

# *Town of Londonderry, New Hampshire Capital Improvements Plan FY2024- FY2029*



***Prepared by the Londonderry Capital Improvement  
Planning Committee***

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***Adopted by the Londonderry Planning  
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The preparation and adoption of a Capital Improvements Plan (CIP) is an important part of Londonderry's planning process. A CIP aims to recognize and resolve deficiencies in existing public facilities and anticipate and plan for future demand for capital facilities. A CIP is a multi-year schedule that lays out a series of municipal projects and their associated costs. Over the six-year period considered by the CIP, it shows how the Town should plan to expand or renovate facilities and services to meet the demands of existing or new population and businesses.

A CIP is an **advisory document** that can serve a number of purposes, among them to:

- Guide the Town Council, School Board, and the Budget Committee in the annual budgeting process;
- Contribute to stabilizing the Town's real property tax rate;
- Aid the prioritization, coordination, and sequencing of various municipal improvements;
- Inform residents, business owners, and developers of planned improvements;
- Provide the necessary legal basis for ongoing administration and periodic updates of a Growth Management Ordinance;
- Provide the necessary legal basis continued administration and periodic updates of an Impact Fee Ordinance.

*A CIP is purely advisory in nature. Ultimate funding decisions are subject to the budgeting process and the annual Town meeting. Inclusion of any given project in the CIP does not constitute an endorsement by the CIP Committee. Rather, the CIP Committee is bringing Department project requests to the attention of the Town, along with recommended priorities, in the hope of facilitating decision making by the Town.*

Information contained in this report was submitted to the Committee from the various town Departments, Boards and Committees that supplied information on their projects. Although this Capital Improvements Plan spans a six-year planning horizon the Plan is updated annually to reflect changing demands, new needs, and regular assessment of priorities.

This document contains those elements required by law to be included in a Capital Improvements Plan. The Londonderry Capital Improvement Planning Committee has prepared this report under the authority of the Planning Board and RSA 674:5-8 (Appendix A).

For purposes of the CIP, a "capital project" is defined as a tangible project or asset having a cost of at least \$100,000 and a useful life of at least five years. Eligible items include new buildings or additions, land purchases, studies, substantial road improvements and purchases of major vehicles and equipment. Operating expenditures for personnel and other general costs are not included. Expenditures for maintenance or repair are generally not included unless the cost or scope of the project is substantial enough to increase the level of a facility improvement.

## Population and Build Out

The 2020 Census P.L. 94-171 Redistricting Data indicates the population of Londonderry is approximately 25,826 people, up from 24,129 in 2010 (US Census). As of the 2020 US Census, Londonderry was the 9th largest community in the state. The 2020 populations for abutting communities is presented in the table below for perspective. Recent development activity for both residential and non-residential projects clearly illustrate that Londonderry will continue to be in a growth period for the duration of this CIP planning horizon.

Population projections may be obtained from either trend-line analysis or by conducting a “Build Out Analysis” that uses Geographic Information System (GIS) tools to derive development potential based on land potential and use assumptions. The latter tool allows capability to identify growth areas where provide guidance for locating community services.

In September of 2016 the NH Office of Strategic Initiatives (OSI) in partnership with the State’s Regional Planning Commissions developed county level population projections by municipality for the period 2020 through 2040. The Londonderry 2040 population was projected to be roughly 27,036 in that study.

### *Population & Growth Rates: Londonderry, NH as Compared with First and Second Tier Abutting Communities (Source: NH OSI-2020 US Census Data)*

Community	2020 Population	2010 Population	Population Rank 2020	Population Change ('10-'20)	Percent Change ('10-'20)
<b>Londonderry</b>	<b>25,826</b>	<b>24,129</b>	<b>9</b>	<b>1,697</b>	<b>7%</b>
Auburn	5,946	4,953	60	993	20%
Hudson	25,394	24,467	10	927	4%
Litchfield	8,478	8,271	36	207	3%
Manchester	115,644	109,565	1	6,079	6%
Windham	15,817	13,592	19	2,225	16%
Atkinson	7,087	6,751	47	336	5%
Bedford	23,322	21,203	11	2,119	10%
Candia	4,013	3,909	95	104	3%
Chester	5,232	4,768	68	464	10%
Derry	34,317	33,109	4	1,208	4%
Goffstown	18,577	17,651	14	926	5%
Hampstead	8,998	8,523	34	475	6%
Hooksett	14,871	13,451	21	1,420	11%
Merrimack	26,632	25,494	8	1,138	4%
Nashua	91,322	86,494	2	4,828	6%
Pelham	14,222	12,897	23	1,325	10%
Salem	30,089	28,776	7	1,313	5%
Sandown	6,548	5,986	51	562	9%

As part of the 2013 Comprehensive Master Plan, the Town created a Build-Out Analysis to consider population growth according to two scenarios: 1) Trend Development, which assumed existing zoning conditions would remain into the future, and 2) Villages and Corridors, that assumed increased density and development within identified growth centers. These effectively provide baseline and accelerated growth estimates for build-out, or the point at which all available land is developed to maximum zoning capacity. Employment estimates are generated based on estimates of new square feet of building space under each scenario.

The Trend Development alternative supports a population of 30,786 and a labor force of 27,510 at build-out. This is an increase of 28% and 104% compared to current conditions, respectively. The Villages & Corridors alternative supports a population of 37,850 and a labor force of 55,380 at build-out. This is an increase of 57% and 311% compared to current conditions, respectively.

No firm date is associated with build out; rather, it should be considered a ceiling estimate, barring major redevelopment of existing residential areas.

**Master Plan Build-Out Analysis:  
Scenario Comparison**

	<b>Trend Development Scenario</b>	<b>Villages and Corridors Scenario</b>
Current Population	24,129	24,129
Build-Out Population	30,786	37,580
Current Employment	13,474	13,474
Build-Out Employment	27,510	55,380

**Trend Development Scenario**  
This scenario continues to use low-density, single-use development patterns to meet future demand, which means rural areas will become new residential neighborhoods or strip center development

**Villages and Corridors Scenario**  
This scenario introduces the concept of mixed-use, walkable neighborhoods and activity centers to Londonderry, which should capture a significant amount of growth through build-out within small nodes. Development concentrated in these centers (impacting only 15% of the total land area in town) protects existing residential neighborhoods and provides the opportunity to permanently preserve more open space.

Source: 2013 Comprehensive Master Plan. Build out Analysis conducted by Town Planning and Urban Design Collaborative for the Town of Londonderry.

## Financing Methods

In the project summaries below, there are several different financing methods used. Four methods require appropriations, either as part of the Town's annual operating budget or as independent warrant articles at Town Meeting.

- The **1-Year Appropriation (GF)** is the most common method, and refers to those projects proposed to be funded by real property tax revenues within a single fiscal year.
- The **Capital Reserve (CRF)** method requires appropriations over more than one year, with the actual project being accomplished only when the total appropriations meet the project cost.
- **Lease/Purchase** method has been used by the Fire Department and other departments for the purchase of major vehicles.
- **Bonds (BD)** are generally limited to the most expensive capital projects, such as major renovations, additions, or new construction of school or municipal buildings or facilities, and allow capital facilities needs to be met immediately while spreading out the cost over many years in the future.
- **Impact fees (IF)** are collected from new development to pay for new facility capacity and placed in a fund until they are either expended within six years as part of the project finance or they are returned to the party they were collected from.
- **Grants (GR)** are also utilized to fund capital projects in Londonderry. Typically, grants will cover a portion of the overall project cost, and the Town is responsible for the remaining percentage of the project cost.
- **Tax Increment Financing (TIF)** TIF Districts allow the Town to use increases in valuation of property to directly pay off bonds for infrastructure improvements and capital projects within a defined district. TIF Districts are set up and administered according to NH RSA's, Chapter 162-K.
- **Access Fee (AF)** refers to money collected from users of a systems, dedicated to ongoing maintenance of town wide infrastructure.
- Lastly, the Town can take advantage of **Public/Private Partnerships**, where a private organization shares the costs of funding a capital project.

## Identification of Departmental Capital Needs

The Londonderry CIP Committee collects forms from Department Heads and Committee Chairs to identify potential capital needs and provide descriptions for the project requests. Forms are tailored by the CIP Committee and the Planning and Economic Development Department to generate information that defines the relative need and urgency for projects, and enables long-term monitoring of a project's useful life and returns. The CIP submittal form is included in Appendix B.

After written descriptions of potential capital projects are submitted, department heads or committee chairs are asked to come before the CIP Committee, as needed, to explain their capital needs and priorities and to explore with the CIP Committee the alternative approaches available to achieve the optimum level of capital needs and improvements.

The CIP Committee evaluates requests submitted from Department Heads, Boards & Committees, and assigns them to the 6-year schedule according to the priority of all capital requests. The following pages describe each of the requests that have been placed in the 6-year CIP program, and include: spreadsheets of the schedule, funding sources, tax impacts, and other required information.

The Town Council approved Resolution 2019-11 (Taxpayer Relief Act of 2020) in December of 2019. This resolution states that there shall be no Town-side CIP requests prior to FY 2024. No Town department submitted projects for this year's plan.

## Priority System

The Committee has established a system to assess the relative priority of projects requested by the various departments, boards, and committees. Each proposed project is individually considered by the Committee and assessed a priority rank based on the descriptions below:

- **Priority 1 - Urgent**  
Cannot Be Delayed: Needed immediately for health & safety
- **Priority 2 - Necessary**  
Needed within 3 years to maintain basic level & quality of community services.
- **Priority 3 - Desirable**  
Needed within 4-6 years to improve quality or level of services.
- **Priority 4 - Deferrable**  
Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
- **Priority 5 - Premature**  
Needs more research, planning & coordination
- **Priority 6 - Inconsistent**  
Contrary to land-use planning or community development goals.

## Listing & Discussion of Projects by Priority

For an explanation of current CIP projects please see the Identification of Departmental Capital Needs section on page 6 of this report.

### Priority 2 School District

#### □ **Moose Hill 1A - 6 Rooms - \$8,900,000**

*Project Description:*

The Moose Hill school is currently past capacity to service the Kindergarten and LEEP programs. Several years ago, the School District leased/purchased two modular classrooms in order to abide by the classroom size of 18-20 for kindergarten and the required LEEP and special education programs. Although the School District is looking to move to full-day kindergarten, the school is in need of additional classroom and small classroom space, now.

