



The Dover School
District

Garrison Elementary
School Facilities
Study

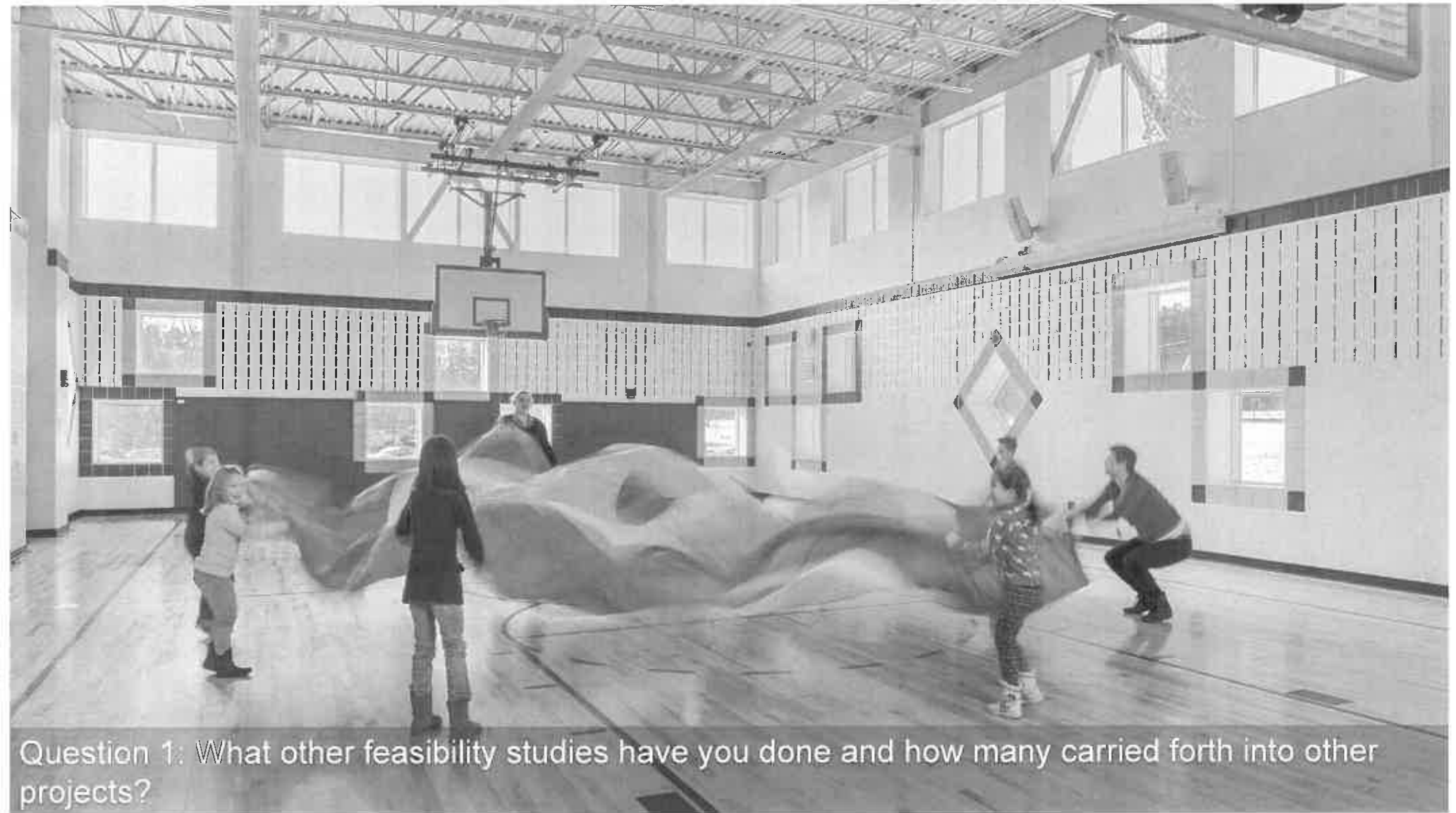
Dover, NH

May 2, 2016

LAVALLEE|BRENSINGER ARCHITECTS



Your mission inspires us.
Our creativity and knowledge empower you.
Together we achieve excellence.



Question 1: What other feasibility studies have you done and how many carried forth into other projects?

