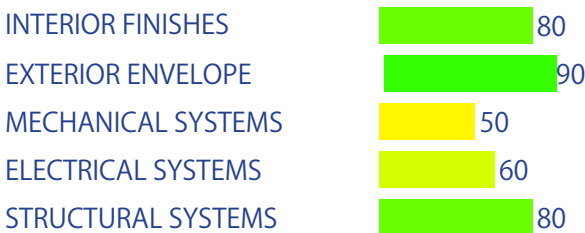
PHASE I - 1971 BUILDING



PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS



PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM

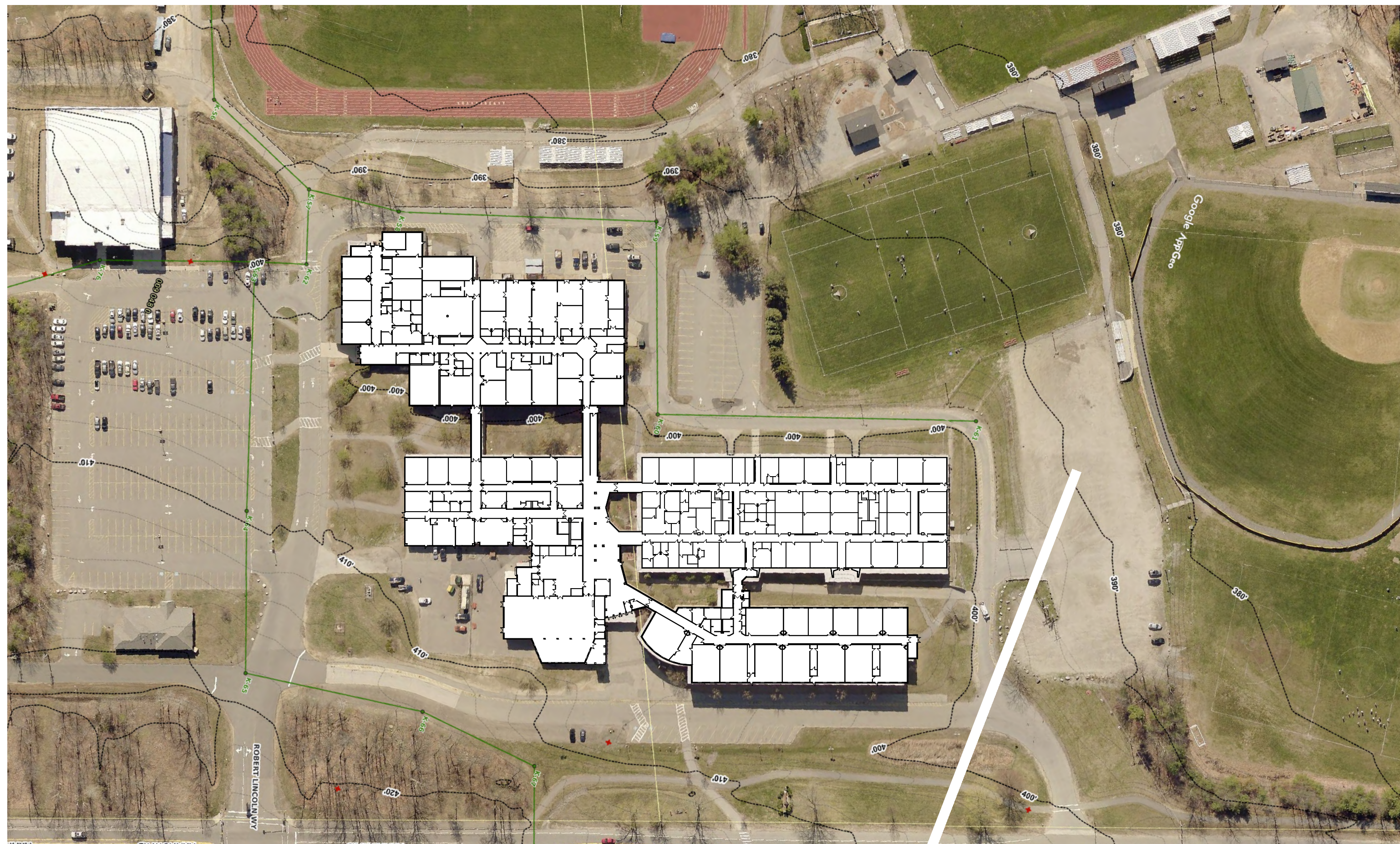


**Phase I** of the High School is the oldest building, and is in need of the most attention. Interior & exterior systems are at the end of their useful service life. Numerous spaces are not ADA accessible. MEP systems have typically lived out most of their life expectancy. Lighting is inefficient & obsolete. Structural systems are performing satisfactorily, however additions & renovations will likely require significant structural upgrades.

**Phases 2 - 4, & 6** of the High School are in need of varying degrees of attention, typically based on building age & when renovations/upgrades were last completed. Issues with the exterior envelope were noted, and interior finishes are typically near the end of their useful service life. Mechanical units are aging, pipe fittings are beginning to fail, & boilers are at the end of their useful service life. Lighting systems throughout need replacement. Structural systems are performing satisfactorily, however additions may require significant structural upgrades.

**Phase 5 & Gymnasium** of the High School includes the newest building addition, & newest standalone building. Interior finishes are within their useful service life, and exterior envelope is in good condition. Mechanical, electrical, & plumbing systems are at the midspan of their life expectancy. Very few structural concerns were noted for this building.