*Funding Source: Bond*

*Proposed Funding Year: FY 2024 \$8,900,000*



### School District

#### ❑ **Moose Hill 1B – Full Day Kindergarten - \$20,900,000**

*Project Description:*

The School District firmly believes full day kindergarten is the best course of action for the students of the Londonderry School District. In order to achieve this, the Moose Hill School will need to construct new core facilities [kitchen, multi-purpose room, etc.] to meet DOE requirements for a full day school and expand the number of classrooms and small areas.

*Funding Source: Bond*

*Proposed Funding Year: TBD, \$20,900,000*

**Priority 5**

### School District

#### ❑ **Middle School - \$50,600,000**

*Project Description:*

Addresses the need to upgrade old buildings to improve energy efficiency, changes in the delivery of instruction and curriculum.

The Middle School has several areas of deficiency as outlined by the report. Areas such as the cafeteria, kitchen, gym as well as the HVAC system all need upgrades or new construction.

*Funding Source: Bond*

*Proposed Funding Year: TBD, \$50,600,000*

**Priority 5**

### School District

#### ❑ **High School - \$98,750,000**

*Project Description:*

Addresses the need to upgrade the building to improve energy efficiency, changes in the delivery of instruction and curriculum. Also, need to meet current building and DOE regs.

The High School has three major issues to address:

Lack of an auditorium- this lack of a large educational room that can be used for many purposes, including music and arts performances has been a black mark on the NEASC report.

Gym needs to be completed – lack of gym space, including locker rooms, and weight room. Then constructed, this was to be done inside of ten years.

Phase I has a wood foundation. This will at one point be a safety issue, now it is just becoming a poor environment for education. This wooden foundation does not meet current fire codes, and is the reason, the foot print of the main building cannot be expanded.

In addition to these three major issues, the High School along with the Middle School have classrooms, common areas and HVAC that need updated.

*Funding Source: Bond*

*Proposed Funding Year: FY 2028, \$98,750,000*

**Priority 3**

**Priority 5 School District**

□ **Elementary School- \$127,000,000**

*Project Description:*

Renovations and construction of new areas to address current educational needs for all three elementary schools.

All three elementary school are simply "old". Since they were built, the methods of teaching, the curriculum have all changed significantly. Structurally, the buildings may be OK, but the HAVC system, roofing, current security needs, etc. all should be evaluated and most likely replaced.

*Funding Source: Bond*

*Proposed Funding Year: TBD, \$127,000,000*

**Priority 2 School District**

□ **SAU Building - \$4,500,000**

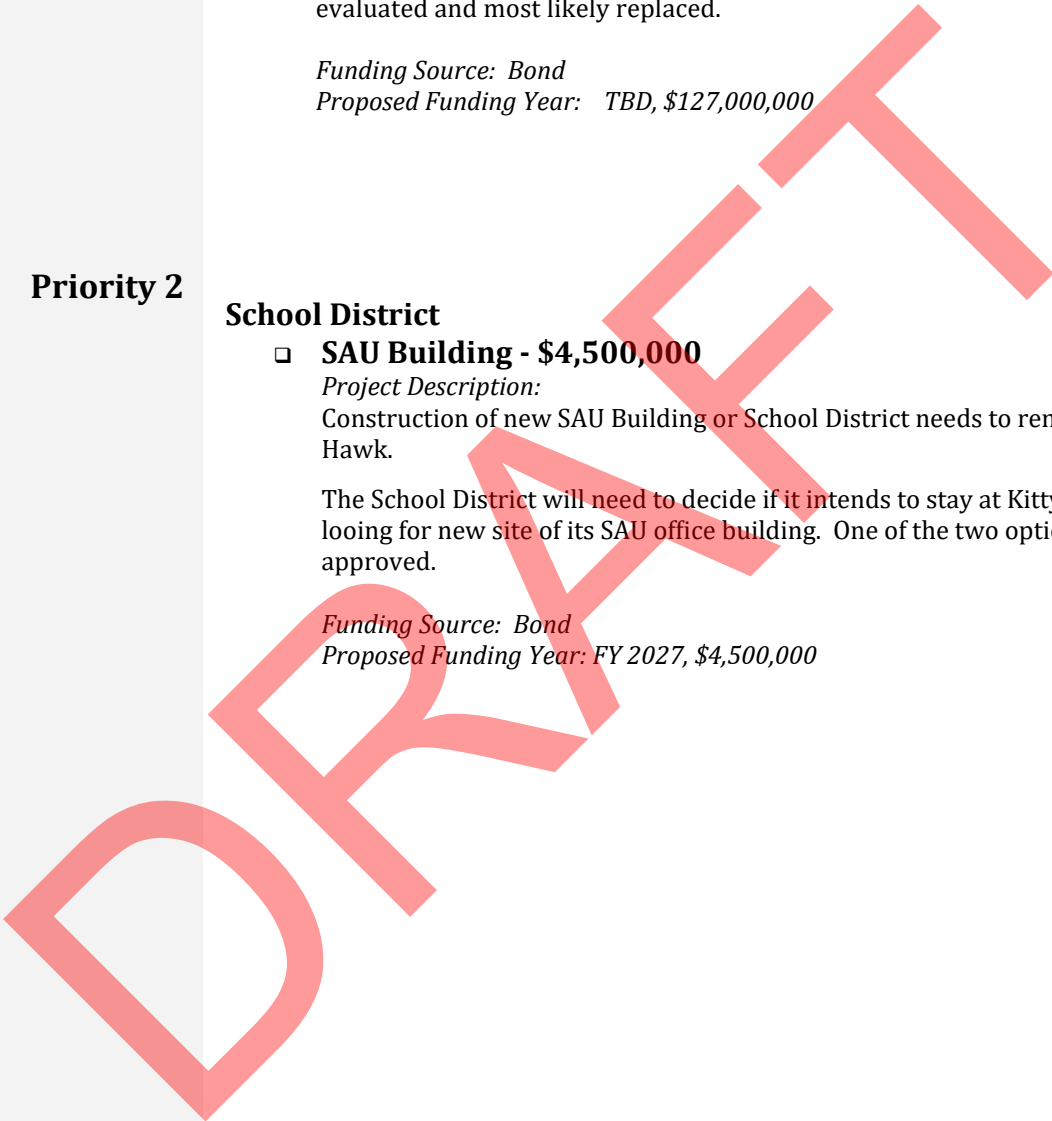
*Project Description:*

Construction of new SAU Building or School District needs to renew lease at Kitty Hawk.

The School District will need to decide if it intends to stay at Kitty Hawk or begin looing for new site of its SAU office building. One of the two options need to be approved.

*Funding Source: Bond*

*Proposed Funding Year: FY 2027, \$4,500,000*



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**Note  
Regarding  
Previously  
Appropriated  
Exit 4A**

The bond for Exit 4A was approved by a prior Town Meeting, so to that extent, it is an existing project and is not included in the CIP. The project's debt service is still impacting the community, as bonds have been issued in 2016, 2018 & 2019 for the amount the project was approved for, less the first drawdown of \$500,00 which took place in 1989.

**Capital  
Reserve  
Accounts**

**Capital Reserve Accounts**

The Town has established a number of Capital Reserve accounts for which annual contributions are made to support long term investments, including fleet maintenance, regular repairs/replacements or recurring costs. The intent is to provide for regular contributions so that full funding is spread over multiple payments. Capital Reserve Fund accounts are created with a Town Meeting vote to authorize the fund. A vote of the Town Council or School Board is required to withdraw from the accounts.

On the Town side, the following accounts have been created:

- Cable Division
- Cemetery Land
- Fire Apparatus
- Fire Equipment
- GIS Maintenance Program
- Highway Vehicles
- Highway Equipment
- Master Plan Update
- Pillsbury Cemetery Expansion
- Information Technology

**Non-CIP  
Projects**

**Public Works & Engineering - Sewer Division**

□ **Sewer Improvements**

There are a number of sewer construction projects that have been identified in the current Wastewater Facilities Plan, and the updated Facilities Plan currently under development.

It is anticipated the following three projects could begin within the next 6 years:

- Phase 2 of South Londonderry Interceptor – to service the area at the intersection of Rte. 128 and Rte. 102 (Cross Roads Mall, Elliot Hospital, Coach Stop) and to address failing septic systems on Sandstone Circle, Boulder Drive, and Granite Street) - Estimated Cost \$8.0M to \$10.0M
- Pump Station and Force Main to serve the future Woodmont project area located west of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$6.3M
- Pump Station and Force Main to serve the future Woodmont project area located east of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$7.2M