1

Salem K-8 School District Study

5

Renovations to 5 Salem Elementary Schools

1

Rochester School District Study

2

Renovations to East Rochester Elementary
and Rochester CTE

1

Timberlane Middle & High School
Assessment

1

Renovations to Timberlane High School

1

Salem High School and CTE Study

1

Phased Renovation and Addition to High School and CTE

1

Derryfield School Study

2

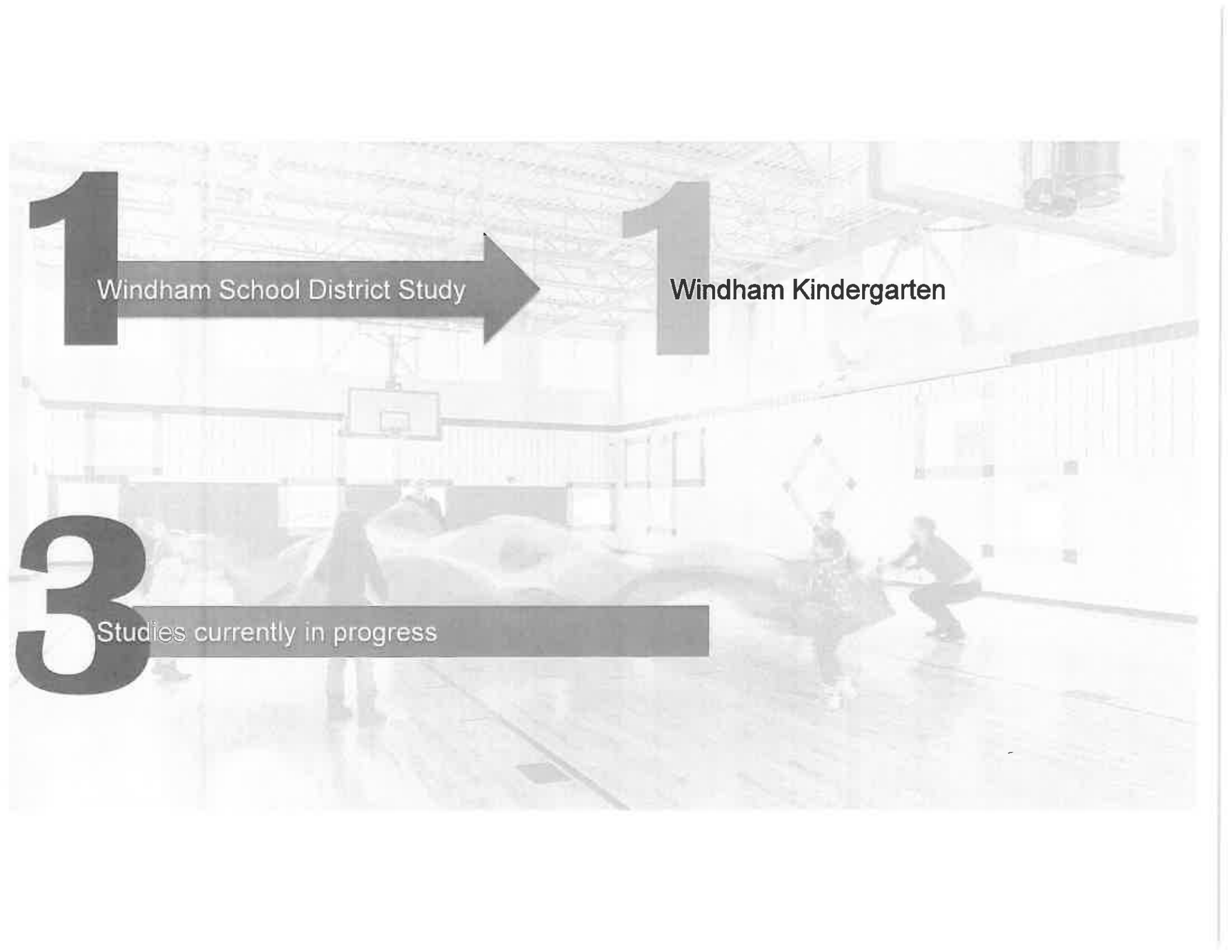
New Middle School and Gateway Building

2

Manchester School District Study

20

Renovation Projects to Manchester Public Schools



1

Windham School District Study

1

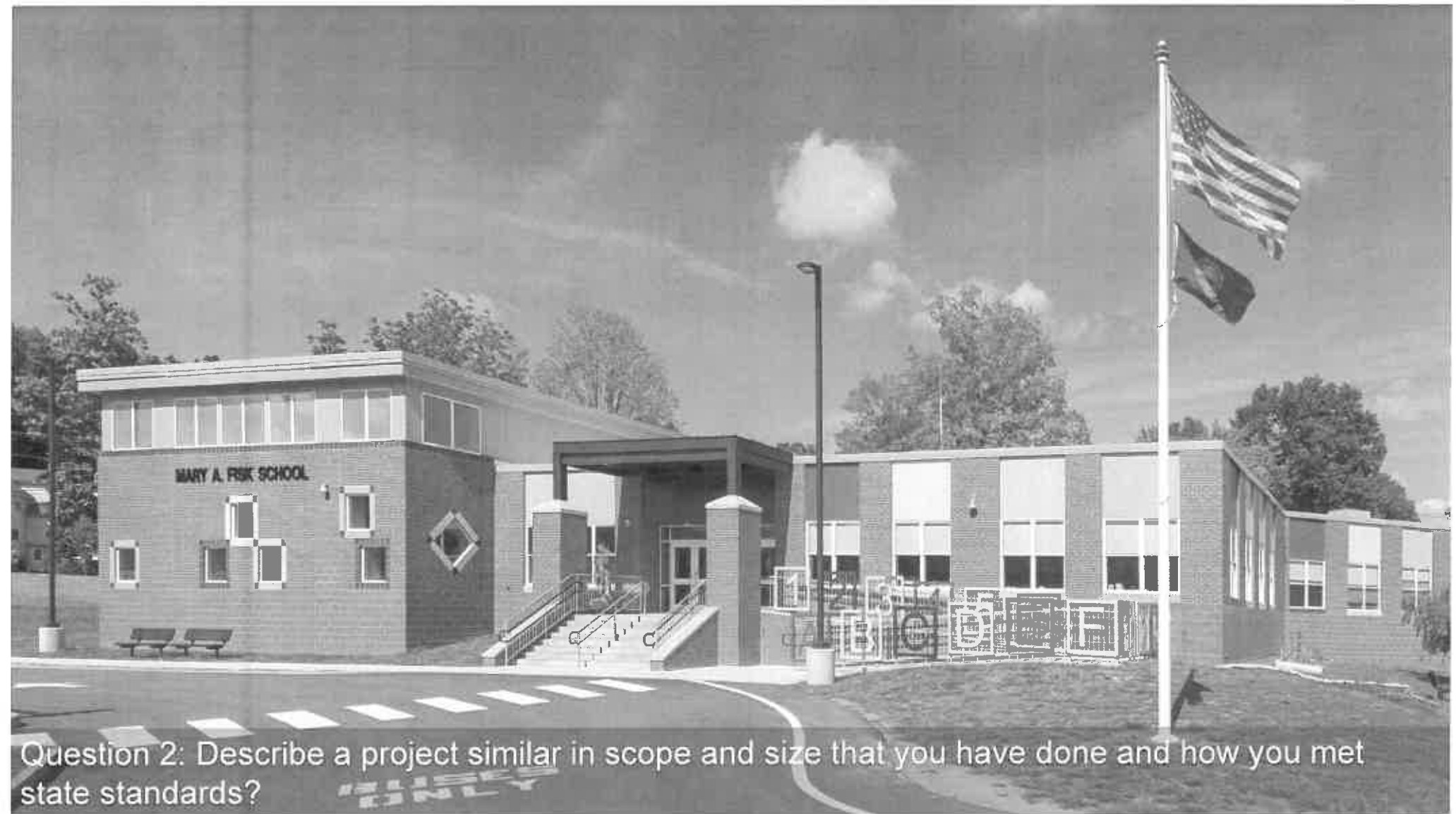
Windham Kindergarten

3

Studies currently in progress



Question 1 continued: What do you wish you had looked at in previous feasibility studies that you didn't?



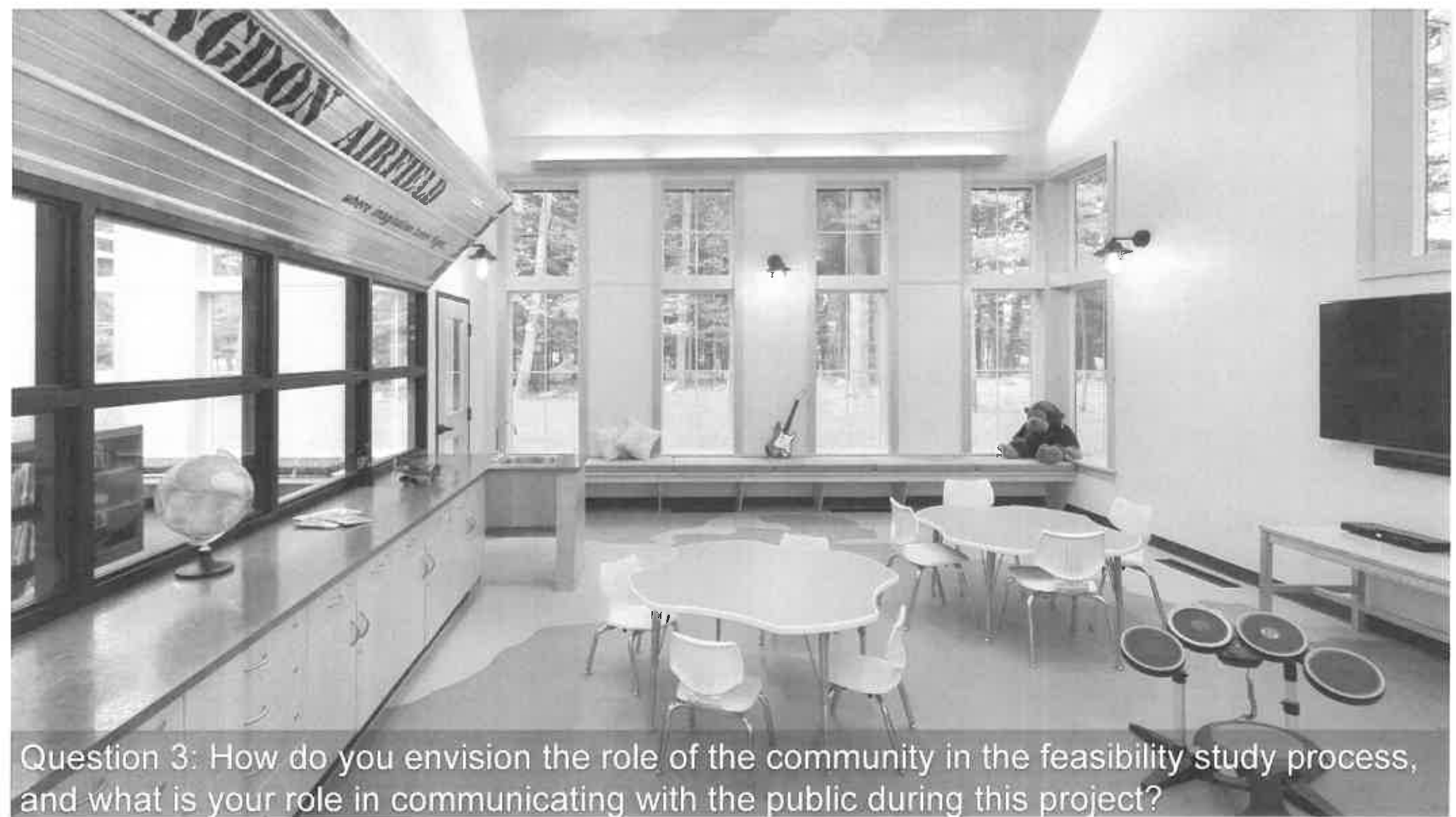
Question 2: Describe a project similar in scope and size that you have done and how you met state standards?











