



**CITY COUNCIL BUDGET WORKSHOP**

**April 25, 2016**

**CITY COUNCIL CHAMBERS**

**7:00 PM**

**AGENDA**

- 1. Call to Order**
- 2. Public Input**
- 3. Rochester School Department**
  - 3.1.FY 2017 CIP Budget**
    - 3.1.1. Creteau Technology Center Renovation**
    - 3.1.2. Honeywell Phase III**
- 4. Adjournment**

# Honeywell Project Summary

- Phase III
  - **\$2,246,146**
  - **Guaranteed savings in energy from Honeywell**
- CIP Infrastructure Request without Honeywell

# Part II Total \$2,246,146

## **Energy Conservation Measures (\$906,363, approximately)**

- Building envelope upgrades – six schools, Seal gaps in the building envelope
- Pipe insulation –
- Dual fuel conversion - NLS
- Plug load power management - district
- Computer power management – district
- Walk-in freezer/refrig efficiency upgrades – six schools
- High efficiency transformers – RMS/SHS
- Dishwasher/ toilet exhaust gravity dampers – two schools
- Interlock dishwasher w/ exhaust – four schools
- Cap abandoned wall penetrations – SHS
- Add CO2 and occupancy controls band and chorus – RMS
- Remove 2 skylights – McC

# Part II Total \$2,246,146

## **Failing Infrastructure (\$1,339,783, approximately)**

- Replace hot water heaters – end of life, five schools
- **Replace roof top heat for gym, locker room, and café – RMS**
- Replace exhaust fans – two schools
- Replace kindergarten heater – one school,
- Replace VAV (?) duct system – RMS
- Insulate and seal intake plenums – RMS
- Replace kitchen hood exhaust/make up air – RMS
- Replace insect screens – RMS
- HVAC upgrades room 219 – SHS
- Replace HVAC in guidance – SHS, end of life replacement
- Add baseboard radiation – RMS
- HVAC for music office – SHS
- Repipe and rezone radiation in Special Ed – SHS
- Replace backflow preventer (leaking) - WAS

Capital Project	Combined Project, including energy savings	Only Required End of Life Replacements	
Overall Cost	\$ 2,246,146	\$1,118,792	
Operating Budget Savings	\$81,043	\$0	
Overall Impact to the Operating Budget	\$90,194	\$89,503	
Overall Operating Budget Savings	\$1,969,131	0	

Rochester School Department										
Honeywell Project										
			FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Capital Project Improvements – Bonded over 20 years		\$ 2,246,146	\$ 171,237	\$ 168,027	\$ 164,816	\$ 161,605	\$ 158,395	\$ 155,184	\$ 151,973	\$ 148,762
	Operating Budget Savings		\$ 81,043	\$ 82,663	\$ 84,317	\$ 86,003	\$ 87,723	\$ 89,478	\$ 91,267	\$ 93,092
	Impact on Operating Budget		\$ 90,194	\$ 85,363	\$ 80,499	\$ 75,602	\$ 70,671	\$ 65,706	\$ 60,706	\$ 55,670
	Energy Increase costs if Projects below are completed without above savings		\$10,000							
	Comparison of Items in Honeywell	\$ 1,339,783								
If we don't proceed with the above projects:		\$ 1,118,792	\$ 89,503	\$ 87,825	\$ 86,147	\$ 84,469	\$ 82,791	\$ 81,112	\$ 79,434	\$ 77,756

# Summary

- Honeywell Project Cost **\$2,246,146**
- **Infrastructure work would cost \$1,339,783 without any savings**
- **20 Year energy savings of \$1,969,131**
- Operating Budget, Overall Project, \$90,194 per year
- Infrastructure work, Operating Budget, \$ 89,503
- Potential Increase in Energy Costs with just Infrastructure work of \$10,000, new units increase electricity costs

