



JOINT BUILDING COMMITTEE DHS/CTC Project Recommendations

July 2015

What is the JBC?

- ▶ Joint Building Committee formed in April 2014
 - ▶ School Board, City Council, & Community Representation
- ▶ **Task I:** Determine if Dover High School (DHS) and Career Tech Center (CTC) Meet Current and Future Educational Needs
- ▶ **Task II:** Explore Options to Achieve Our Educational Needs
- ▶ **Task III:** Recommend Preferred Option to School Board and City Council for Implementation and Funding
- ▶ **Task IV:** Implement Option Approved by School Board and Funded by City Council

Task I:

**Determine if DHS/CTC Meets
Current and Future Educational Needs**

Create a Strong, Diverse Team

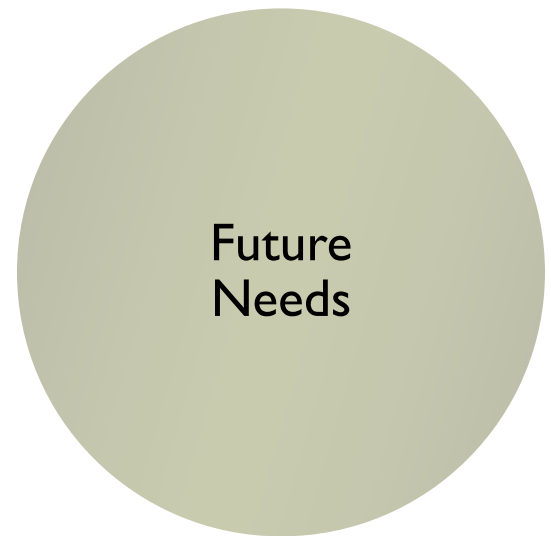
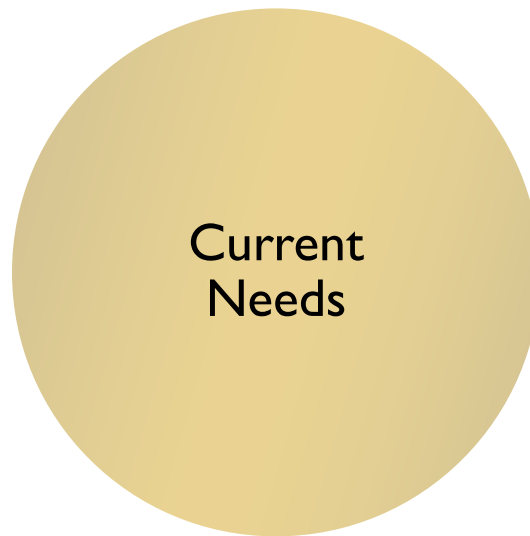
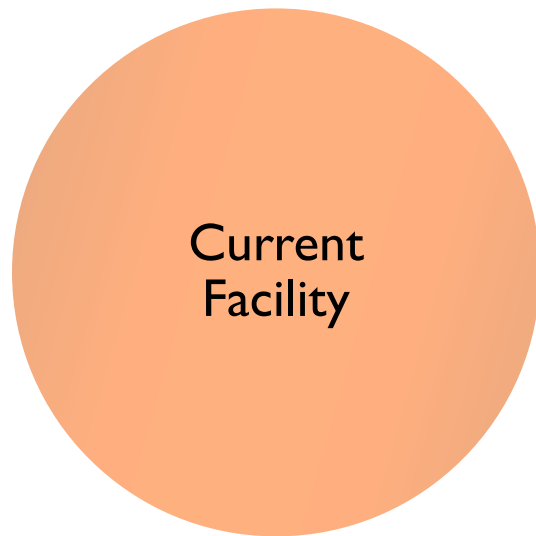
- ▶ JBC: Strong Education & Construction Backgrounds
 - ▶ Support From Dedicated & Knowledgeable Educators & Staff
- ▶ December 2014: HMFH Architects retained for Feasibility Study
 - ▶ Significant School Design and Construction Experience
 - ▶ Innovative & Efficient Designs
 - ▶ Exceptional Depth and Diversity of Project Team
 - ▶ Recent Successful NH School Projects

EXCEPTIONAL PLANNING DELIVERS
EXCEPTIONAL RESULTS!