Question 3: How do you envision the role of the community in the feasibility study process, and what is your role in communicating with the public during this project?

Innovate + Renovate = Best in the State

Wells Chapter of Community United District
1400 Pine Street
Wells, Maine 04090

Non-Profit Organization
U.S. Postage Permit
Wells, ME 04090
Permit No. 2
Campus Mailbox 301

Postal Patron

THE PROBLEM

Classrooms, infrastructure, and facilities are not up to code
Facilities cannot support 21st century teaching requirements



- Classroom buildings do not meet current State of Maine standards.
- Classroom architecture does not support modern project-based learning State of Maine proficiency-based assessments, and core educational standards.
- Unstructured library and lack of student collaboration areas.
- Mechanical systems are past useful life and cannot be retrofitted.
- Light fixtures and power wiring are at end of operational life cycle.
- Lack of security alarm and visual security systems.
- Antiquated fire alarm system that lacks a audible system.
- Limited heritage accessibility.
- Poor indoor air quality and classroom acoustics.
- Plumbing fixtures that do not meet modern water saving standards and are not compliant with Americans with Disabilities Act (ADA).
- Technology infrastructure is unable to support current electronic learning devices and educational tools.
- Dated materials and finishes that require chemical cleaning and incur high maintenance costs.

New Learning & Student Center
Combining student storage and student collaboration space with library services and student support center.

Student Center
New student center building to support learning, student support and programming.

THE SOLUTION

Renovation of existing gym, cafeteria, and auditorium
Cost-conscious investment to build new academic wing with amenities that support 21st century educational needs



- Classroom built to State of Maine spatial standards.
- Lab space to support Science, Technology, Engineering, and Math (STEM) initiatives, and other current core educational standards.
- New library and student collaboration space.
- High efficiency mechanical systems.
- Energy efficient lighting and controls.
- Separate secure entrance for public access and modern security system that supports 21st century security and safety measures.
- Modernized fire alarm and suppression systems.
- Full handicap accessibility compliant with Americans with Disabilities Act (ADA).
- High quality indoor air and classroom acoustics.
- Water saving plumbing fixtures that meet ADA requirements.
- Modern technology infrastructure and systems.
- New materials and products that reduce maintenance and operational expenses.



**TOTAL
PROJECT COST:
\$26.85 MILLION**

**Ogunquit Tax Impact: \$49
per \$100,000 assessed
property value***

**Wells Tax Impact: \$61
per \$100,000 assessed
property value***

*Based on 2012 Valuation

Please vote November 5, 2013

Tentative Timeline:
Construction Starts: Spring 2014
New addition complete: December 2015
Renovations complete: September 2016



For more information visit our website
<http://www.21stcenturywells.org>

Invest in our Children and our Community

This project will provide our community with the following amenities:

Performing Arts Center: Created from the existing auditorium and open for use by all in our communities. Full support of music and drama curricula with seating for entire school population (double current seating).

Gym Renovation and Modernization: Addition of second basketball court and physical education stations with modern locker rooms. Fitness center and indoor walking track for use by all in our communities.

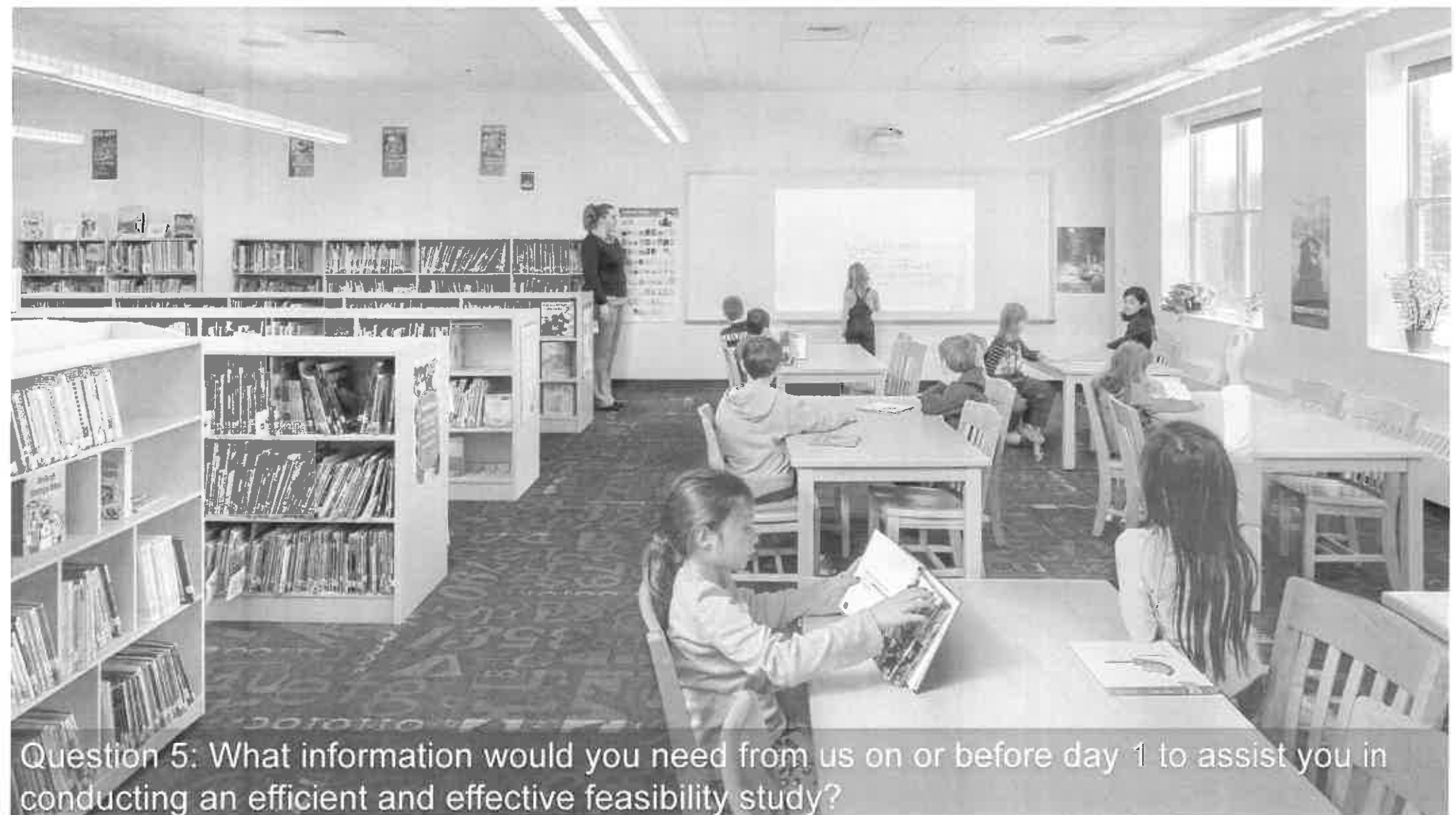
Adult Education: Safe community access to dedicated space.

Modern Safety Systems: Separate entrances for secure facility use by the public after school hours.