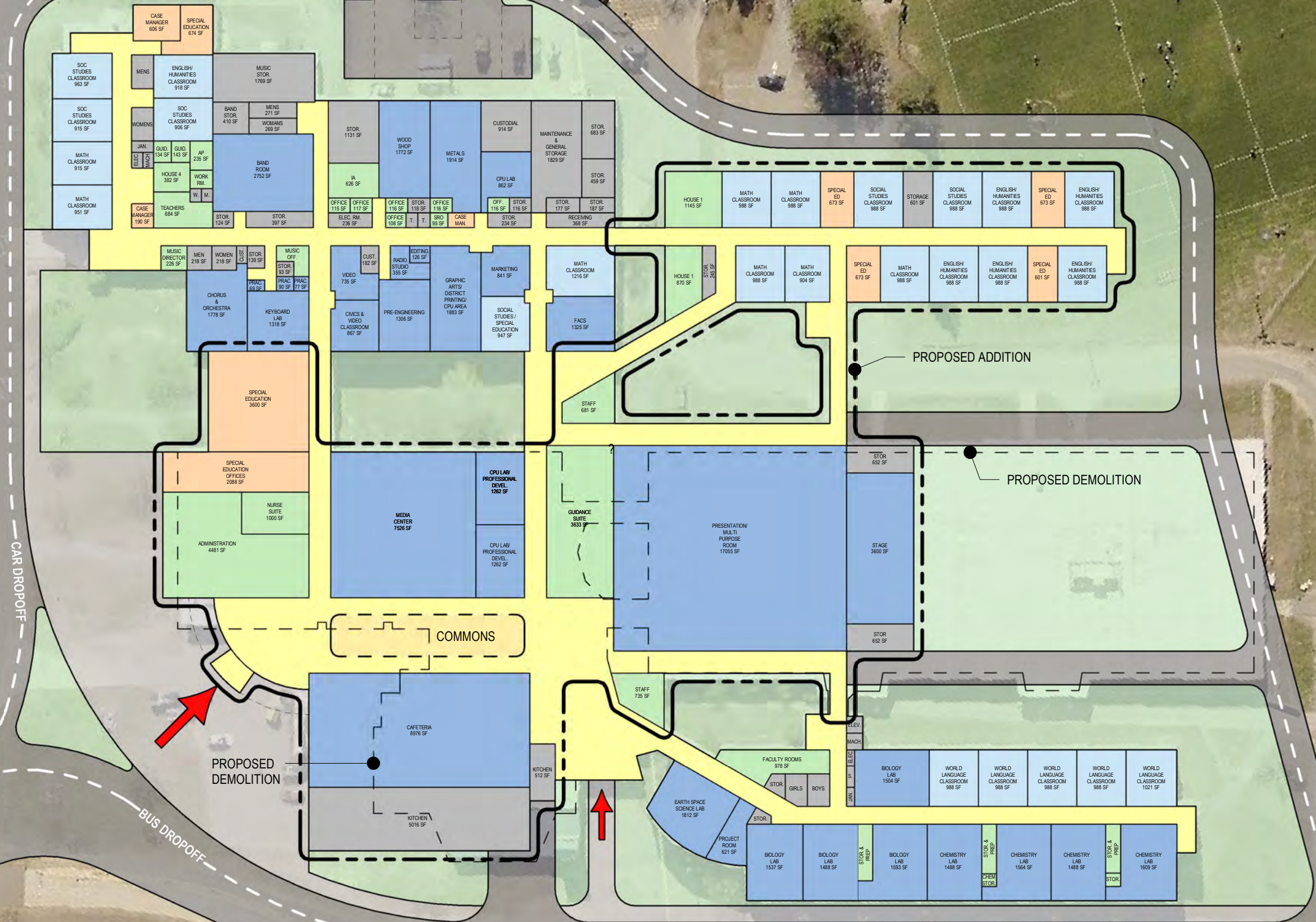


**DEMOLITION:**  
LVL 1: 89,613 SF  
LVL 2: 0 SF  
TOTAL: 89,613 SF

**ADDITION:**  
LVL 1: 104,775 SF  
LVL 2: 30,961 SF  
TOTAL: 135,736 SF

**HEAVY RENOVATION:**  
LVL 1: 978 SF  
LVL 2: 15,970 SF  
TOTAL: 16,948 SF

**LIGHT RENOVATION:**  
LVL 1: 42,257 SF  
LVL 2: 14,079 SF  
TOTAL: 56,336 SF

















<b>Londonderry High School</b>	<b>Cost/sf</b>	<b>Square Footage</b>	<b>Construction Costs</b>	<b>Soft Costs (25%)</b>	<b>Total Cost</b>
Demolition	\$ 10	89,613	\$ 896,130	\$ 224,032.5	\$ 1,120,163
Renovation Light	\$ 125	56,336	\$ 7,042,000	\$ 1,760,500.0	\$ 8,802,500
Renovation Heavy	\$ 250	16,948	\$ 4,237,000	\$ 1,059,250.0	\$ 5,296,250
Addition	\$ 375	135,736	\$ 50,901,000	\$ 12,725,250.0	\$ 63,626,250
Gymnasium Addition	\$ 375	11,274	\$ 4,227,750	\$ 1,056,937.5	\$ 5,284,688
Turf Field w/ Lights	-	-	-	-	\$ 2,000,000
Total		209,020.0	\$ 63,076,130.0	\$ 15,769,032.5	\$ 86,129,850
Site Allowance					\$ 4,000,000
Escalation (2 years)		10%	\$ 8,612,985.00	Total:	\$ 98,742,835.00

\*Estimates above are preliminary order of magnitude costs, based on proposed square footages and current construction values for similar types of construction. Refined construction values should be developed by a Construction Estimator moving forward. Total Costs include Hard Construction Costs plus Soft Costs carried as a 25% Allowance. Soft costs generally include permitting, insurance, design, engineering, furnishings, legal, contingencies, furnishings, technology, etc. Escalation assumed at 10% projects to a 2023 Bond Vote, which can be adjusted based on School and Community preference. Refined total project budgets including detailed soft costs can be developed by a Construction Manager, Trident, Lavallee Brensinger Architects, and the School District in the future.



# LONDONDERRY MIDDLE SCHOOL

313 Mammoth Rd • Londonderry, NH 03053



**GRADES:** 6-8

**BUILDING AREA:** 157,189 SF

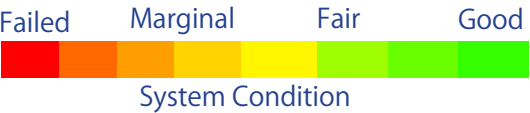
**CONSTRUCTION DATES:** 1982 & 1997

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



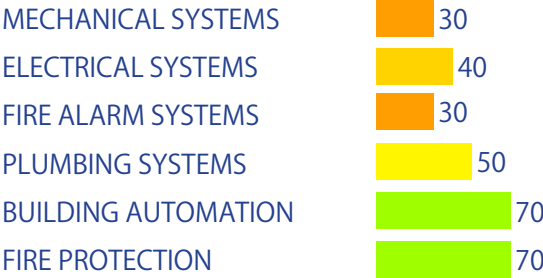
**1982 BUILDING**



**1997 BUILDING**



**WHOLE BUILDING MEP**



The 1982 building of the Middle School is the older portion of school. Generally, interior finishes are at the end of their useful service life. Various parts of the building lack ADA accessibility, and some learning spaces lack natural light. Acoustic & security issues should also be addressed. The building exterior is within it's useful life & well-maintained, but the aging trombe wall should be replaced. Structurally, it was noted that the second floor structural slab is disconnected from the first floor CMU walls - with no connection, they currently do not function as shear walls. It is recommended that this shortcoming is addressed soon.

