



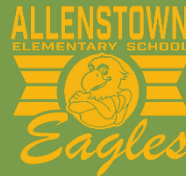
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**ALLENSTOWN
SCHOOL DISTRICT**

Feasibility Study

Allenstown, NH

May 13, 2019



CONCEPT OPTIONS **update**

- **AES Concept Options**
 - **Baseline (Pre-k – 4)**
 - **Option 1 (Pre-k – 5)**
 - **Option 2 (Pre-k – 5)**
- **ARD Replacement Options (Order of Magnitude)**
- **Pre-K – 8 Option on a new site**
- **Next Steps**

AGENDA

COST INFORMATION: INCLUSIONS & EXCLUSIONS

Inclusions

- Demolition, renovation, and/or new construction
- Site development cost
- Total project cost = construction cost + soft costs
 - Building
 - Site
 - Furniture, Fixtures, Equipment
 - Fees & Testing
- Contingency to account for unknowns

Exclusions

- Site procurement
- Abatement of existing facilities
- Cost escalation past 2019
- Offsite improvements such as utilities

DESIGN OPTIONS

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BASELINE OPTION (PRE-K – 4) COMPARISON

Considerations

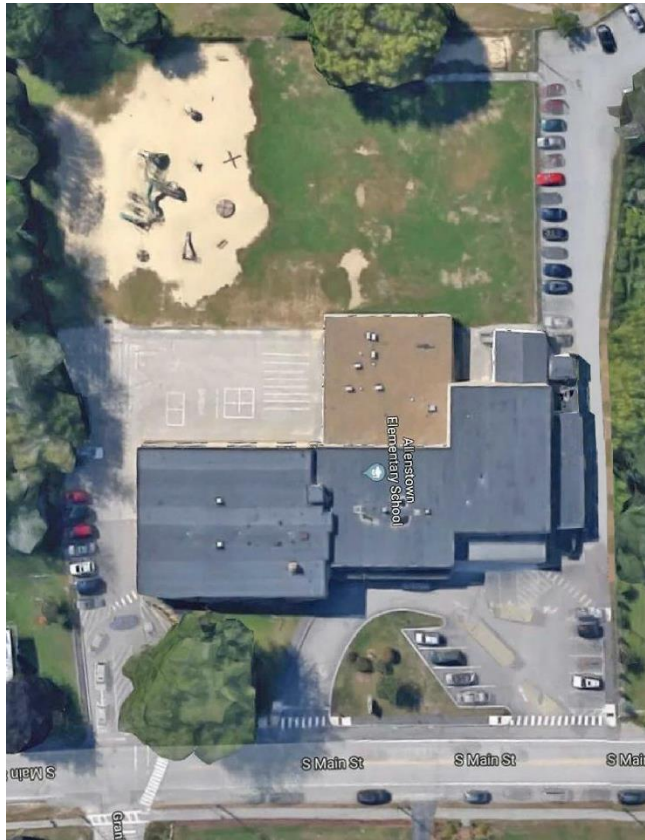
- Meets minimum academic space needs
- Addresses major facility deficiencies
 - Life safety
 - Indoor air quality
 - Occupant comfort
- Least expensive and smallest option
 - Size: 39,715 square feet
 - Cost: \$13,252,820 (\$333.70/SF)
- Does not create a long-term solution if population increases
- 1-story additions limit future expansion vertically and to the west
- Site parking and circulation is tight and cannot be easily expanded
 - Existing topography
 - DRED limitations for adjacent play fields

AES DESIGN OPTIONS

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BASELINE OPTION FOR PRE-K – 4TH GRADE SITE PLAN



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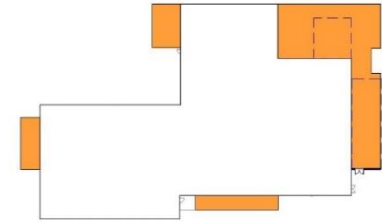
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BASELINE OPTION FOR PRE-K – 4TH GRADE GROUND FLOOR

LEGEND

- CIRCULATION
- EXISTING CLASSROOM
- NEW CLASSROOM
- SPECIAL SERVICES
- SPECIALIZED CLASSROOM
- CORE AREAS
- EDUCATIONAL SUPPORT AREAS
- FACILITIES SUPPORT AREAS
- STORAGE AREAS



KEY PLAN

AES DESIGN OPTIONS

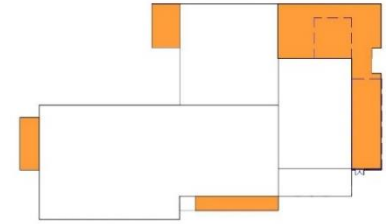
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BASELINE OPTION FOR PRE-K – 4TH GRADE UPPER FLOOR