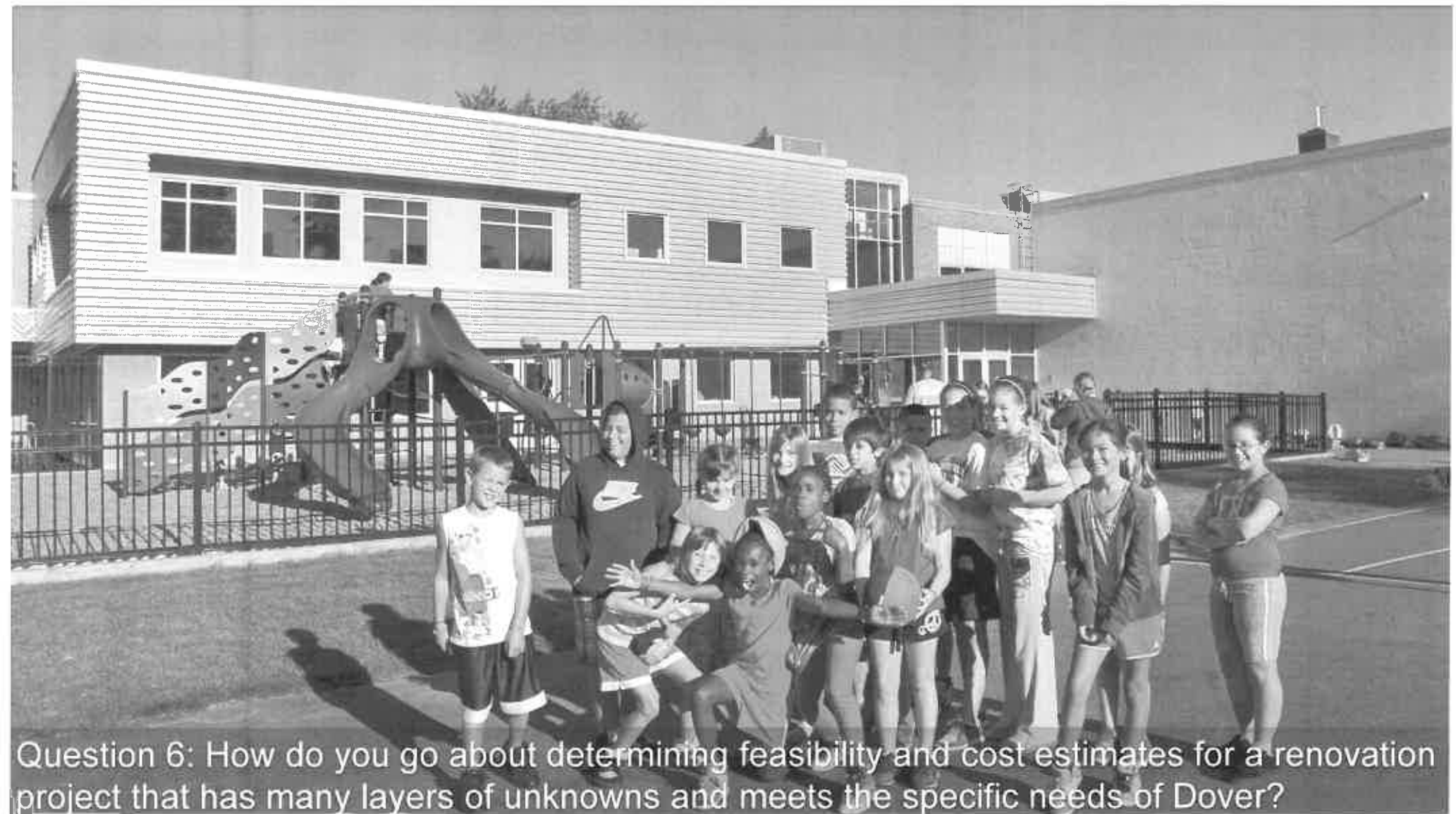


Question 4: How would you help us filter, balance and prioritize community and other stakeholder input?





Question 5: What information would you need from us on or before day 1 to assist you in conducting an efficient and effective feasibility study?

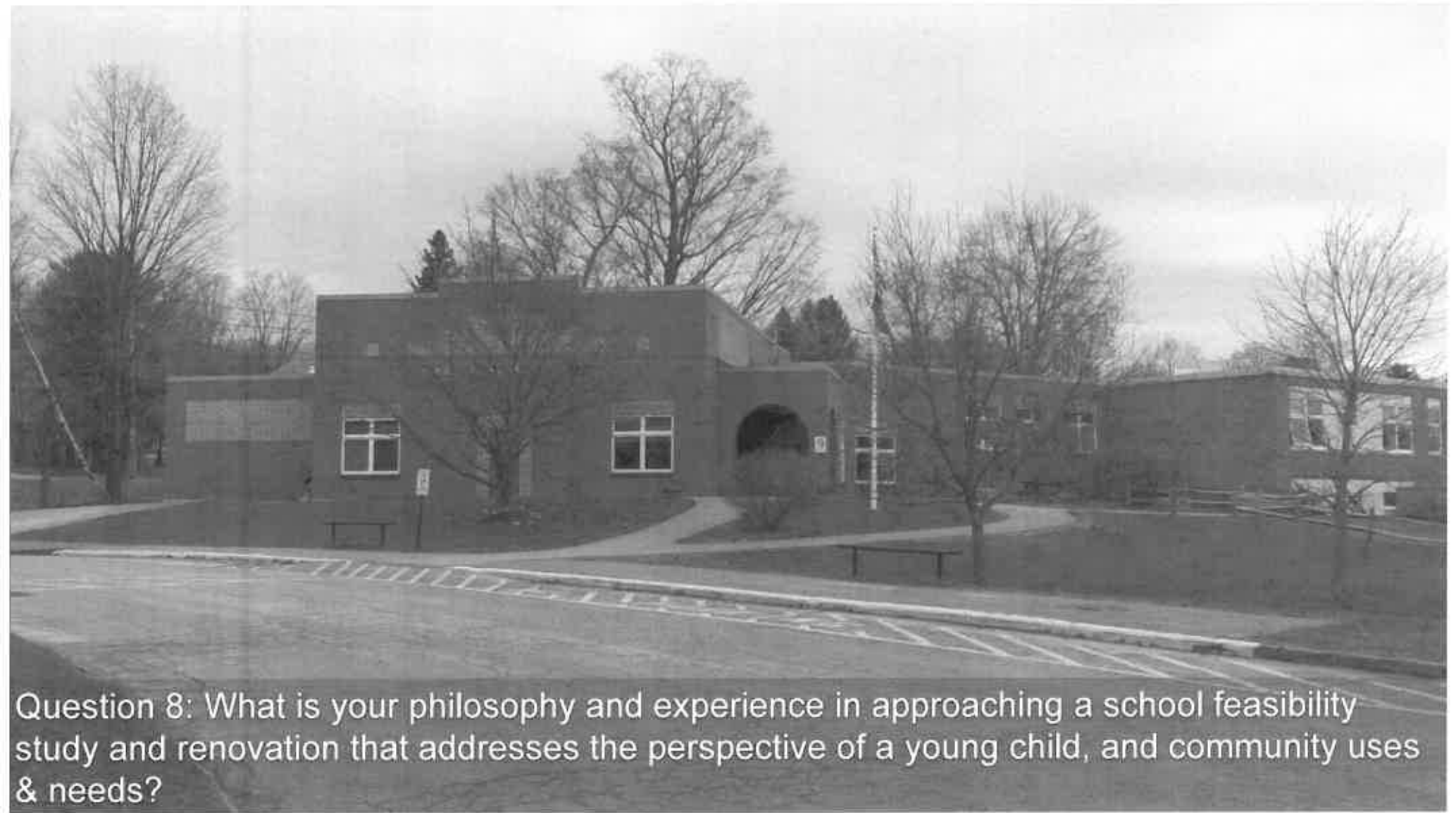


Question 6: How do you go about determining feasibility and cost estimates for a renovation project that has many layers of unknowns and meets the specific needs of Dover?



Question 7: How would you approach management of construction in and around an occupied building if you were to move from feasibility to design?