**The 1997 building** of the Middle School includes the newest building addition. Interior finishes are newer and generally performing well. Acoustic issues associated with operable partitions were noted, as well as some building areas that lack accessibility. Some common areas, not designed to be classrooms, are currently being used as classrooms. The building exterior envelope is in great condition with only minor repair & maintenance needed. Structural systems are performing satisfactorily, however additions & renovations will require further analysis to assess need for structural upgrades.

**Mechanical systems** throughout the building are at the end of their life expectancy. Air handlers are older, heat piping should be insulated, boilers need replacement, & the energy recovery units on the gym are no longer functional. Older switchgears need replacement, & building lighting, intrusion systems, and fire alarm systems are in need of replacement.







# LONDONDERRY MIDDLE SCHOOL:

## DEMOLITION:

LVL 1: 48,925 SF  
LVL 2: 26,486 SF  
TOTAL: 75,411 SF

## ADDITION:

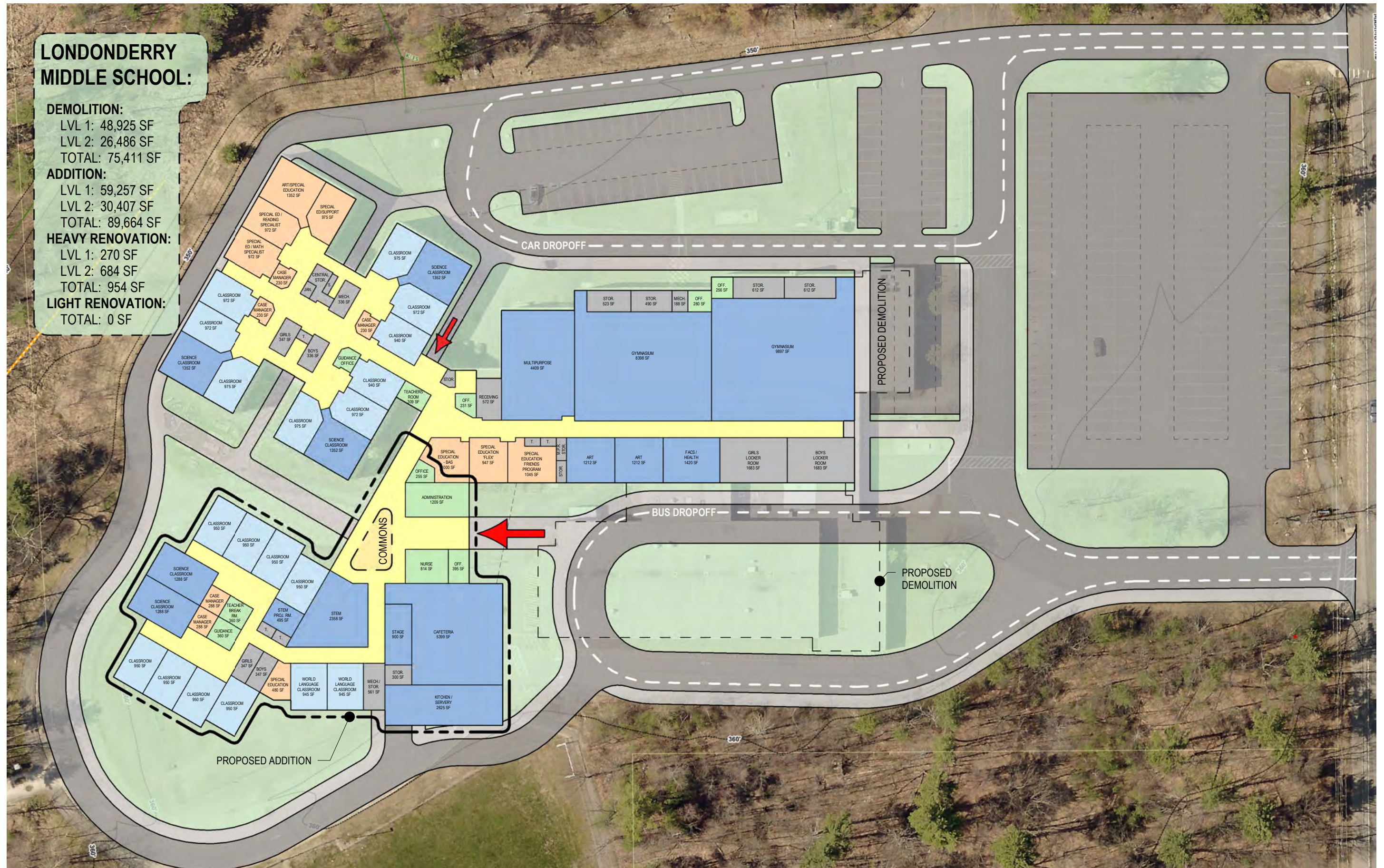
LVL 1: 59,257 SF  
LVL 2: 30,407 SF  
TOTAL: 89,664 SF

## HEAVY RENOVATION:

LVL 1: 270 SF  
LVL 2: 684 SF  
TOTAL: 954 SF

## LIGHT RENOVATION:

TOTAL: 0 SF









<b>Londonderry Middle School</b>	<b>Cost/sf</b>	<b>Square Footage</b>	<b>Construction Costs</b>	<b>Soft Costs (25%)</b>	<b>Total Cost</b>
Demolition	\$ 10	75,411	\$ 754,110	\$ 188,527.5	\$ 942,638
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -
Renovation Heavy	\$ 250	954	\$ 238,500	\$ 59,625.0	\$ 298,125
Addition	\$ 375	89,664	\$ 33,624,000	\$ 8,406,000.0	\$ 42,030,000
Total		90,618.0	\$ 34,616,610.0	\$ 8,654,152.5	\$ 43,270,763
Site Allowance					\$ 3,000,000
Escalation (2 years)		10%	\$ 4,327,076.25	Total:	\$ 50,597,838.75

\*Estimates above are preliminary order of magnitude costs, based on proposed square footages and current construction values for similar types of construction. Refined construction values should be developed by a Construction Estimator moving forward.