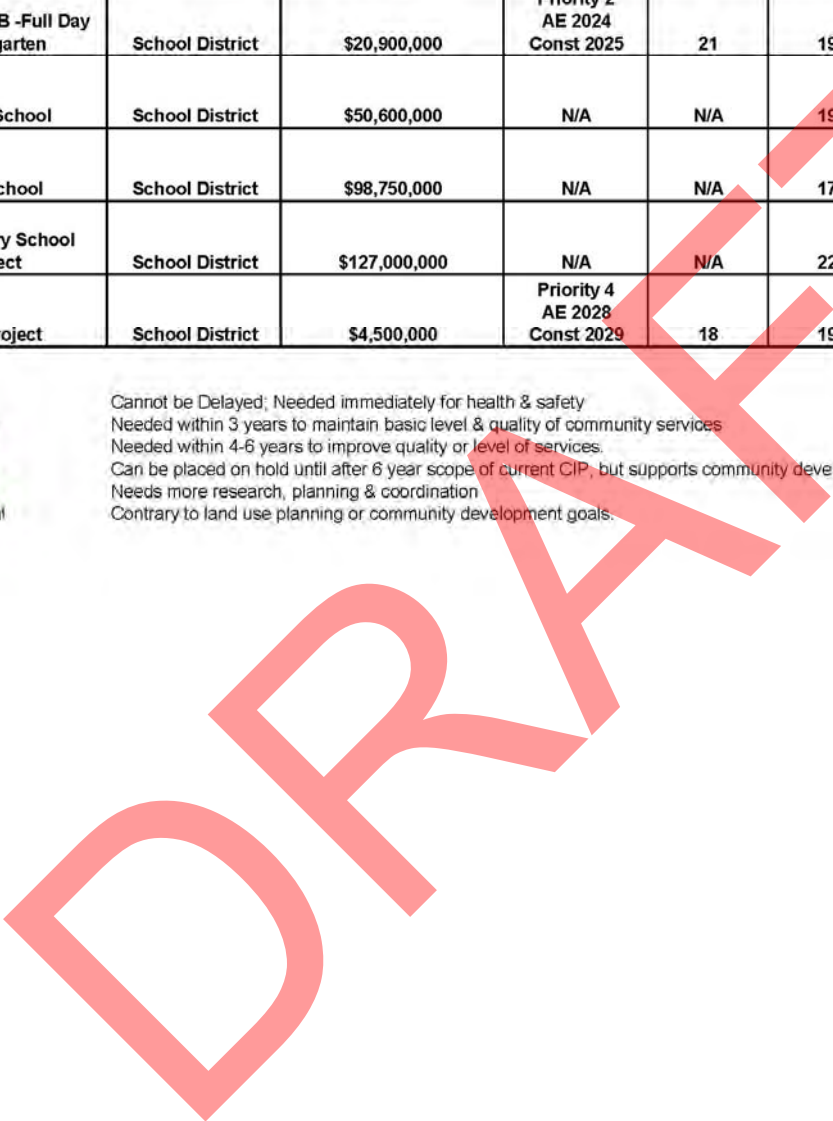
It is anticipated that these projects will be financed by grants, developers and/or sewer access fees and so they are not reflected in the CIP tax impact analysis. They are presented here for informational purposes only.

## PROJECT SCORING AND PRIORITY SUMMARY

Project	Department	Cost	Placement in 2023-2028 CIP	2021 CIP Committee Score	2022 Dept Score	2022 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 24-29 CIP FY
Moose Hill 1A - 6 Rooms	School District	\$8,900,000	Priority 2 AE 2024 Const 2025	21	25	24	2	Priority 2 AE 2024 Const 2025
Moose Hill 1B -Full Day Kindergarten	School District	\$20,900,000	Priority 2 AE 2024 Const 2025	21	19	14	5	Priority 5 Const TBD
Middle School	School District	\$50,600,000	N/A	N/A	19	14	5	Priority 5 Const TBD
High School	School District	\$98,750,000	N/A	N/A	17	17	3	Priority 3 Const 2028
Elementary School Project	School District	\$127,000,000	N/A	N/A	22	17	3	Priority 5 Const TBD
SAU Project	School District	\$4,500,000	Priority 4 AE 2028 Const 2029	18	19	7	2	Priority 2 Const 2027

- 1 - Urgent
- 2 - Necessary
- 3 - Desirable
- 4 - Deferrable
- 5 - Premature
- 6 - Inconsistent

Cannot be Delayed; Needed immediately for health & safety  
 Needed within 3 years to maintain basic level & quality of community services  
 Needed within 4-6 years to improve quality or level of services.  
 Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.  
 Needs more research, planning & coordination  
 Contrary to land use planning or community development goals.



MUNICIPAL PROJECTS FY 2022- 2027

Department/Project	COST	Funding Source	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	TOTAL
<b>POLICE DEPARTMENT</b>										
Police Cruisers	\$500,000	GF/Lease	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000
Police Sub-Total	\$500,000		\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000
<b>HIGHWAY</b>										
Roadway Maintenance Trust	\$4,550,000	TF	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$4,550,000
Hwy. Equipment/Tires	\$2,950,000	GF/Lease	\$105,000	\$815,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000	\$2,950,000
Highway Sub-Total	\$7,500,000		\$755,000	\$1,285,000	\$1,420,000	\$1,190,000	\$925,000	\$835,000	\$1,110,000	\$7,500,000
<b>FIRE DEPARTMENT</b>										
Fire Apparatus/Vehicles	\$3,740,000	GF/Lease	\$270,000	\$0	\$110,000	\$980,000	\$1,400,000	\$0	\$980,000	\$3,740,000
CRF-FE Equipment	\$100,000	CRF/Lease	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$700,000
Fire Sub-Total	\$4,440,000		\$370,000	\$100,000	\$210,000	\$1,080,000	\$1,500,000	\$100,000	\$1,080,000	\$4,440,000
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>										
CRF - Master Plan	\$197,800	CRF	\$32,800	\$45,000	\$40,000	\$0	\$0	\$40,000	\$40,000	\$197,800
Community Development Sub-Total	\$197,800		\$32,800	\$45,000	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0
<b>GENERAL GOVERNMENT</b>										
CRF Recreation	\$35,000	CRF	\$0	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$35,000
Town Water Study	\$100,000	GF	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
School District SAU Contribution	\$300,000	UFB	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$300,000
General Gov't - Sub-Total	\$435,000		\$100,000	\$10,000	\$5,000	\$5,000	\$305,000	\$5,000	\$5,000	\$435,000
<b>Grand Total - Town Projects</b>	\$13,072,800		\$1,257,800	\$1,420,000	\$1,675,000	\$2,775,000	\$2,730,000	\$980,000	\$2,235,000	\$12,375,000
<b>Summary - ALL CAPITAL PROJECTS</b>										
Town Projects	\$13,072,800		\$1,257,800	\$1,420,000	\$1,675,000	\$2,775,000	\$2,730,000	\$980,000	\$2,235,000	\$12,547,800
School Projects	\$310,700,000		\$0	\$8,950,000	\$0	\$0	\$0	\$225,750,000	\$71,500,000	\$234,700,000
<b>TOTAL - ALL CAPITAL PROJECTS</b>	\$323,772,800		\$1,257,800	\$10,370,000	\$1,675,000	\$2,775,000	\$2,730,000	\$226,730,000	\$73,735,000	\$247,247,800

Legend for Funding Source:  
 CRF- Capital Reserve Fund  
 BD- Bond  
 GF- General Fund  
 AF- Access Fee  
 UFB - Undesignated Fund Balance (voter approved)  
 GR- Grant  
 TF- Trust Fund  
 CR- Current Revenue

**FINANCING PLAN FOR CIP MUNICIPAL PROJECTS FY 2022-2027**

DEPARTMENT	CAPITAL PROJECT	COST	SOURCES OF	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
<b>HIGHWAY</b>									
	Roadway Maintenance Trust	\$4,550,000	Project Cost GF	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
			Net Payout	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000
				\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
	Highway Equipment/Trucks	\$2,950,000	Project Cost Lease (Finance) Annual Net Payout	\$615,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000
				-\$615,000	-\$770,000	-\$540,000	-\$275,000	-\$185,000	-\$460,000
				\$91,898	\$183,168	\$245,960	\$281,116	\$280,129	\$337,060
<b>POLICE DEPARTMENT</b>									
	Police Cruisers	\$500,000	Project Cost Lease Net Payout	\$0	\$0	\$500,000	\$0	\$0	\$0
				\$0	\$0	-\$500,000	\$0	\$0	\$0
				\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
<b>FIRE DEPARTMENT</b>									
	Fire Apparatus/Vehicles	\$3,740,000	Project Cost Lease Net Payout	\$0	\$110,000	\$980,000	\$1,400,000	\$0	\$980,000
				\$0	\$0	-\$980,000	-\$1,400,000	\$0	-\$980,000
				\$40,378	\$63,422	\$188,741	\$348,757	\$348,757	\$474,076
	CRF - FF/EMS Equipment	\$700,000	Project Cost Capital Reserve Funds Net Payout	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
				-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000
				\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>									
	CRF - Master Plan	\$197,800	Project Cost Capital Reserve Funds Net Payout	\$45,000	\$40,000	\$0	\$0	\$40,000	\$40,000
				-\$45,000	-\$40,000	\$0	\$0	-\$40,000	-\$40,000
				\$45,000	\$40,000	\$0	\$0	\$40,000	\$40,000
<b>GENERAL GOVERNMENT</b>									
	Pillsbury Cemetery Expansion CRF	\$750,000	Project Cost GF Net Payout	\$150,000	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000
				-\$150,000	-\$150,000	-\$150,000	-\$100,000	-\$100,000	-\$100,000
				\$150,000	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000
	Cemeteries CRF	\$60,000	Project Cost GF Net Payout	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
				-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
				\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Recreation CRF	\$35,000	Project Cost GF Net Payout	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
				-\$10,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000
				\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Town Water Study	\$100,000	Project Cost GF Net Payout	\$0	\$0	\$0	\$0	\$0	\$0
				\$0	\$0	\$0	\$0	\$0	\$0
				\$0	\$0	\$0	\$0	\$0	\$0
	School District SAU Contribution	\$300,000	Project Cost GF UFB Approved by Voters Net Payout	\$300,000	\$0	\$0	\$0	\$0	\$0
				\$0	\$0	\$0	\$0	\$0	\$0
				-\$300,000	-\$0	-\$0	-\$0	-\$0	-\$0
<b>MUNICIPAL GOVT</b>									
		\$13,582,800	Project Cost	\$1,580,000	\$1,835,000	\$2,935,000	\$2,540,000	\$1,090,000	\$2,345,000
			Applied Revenues	-\$1,580,000	-\$1,725,000	-\$2,935,000	-\$2,540,000	-\$1,090,000	-\$2,345,000
			Net Payout	\$1,097,276	\$1,201,590	\$1,499,301	\$1,644,873	\$1,683,886	\$1,866,136
			Tax Rate Impact	\$0.21	\$0.23	\$0.28	\$0.31	\$0.31	\$0.34
	Proposed New Debt Payments			\$132,276	\$246,590	\$584,301	\$779,873	\$778,886	\$961,136
				3					