Q: How do we determine if DHS/CTC is meeting our needs?

A:

1. Understand what we have currently
2. Understand community educational needs now, and moving forward
3. Understand how these things align



Research. Listen. ***Understand.***

Initial Feasibility Study Components

- ▶ **Facilities Existing Conditions Report**
 - ▶ Physical Evaluation of Structure
 - ▶ Evaluation of Physical/Mechanical Systems
 - ▶ Evaluation of Subsurface Conditions

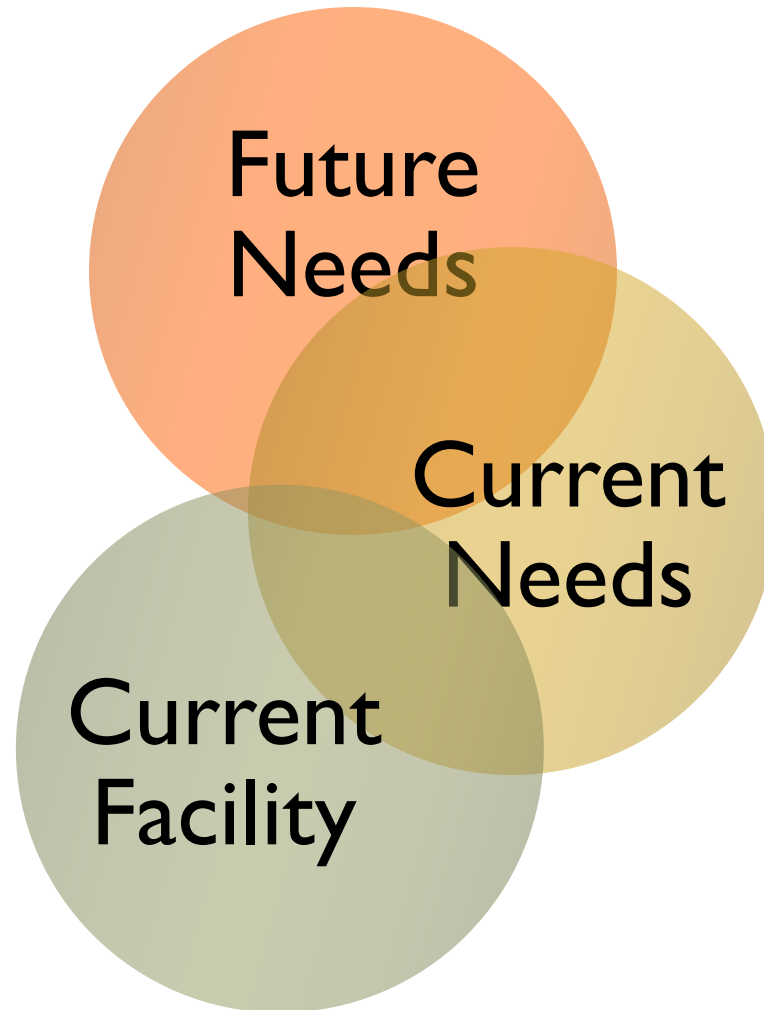
- ▶ **Educational Visioning Study**
 - ▶ Community/Educator Collaboration
 - ▶ Educational Goals and Philosophy

Initial Feasibility Study Findings

- ▶ Existing building has many physical deficiencies:
 - ▶ Mechanical Systems
 - ▶ Building Envelope
 - ▶ Structural Deficiencies
 - ▶ Accessibility / Safety

- ▶ Existing building does not meet educational goals:
 - ▶ Building presents significant challenges to 21st century learning
 - ▶ Building lacks flexibility to adapt to future changes
 - ▶ Building limits community use

Do DHS and the CTC meet our needs?



Is there a need to address DHS/CTC to
meet Dover's educational needs?

YES!