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# MATTHEW THORNTON ELEMENTARY SCHOOL

275 Mammoth Rd • Londonderry, NH 03053



**GRADES:** 1-5

**BUILDING AREA:** 75,169 SF

**CONSTRUCTION DATES:** 1949, 1960, & 1985

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

## RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete

100 = New / Excellent

Failed      Marginal      Fair      Good



System Condition

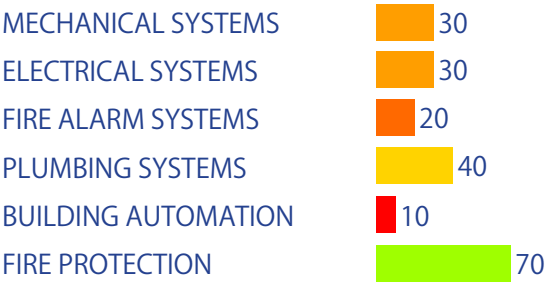
## 1949 & 1960s BUILDING



## 1985 BUILDING



## WHOLE BUILDING MEP

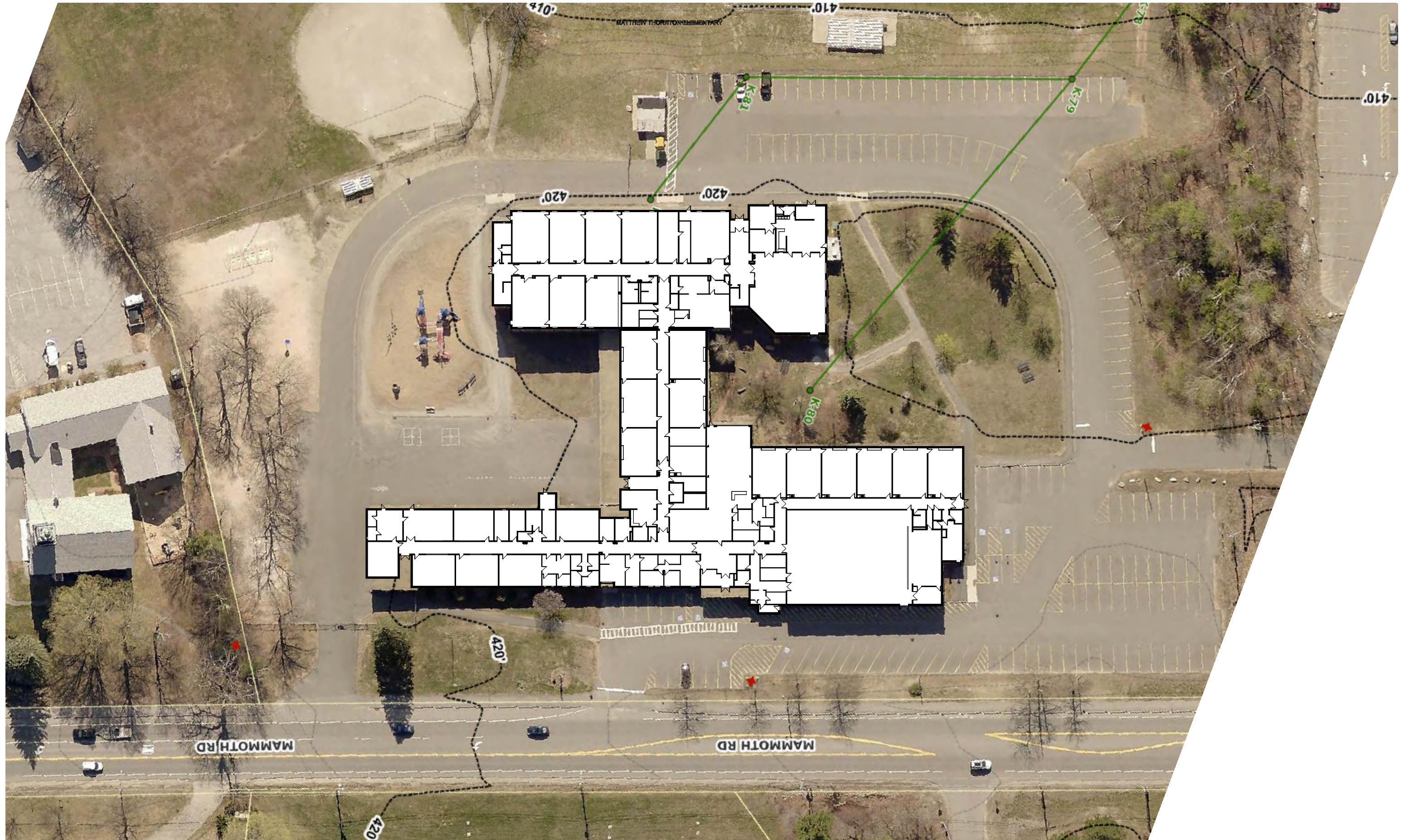


**The 1949 & 1960s buildings** of the Matthew Thornton School include the oldest portions of the school. Generally, interior finishes are at the end of their useful service life. Numerous areas of the building lack ADA accessibility. Acoustic issues should also be addressed. The building exterior as a whole is in fair condition. Some building materials, including the vinyl windows, precast sills, composite infill walls, and rusting exterior canopy need repair. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades.

**The 1985 building** of the Matthew Thornton School is the newest building addition. Interior finishes are aging, and replacement should be planned in the near future. Acoustic issues associated with operable partitions were noted, as well as some building areas that lack ADA accessibility. Student support spaces are undersized, and lack access to natural light. The building exterior envelope is in good condition with only minor repair & maintenance needed. Structural systems are performing satisfactorily, however it was noted that CMU partitions between partitions are not braced and are vulnerable to seismic forces - the school may wish to address this voluntarily soon.

**Mechanical systems** throughout the building are functional, but do not control well. Outside of the boiler room, most of the buildings MEP systems are in need of replacement. Unit ventilators need replacement throughout, and ventilators on Level 1 of the a1985 building should be replaced. Level 2 classrooms overheat - additional MEP upgrades should be considered to provide cooling. A new building automation system and fire alarm system should be provided. The main switchgear, as well as lighting throughout the building should be replaced.