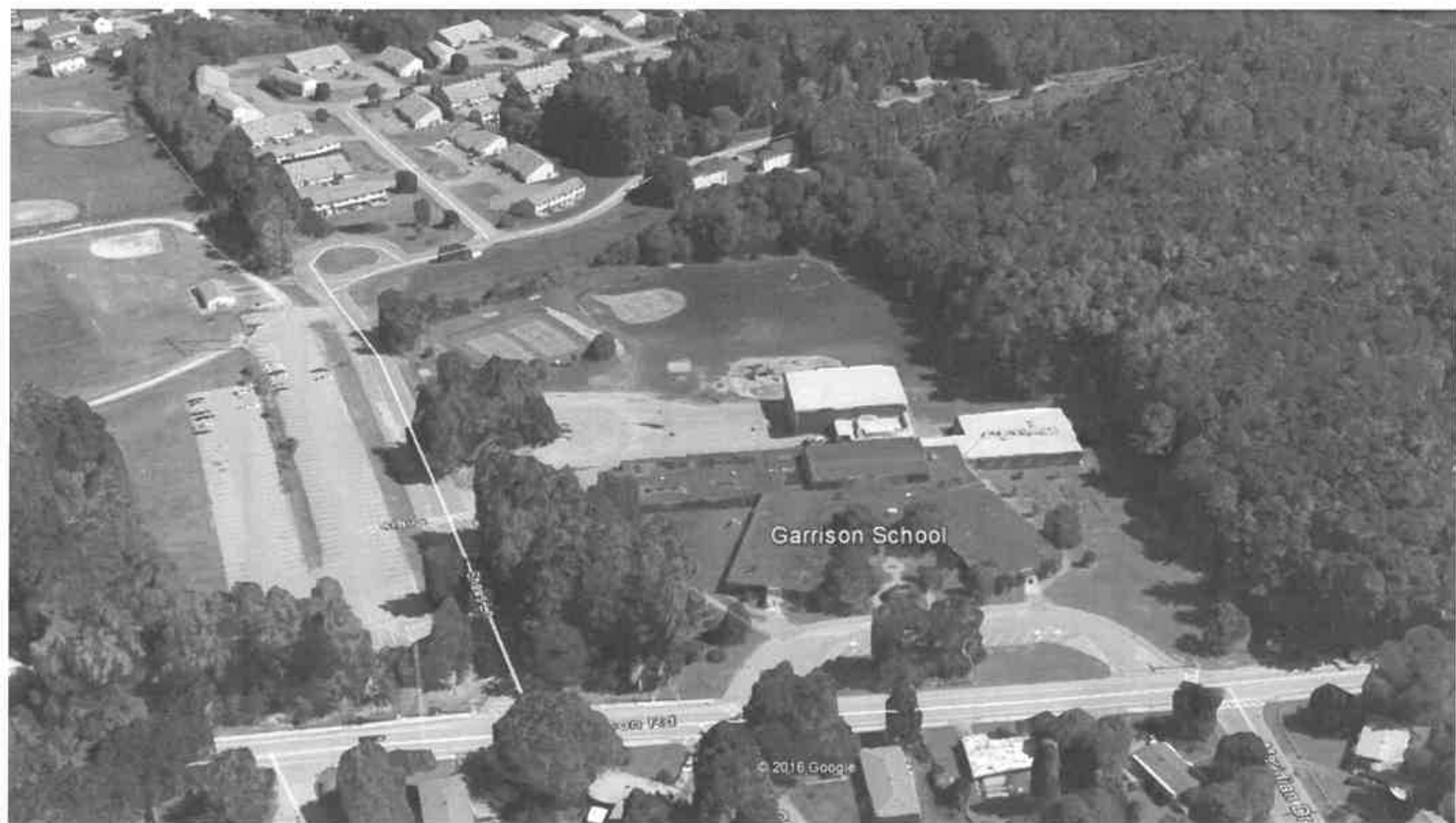
Question 8: What is your philosophy and experience in approaching a school feasibility study and renovation that addresses the perspective of a young child, and community uses & needs?







Question 9: How do you approach the feasibility and design as the building relates to the site?





Biomass Heating



Daylight Harvesting



Magnetic Frictionless Chillers



Rainwater Collection



Geothermal System



Solar Hot Water and PV



Material Reuse



LED Lighting



High Efficiency Boilers



Radiant Floor Heat

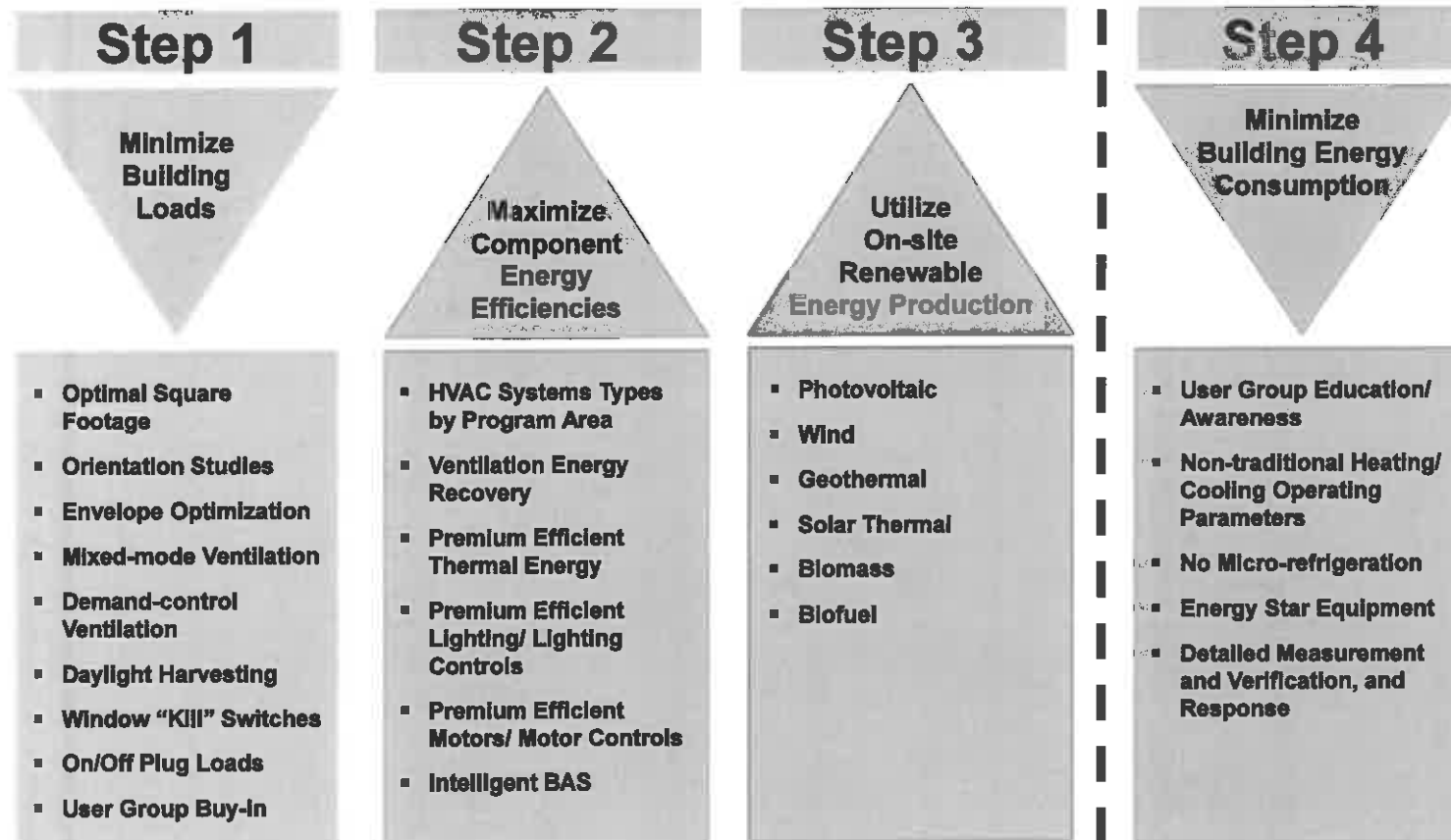


LEED

Question 10: What role does sustainability play in your philosophy and design process?

