

November 18, 2008

**PHASE 1 SCHEMATIC DESIGN ESTIMATE OF PROBABLE COSTS - OPTION LEFT**  
*Summary*

The following represents an order of magnitude estimate of total project costs for construction, sitework, and other associated costs for the renovations and additions to the existing middle school on Parrott Avenue in Portsmouth, NH. The costs shown are conceptual and should be used for general planning and budgetary purposes only.

Proposed Building Area 129,765 sf  
Highest projected student enrollment: 650

**CONSTRUCTION COSTS \$27,435,000**

<b>Site Development</b>			<b>\$3,599,000</b>
Building Demolition	48,465 sf	\$10.00	\$485,000
Site Development ( <i>Existing School</i> )	1.69 acres	\$87,500	\$148,000
Site Development ( <i>Acquired Properties</i> )	4.22 acres	\$175,000	\$739,000
Pile Foundation Premium	47,100 sf	\$8.00	\$377,000
Artificial Turf Multi-purpose Field <i>at Portsmouth High School</i>	1 allowance	\$1,100,000	\$1,100,000
Softball Field Relocation ( <i>Natural Turf</i> ) <i>includes bleachers, dugouts, field, fencing, lights &amp; scoreboard</i>	1 allowance	\$750,000	\$750,000
Field Relocation Infrastructure <i>includes access roads, field irrigation, parking, sidewalks, utilities, utility structures, et al</i>			Not Included
<b>Building Construction</b>			<b>\$21,342,000</b>
Renovation	50,400 sf	\$140.00	\$7,056,000
New Construction	79,365 sf	\$180.00	\$14,286,000
High Performance School Requirements	129,765 sf	\$0.00	included
<b>Subtotal Construction</b>			<b>\$24,941,000</b>
<b>Program/Design Contingency</b>	5.0%		\$1,247,000
<b>Construction Contingency</b>	5.0%		\$1,247,000

**CONSTRUCTION COSTS ESCALATION \$3,086,000**

Escalation to Mid-Point of Construction	4.5%	2.5 yrs	\$3,086,000
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**TOTAL CONSTRUCTION COST \$235.20 sf \$30,521,000**

**EQUIPMENT \$2,986,000**

Technology, Security & Telephone Hardware <i>includes Technology Design Fee @ \$30,000</i>	650 students	\$1,000.00	\$650,000
Fixtures, Furnishings & Equipment/Casework <i>includes FF&amp;E/C Design Fee @ \$237,000</i>	129,765 sf	\$18.00	\$2,336,000

**PROJECT DEVELOPMENT \$4,197,000**

Architectural/Engineering Fees - Phase 2	7.7% of Total Construction Cost	\$2,350,000
Architectural/Engineering Reimbursables - Phase 2	3.0% allowance of A/E Fees	\$71,000
Miscellaneous Consultants <i>includes Acoustical, Audio Visual, Food Service, Security and Traffic</i>		\$87,000
Testing & Inspections		\$100,000
Special Inspections		\$50,000
Survey		\$15,000
Geotechnical Investigation		\$40,000
Construction Management PreCON Services	0.5% of Total Construction Cost	\$153,000
Construction Management	3.0% of Total Construction Cost	\$916,000
Commissioning	1 allowance	\$100,000
LEED Certification	1 allowance	\$0
Asbestos Abatement Consultant	1 allowance	\$15,000
Asbestos Abatement	1 allowance	\$300,000

**OTHER COSTS \$2,387,000**

Site Acquisition	1 allowance	\$2,000,000
Site Acquisition Legal Fees	1 allowance	\$0
Title Search	1 allowance	\$0
City/Town Permit Fees		\$0
State Permit Fees	\$ 0.00016 per \$1,000	\$0
Builders Risk Insurance	0.27% of Total Construction Cost	\$82,000
Clerk of the Works	1.0% of Total Construction Cost	\$305,000
Legal Fees		\$0
Bonding Cost		\$0
Printing, Mailing, Advertising		\$0
Moving and Storage Expenses		\$0

**CONTINGENCY \$764,000**

Owner Contingency	2.5% of Total Construction Cost	\$764,000
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**TOTAL SOFT COSTS \$10,334,000**

**TOTAL PROJECT COST\* \$40,855,000**

\*Total Project Costs are rounded.

**MAXIMUM SCHOOL SIZE PER STATE GUIDELINE ED 321.05**

Middle School Base Capacity	650 students		
Utilization Rate	90%		
Adjusted Capacity	722 students		
Maximum Allowable Size	722 students	140 sf / student	101,080 sf
Request for Waiver per ED 321.06(g) pending NH-DOE Approval			14,565 sf
Language Arts Classrooms	2 @	900 sf	1,800 sf
Clipper Health Room	1 @	240 sf	240 sf
Developmentally Disabled Suite	1 @	1,150 sf	1,150 sf
KIDS Program Suite	1 @	2,175 sf	2,175 sf
Health Classroom	1 @	900 sf	900 sf
Choral/Stage	1 @	4,000 sf	4,000 sf
Instrumental (Band)	1 @	2,500 sf	2,500 sf
International Language Classrooms	2 @	900 sf	1,800 sf
<b>Adjusted Maximum Allowable Size</b>			<b>115,645 sf</b>

**ESTIMATED NH-DOE STATE BUILDING AID \$14,005,000**

	Rate	Area	\$/SF	
Site Development	43% of Site Development Costs			\$1,894,000
Building Development	43%	115,645 sf	x \$180.00	\$8,951,000
Project Development	43% of Project Development Costs			\$1,804,700
Other Costs + Contingency	43% of Other Costs			\$1,354,900

**ESTIMATED COST TO CITY OF PORTSMOUTH, NH \$26,850,000**