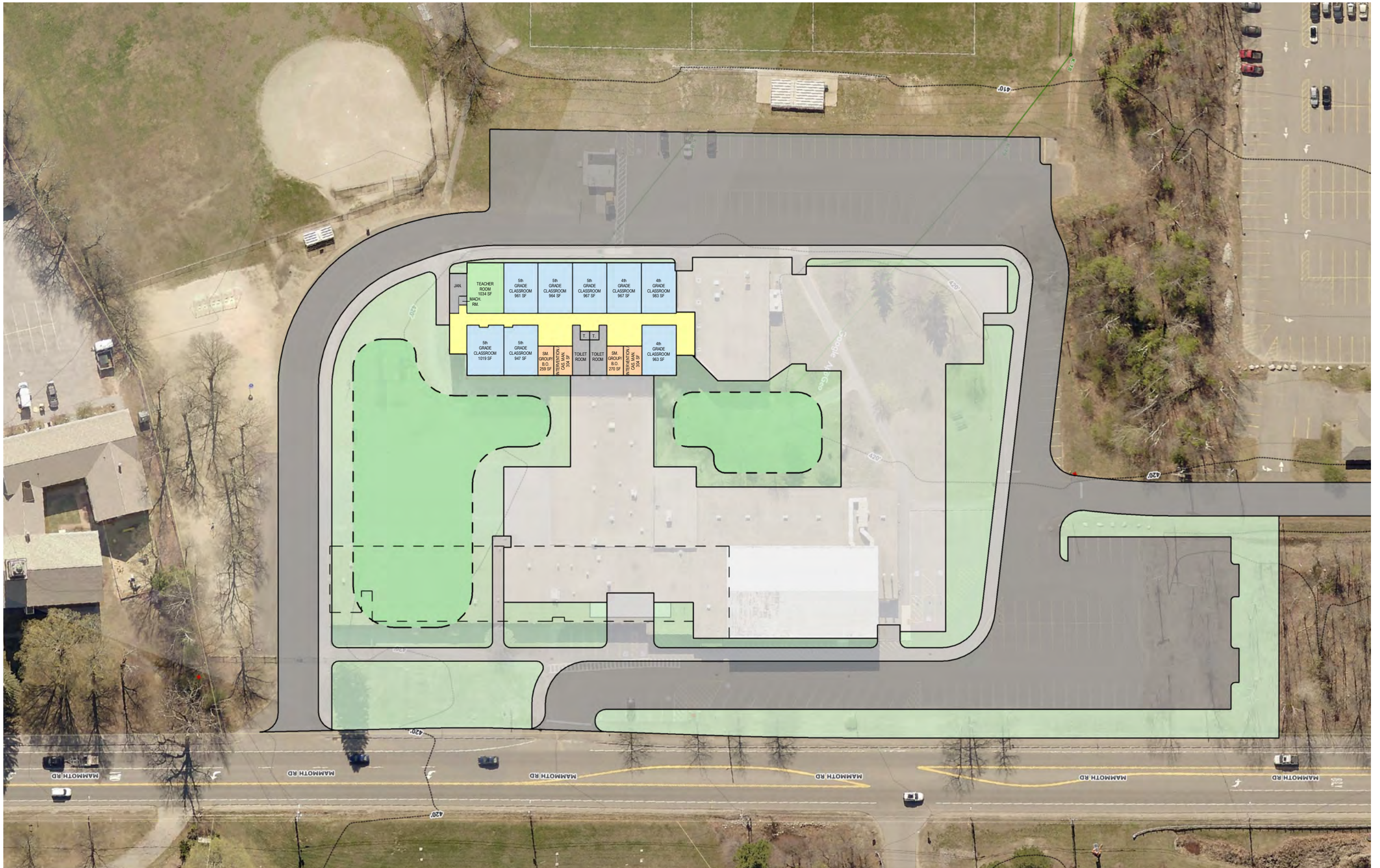




**LIGHT RENOVATION:**  
LVL 1: 26,427 SF  
LVL 2: 14,330 SF  
TOTAL: 40,757 SF









<b>Matthew Thornton School</b>	<b>Cost/sf</b>	<b>Square Footage</b>	<b>Construction Costs</b>	<b>Soft Costs (25%)</b>	<b>Total Cost</b>
Demolition	\$ 10	16,833	\$ 168,330	\$ 42,082.5	\$ 210,413
Renovation Light	\$ 125	40,757	\$ 5,094,625	\$ 1,273,656.3	\$ 6,368,281
Renovation Heavy	\$ 250	17,750	\$ 4,437,500	\$ 1,109,375.0	\$ 5,546,875
Addition	\$ 375	33,488	\$ 12,558,000	\$ 3,139,500.0	\$ 15,697,500
Total		91,995.0	\$ 22,258,455.0	\$ 5,564,613.8	\$ 27,823,069
Site Allowance					\$ 1,000,000
Escalation (2 years)		10%	\$ 2,782,306.88	Total:	\$ 31,605,375.63

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# NORTH ELEMENTARY SCHOOL

313 Mammoth Rd • Londonderry, NH 03053



**GRADES:** 1-5

**BUILDING AREA:** 60,029 SF

**CONSTRUCTION DATES:** 1963, 1969, 1992, 1996 & 2006

**FUNCTIONAL CAPACITY:**

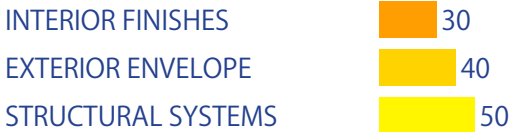
**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