LEGEND

- CIRCULATION
- EXISTING CLASSROOM
- NEW CLASSROOM
- SPECIAL SERVICES
- SPECIALIZED CLASSROOM
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- STORAGE AREAS



KEY PLAN



AES DESIGN OPTIONS

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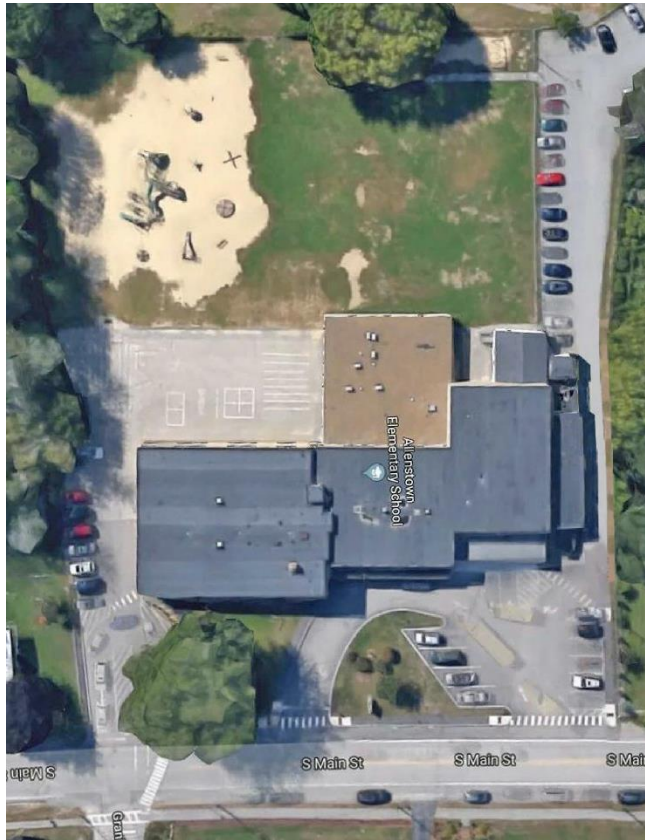


OPTION 1 (PRE-K – 5) COMPARISON

Considerations

- Meets academic space needs better than baseline
- Addresses major facility deficiencies
 - Life safety
 - Indoor air quality
 - Occupant comfort
- Adding 5th grade reduces burden of ARD replacement
- Size: 47,935 SF
- Cost: \$17,911,880 (\$373.67/SF)
- 2-story addition can be added to but is limited
- Addition occupies some existing playground space
- Site parking and circulation is tight
 - Cannot easily be expanded: topography & DRED
 - Adding 5th grade will increase burden on the site

OPTION 1 FOR PRE-K – 5TH GRADE SITE PLAN



AES DESIGN OPTIONS

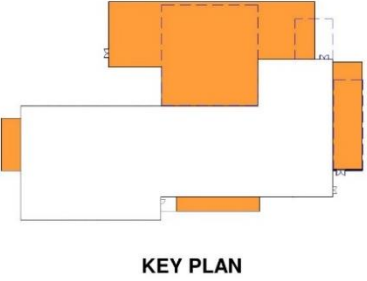
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OPTION 1 FOR PRE-K – 5TH GRADE GROUND FLOOR

LEGEND

- CIRCULATION
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AES DESIGN OPTIONS

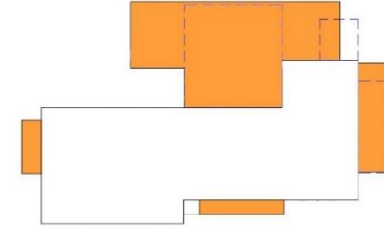
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OPTION 1 FOR PRE-K – 5TH GRADE UPPER FLOOR

LEGEND

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KEY PLAN

AES DESIGN OPTIONS

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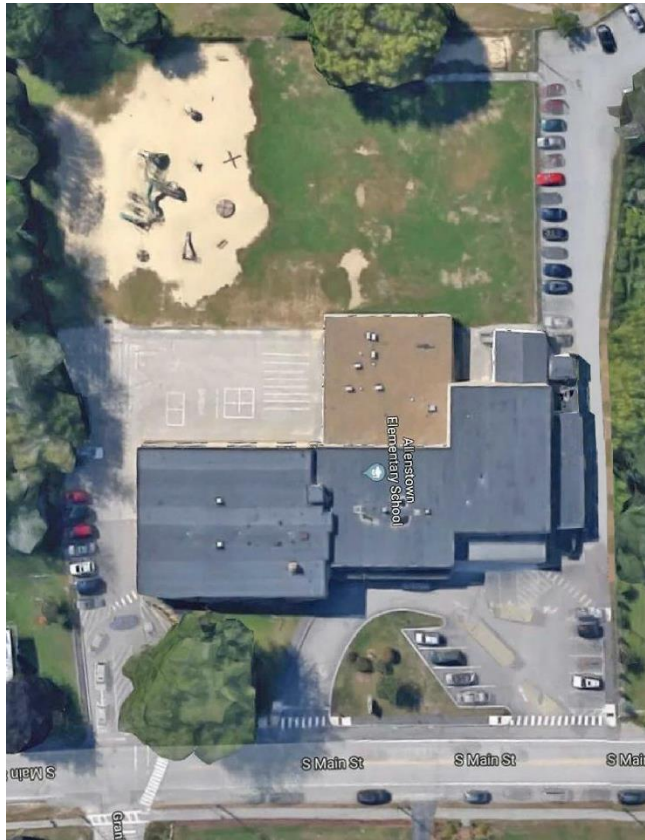