# CONCEPTUAL DESIGN PROGRESS

APRIL 25, 2016

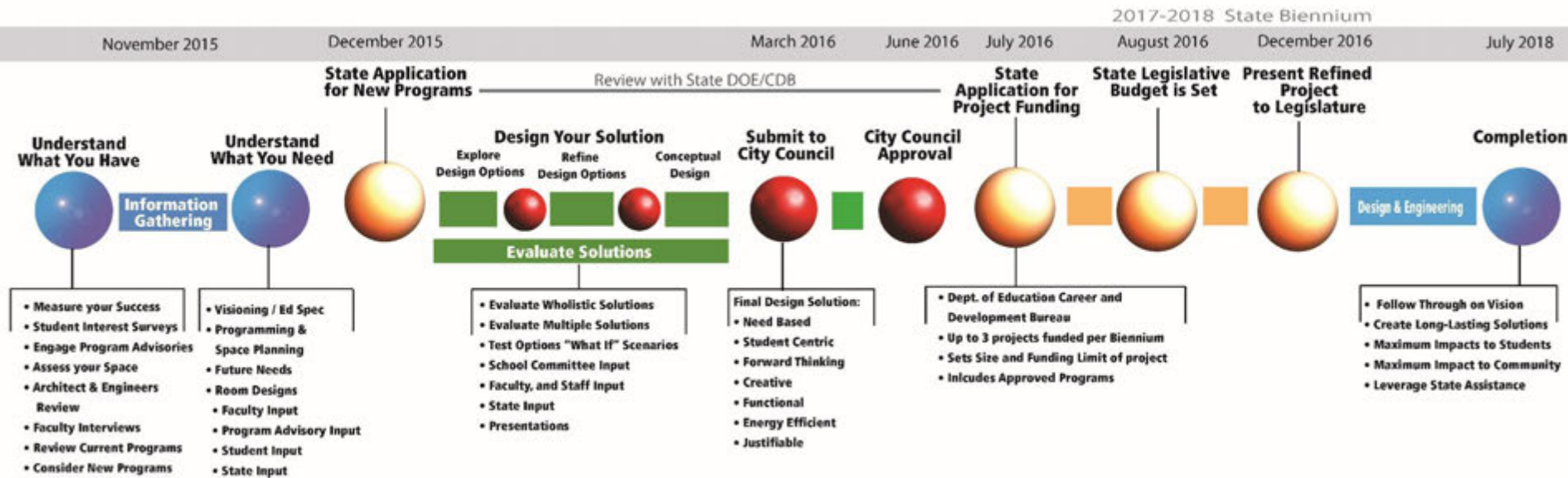


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# PROCESS: ORIGINAL TIMELINE



State Application for Funding moved up to April

NH Legislate Decision Summer 2017

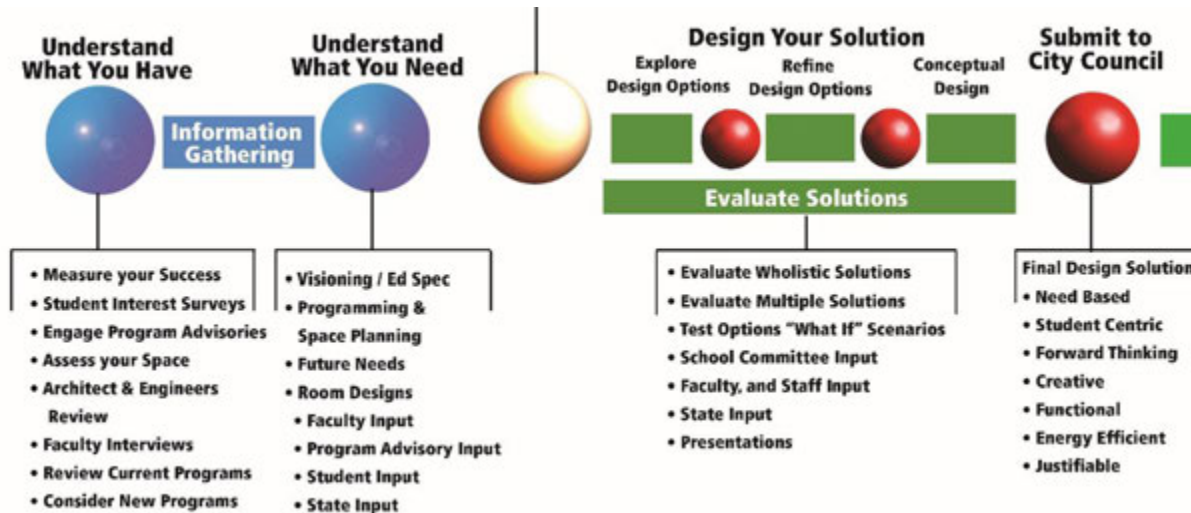
Potential Project Completion December 2018



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# PROCESS: WORK TO DATE



Faculty / Program Interviews and Advisory Input

Preliminary Programming and Educational Diagrams

Building Assessment

Conceptual Designs

Order of Magnitude Cost Estimates



# PROCESS: PROGRAM DISCUSSION

## 16 PROGRAMS WITH UNIQUE SPACE NEEDS

Graphic Arts

Video / Photography

Teacher Education / Small Wonders

Business Commerce, Management & Marketing

Bank / HRCU

Accounting

Automotive Tech

HVAC (transition from Plumbing)