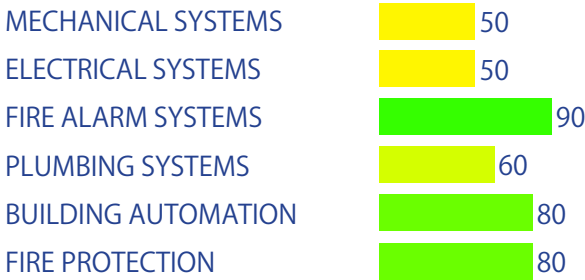
**1960s BUILDINGS**



**1990s & 2006 BUILDINGS**



**WHOLE BUILDING MEP**

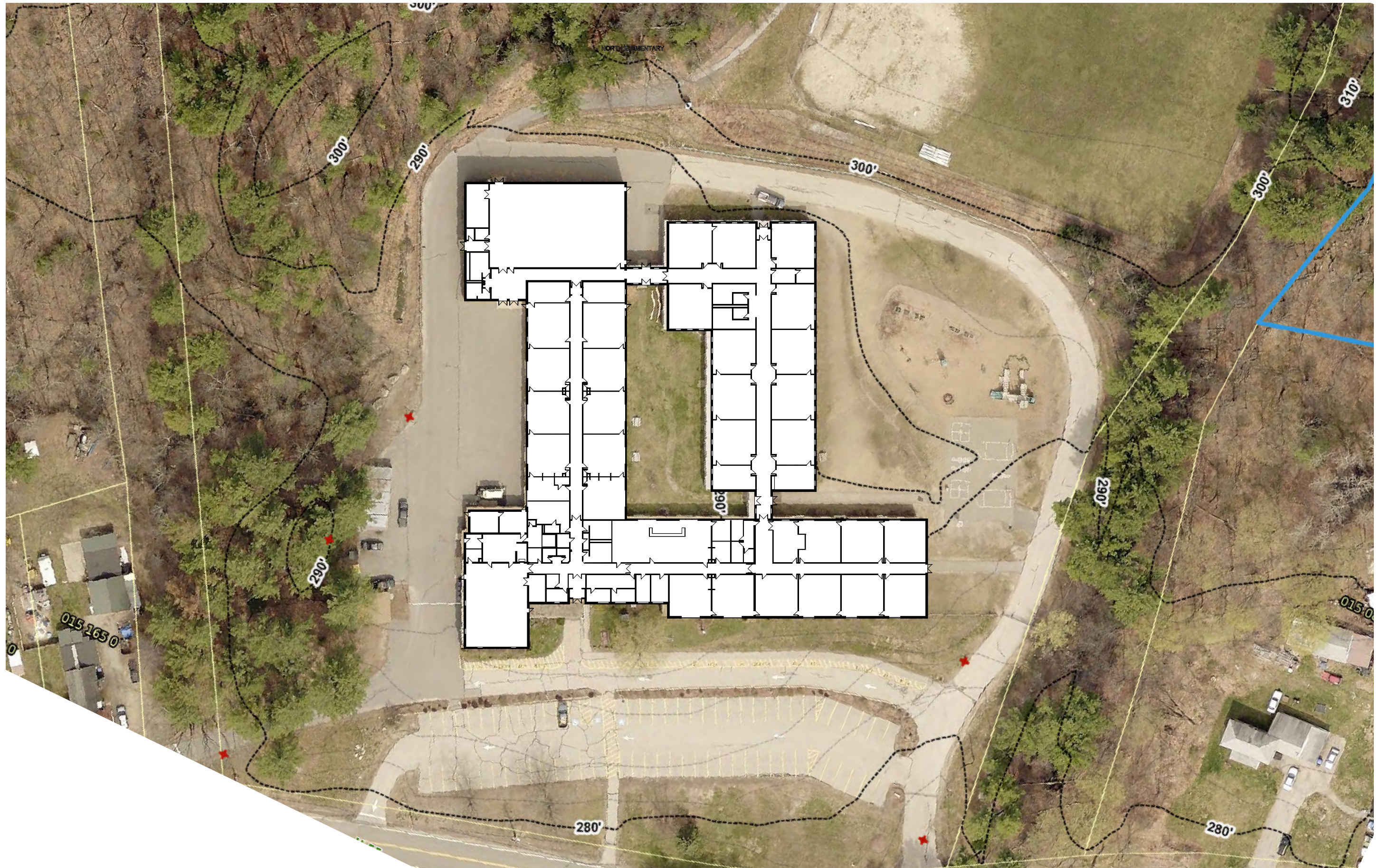


**The 1960s buildings** of the North Elementary School includes the original 1963 building, as well as a classroom addition in 1969. Generally, interior finishes are at the end of their useful service life. Various parts of the building lack accessibility - from door hardware & clearances, to non-ADA compliant bathrooms. Acoustic & security issues should also be addressed. Some exterior finishes are in need of replacement. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades. Backboard attachment to the CMU walls in the cafeteria, and cafeteria roof drainage were noted as concerns.

**The 1990s & 2006 buildings** of the North Elementary School includes a classroom addition in 1992, a gym addition in 1996, and a classroom addition in 2006. In the 2006 addition, interior finishes are newer and generally performing well. Acoustic issues in the classrooms should be addressed, and only minor ADA concerns in the bathrooms. Finishes in the 1990s buildings are typically aging and near the end of their useful service life. The exterior envelope is in good condition and well-maintained, save for some minor cracking above windows in the 2006 addition. Very few structural concerns were noted for this building.

**Mechanical systems** throughout the building are in fair to good condition. Unit ventilators should have control valves, and rooftop units are nearing the end of their useful service life. Hot water pumps are in need of replacement, and a security/intrusion system should be provided. The fire alarm system is in good condition.







LVL 1: 27,672 SF





North Elementary School	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost
Demolition	\$ 10	-	\$ -	\$ -	\$ -
Renovation Light	\$ 125	27,672	\$ 3,459,000	\$ 864,750.0	\$ 4,323,750
Renovation Heavy	\$ 250	7,940	\$ 1,985,000	\$ 496,250.0	\$ 2,481,250
Addition	\$ 375	19,916	\$ 7,468,500	\$ 1,867,125.0	\$ 9,335,625
Total		55,528.0	\$ 12,912,500.0	\$ 3,228,125.0	\$ 16,140,625
Site Allowance					\$ 1,000,000
Escalation (2 years)		10%	\$ 1,614,062.50	Total:	\$ 18,754,687.50

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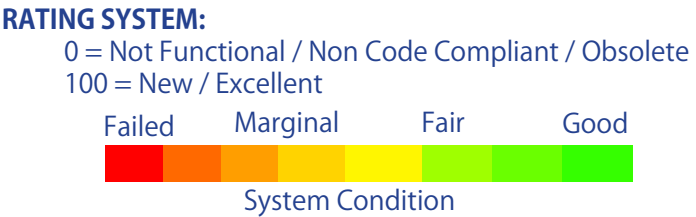
Total Costs include Hard Construction Costs plus Soft Costs carried as a 25% Allowance. Soft costs generally include permitting, insurance, design, engineering, furnishings, legal, contingencies, furnishings, technology, etc. Escalation assumed at 10% projects to a 2023 Bond Vote, which can be adjusted based on School and Community preference. Refined total project budgets including detailed soft costs can be developed by a Construction Manager, Trident, Lavallee Brensinger Architects, and the School District in the future.