Sustainable Design – 4 Steps

Design ← → Operation



Summary of Energy Conservation & Renewable Energy Measures

ECM / REM No.	Measure Description	Savings kBtu / sqft / yr	Energy Savings	Incremental Cost	Simple Payback	Selected Y/N
-	Base Line Design	69.0	-	-	-	-
1	Geothermal Heat Pumps (50% summer occ.)	17.6	\$27,710	\$652,110	24	N
2	Improved Wall & Roof Insulation	1.4	\$3,326	\$202,314	61	N
3	Improved Glazing	4.6	\$13,728	\$502,650	37	N
4	External Shading	n/a	n/a	n/a	n/a	Y
5	Lighting Efficiency (0.8 w/sqft)	3.1	\$19,535	\$82,000	4	Y
6	Plug Load Control (25% reduction)	1.0	\$6,697	\$250,000	37	test only
7	Setpoints (82 °F, 68 °F)	3.1	\$20,624	\$0	0	-
8	Shower Drain Energy Recovery	-	\$10,000	\$72,000	7	Y
9	Mixed Mode Ventilation	-	-	-	-	N
10	No Micro Refrigerators	4.0	\$15,981	\$52,942	3	Y
1,2,4,5,10	ECM's 1,4,5 & 10	23.3	\$71,597	\$787,052	11	tbd
+Setpoints	ECM's 1,4,5,7 & 10	25.0	\$83,203	\$787,052	9	tbd
1-10	All ECM's	30.7	\$103,628	\$1,814,016	18	tbd
Renewable Energy Measures						
11	Solar Thermal Domestic HW w/summer occ.	3.8	\$7,261	\$358,000	49	N
11A	Solar Thermal Domestic HW wo/summer occ.	2.3	\$4,403	\$358,000	81	N
12	Solar PV Power - ZNEB	38	\$200,463	\$7,098,791	35	N
12A	Solar PV Power - Available Roof Area	3.5	\$20,839	\$700,000	34	N
13	Wind Turbine (1.8 MW)	104	\$549,606	\$5,142,500	see note 9	tbd
14	Green power purchase agreement	-	-	-	-	N
15						



Question 10a: How would you help us secure special funds to pay for sustainable features in our project?

several million dollars collectively

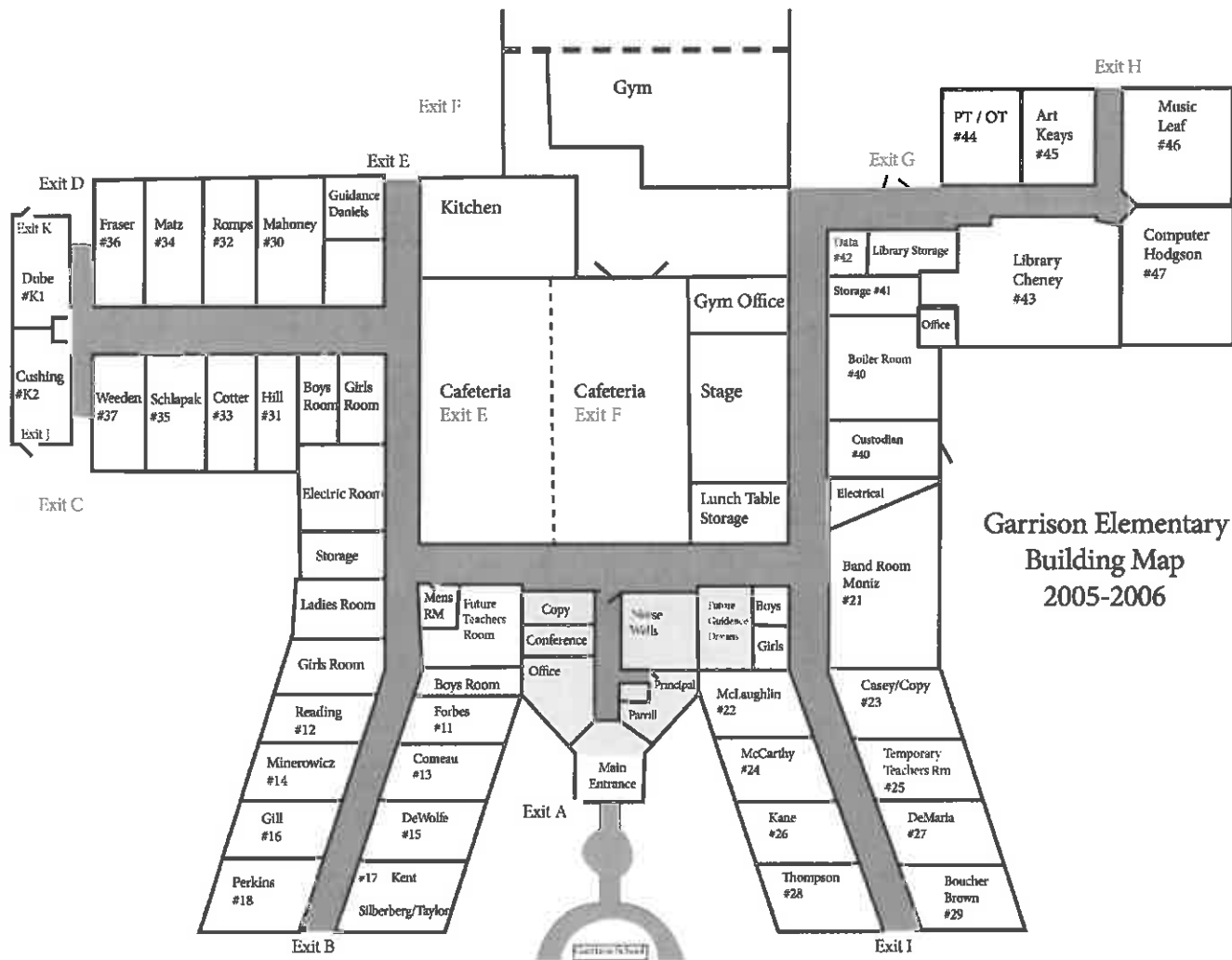


Question 10b: How much money have you helped other districts raise to support a sustainable design?