Environmental Science

CADD / Arch & Mech Drawing

Precision Manufacturing

Wood Working / Cabinetry

Restaurant Management

CPU Technologies

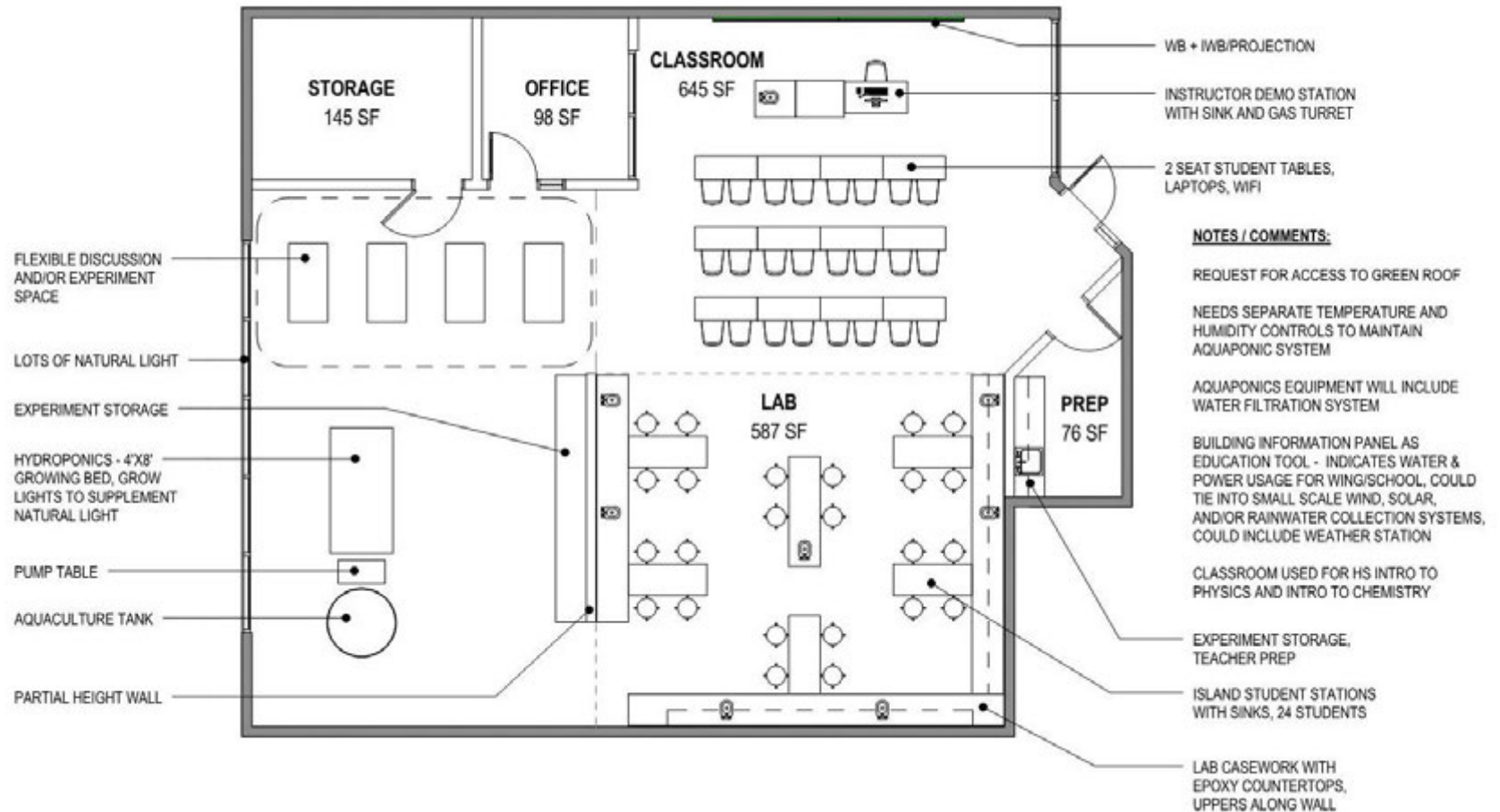
Health Science Technology

Criminal Justice (New Program)



# PROCESS: PROGRAM DISCUSSION

## SAMPLE CRITERIA PLAN





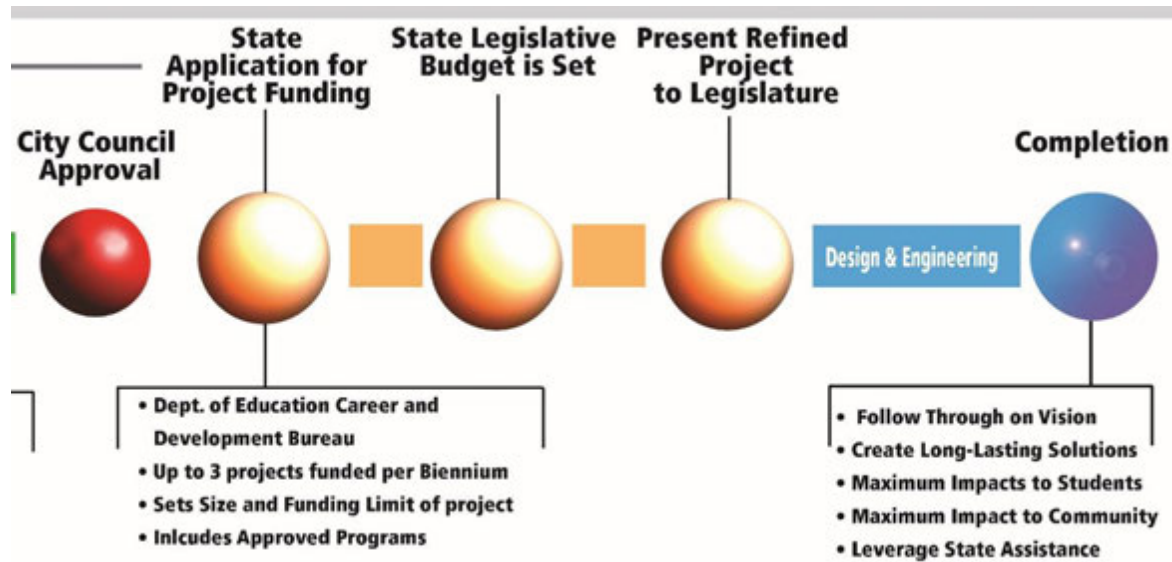
# PROCESS: SITE DIAGRAMMING



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# PROCESS: NEXT STEPS



Continue to Review Designs and Scope with State and Administration

Review Designs and Scope with a Joint Building Committee

Refine Building Design and Systems

Continue to Refine Cost Estimates and Scope



# PROJECT GOALS

## **Campus**

- Connection from CTE to HS
- Enhance Center's Community Presence
- Address Safety Issues
- Improved Public Access