# SOUTH ELEMENTARY SCHOOL

19 Sanborn Rd • Londonderry, NH 03053



**GRADES:** 1-5  
**BUILDING AREA:** 73,305 SF  
**CONSTRUCTION DATES:** 1978, 1996, & 2008  
**FUNCTIONAL CAPACITY:**  
**PROGRAMMATIC CAPACITY:**



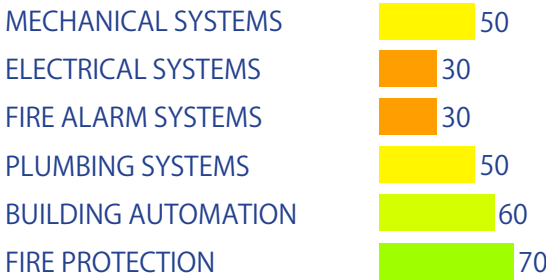
## 1978 BUILDING



## 1996 & 2008 BUILDINGS



## WHOLE BUILDING MEP

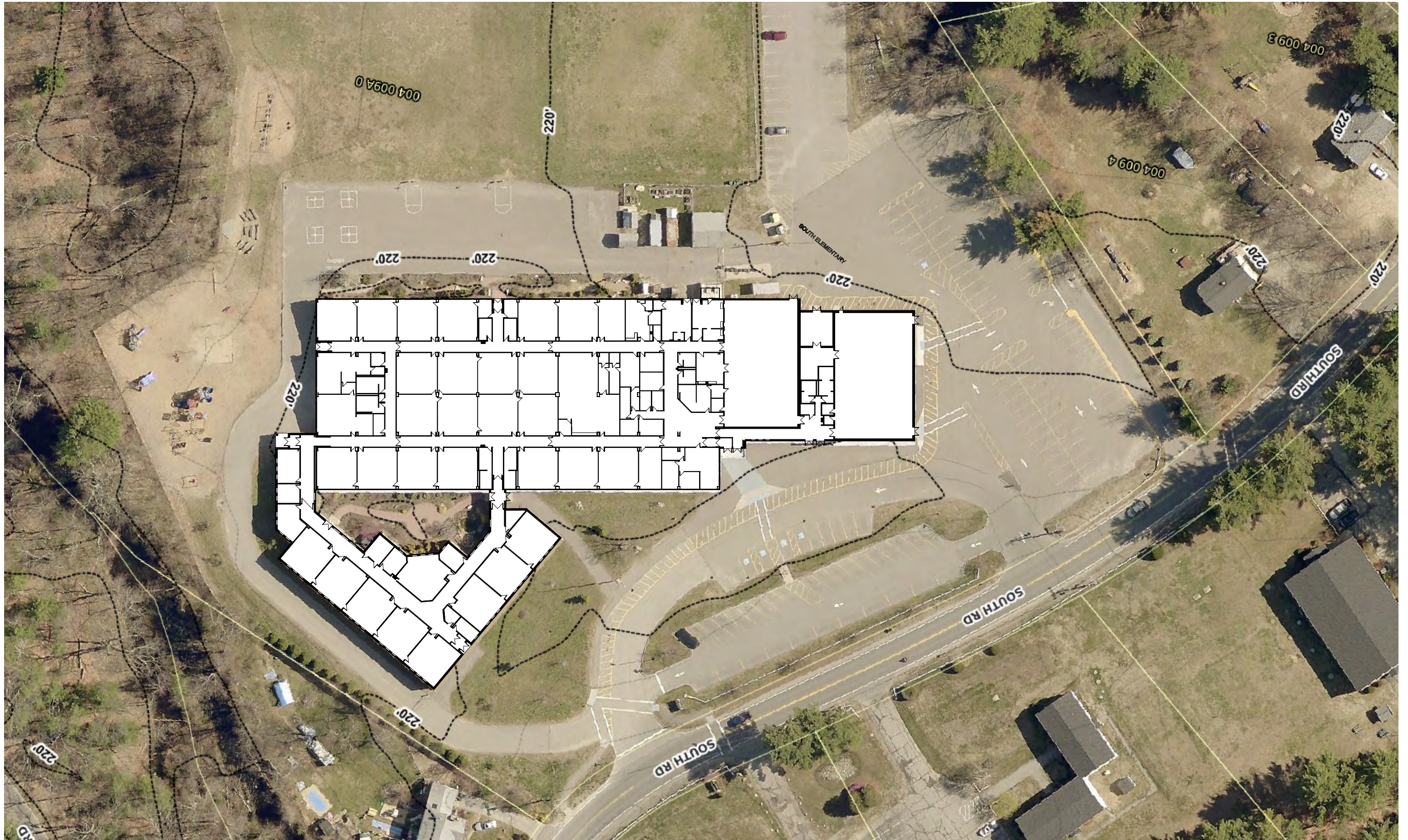


**The 1978 building** of the South Elementary School is the original building. Generally, interior finishes are at the end of their useful service life. Many parts of the building lack accessibility - from door hardware & clearances, to non-ADA compliant bathrooms. Wayfinding & poor acoustics is an issue throughout this building, and many classrooms do not have access to sufficient natural light. The exterior metal panel & window sills will need maintenance as they approach the end of their service life. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades. It was noted that the sawtooth roof design makes this building more susceptible to snow drift.

**The 1996 & 2008 buildings** of the South Elementary School includes a gymnasium addition in 1996, and a classroom addition in 1996. In both buildings interior finishes are newer and generally performing well. The exterior envelope is generally in good condition & well-maintained. However the face-fastened metal panel on the building is less durable and will require more maintenance over time. Structural systems are performing satisfactorily, however the 1996 gym roof was not designed for current snow load requirements.

**Mechanical systems** throughout the building will need replacement in the near future, including the cafeteria units, the energy recovery units serving the classrooms, and heat piping which is beginning to fail. Antiquated controls part of the building automation system should be replaced. For the electrical systems, the main service & switchgear should be replaced. Lighting throughout this building should be replaced, and the fire alarm control panel needs upgrades.