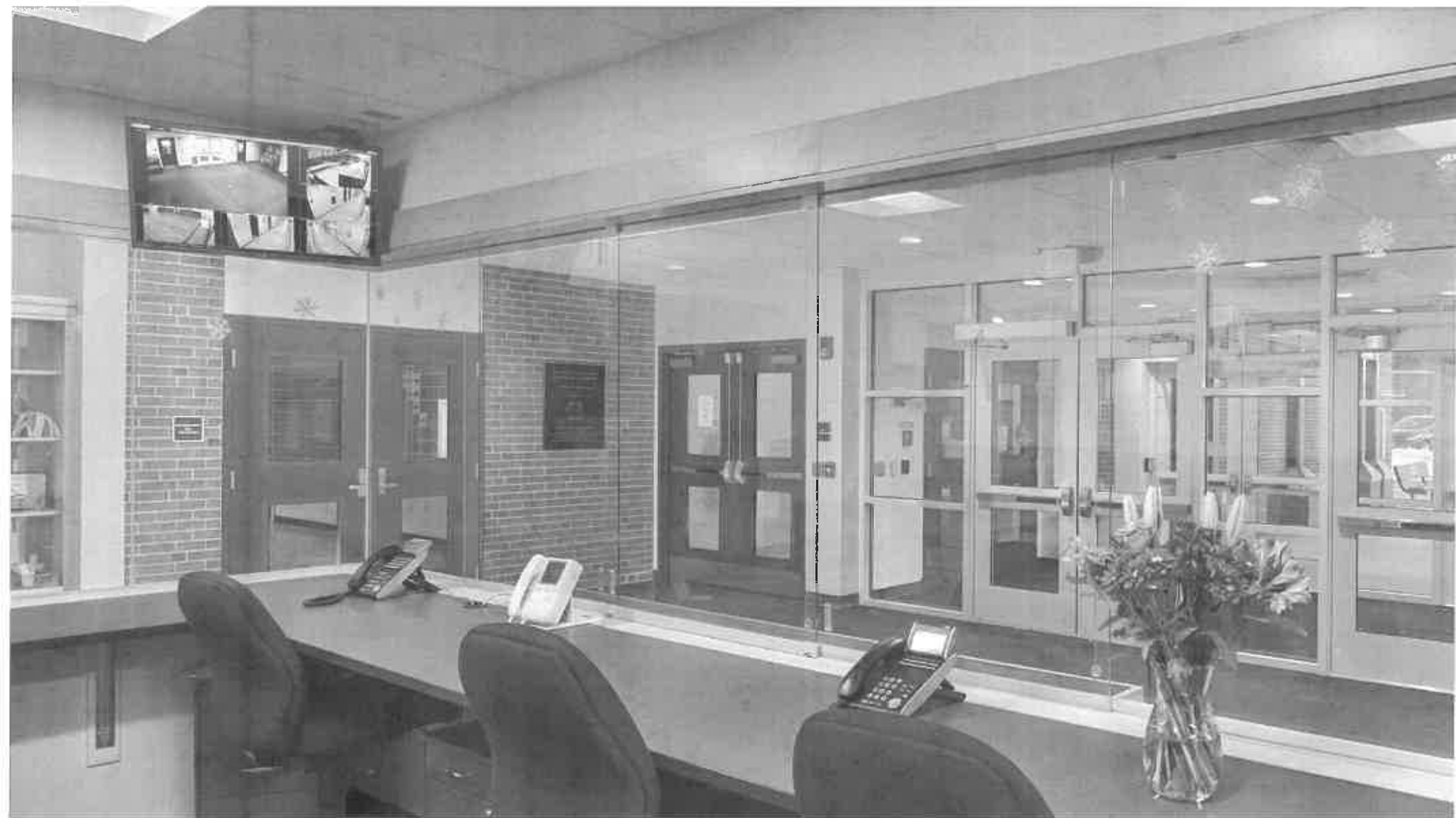




Question 11: How can the building be designed to meet our educational needs now and in the future, and how do you keep abreast of current New Hampshire standards and codes?



Question 12: How can the building be designed to promote flexible community access?





Question 13: Tell us about your team's experience in the academic, arts and athletics aspects of school design.