## **Building**

- New Efficient HVAC Systems
- Electrical & IT Infrastructure Improvements
- Improved Security

## **Education / Program**

- Integration of Technology
- Student Collaboration Areas
- Equipment





# PROPOSED PROJECT: EXISTING SITE AND BUILDINGS



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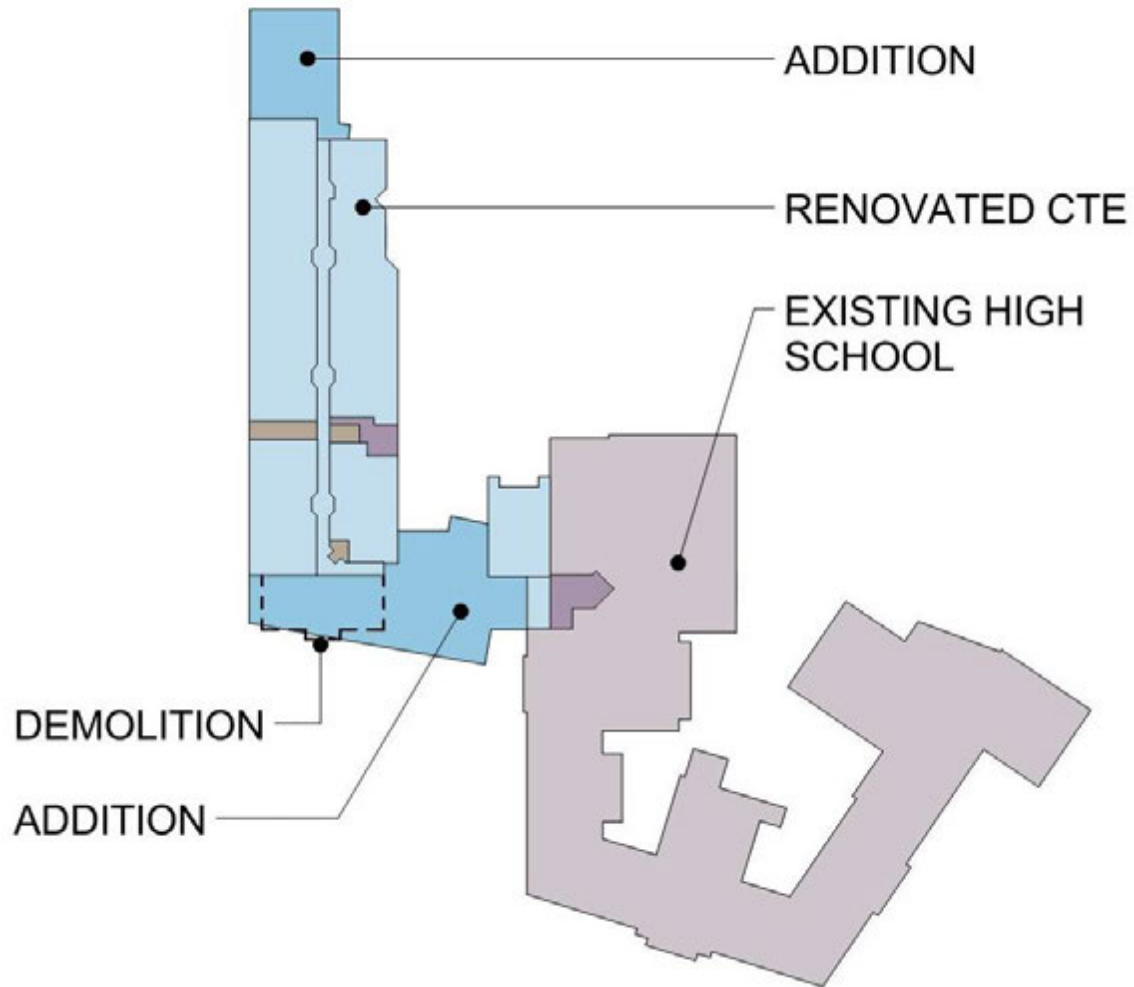
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# PROPOSED PROJECT:

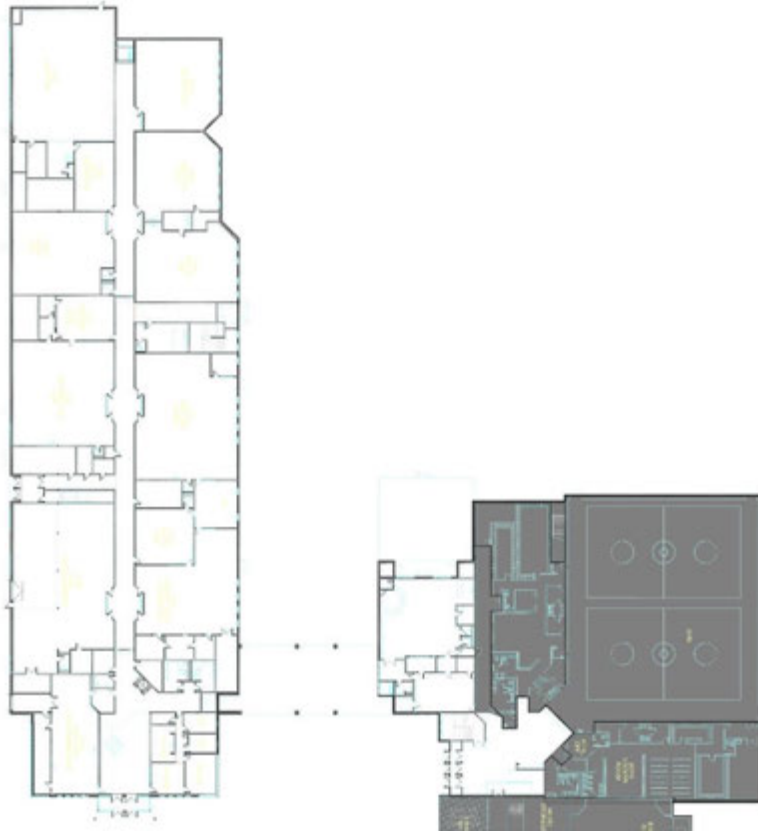
## ADDITION / RENOVATION DIAGRAM



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# PROPOSED PROJECT: PROPOSED FLOORPLANS



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**PRECISION MANUFACTURING**

**DRAFTING & ENGINEERING**

**STORE**

**TEACHER EDUCATION + PRESCHOOL**

**RESTAURANT MANAGEMENT/ CAFE**

**BANKING & FINANCIAL SERVICES**

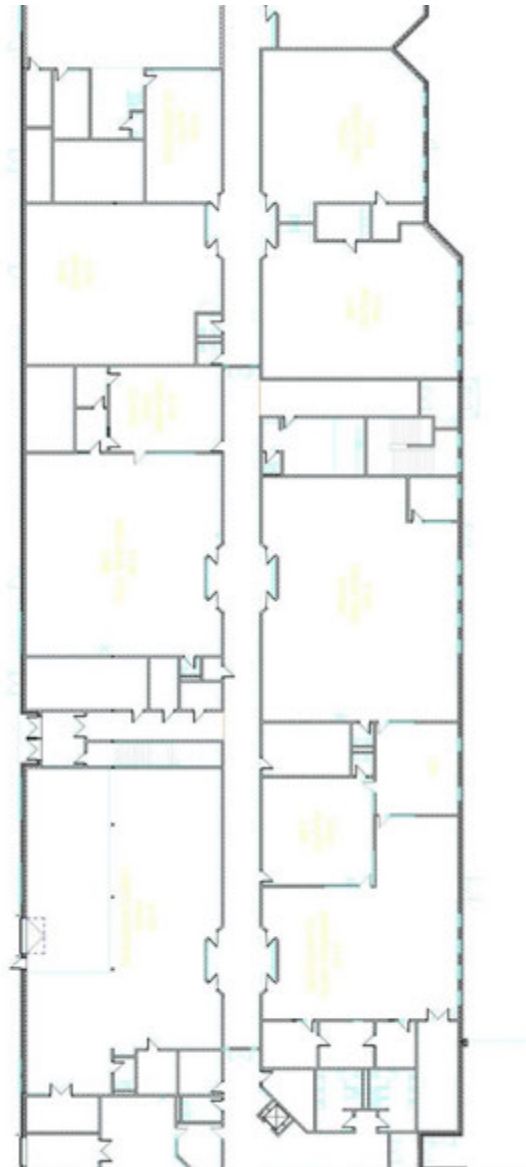
**ADMINISTRATION / RECEPTION**

LAB  
GROUP PRESENTATION  
COMPUTER LAB  
STOR.  
TOILET  
TOILET  
ELEVATOR  
HEAT TREATING  
CLASSROOM  
OFFICE  
LINEN/CLEANING  
REFRIG.  
FREEZER  
KITCHEN  
DRY STORAGE  
SERVING SALES  
RESTAURANT / CAFE  
SAFE  
STOR.  
CLASSROOM  
CONFERENCE  
OFFICE  
FINANCIAL SERVICES  
PUBLIC ENTRY  
CITE ADMIN/RECEPTION  
OFFICE  
CONFERENCE  
ELO  
ACE  
PRESCHOOL EDUCATION  
VEST  
OBSERV.  
MECH ROOM  
STOR.  
TOILET  
TOILET  
TOILET  
TOILET