SCHOOL DISTRICT PROJECTS CIP FY 2022-2027

PROJECT	School	COST	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
<b>Moose Hill 1A - 6 Rooms</b> 20 Year 3.50% Rate assumptions	General Use	\$8,950,000	\$8,950,000					
	State Aid		\$0					
	Bonds/Notes		-\$8,950,000					
	Net Impact		\$613,010	\$613,010	\$613,010	\$613,010	\$613,010	\$613,010
<b>Moose Hill 1B - Full Day K</b> 30 Year 4.00% Rate assumptions (Placeholder as CIP determined premature)	General Use	\$20,900,000						\$20,900,000
	State Aid							
	Bonds/Notes							-\$20,900,000
	Net Impact							\$1,175,720
<b>Middle School</b> 30 Year 4.00% Rate assumptions (Placeholder as CIP determined premature)	General Use	\$50,600,000						\$50,600,000
	State Aid							
	Bonds/Notes							-\$50,600,000
	Net Impact							\$2,846,479
<b>High School</b> 30 Year 4.00% Rate assumptions	General Use	\$98,750,000					\$98,750,000	
	State Aid							
	Bonds/Notes							-\$98,750,000
	Net Impact							\$5,555,134
<b>Elementary School Project</b> 30 Year 4.00% Rate assumptions	General Use	\$127,000,000					\$127,000,000	
	State Aid							
	CR/Bonds/Notes							-\$127,000,000
	Net Impact							\$7,144,324
<b>SAU Project</b> 10 Year 2.75% Rate assumptions	General Use	\$4,500,000				\$4,500,000		
	State Aid							
	Town Contribution							-\$300,000
	CR/Bonds/Notes							-\$4,200,000
	Net Impact							\$474,870
<b>GR.TOTAL-SCHOOL</b>	Project Cost	\$310,700,000	\$8,950,000	\$0	\$0	\$4,500,000	\$225,750,000	\$71,500,000
	Applied Revenues		\$0	\$0	\$0	-\$4,500,000	-\$225,750,000	-\$71,500,000
	Net Payout		\$0	\$613,010	\$613,010	\$1,087,880	\$13,787,338	\$17,809,537
			\$0	\$613,010	\$613,010	\$1,087,880	\$13,787,338	\$17,809,537



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**Net Tax Impact Analysis Municipal Government  
Current Debt Schedule (Part 1)**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
<b><u>MUNICIPAL GOVERNMENT</u></b>							
Principle - Bonded Debt	1,555,800	1,550,800	865,800	874,271	745,000	550,000	550,000
Interest - Bonded Debt	399,273	215,562	288,147	254,218	219,713	191,513	165,263
Principle - Capital Leases	808,356	811,798	613,162	501,449	316,935	253,593	187,413
Interest - Capital Leases	77,887	61,518	45,160	31,334	20,014	12,516	6,012
<b>Total Debt Pmts</b>	<b>\$2,841,317</b>	<b>\$2,639,678</b>	<b>\$1,812,269</b>	<b>\$1,661,273</b>	<b>\$1,301,661</b>	<b>\$1,007,621</b>	<b>\$908,687</b>
Revenues Applied to Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Current Debt Ann. Paymts</b>	<b>\$2,841,317</b>	<b>\$2,639,678</b>	<b>\$1,812,269</b>	<b>\$1,661,273</b>	<b>\$1,301,661</b>	<b>\$1,007,621</b>	<b>\$908,687</b>
Net Tax Impact	\$0.55	\$0.51	\$0.34	\$0.31	\$0.24	\$0.19	\$0.17
Debt Schedule as Proposed in CIP	\$62,740	\$132,276	\$246,590	\$584,301	\$779,873	\$778,886	\$961,136
<b>Proposed Debt Schedule</b>	<b>\$2,904,057</b>	<b>\$2,771,954</b>	<b>\$2,058,859</b>	<b>\$2,245,574</b>	<b>\$2,081,534</b>	<b>\$1,786,507</b>	<b>\$1,869,823</b>
Net Tax Impact	\$0.56	\$0.53	\$0.39	\$0.42	\$0.39	\$0.33	\$0.34
<b><u>PAY AS YOU GO PROJECTS</u></b>							
<b>Capital Reserve Funds / EMTF:</b>							
Contributions:							
Highway							
Fire Apparatus	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Fire Equipment	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Cemeteries	\$0	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Recreation	\$0	\$150,000	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000
Pillsbury Cemetery Expansion	\$32,800	\$45,000	\$40,000	\$0	\$0	\$40,000	\$40,000
Master Plan	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Expendable Maintenance Trust	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Roadway Maintenance Trust	\$962,800	\$1,145,000	\$1,135,000	\$1,095,000	\$1,045,000	\$1,085,000	\$1,085,000
<b>Total CRFs / EMTF</b>	<b>\$0.19</b>	<b>\$0.22</b>	<b>\$0.22</b>	<b>\$0.21</b>	<b>\$0.19</b>	<b>\$0.20</b>	<b>\$0.20</b>
Net Tax Impact	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CIP Projects-Pay As You Go	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Municipal Capital Outlay</b>	<b>\$3,866,857</b>	<b>\$3,916,954</b>	<b>\$3,193,859</b>	<b>\$3,340,574</b>	<b>\$3,126,534</b>	<b>\$2,871,507</b>	<b>\$2,954,823</b>
Net Municipal Tax Impact	\$0.75	\$0.75	\$0.61	\$0.63	\$0.58	\$0.53	\$0.54

**Net Tax Impact Analysis Municipal Government  
Current Debt Schedule (Part 2)**

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
<b>SCHOOL DISTRICT</b>							
<b>School Current Debt:</b>							
Total Principle	\$1,605,000	\$935,000	\$920,000	\$520,000	\$255,000	\$255,000	\$255,000
Total Interest	\$113,490	\$71,495	\$46,306	\$27,099	\$17,101	\$10,249	\$3,416
Lease	\$371,461	\$289,023	\$289,023	\$258,961	\$258,961	\$258,961	\$258,961
Total Gross Debt/Leases	\$2,089,951	\$1,295,518	\$1,255,329	\$806,060	\$531,062	\$524,210	\$517,377
Deduct State Reimb	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)
<b>Total Net Debt</b>	<b>\$1,939,951</b>	<b>\$1,145,518</b>	<b>\$1,105,329</b>	<b>\$656,060</b>	<b>\$381,062</b>	<b>\$374,210</b>	<b>\$367,377</b>
Net Tax Impact	\$0.38	\$0.22	\$0.21	\$0.12	\$0.07	\$0.07	\$0.07
<b>Add:</b>							
Proposed CIP Debt	\$0.00	\$613,010	\$613,010	\$613,010	\$1,087,880	\$13,787,338	\$14,963,058
Tax Impact CIP Proposed Debt	\$0.00	\$0.12	\$0.12	\$0.12	\$0.20	\$2.54	\$2.73
Adjusted Net Debt Pmts	\$1,939,951	\$1,758,528	\$1,718,339	\$1,269,070	\$1,468,942	\$14,161,548	\$15,330,435
Adjusted Debt Schedule	\$1,939,951	\$1,758,528	\$1,718,339	\$1,269,070	\$1,468,942	\$14,161,548	\$15,330,435
Adjusted Debt Tax Impact	\$0.38	\$0.34	\$0.33	\$0.24	\$0.27	\$2.61	\$2.80
<b>SCHOOL DISTRICT - PAY AS YOU GO PROJECTS</b>							
<b>Total Pay As You Go</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Tax Impact Pay As You Go	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL SCHOOL</b>	<b>\$1,939,951</b>	<b>\$1,758,528</b>	<b>\$1,718,339</b>	<b>\$1,269,070</b>	<b>\$1,468,942</b>	<b>\$14,161,548</b>	<b>\$15,330,435</b>
SCHOOL TAX IMPACT	\$0.38	\$0.34	\$0.33	\$0.24	\$0.27	\$2.61	\$2.80
COMBINED DEBT PMTS	\$4,844,008	\$4,530,482	\$3,777,198	\$3,514,644	\$3,550,476	\$15,948,055	\$17,200,258
COMBINED PAY AS YOU GO	\$962,800	\$1,145,000	\$1,135,000	\$1,095,000	\$1,045,000	\$1,085,000	\$1,085,000
COMBINED TAX IMPACT	\$1.13	\$1.09	\$0.93	\$0.87	\$0.85	\$3.14	\$3.33
<b>Tax Base</b>	<b>\$5,154,352,589</b>	<b>\$5,217,467,878</b>	<b>\$5,269,642,557</b>	<b>\$5,322,338,982</b>	<b>\$5,375,562,372</b>	<b>\$5,429,317,996</b>	<b>\$5,483,611,176</b>

Note: Tax base for FY 2022 from MS-1 2021 Tax Rate Calculation

## Conclusion & Recommendations

The Program of Capital Expenditures herein provides a guide for budgeting and development of Londonderry's public facilities. The Planning Board will review and update the CIP each year prior to budget deliberations. The CIP may be modified each year based on changes in needs and priorities. As noted in the Plan, there are projects proposed where the CIP Committee has determined that there is not enough information to make a recommendation concerning a proposed capital project. These are topics in the opinion of the Committee that should be studied in further detail before funding decisions should be made.

The Capital Improvements Planning Committee has worked hard to improve the effectiveness of capital facilities programming in Londonderry. It is hoped that the improvements made during this time can continue to be refined and evaluated for their effectiveness in future years. The CIP Committee believes that Londonderry has made great strides in process and format of the Capital Improvements Plan, and are hopeful that the improvements have made a difference to the Planning Board, Town Council, School Board, and Budget Committee as they prepare budgets each year.

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**CHAPTER 674**  
**LOCAL LAND USE PLANNING AND REGULATORY POWERS**

**Capital Improvements Program**

**Appendix A:**  
**Relevant State**  
**Statutes**

**674:5 Authorization.** – In a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. As an alternative, the legislative body may authorize the governing body of a municipality to appoint a capital improvement program committee, which shall include at least one member of the planning board and may include but not be limited to other members of the planning board, the budget committee, or the town or city governing body, to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least years. The capital improvements program may encompass major projects being currently undertaken or future projects to be undertaken with federal, state, county and other public funds. The sole purpose and effect of the capital improvements program shall be to aid the mayor or selectmen and the budget committee in their consideration of the annual budget.