Task II:

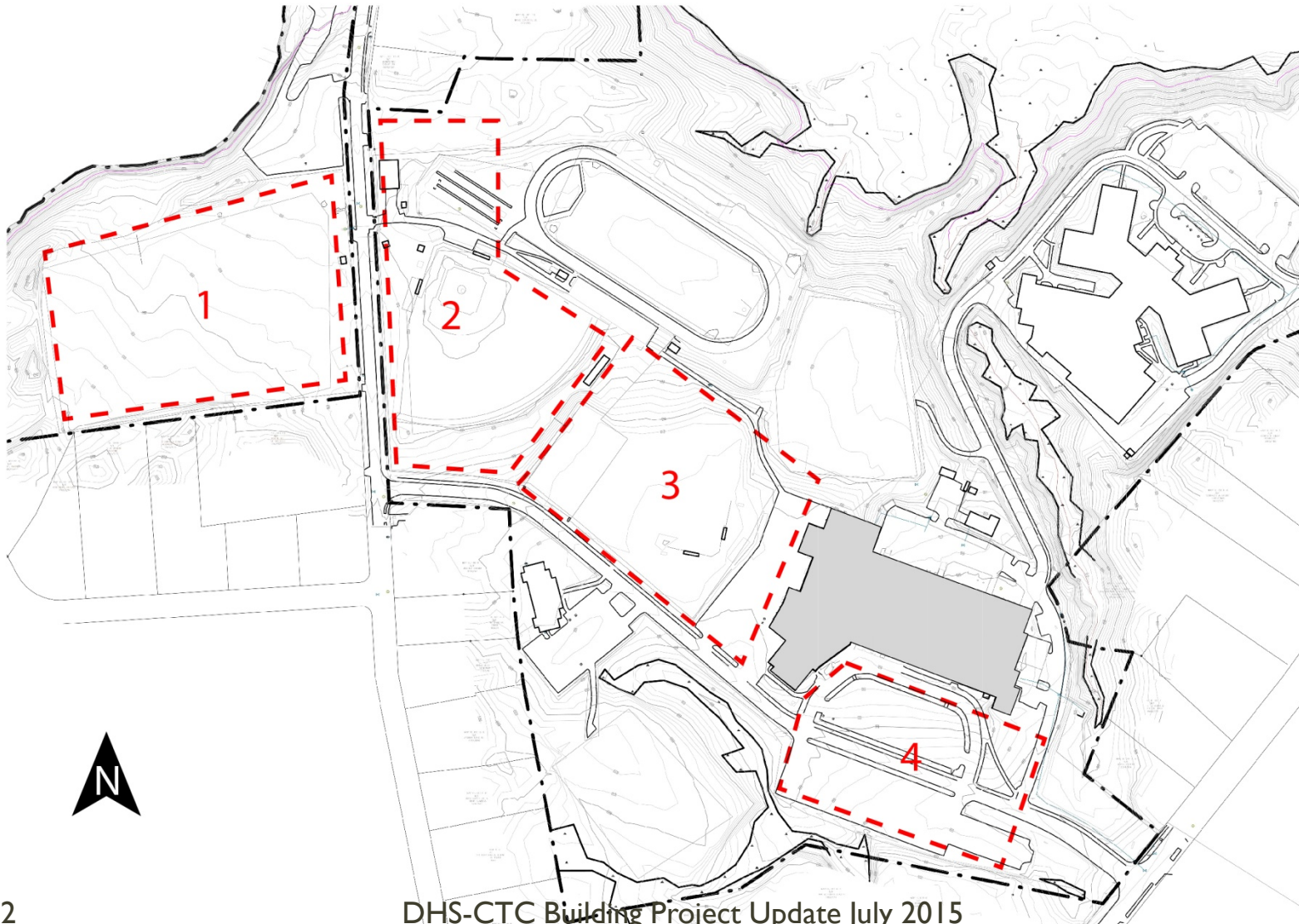
**Explore Options to Achieve Dover's
Educational Needs**

How do we get where we need to be?