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# FLOORPLAN CORE



EXISTING



PROPOSED

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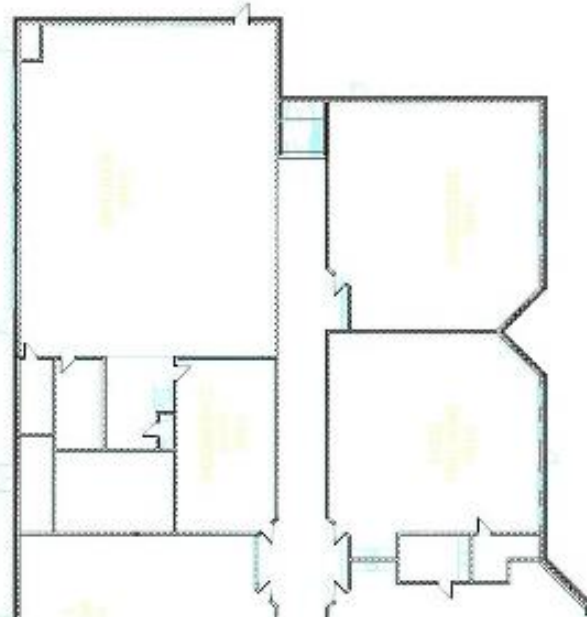
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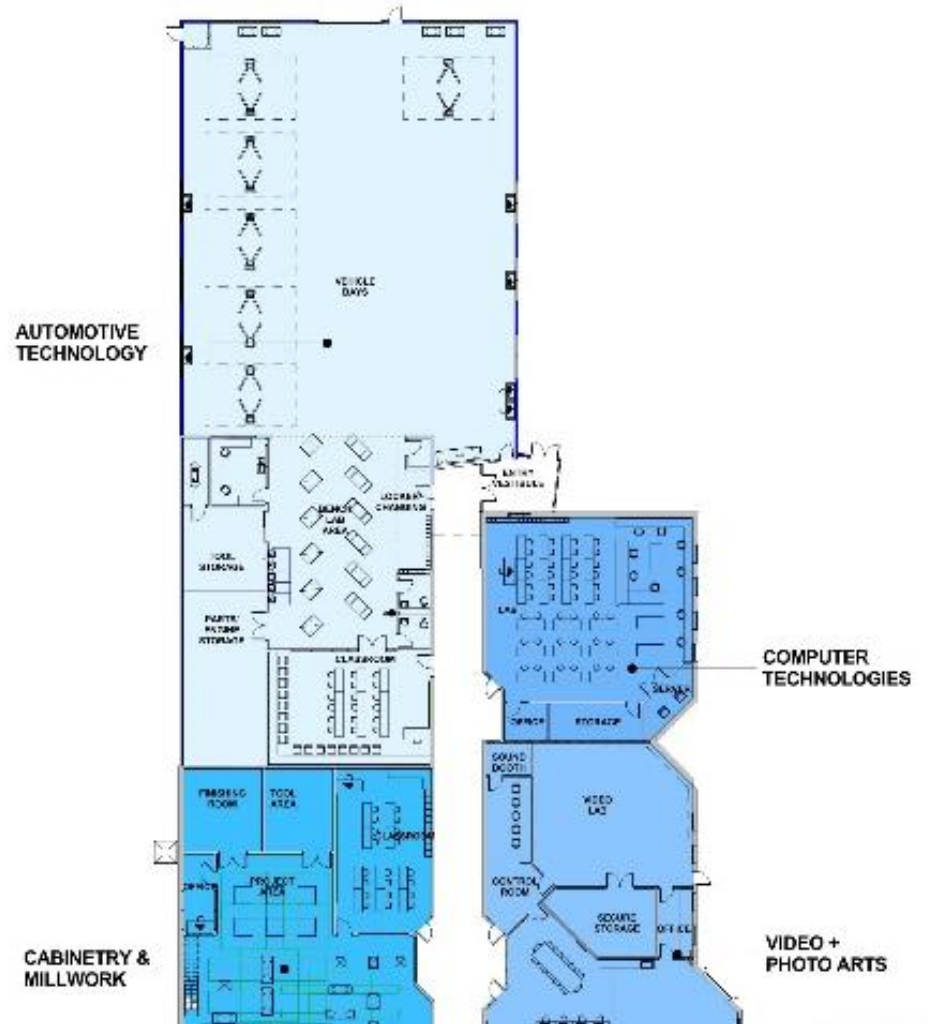


# FLOORPLAN

## REAR



EXISTING



PROPOSED



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# FLOORPLAN SECOND FLOOR



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# PROPOSED PROJECT: AERIAL VIEW