Leader in K-12 Design

Integrated Arts / Performing Arts Facilities

Amherst School District

Barrington School District

Bedford School District

Bow High School

Brewster Academy

Chesterfield School District

Concord School District

Dover School District

Eagle Hill School

Farmington High School

Harrisville Elementary School

Holderness School

Hollis/Brookline School District

Hooksett Memorial School

Hopkinton Schools

Interlakes Schools

John Stark Regional High School

Kearsarge Regional Middle School

Keene School District

Laconia School District

Manchester School District

Merrimack Valley School District

Milford School District

Nashua School District

Phillips Andover Academy

Phillips Exeter Academy

Proctor Academy

Rundlett Middle School

Salem School District

Sanborn School District

**Sanford High School and Tech.
Center**

**Spaulding Junior/Senior High
School**

St. Mary's School

Sunapee Central School

**Timberlane Regional School
District**

The Derryfield School

The Profile School

Wells High School

Wells Memorial School

White Mountains Regional

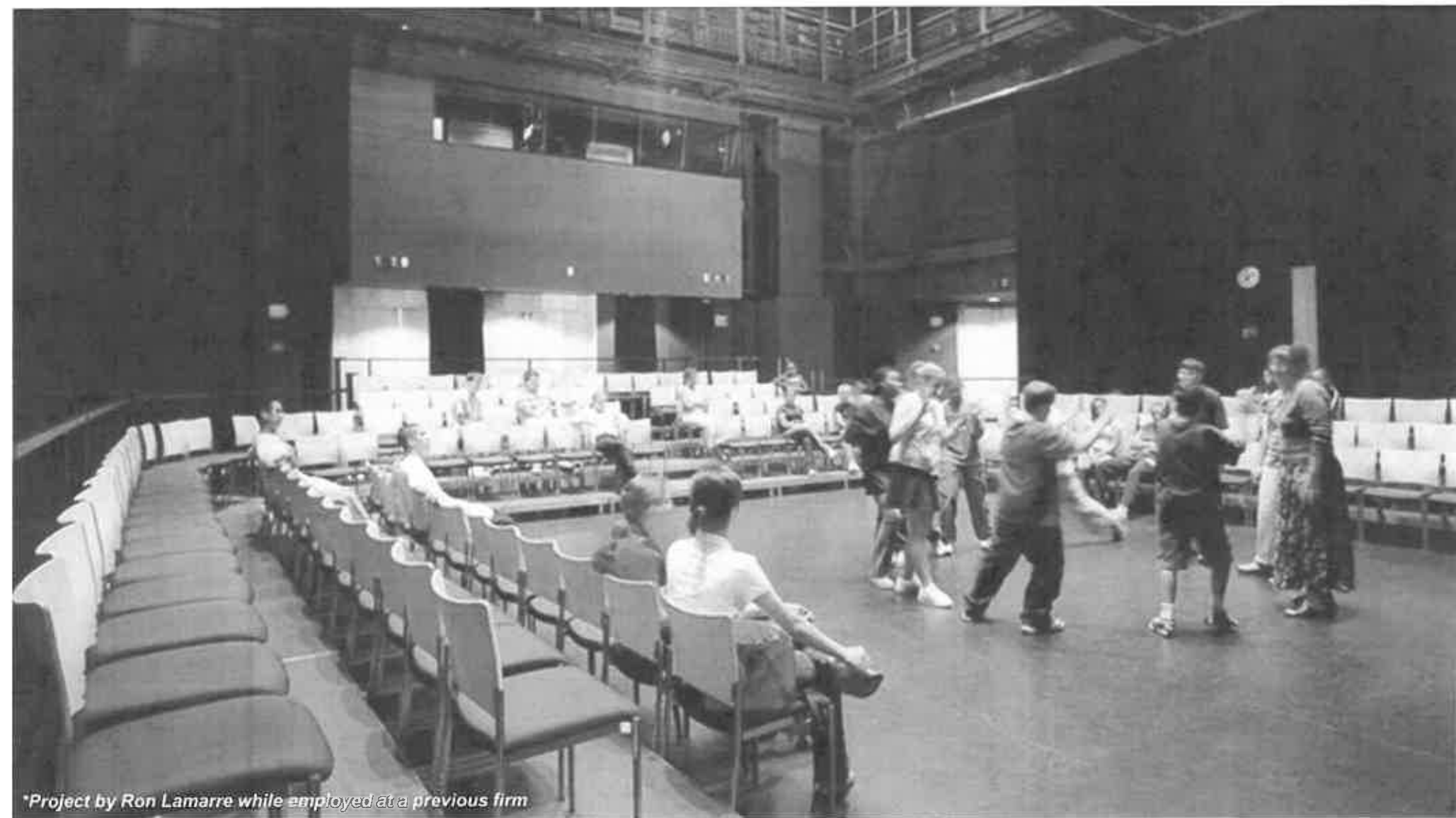
Windham School District

Winnisquam School District





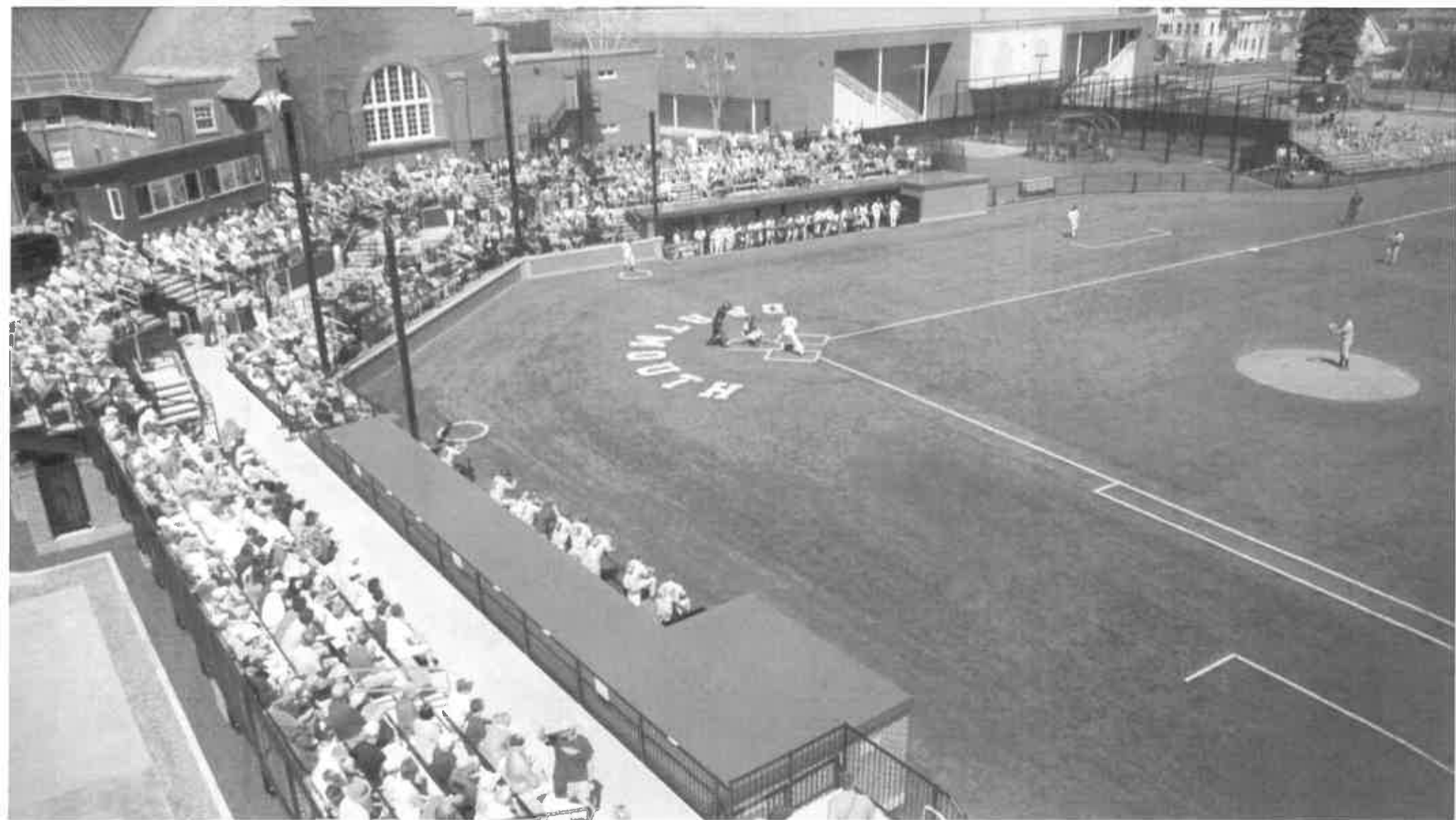




**Project by Ron Lamarre while employed at a previous firm*











Question 14: Can you provide a cost estimate?



Question 15: Are you currently engaged in any other projects for the City of Dover or the Dover School District? If so, would any of your team be shared across projects?



Question 16: How many other bids do you have pending at this time?

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Question 17: Based on your experience, what suggestions would you recommend to us?

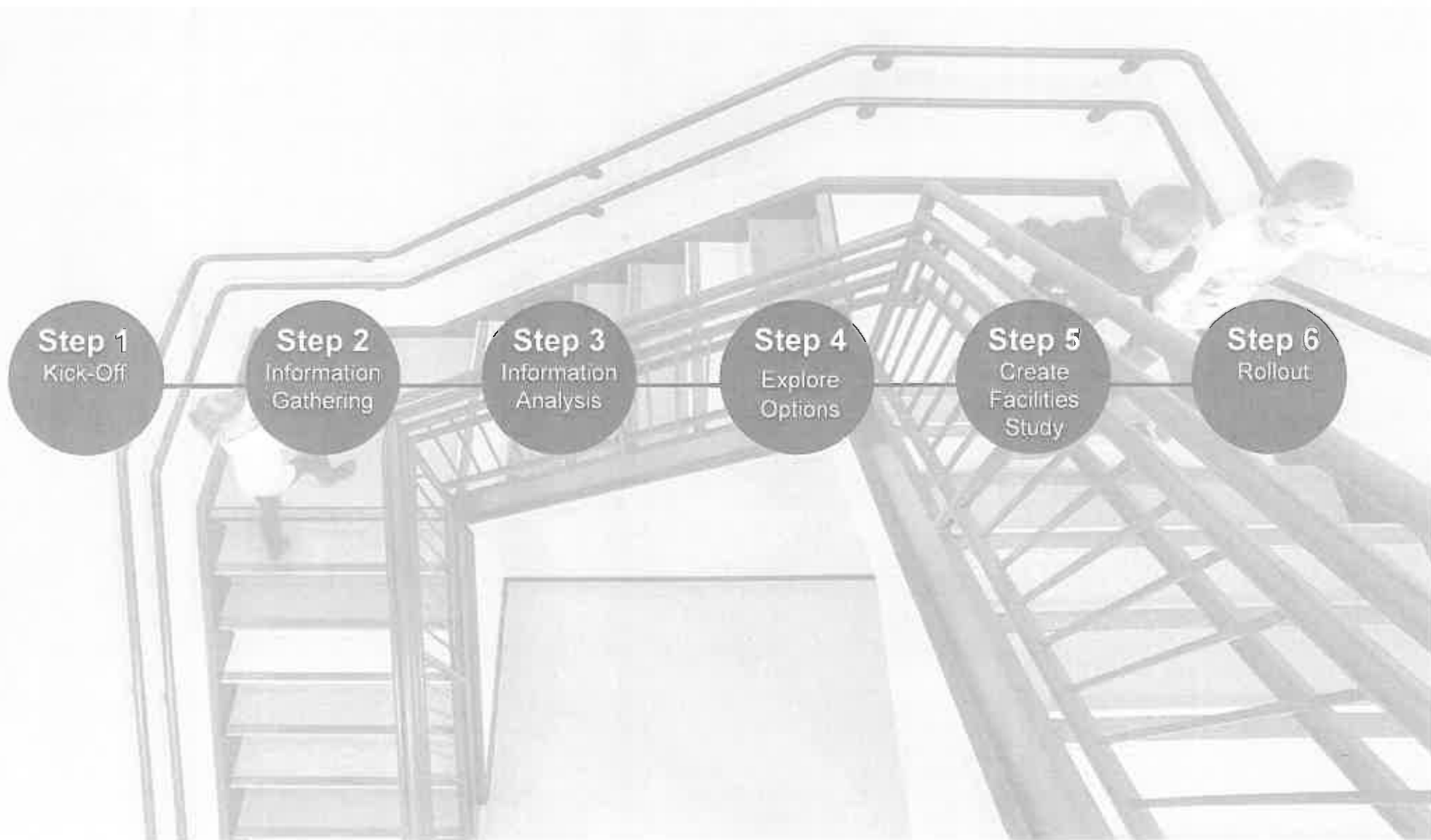
STORM
WATCH 9

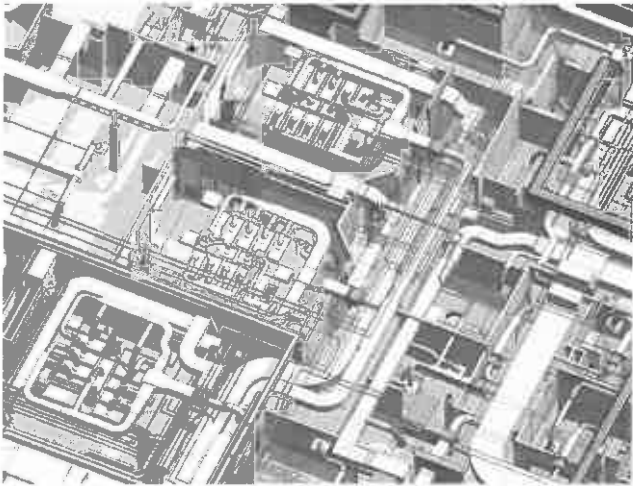
WEATHER SCHOOL VISIT

GARRISON ELEMENTARY, DOVER



Are there questions we haven't asked that you think should be asked?





Building Information Modeling

- Single 3D Model for all disciplines
- Know what you're getting
- Improves quality