Feasibility Study: Additional Investigation

- ▶ HMFH → Generate Conceptual Options
- ▶ JBC → Evaluate Options, Select (3) for In-Depth Consideration

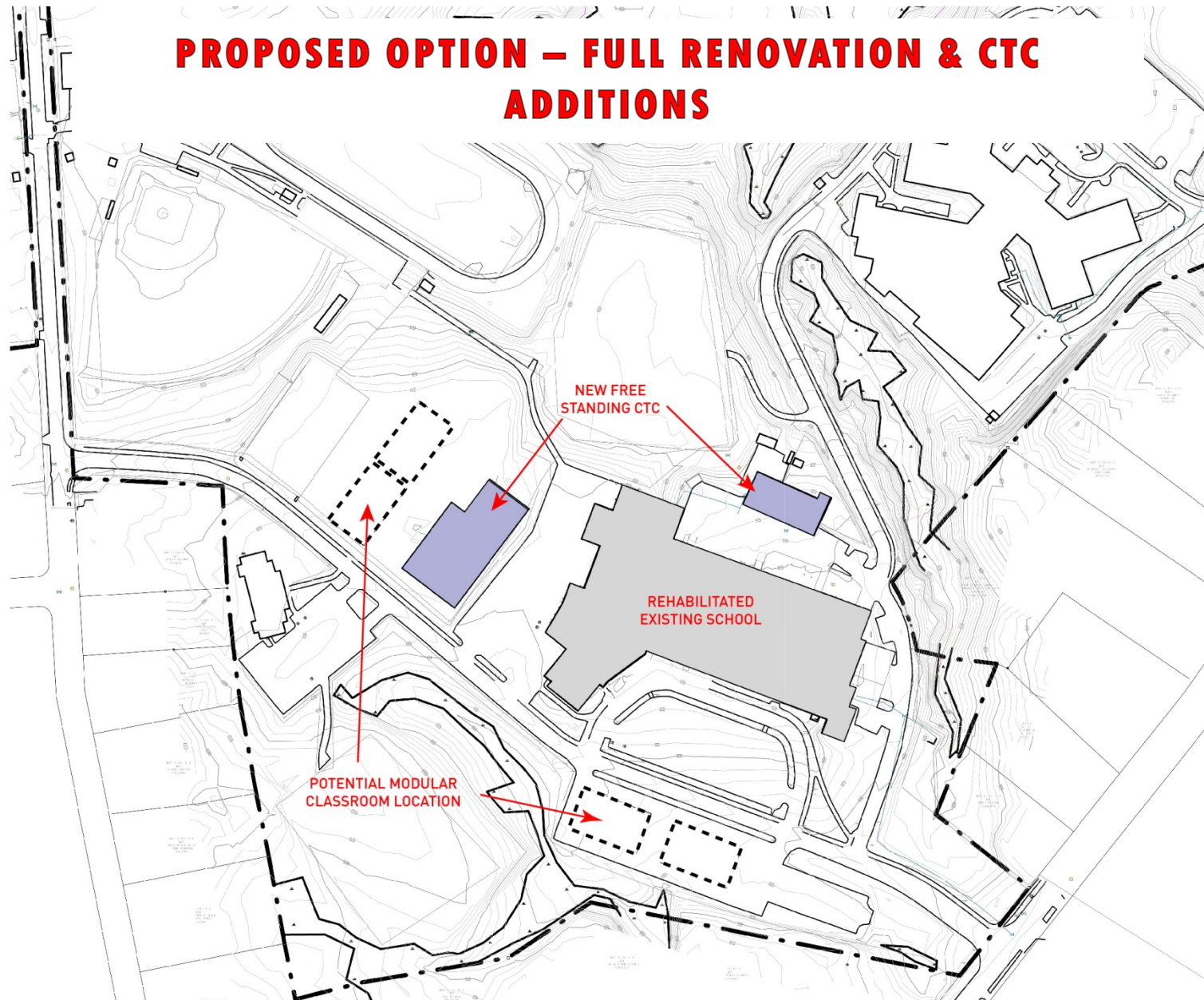
Site Investigation: Limited Options



Investigation of Feasible Options

1. Rehabilitate Existing Structure
 2. Partial Renovation & Significant Addition
 3. Full New Construction
-
- ▶ Evaluate Options Using the Following Criteria:
 - ▶ Support of Educational Goals
 - ▶ Cost of Implementation
 - ▶ Impact to Students
 - ▶ Future Flexibility
 - ▶ Long-term value
 - ▶ Project risk
 - ▶ Public Input / Preference