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# LBA CONCEPTUAL COSTS

Rochester RW Creteau Concept D			2-May-16
Conceptual Opinion of Probable Cost			
<b>Upfront Costs, Utility Charges, and Permit Fees</b>			<b>Notes</b>
Bond and Legal Council and Site Permitting	\$23,500		Not applicable for State Funding
Other Permitting and Utility Tie Ins	\$3,000		Estimate to be verified by School District
			Verify w/ Local Authorities
<b>1 Subtotal - Upfront Costs, Utility Charges, and Permit Fees</b>	<b>\$26,500</b>		
<b>Site Data</b>			
Survey, Wetlands mapping, Environmental, Traffic Studies	\$20,000		Not applicable for State Funding
Geotechnical Investigations	\$20,000		Completed under separate contract
			Completed under separate contract
<b>2 Subtotal - Site Data</b>	<b>\$40,000</b>		
<b>Professional Fees</b>			
Architectural / Structural / Civil / MEP / FP Engineering Fees	\$1,418,452		
A/E Reimbursable expenses (estimate)	\$35,000		Printing, Shipping, Etc - To be determined
Existing Assessment & Drawings	\$37,500		
Assessment, Programming, Equipment Review	\$37,500		
Conceptual Design	\$12,000		To be negotiated with RSD
Intercom, Phone, Security System Selection and Design			
<b>3 Subtotal - Design and Engineering Costs</b>	<b>\$1,540,452</b>		
<b>Independent Consultants</b>			
Construction Inspection & Testing	\$30,000		Allowance - To Be Determined
Owner's Clerk of the Works	\$100,000		Not applicable for State Funding
			Estimate to be verified by School District
<b>4 Subtotal - Independent Consultants</b>	<b>\$130,000</b>		
<b>Furnishings &amp; Equipment</b>			
Technology (cpu, infrastructure, cable, wireless, etc.)	\$150,000		Allowance - To Be Determined
CTE Furniture	\$1,800,000		Allowance - To Be Determined
Office/Meeting Furniture	\$30,000		Allowance - To Be Determined
Custodial Equipment	\$10,000		Allowance - To Be Determined
<b>5 Subtotal - FF&amp;E</b>	<b>\$1,990,000</b>		
	\$10,913,900	\$3,060,000	\$7,253,900
<b>Construction Costs</b>			<b>\$5 Per Hutter Construction</b>
Site construction	\$350,000		Not applicable for State Funding
General Conditions	\$360,000		Allowance to be verified by Construction Estimator
Building Demolition	4,962	\$75,000	Estimators Allowance
Kitchen Equipment		\$400,000	Estimators Allowance
CTE Additions	23,220	\$5,225,000	Estimators Allowance
CTE Renovations	66,215	\$10,378,806	
High School Renovations Required as part of project	3,215	\$450,000	Not applicable for State Funding
CM Fees, Insurance, and Bonds		\$890,000	
Construction Contingency - 7.5%		\$1,292,910	
Alternate #1 (Truss Replacement)		\$279,000	
<b>Subtotal - Construction Costs</b>	<b>\$19,700,716</b>		Preliminary Construction Estimates provided by Construction Estimator
			\$943,500
<b>6 TOTAL- Soft costs and Construction Costs</b>	<b>\$23,427,668</b>		Including Alternates
Owners Construction Contingency	\$500,000		
Rebates through Electric Company	-\$30,000		Subject to availability
<b>Total Project Estimate</b>	<b>\$23,897,668</b>		
<b>Likely State Funded Portion</b>	<b>\$17,215,626</b>		Assuming 75% applied to Applicable Expenses
<b>Likely Community Funded Portion</b>	<b>\$6,682,042</b>		Costs for renovations related to Improvements for High School Areas





# BUDGET ESTIMATE



## R.W. Creteau Technology Center Schematic Budget Estimate April 1, 2016

Spec Division	Description of Work	Level 1 Renovations Circ., Stand. Clrms. 25,500 sf	Level 2 Renovations Technology Areas 50,200 sf	Level 3 Renovations Add Stairwell 3,000 sf	Addition New Construction 20,600 sf	Expand Parking Lot Allowance	Replace Existing Wood Roof Truss System - Allowance	Food Service Equipment Allowance	General Conditions	Total Project Below
1	General Conditions - 13 months	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,000	\$0
1	Assist. Job Supt., Eng., Tele., Power, Winter Conditions	\$0	\$0	\$0	\$180,000	\$0	\$0	\$0	\$0	\$0
2	Hazardous Material Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Building Demolition	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0
2	Select Demolition	\$127,500	\$251,000	\$50,000	\$100,000	\$0	\$0	\$0	\$0	\$0
2	Site Work	\$0	\$0	\$0	\$400,000	\$350,000	\$0	\$0	\$0	\$0
3	Concrete	\$19,125	\$37,650	\$10,000	\$360,500	\$0	\$0	\$0	\$0	\$0
4	Masonry	\$127,500	\$301,200	\$30,000	\$257,500	\$0	\$0	\$0	\$0	\$0
5	Structural & Misc. Steel	\$63,750	\$125,500	\$300,000	\$412,000	\$0	\$0	\$0	\$0	\$0
6	Rough Carpentry	\$12,750	\$25,100	\$2,500	\$103,000	\$0	\$250,000	\$0	\$0	\$0
6	Interior Finish Carpentry	\$51,000	\$100,400	\$5,000	\$82,400	\$0	\$0	\$0	\$0	\$0
7	Dampproofing, Waterproofing, Exterior Wall Barrier	\$0	\$0	\$0	\$61,200	\$0	\$0	\$0	\$0	\$0
7	Thermal Insulation, Firestopping	\$2,500	\$5,000	\$1,000	\$72,100	\$0	\$0	\$0	\$0	\$0
7	Roofing & Flashing	\$12,750	\$25,100	\$0	\$154,500	\$0	\$0	\$0	\$0	\$0
7	Joint Sealants	\$19,125	\$37,650	\$1,000	\$15,450	\$0	\$0	\$0	\$0	\$0
8	New Openings - Doors, Frames & Hardware	\$76,500	\$150,600	\$10,000	\$61,800	\$0	\$0	\$0	\$0	\$0
8	Borrowed Lites	\$6,375	\$12,550	\$0	\$5,150	\$0	\$0	\$0	\$0	\$0
8	Exterior Entrance Upgrades	\$31,875	\$62,750	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0
8	Sectional Overhead Doors	\$0	\$20,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Coiling Doors	\$0	\$7,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Windows	\$0	\$0	\$7,500	\$61,800	\$0	\$0	\$0	\$0	\$0
8	Misc. Glazing - doors, sidelites, borrowed lites	\$25,500	\$50,200	\$1,500	\$10,300	\$0	\$0	\$0	\$0	\$0
9	Gypsum Board Assemblies	\$76,500	\$150,600	\$5,000	\$164,800	\$0	\$0	\$0	\$0	\$0
9	Acoustical Ceilings	\$102,000	\$200,800	\$9,000	\$82,400	\$0	\$0	\$0	\$0	\$0
9	Slab Prep for Flooring	\$25,500	\$50,200	\$1,500	\$30,900	\$0	\$0	\$0	\$0	\$0
9	Finish Flooring	\$153,000	\$301,200	\$45,000	\$123,600	\$0	\$0	\$0	\$0	\$0
9	Painting	\$76,500	\$150,600	\$15,000	\$61,800	\$0	\$0	\$0	\$0	\$0
10	Visual Display Boards	\$12,750	\$25,100	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0
10	Toilet Compartments	\$6,375	\$12,550	\$0	\$5,150	\$0	\$0	\$0	\$0	\$0
10	Signage	\$5,100	\$7,530	\$300	\$3,090	\$0	\$0	\$0	\$0	\$0