OPTION 2 (PRE-K – 5) COMPARISON

Considerations

- Meets academic space needs the best of all presented options
- Addresses major facility deficiencies
 - Life safety
 - Indoor air quality
 - Occupant comfort
- Adding 5th grade reduces burden of ARD replacement
- 2-story addition can expand to the west
- Size: 48,560 SF
- Cost: \$18,191,880 (\$374.63/SF)
- Addition takes occupies some existing playground space
- Site parking and circulation is tight
 - Cannot easily be expanded: topography & DRED
 - Adding 5th grade will increase burden on the site

OPTION 2 FOR PRE-K – 5TH GRADE SITE PLAN



AES DESIGN OPTIONS

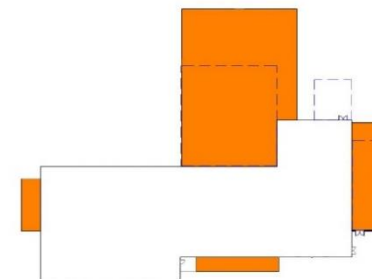
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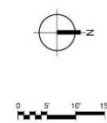
OPTION 2 FOR PRE-K – 5TH GRADE GROUND FLOOR

LEGEND

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KEY PLAN



AES DESIGN OPTIONS

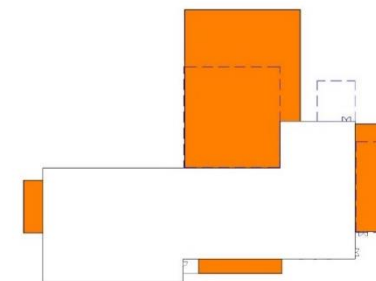
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OPTION 2 FOR PRE-K – 5TH GRADE UPPER FLOOR

LEGEND

- CIRCULATION
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KEY PLAN

AES DESIGN OPTIONS

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ORDER OF MAGNITUDE REQUIREMENTS

1. Replace ARD in-kind with 5-8 Middle School on a new site

- 200 student population
- 32,000 – 36,000 SF minimum building size
- *(Current area = 36,030 SF)*
- Recommended building size: 44,000 SF
- Cost: \$23,808,000 (\$541.09/SF)

2. Replace ARD with 6-8 Middle School on a new site

- 150 student population
- 24,000 – 27,000 SF minimum building size
- Recommended building size: 34,000 SF
- Cost: \$18,863,500 (\$554.81/SF)

ARD REPLACEMENT OPTIONS

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OPTION 3: NEW PRE-K – 8 CENTRAL SCHOOL TO DETERMINE NEEDS AND FACILITY AREA (PRE-K – 8)

1. Account for total projected number of students

- 355 current student population
- 400 – 420 projected for planning
- Would require 2 or 3 dedicated spaces for cafeteria, gym, and assembly

2. Square footage requirements

- Combined elementary & middle require 160-180 SF per student
- 67,200 – 75,600 SF base building size
- 7,000 – 11,000 SF for additional support spaces such as separate gym and cafeteria

3. Site size requirements

- Minimum of 15 buildable acres
- Cars: safe layouts for bussing, drop off, parking, circulation
- People: paths, walkways, playgrounds, & play fields

OPTION 3: NEW PRE-K – 8 CENTRAL SCHOOL

Considerations

- New facility would meet 21st education academic space needs
- New facility would not be burdened by existing deficiencies
- A single shared community resource
- An appropriate site can provide spaces lacking on current campuses
- Process takes time and may require interim measures
 - Sending ARD students outside Allenstown
 - Small fixes to AES as required
 - Coordinated public campaign
 - Procure land
 - Full design and construction effort
- Recommended building size: 86,600 SF
- Cost: \$44,660,900 (\$515.71/SF)

ACS DESIGN OPTIONS

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New logo!

- **Discuss options** of a comprehensive Pre-K – 8 solution
- **Develop** a conceptual plan and project budget to bring to Town meeting

NEXT STEPS

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THANK YOU!