PROPOSED OPTION – FULL RENOVATION & CTC ADDITIONS



PROPOSED OPTION 1 – REHABILITATE EXISTING STRUCTURE

Compare and Contrast

Pros

- Minimal sitework

Cons

- Extremely invasive, most disruptive approach
- Prolonged exposure to construction
- High risk due to unknowns
- Escalation costs unpredictable over extended period
- Subcontractor pricing will be increase due to inefficiencies and by length of project
- **No program / educational / environment improvements**
- Costly temporary classrooms
- Useful life of building less than other options

Phasing

7 phases

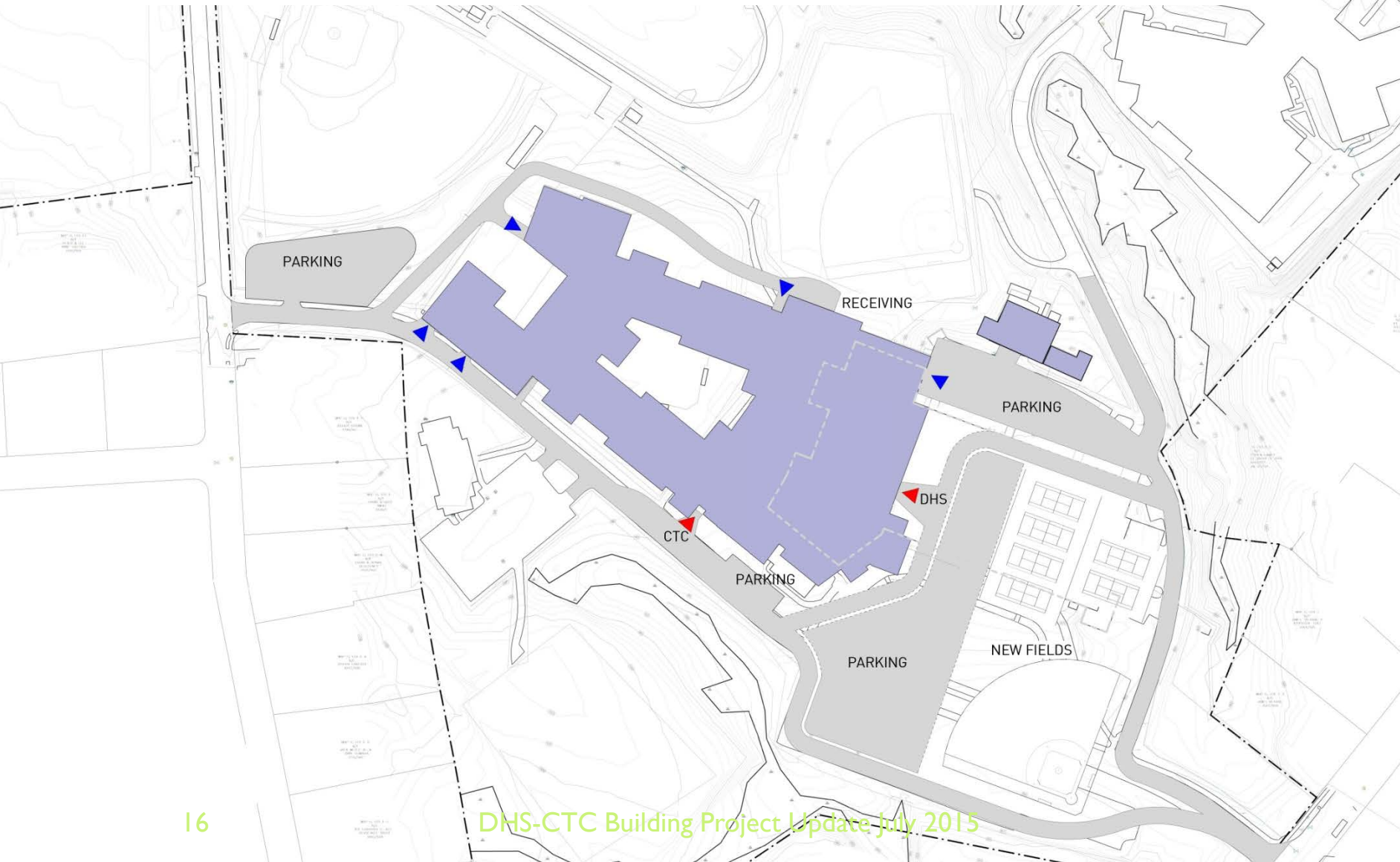
Schedule

6+ years

Total Cost

\$84.2 million

PROPOSED OPTION – PARTIAL RENOVATION & SIGNIFICANT ADDITION

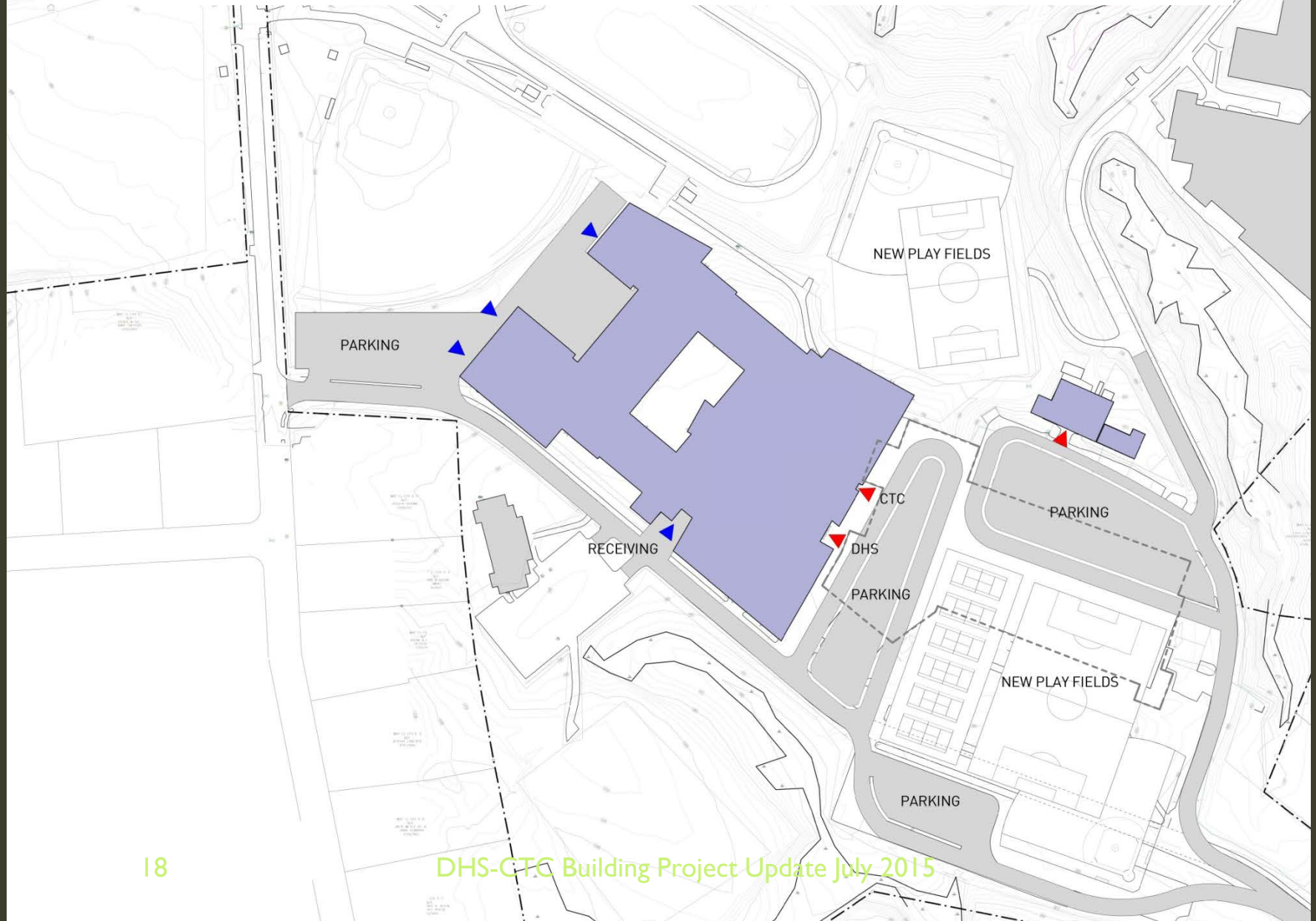


PROPOSED OPTION – PARTIAL RENOVATION & SIGNIFICANT ADDITION

Compare and Contrast

Pros	Cons
• Keeps best parts of existing facility • Lowest estimated cost • Reduces new construction from Option 3 • Minimizes disruptions • Maintains near-optimal program • Ability to work with design team to further decrease costs	• More precise demolition required • More risk than completely new construction • Fewer program choices in renovated space • Less flexibility in building layout