**Source.** 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:1, eff. July 2, 2002.

**674:6 Purpose and Description.** – The capital improvements program shall classify projects according to the urgency and need for realization and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. The program shall be based on information submitted by the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

**Source.** 1983, 447:1, eff. Jan. 1, 1984.

**674:7 Preparation.** –

I. In preparing the capital improvements program, the planning board or the capital improvement program committee shall confer, in a manner deemed appropriate by the board or the committee, with the mayor or the board of selectmen, or the chief fiscal officer, the budget committee, other municipal officials and agencies, the school board or boards, and shall review the recommendations of the master plan in relation to the proposed capital improvements program.

II. Whenever the planning board or the capital improvement program committee is authorized and directed to prepare a capital improvements program, every municipal department, authority or agency, and every affected school district board, department or agency, shall, upon request of the planning board or the capital improvement program committee, transmit to the board or committee a statement of all capital projects it proposes to undertake during the term of the program. The planning board or the capital improvement program committee shall study each proposed capital project, and shall advise and make recommendations to the department, authority, agency, or school district board, department or agency, concerning the relation of its project to the capital improvements program being prepared.

**Source.** 1983, 447:1. 1995, 43:1, eff. July 2, 1995. 2002, 90:2, eff. July 2, 2002.

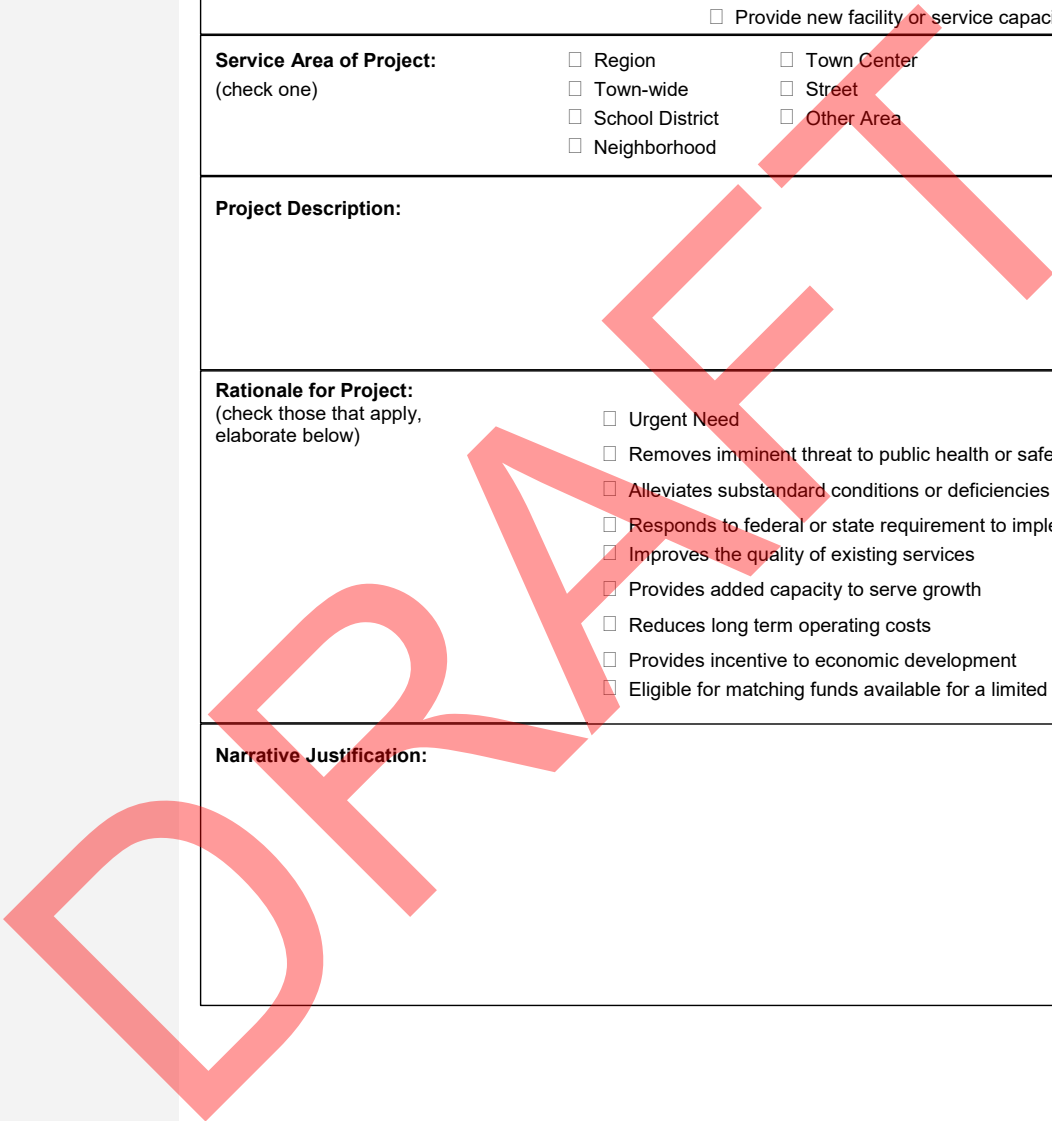
**674:8 Consideration by Mayor and Budget Committee.** – Whenever the planning board or the capital improvement program committee has prepared a capital improvements program under RSA 674:7, it shall submit its recommendations for the current year to the mayor or selectmen and the budget committee, if one exists, for consideration as part of the annual budget.

**Source.** 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:3, eff. July 2, 2002.

# Appendix B: Capital Project Request Form



<b>Department:</b>		Department Priority: ____ of ____ projects	
<b>Type of Project:</b> (check one)		<b>Primary Effect of Project is to:</b> <input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)		<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input type="checkbox"/> School District <input type="checkbox"/> Neighborhood	<input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area
<b>Project Description:</b>			
<b>Rationale for Project:</b> (check those that apply, elaborate below)		<input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety <input type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input type="checkbox"/> Improves the quality of existing services <input type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time	
<b>Narrative Justification:</b>			



<b>Cost Estimate:</b> (Itemize as Necessary)	<b>Capital Costs</b>	
	Dollar Amount (In current \$)	
	\$ _____	Planning/Feasibility Analysis
	\$ _____	Architecture & Engineering Fees
	\$ _____	Real Estate aquisition
	\$ _____	Site preparation
	\$ _____	Construction
	\$ _____	Furnishings & equipment
	\$ _____	Vehicles & capital equipment
	\$ _____	
	\$ _____	
	\$ _____	<b>Total Project Cost</b>
		<b>Impact on Operating &amp; Maint. Costs or Personnel Needs</b>  <input type="checkbox"/> Add Personnel <input type="checkbox"/> Increased O&M Costs <input type="checkbox"/> Reduce Personnel <input type="checkbox"/> Decreased O&M Costs  Dollar Cost of Impacts if known: + \$ _____ Annually (-) \$ _____ Annually

<b>Source of Funding:</b>	
Grant From: _____	\$ _____ (show type)
Loan From: _____	\$ _____ (show type)
Donation/Bequest/private	\$ _____
User Fees & Charges	\$ _____
Capital Reserve Withdrawal	\$ _____
Impact Fee Account	\$ _____
Current Revenue	\$ _____
General Obligation Bond	\$ _____
Revenue Bond	\$ _____
Special Assessment	\$ _____
_____	\$ _____
_____	\$ _____
<b>Total Project Cost:</b>	\$ _____

<b>Form Prepared By:</b>	
Signature:	_____
Title:	_____
Dept./Agency:	_____
Date Prepared:	_____

# Appendix C: Capital Project Scoring Sheet

**Evaluation Criteria**

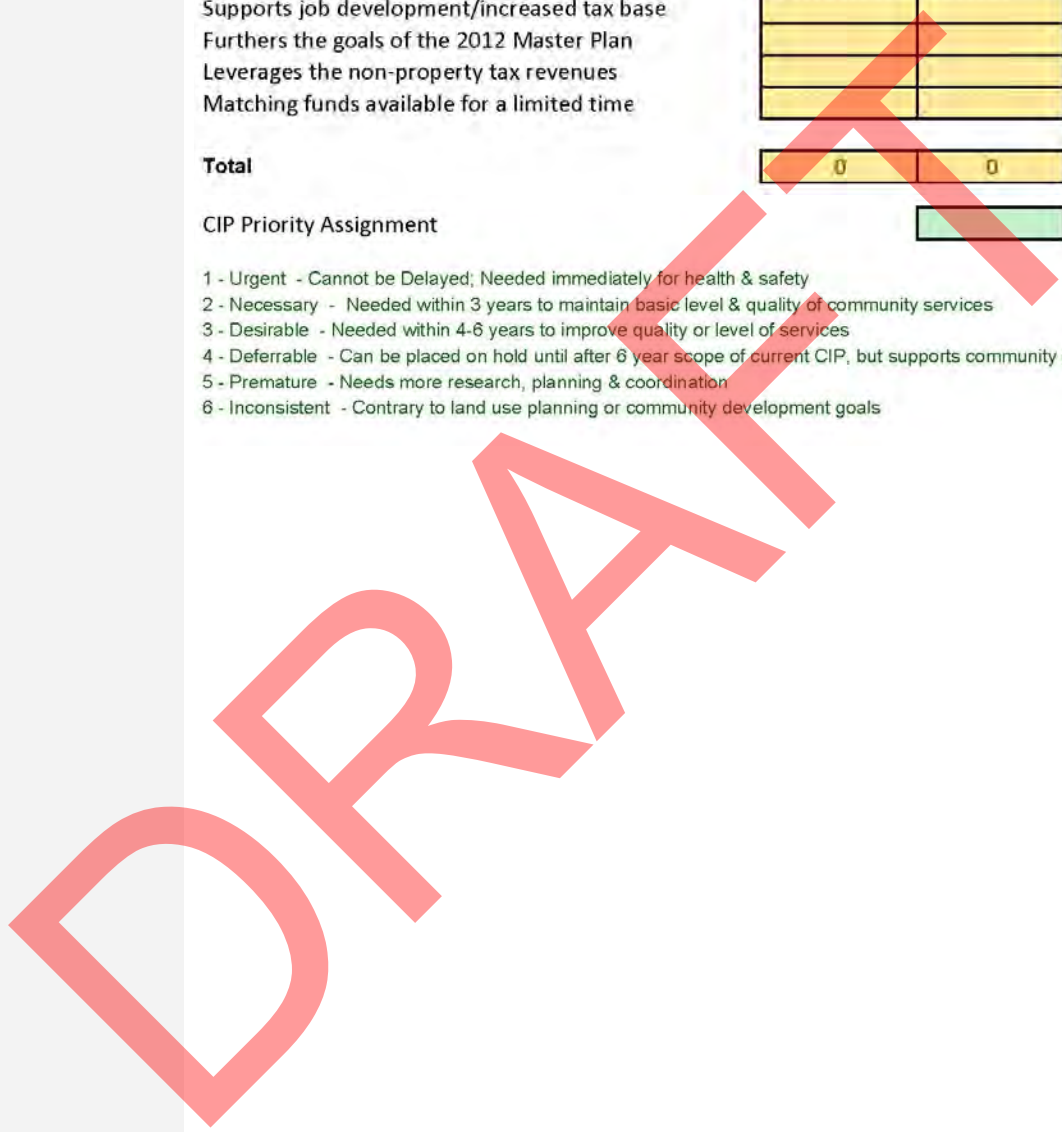
- Addresses an emergency of public safety need
- Addresses a deficiency in service or facility
- Provides capacity needed to serve existing population or future growth
- Results in long-term cost savings
- Supports job development/increased tax base
- Furtheres the goals of the 2012 Master Plan
- Leverages the non-property tax revenues
- Matching funds available for a limited time