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# BUDGET ESTIMATE

	Description of Work	Level 1 Renovations	Level 2 Renovations	Level 3 Renovations	Addition	Expand Parking Lot	Replace Trusses	Food Service Equip.	General Conditions	Totals Below
10	Lockers	\$38,250	\$75,300	\$0	\$30,900	\$0	\$0	\$0	\$0	\$0
10	Fire Extinguishers & Cabinets	\$1,275	\$2,510	\$200	\$1,060	\$0	\$0	\$0	\$0	\$0
10	Toilet & Bath Accessories	\$12,750	\$25,100	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0
10	Misc. Specialties TBD	\$23,000	\$45,200	\$0	\$41,200	\$0	\$0	\$0	\$0	\$0
11	Food Service Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0
11	Misc. Equipment TBD	\$0	\$0	\$0	\$41,200	\$0	\$0	\$0	\$0	\$0
12	Classroom & Office Casework	\$153,000	\$301,200	\$0	\$206,000	\$0	\$0	\$0	\$0	\$0
12	Science Lab Casework	\$0	\$301,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12	Window Treatment	\$12,750	\$25,100	\$0	\$20,600	\$0	\$0	\$0	\$0	\$0
13	Special Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Elevator & Shaft	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0
15	Fire Protection	\$51,000	\$100,400	\$9,000	\$103,000	\$0	\$0	\$0	\$0	\$0
15	Plumbing	\$382,500	\$1,004,000	\$12,500	\$412,000	\$0	\$0	\$0	\$0	\$0
15	HVAC	\$892,500	\$2,008,000	\$30,000	\$824,000	\$0	\$0	\$0	\$0	\$0
16	Electrical	\$459,000	\$1,255,000	\$45,000	\$515,000	\$0	\$0	\$0	\$0	\$0
	<b>SUBTOTAL</b>	<b>\$3,060,000</b>	<b>\$7,253,900</b>	<b>\$600,000</b>	<b>\$5,225,000</b>	<b>\$350,000</b>	<b>\$250,000</b>	<b>\$400,000</b>	<b>\$360,000</b>	<b>\$17,498,900</b>
	Contingency (7.5%)	\$229,500	\$544,043	\$45,000	\$391,875	\$26,250	\$18,750	\$30,000	\$27,000	\$1,312,418
	Fee (4.0 %)	\$131,580	\$311,918	\$25,800	\$224,675	\$15,050	\$10,750	\$17,200	\$15,480	\$752,453
	Performance & Payment Bonds									\$136,946
	<b>TOTAL</b>	<b>\$3,421,080</b>	<b>\$8,109,860</b>	<b>\$670,800</b>	<b>\$5,841,550</b>	<b>\$391,300</b>	<b>\$279,500</b>	<b>\$447,200</b>	<b>\$402,480</b>	<b>\$19,700,716</b>
<b>Clarifications &amp; Exclusions</b>										
1	Excludes costs for Design and Engineering.									
2	Excludes cost of city fees plus the Building Permit.									
3	Excludes cost of Builder's Risk Insurance.									
4	Includes cost of Payment & Performance Bonds.									
5	Excludes removal and disposal of hazardous materials if encountered.									
6	Excludes the removal of ledge, unsuitable materials and boulders in excess of 1 cy in size.									
7	Excludes utility company fees and backcharges.									
8	Excludes LEED scoring or application preparation.									



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