Phasing	
2 phases	
Schedule	
6/16 – 9/19 (39 months)	
Total Cost	
\$83.4 million	

PROPOSED OPTION – FULL NEW CONSTRUCTION



PROPOSED OPTION – FULL NEW CONSTRUCTION

Compare and Contrast		
Pros	Cons	
• Least disruptive • Most flexible program / building shape • All new facilities • Maximize program • Smaller footprint • Longer Building life	• Higher estimated cost • New gym, auditorium increases square-foot costs • Most sitework / site disruption	
	Phasing	2 phases
	Schedule	6/16 – 9/19 (39 months)
	Total Cost	\$86.4 million

Option Summary

	Option 1: Full Rehab	Option 2: Reno & Addition	Option 3: New Construction
Support of Educational Goals	✗	✓	✓
Public Preference	✗	✓	✓
Cost of Implementation	✓	✓	✓
Impact to Students	✗	✓	✓
Future Flexibility	✗	✓	✓
Long-Term Value	✗	✓	✓
Project Risk	✗	✓	✓
Option Rank	3	2	1

What has the JBC determined?

- ▶ The need to update our facility is clear
- ▶ The costs for all three options are comparable
- ▶ Recommend Option 3: Full New Construction
 - ▶ Best fit for long term educational needs
 - ▶ Best fit for long term financial needs
 - ▶ Opportunity to explore the potential to reuse existing gym

Task III:

**Recommend Preferred Option to
School Board and City Council for
Implementation and Funding**

When should the project happen?

- ▶ Construction costs rising at 4.5% per year

YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
\$87M	\$90.9M	\$95M	\$99.2M	\$103.7M	\$108.4M

- ▶ Historically low borrowing rates
 - ▶ Police Station / Parking Garage = 2% Interest Rate
 - ▶ Rates beginning to rise

\$87M Project - \$13.5M NH Funding = \$73.5M Borrowed

RATE	3%	4%	5%
TOTAL INTEREST	\$31.1M	\$42.8M	\$55.4M

What are the takeaways from tonight?

Q: Is there a need to update DHS/CTC?

A: YES!

Q: What is the preferred option to update DHC/CTC?

A: Full new construction, including exploration of reusing existing gym as a practice gym

Q: When should Dover undertake this project?

A: Sooner rather than later

What is next?

- ▶ School District holds a public hearing
- ▶ School Board Endorses JBC Recommendation
- ▶ Council appropriates and authorizes funding
- ▶ JBC negotiates fee with HMFH to begin design
- ▶ City secures funds to capitalize on favorable cost of borrowing and to retain \$13.5M state CTC funding
- ▶ Begin construction summer 2016
- ▶ Students and faculty occupy new facility fall 2018

QUESTIONS?