Department Score	Committee Score
<b>Total</b>	<b>0</b>

**Total**

**CIP Priority Assignment**

- 1 - Urgent - Cannot be Delayed; Needed immediately for health & safety
- 2 - Necessary - Needed within 3 years to maintain basic level & quality of community services
- 3 - Desirable - Needed within 4-6 years to improve quality or level of services
- 4 - Deferrable - Can be placed on hold until after 6 year scope of current CIP, but supports community development goals
- 5 - Premature - Needs more research, planning & coordination
- 6 - Inconsistent - Contrary to land use planning or community development goals





**Appendix D:  
Project  
Submission  
Materials and  
Backup  
Information**

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**Projects Submitted for 2024-2029 CIP**

Project Name: MOOSE HILL		Department Priority __1A_ of __6__ projects
Department: SCHOOL DISTRICT		
Primary Effect of Project: (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input checked="" type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
Service Area of Project: (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
<p><b>Project Description:</b> The Moose Hill school is currently past capacity to service the Kindergarten and LEEP programs. Several years ago, the School District leased/purchased two modular classrooms in order to abide by the classroom size of 18-20 for kindergarten and the required LEEP and special education programs. Although the School District is looking to move to full-day kindergarten, the school is in need of additional classroom and small classroom space, now.</p>		
Rationale for Project: (check those that apply, elaborate below)	<input checked="" type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety [ EDUCATION] <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input checked="" type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative** The Moose Hill school has already installed two modular classrooms in order to provide appropriate class size for the kindergarten program and the legally required LEEP and special educational programs.

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**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$ _____: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$1,000,000: Site Preparation          \$7,900,000: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p>\$_8,900,000: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>X Add Personnel          X Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel              Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source:)          \$ _____: Loan (Source:)          \$ _____: Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue          \$8,900,000: General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$8,900,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 13, 2022</u></p>	



Project Name: MOOSE HILL 1A

Department: SCHOOL

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5   Addresses an emergency or public safety need
- 5   Addresses a deficiency in service or facility
- 5   Provides capacity needed to serve existing population or future growth
- 4   Results in long term cost savings
- 3   Supports job development/increased tax base
- 0   Leverages the non-property tax revenues
- 3   Matching funds available for a limited time
  
- 25 Total Project Score (out of a possible 35 points)

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**Projects Submitted for 2024-2029 CIP**

<b>Project Name: MOOSE HILL</b>		Department Priority ___1B_ of __6__ projects
<b>Department: SCHOOL DISTRICT</b>		
<b>Primary Effect of Project:</b> (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input checked="" type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
<p><b>Project Description: THE SCHOOL DISTRICT FRIMLEY BELIEVES FULL DAY KINDERGARTEN IS THE BEST COURSE OF ACTION FOR THE STUDENTS OF THE LONDONDERRY SCHOOL DISTRICT. IN ORDER TO ACHIEVE THIS, THE MOOSE HILL SCHOOL WILL NEED TO CONSTRUCT NEW CORE FACILITIES [KITCHEN, MULTI- PURPOSE ROOM ETC.] TO MEET DOE REQUIREMENTS FOR A FULL DAY SCHOOL AND EXPAND THE NUMBER OF CLASSROOMS AND SMALL AREAS.</b></p>		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety [ EDUCATION] <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input type="checkbox"/> Reduces long term operating costs <input checked="" type="checkbox"/> Provides incentive to economic development <input checked="" type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative Justification: RESEARCH SHOWS FULL DAY KINDERGARTEN WILL MAKE THE STUDENTS OF LONDONDERRY MORE COMPETITIVE WHEN THEY LEAVE THE HIGH SCHOOL FOR COLLEGE OR CAREER. IT WILL CERTAINLY CAPTURE THE NEEDS OF STUDENTS WHO ARE NOT READY FOR FIRST GRADE, BUT SHOULDN'T BE KEPT BACK EITHER.**

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**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____ : Planning/Feasibility Analysis          \$ _____ : Architecture &amp; Engineering Fees          \$ _____ : Real Estate Acquisition          \$2,000,000: Site Preparation          \$18,900,000: Construction          \$ _____ : Furnishings &amp; Equipment          \$ _____ : Vehicles &amp; Capital Equipment          \$ _____ : Other _____          \$ _____ : Other _____          \$ _____ : Other _____          \$ _____ : Other _____</p> <p>\$ <u>20,900,000</u>: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>X Add Personnel          X Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel              Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____ : Grant (Source:)          \$ _____ : Loan (Source:)          \$ _____ : Donation/Bequest/Private          \$ _____ : User Fees &amp; Charges          \$ _____ : Capital Reserve Withdrawal          \$ _____ : Impact Fee Account          \$ _____ : Current Revenue          \$20,900,000: General Obligation Bond          \$ _____ : Revenue Bond          \$ _____ : Special Assessment          \$ _____ : Other: _____          \$ _____ : Other: _____</p> <p><b>\$20,900,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 13, 2022</u></p>	





Project Name: MOOSE HILL 1B

Department: SCHOOL

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 4 Addresses an emergency or public safety need
- 4 Addresses a deficiency in service or facility
- 2 Provides capacity needed to serve existing population or future growth
- 4 Results in long term cost savings
- 3 Supports job development/increased tax base
- 0 Leverages the non-property tax revenues
- 3 Matching funds available for a limited time
- 19 Total Project Score (out of a possible 35 points)

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**Projects Submitted for 2024-2029 CIP**

Project Name: MIDDLE SCHOOL		Department Priority ___4_ of ___6___ projects
Department: SCHOOL DISTRICT		
Primary Effect of Project: (check one)	<input checked="" type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
Service Area of Project: (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
Project Description: Addresses the need to upgrade old buildings to improve energy efficiency, changes in the delivery of instruction and curriculum.		
Rationale for Project: (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety [ Education] <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input checked="" type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input checked="" type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative Justification:** The Middle School has several areas of deficiency as outlined by the report. Areas such as the cafeteria, kitchen, gym as well as the HVAC system all need upgrades or new construction.

DRAFT



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$1,000,000: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$ _____: Site Preparation          \$49,600,000: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p>\$50,600,000: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>Add Personnel  <input checked="" type="checkbox"/> Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel          Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source:)          \$ _____: Loan (Source:)          \$ _____: Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue          \$50,600,000: General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$30,000,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 13, 2022</u></p>	



Project Name: Middle School Renovations

Department: \_\_\_\_\_ School Dist

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5   Addresses an emergency or public safety need
- 5   Addresses a deficiency in service or facility
- 5   Provides capacity needed to serve existing population or future growth
- 4   Results in long term cost savings
- 0   Supports job development/increased tax base
- 0   Leverages the non-property tax revenues
- 0   Matching funds available for a limited time
  
- 19 Total Project Score (out of a possible 35 points)

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**Projects Submitted for 2024-2029 CIP**

Project Name: HIGH SCHOOL		Department Priority __3_ of __6__ projects
Department: SCHOOL DISTRICT		
Primary Effect of Project: (check one)	<input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input checked="" type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
Service Area of Project: (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
Project Description: Addresses the need to upgrade the building to improve energy efficiency, changes in the delivery of instruction and curriculum. Also, need to meet current building and DOE regs.		
Rationale for Project: (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety [ Education] <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input checked="" type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input checked="" type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative Justification: The High School has three major issues to address:**

**Lack of an auditorium-** this lack of a large educational room that can be used for many purposes, including music and arts performances has been a black mark on the NEASC report.

**Gym needs to be completed –** lack of gym space, including locker rooms, and weight room. Then constructed, this was to be done inside of ten years.

**Phase I has a wood foundation.** This will at one point be a safety issue, now it is just becoming a poor environment for education. This wooden foundation does not meet current fire codes, and is the reason, the foot print of the main building cannot be expanded.