# SOUTH ELEMENTARY SCHOOL:

## DEMOLITION:

LVL 1: 73,387 SF

## ADDITION:

LVL 1: 66,884 SF

LVL 1: 33,832 SF

TOTAL: 100,716 SF

## HEAVY RENOVATION:

LVL 1: 0 SF

## LIGHT RENOVATION:

LVL 1: 0 SF









South Elementary School	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost
Demolition	\$ 10	73,387	\$ 733,870	\$ 183,467.5	\$ 917,338
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -
Renovation Heavy	\$ 250	-	\$ -	\$ -	\$ -
Addition	\$ 375	100,716	\$ 37,768,500	\$ 9,442,125.0	\$ 47,210,625
Total		100,716.0	\$ 38,502,370.0	\$ 9,625,592.5	\$ 48,127,963
Site Allowance					\$ 4,000,000
Escalation (2 years)		10%	\$ 4,812,796.25	Total:	\$ 56,940,758.75

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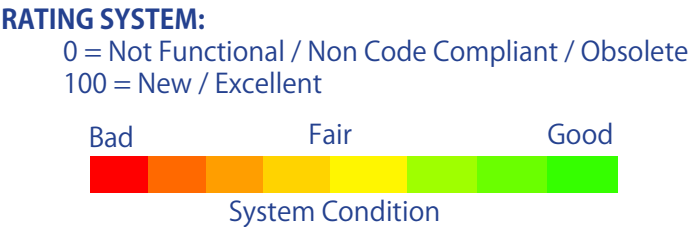


# MOOSE HILL SCHOOL

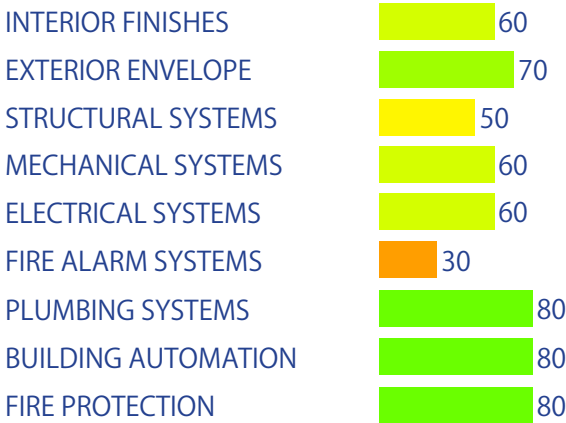
150 Pillsbury Rd • Londonderry, NH 03053



**GRADES:** LEEP & Kindergarten  
**BUILDING AREA:** 39,350 SF  
**CONSTRUCTION DATES:** 2000  
**FUNCTIONAL CAPACITY:**  
**PROGRAMMATIC CAPACITY:**



## WHOLE BUILDING



**The Moose Hill School** is one of the district’s newer buildings. Generally, interior finishes are within their useful service life. Only minor accessibility issues were noted, however more acoustic control is desired in spaces for children with hearing impairments. A lack of sightlines at the main entry do create security concerns for this building. Also, the building’s use of portables & lack of a dedicated library space are problematic for the building occupants. Related to the site circulation, car queueing has become an issue during busy pickup/dropoff times. Minor repairs were noted for the building exterior, including refinishing the entry canopy, and addressing some site drainage issues at the building perimeter. Structural systems are performing satisfactorily, however additions may require structural upgrades. It was noted that interior CMU partitions are not braced and may be vulnerable to seismic forces - the school may wish to address this voluntarily even prior to future building additions/renovations. A concern for a secondary means of drainage in some roof areas was also noted.

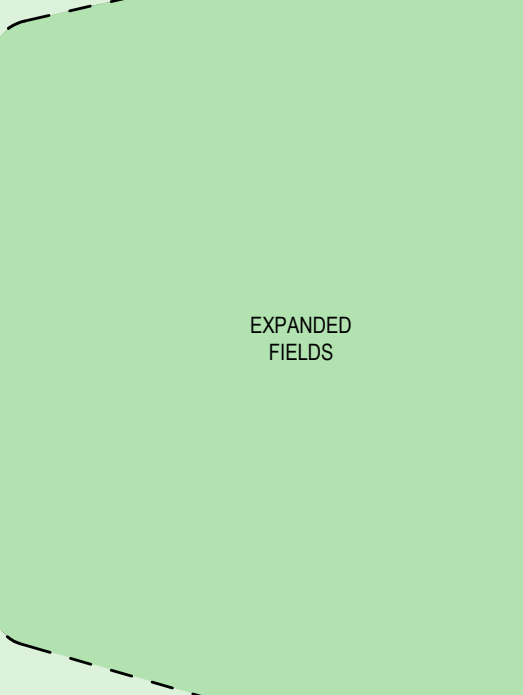
**Mechanical systems** throughout the building are in good condition with few significant items in immediate need of replacement. It is recommended that one boiler should be replaced, and lighting should be upgraded throughout. The fire alarm control panel and associated devices are in need of replacement, and a security/intrusion system should be installed.







LVL 1: 0 SF

- 
- EXPANDED  
FIELDS





<b>Moose Hill School - Phase 1</b>	<b>Cost/sf</b>	<b>Square Footage</b>	<b>Construction Costs</b>	<b>Soft Costs (25%)</b>	<b>Total Cost</b>
Demolition	\$ 10	4,546	\$ 45,460	\$ 11,365.0	\$ 56,825
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -
Renovation Heavy	\$ 250	7,285	\$ 1,821,250	\$ 455,312.5	\$ 2,276,563
Addition	\$ 375	10,421	\$ 3,907,875	\$ 976,968.8	\$ 4,884,844
<b>Total</b>		<b>17,706.0</b>	<b>\$ 5,774,585.0</b>	<b>\$ 1,443,646.3</b>	<b>\$ 7,218,231</b>
Site Allowance					<b>\$ 1,000,000</b>
Escalation (2 years)	10% \$ 721,823.13				<b>Total: \$ 8,940,054.38</b>

FULL DAY KINDERGARTEN

<b>Moose Hill School - Phase 2</b>	<b>Cost/sf</b>	<b>Square Footage</b>	<b>Construction Costs</b>	<b>Soft Costs (25%)</b>	<b>Total Cost</b>
Demolition	\$ 10	-	\$ -	\$ -	\$ -
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -
Renovation Heavy	\$ 250	-	\$ -	\$ -	\$ -
Addition	\$ 375	36,648	\$ 13,743,000	\$ 3,435,750.0	\$ 17,178,750
<b>Total</b>		<b>36,648.0</b>	<b>\$ 13,743,000.0</b>	<b>\$ 3,435,750.0</b>	<b>\$ 17,178,750</b>
Site Allowance					<b>\$ 2,000,000</b>
Escalation (2 years)	10% \$ 1,717,875.00				<b>Total: \$ 20,896,625.00</b>

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