**In addition to these three major issues, the High School along with the Middle School have classrooms, common areas and HVAC that need updated.**

**DRAFT**



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis            \$5,000,000: Architecture &amp; Engineering Fees            \$ _____: Real Estate Acquisition            \$ _____: Site Preparation            \$93,750,000: Construction            \$ _____: Furnishings &amp; Equipment            \$ _____: Vehicles &amp; Capital Equipment            \$ _____: Other _____            \$ _____: Other _____            \$ _____: Other _____            \$ _____: Other _____</p> <p>\$_98,750,000: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>Add Personnel  <input checked="" type="checkbox"/> Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel                      Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:            + \$ _____ Annually            (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source: ) _____            \$ _____: Loan (Source: ) _____            \$ _____: Donation/Bequest/Private            \$ _____: User Fees &amp; Charges            \$ _____: Capital Reserve Withdrawal            \$ _____: Impact Fee Account            \$ _____: Current Revenue            \$98,750,000: General Obligation Bond            \$ _____: Revenue Bond            \$ _____: Special Assessment            \$ _____: Other: _____            \$ _____: Other: _____</p> <p><b>\$90,000,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 13, 2022</u></p>	





Project Name: High School Renovations

Department: \_\_\_\_\_ School Dist

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 4   Addresses an emergency or public safety need
- 5   Addresses a deficiency in service or facility
- 3   Provides capacity needed to serve existing population or future growth
- 3   Results in long term cost savings
- 0   Supports job development/increased tax base
- 0   Leverages the non-property tax revenues
- 2   Matching funds available for a limited time
  
- 17 Total Project Score (out of a possible 35 points)

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**Projects Submitted for 2024-2029 CIP**

<b>Project Name: ELEMENTARY SCHOOLS</b>		Department Priority ___3_ of ___6___ projects
<b>Department: SCHOOL DISTRICT</b>		
<b>Primary Effect of Project:</b> (check one)	<input checked="" type="checkbox"/> Replace or repair existing facilities or equipment <input checked="" type="checkbox"/> Improve quality of existing facilities or equipment <input checked="" type="checkbox"/> Expand capacity of existing service level/facility <input checked="" type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
<b>Project Description: RENOVATIONS AND CONSTRUCTION OF NEW AREAS TO ADDRESS CURRENT EDUCATIONAL NEEDS FOR ALL THREE ELEMENTARY SCHOOLS</b>		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input checked="" type="checkbox"/> Removes imminent threat to public health or safety [EDUCATION] <input checked="" type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input checked="" type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative Justification: ALL THREE ELEMENTARY SCHOOL ARE SIMPLY "OLD". SINCE THEY WERE BUILT, THE METHODS OF TEACHING, THE CURRICULUM HAVE ALL CHANGED SIGNIFICANTLY. STRUCTURALLY, THE BUILDINGS MAY BE OK, BUT THE HAVC SYSTEM, ROOFING, CURRENT SECURITY NEEDS, ETC ALL SHOULD BE EVALUATED AND MOST LIKELY REPLACED.**

**DRAFT**



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$ _____: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$9,000,000: Site Preparation          \$118,000,000: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p>\$127,000,000: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>Add Personnel          Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel  <input checked="" type="checkbox"/> Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source:)          \$ _____: Loan (Source:)          \$ _____: Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue          \$127,000,000: General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$127,000,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 13, 2022</u></p>	



Project Name: Elementary Schools Renovations

Department: School District

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5   Addresses an emergency or public safety need
- 5   Addresses a deficiency in service or facility
- 5   Provides capacity needed to serve existing population or future growth
- 4   Results in long term cost savings
- 0   Supports job development/increased tax base
- 0   Leverages the non-property tax revenues
- 3   Matching funds available for a limited time
- 22 Total Project Score (out of a possible 35 points)

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**Projects Submitted for 2024-2029 CIP**

<b>Project Name: SAU BUILDING</b>		Department Priority ___4_ of ___6___ projects
<b>Department: SCHOOL DISTRICT</b>		
<b>Primary Effect of Project:</b> (check one)	<input checked="" type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input checked="" type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town-wide <input checked="" type="checkbox"/> School District <input type="checkbox"/> Neighborhood <input type="checkbox"/> Town Center <input type="checkbox"/> Street <input type="checkbox"/> Other Area	
<b>Project Description: CONSTRUCTION OF NEW SAU BUILDING OR SCHOOL DISTRICT NEEDS TO RENEW LEASE AT KITTY HAWK.</b>		
<b>Rationale for Project:</b> (check those that apply, elaborate below)	<input type="checkbox"/> Urgent Need <input type="checkbox"/> Removes imminent threat to public health or safety <input type="checkbox"/> Alleviates substandard conditions or deficiencies <input checked="" type="checkbox"/> Responds to federal or state requirement to implement <input checked="" type="checkbox"/> Improves the quality of existing services <input checked="" type="checkbox"/> Provides added capacity to serve growth <input checked="" type="checkbox"/> Reduces long term operating costs <input type="checkbox"/> Provides incentive to economic development <input type="checkbox"/> Eligible for matching funds available for a limited time	



**Narrative Justification: THE SCHOOL DISTRICT WILL NEED TO DECIDE IF IT INTENDS TO STAY AT KITTY HAWK OR BEGIN LOOKING FOR NEW SITE OF ITS SAU OFFICE BUILDING. ONE OF THE TWO OPTIONS NEED TO BE APPROVED.**

**DRAFT**



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<p><b>Cost Estimate</b></p>	<p>Capital Costs Dollar Amount (In current \$)</p> <p>\$ _____: Planning/Feasibility Analysis          \$1,000,000: Architecture &amp; Engineering Fees          \$ _____: Real Estate Acquisition          \$ _____: Site Preparation          \$3,500,000: Construction          \$ _____: Furnishings &amp; Equipment          \$ _____: Vehicles &amp; Capital Equipment          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____          \$ _____: Other _____</p> <p>\$4,500,000: Total Project Cost</p>	<p>Impact of Operating &amp; Maintenance Costs or Personnel Needs</p> <p>Add Personnel          Increased O&amp;M Costs  <input type="checkbox"/> Reduce Personnel  <input checked="" type="checkbox"/> Decreased O&amp;M Costs</p> <p>Cost of impacts, if known:          + \$ _____ Annually          (-) \$ _____ Annually</p>
<p><b>Source of Funding</b></p>	<p>\$ _____: Grant (Source:)          \$ _____: Loan (Source:)          \$ _____: Donation/Bequest/Private          \$ _____: User Fees &amp; Charges          \$ _____: Capital Reserve Withdrawal          \$ _____: Impact Fee Account          \$ _____: Current Revenue          \$4,000,000: General Obligation Bond          \$ _____: Revenue Bond          \$ _____: Special Assessment          \$ _____: Other: _____          \$ _____: Other: _____</p> <p><b>\$4,500,000: Total Project Cost</b></p>	
<p><b>Form Prepared by:</b></p>	<p>Name <u>PETER CURRO</u> Title <u>C F O</u></p> <p>Signature _____</p> <p>Dept./Agency <u>LONDONDERRY SCHOOL</u> Date Prepared <u>June 16, 2022</u></p>	





Project Name: \_\_\_\_\_ Department: SCHOOL DIST

### Evaluation Criteria

Enter an evaluation score from 0 (very low) to 5 (very high) for each criteria

- 5 Addresses an emergency or public safety need
- 5 Addresses a deficiency in service or facility
- 5 Provides capacity needed to serve existing population or future growth
- 4 Results in long term cost savings
- 0 Supports job development/increased tax base
- 0 Leverages the non-property tax revenues
- 0 Matching funds available for a limited time
- 19 Total Project Score (out of a possible 35 points)

DRAFT

# Londonderry School District

District Wide Master Planning & Feasibility Study / Conceptual Design



LAVALLEE | BRENSINGER ARCHITECTS

# COMMITTEE CHARGE

- TO DEVELOP A SCHOOL FACILITIES MASTER PLAN FOR THE USE OF AND MODIFICATION OF SCHOOL DISTRICT BUILDINGS IN A MANNER CONSISTENT WITH THE COMMUNITY EXPECTATIONS FOR ACADEMIC PROGRAM, AND FURTHERMORE TO ARTICULATE THE IMPACT OF THESE PROPOSED SOLUTIONS ON THE LONG-TERM FUNCTIONAL CAPACITY OF THE SCHOOLS, FOR PRESENTATION TO THE BOARD FOR THEIR CONSIDERATION.

# TODAY'S GOALS

- REVIEW FINDINGS OF EXISTING ASSESSMENT
- UNDERSTAND EDUCATIONAL NEEDS AT EACH SCHOOL
- PRESENT RECOMMENDED SOLUTION FOR EACH SCHOOL
- BEGIN TO PRIORITIZE PROJECTS
- CREATE AN IMPLEMENTATION PLAN

# OUR PROCESS

## Task 1

Existing Conditions Analysis and Capital Needs Report

Understand what we have & what it needs

## Task 2

Educational Planning and Programming

Understand Educational Needs & where we are going

## Task 3

Master Planning Concepts

Agree upon where we want to be / the long range solutions

## Task 4

Prioritize & Create Implementation Plan

Prioritize solutions, plot an implementation plan, promote masterplan to Boards, Integrate Maintenance / Capital Planning

## Task 5

Conceptual Design

Refine the first phase project: Design, HVAC, Sustainability, Costs

## Task 6

Community Engagement for District Wide Master Plan

Engage Community, Review Masterplan, Update Concept

## Task 7

Pre-Bond Engagement

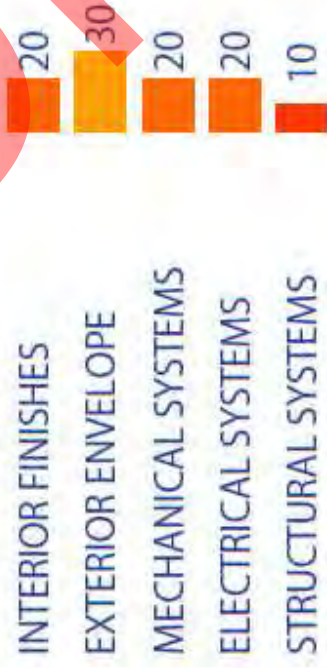
Prepare for Bond Vote / Inform Community / Promote Phase 1 Project

# HIGH SCHOOL: 9-12



# HIGH SCHOOL SUMMARY

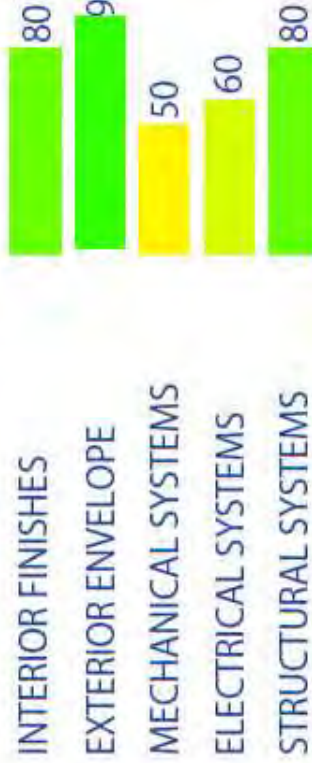
## PHASE I - 1971 BUILDING



## PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS



## PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# HIGH SCHOOL PROGRAMMING

AUDITORIUM/LARGE MULTI-PURPOSE AREA – HIGHEST NEED

ALIGN PROGRAMS / RE-ORGANIZE BUILDING

SET HOUSES UP TO INTEGRATE SPEC EDUCATION

ADDITIONAL GYM / MP PE SPACE

UPGRADE/MODERNIZE CAFETERIA & KITCHEN

ADD SMALL GROUP CLASSROOMS/MEETING AREAS

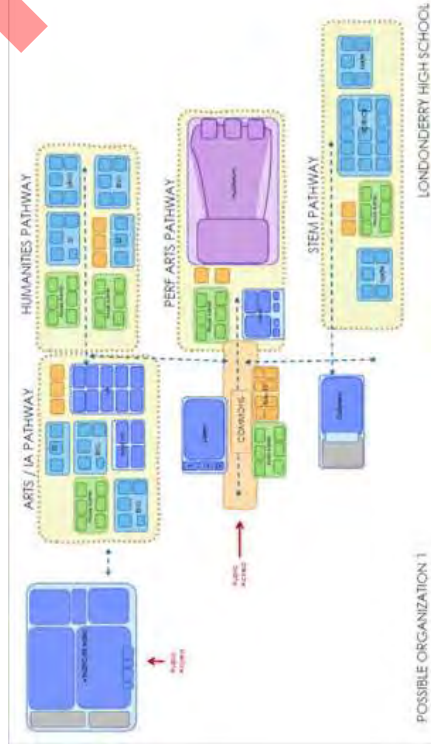
CREATE FLEXIBLE CLASSROOMS FOR LARGER GROUPS

**CURRENT AREA: . . . . . 281,964 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: . . 356,929 GSF**



# HIGH SCHOOL OPTIONS



# MIDDLE SCHOOL: 6-8



# MIDDLE SCHOOL SUMMARY

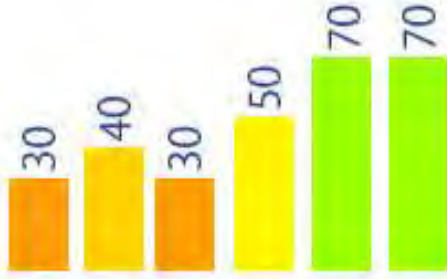
## 1982 BUILDING

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



## WHOLE BUILDING MEP

MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FIRE ALARM SYSTEMS  
PLUMBING SYSTEMS  
BUILDING AUTOMATION  
FIRE PROTECTION



## 1997 BUILDING

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# MIDDLE SCHOOL PROGRAMMING

- LIBRARY SHOULD BE MODERNIZED
- CAFETERIA UNDERSIZED (LARGEST ISSUE)
- NEEDS KITCHEN / SERVERY REPLACEMENT (FS PRIORITY #2)
- OLDER SECTION LACKS “TEAM” AREAS AND SUPPORT SPACES
- RECONFIGURE ENTRANCE SEQUENCE
- ADD A THIRD PHYSICAL EDUCATION SPACE
- CREATE LEARNING COMMONS

**CURRENT AREA: ..... 156,489 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: .. 182,094 GSF**

# MIDDLE SCHOOL OPTIONS

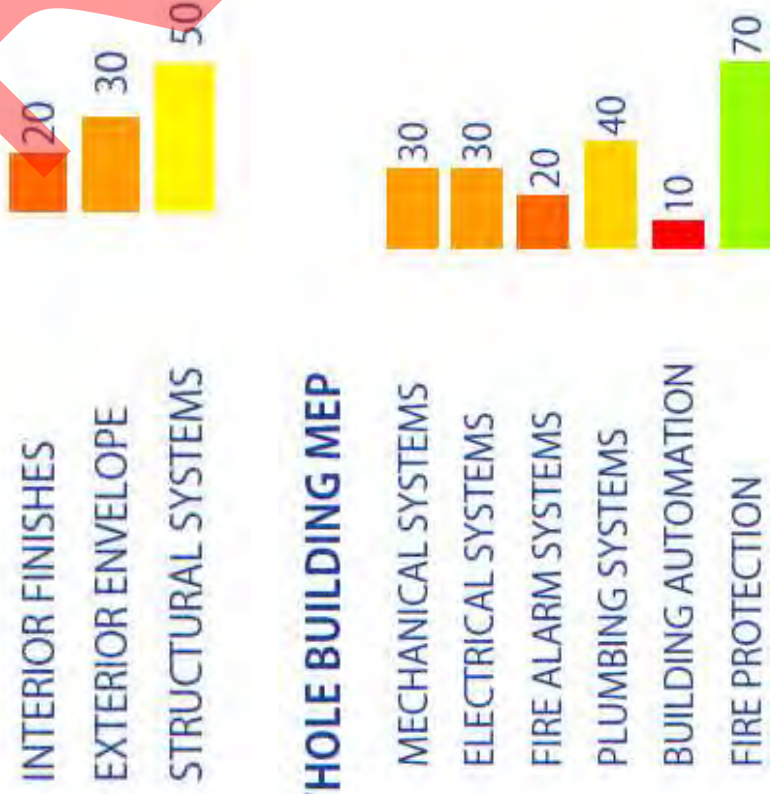


# MATTHEW THORNTON: 1-5

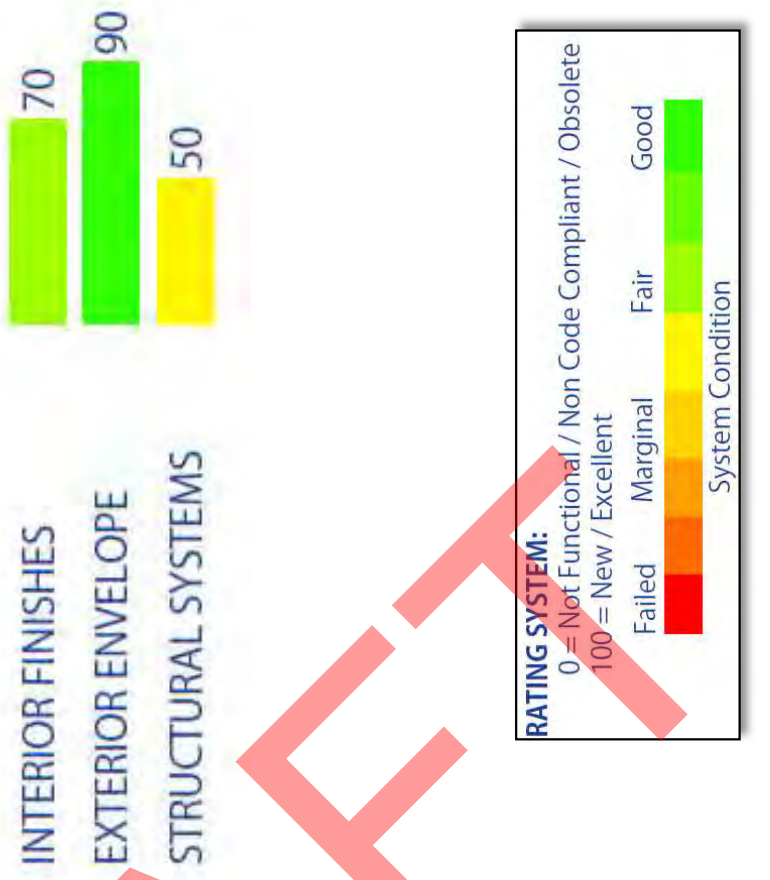


# MATTHEW THORNTON SUMMARY

## 1949 & 1960s BUILDING



## 1985 BUILDING



### RATING SYSTEM:



# MATT THORNTON PROGRAMMING

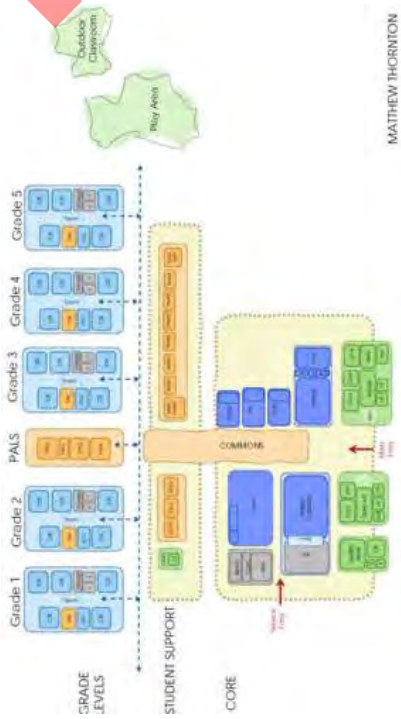
- SMALL GROUP / BREAKOUT SPACES NEEDED FOR SERVICES
- PALS PROGRAM NEED LARGER AREAS
- STEM LAB WANTED
- NEED LARGER NURSE AREA
- NEED CONF ROOMS/OFFICES FOR THERAPY/SERVICES
- WANT CENTRAL COMMONS AREA

**CURRENT AREA: ..... 75,169 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: .. 91,456 GSF**



# MATT THORNTON OPTIONS



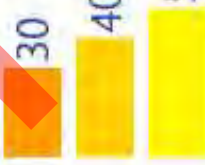
# NORTH SCHOOL: 1-5



# NORTH SCHOOL SUMMARY

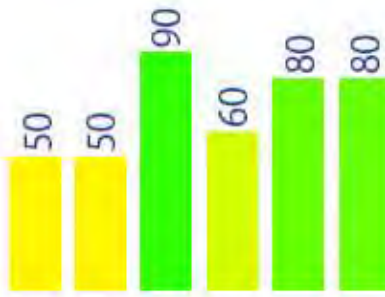
## 1960s BUILDINGS

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



## WHOLE BUILDING MEP

MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FIRE ALARM SYSTEMS  
PLUMBING SYSTEMS  
BUILDING AUTOMATION  
FIRE PROTECTION



## 1990s & 2006 BUILDINGS

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# NORTH SCHOOL PROGRAMMING

- NEEDS COMPLETE NEW KITCHEN (FS PRIORITY #3)
- LACK STAFF RESTROOMS
- MISSING OFFICES
- MISSING CONFERENCE ROOMS
- SMALL GROUP / INTERVENTION / TESTING AREAS NEEDED THROUGHOUT

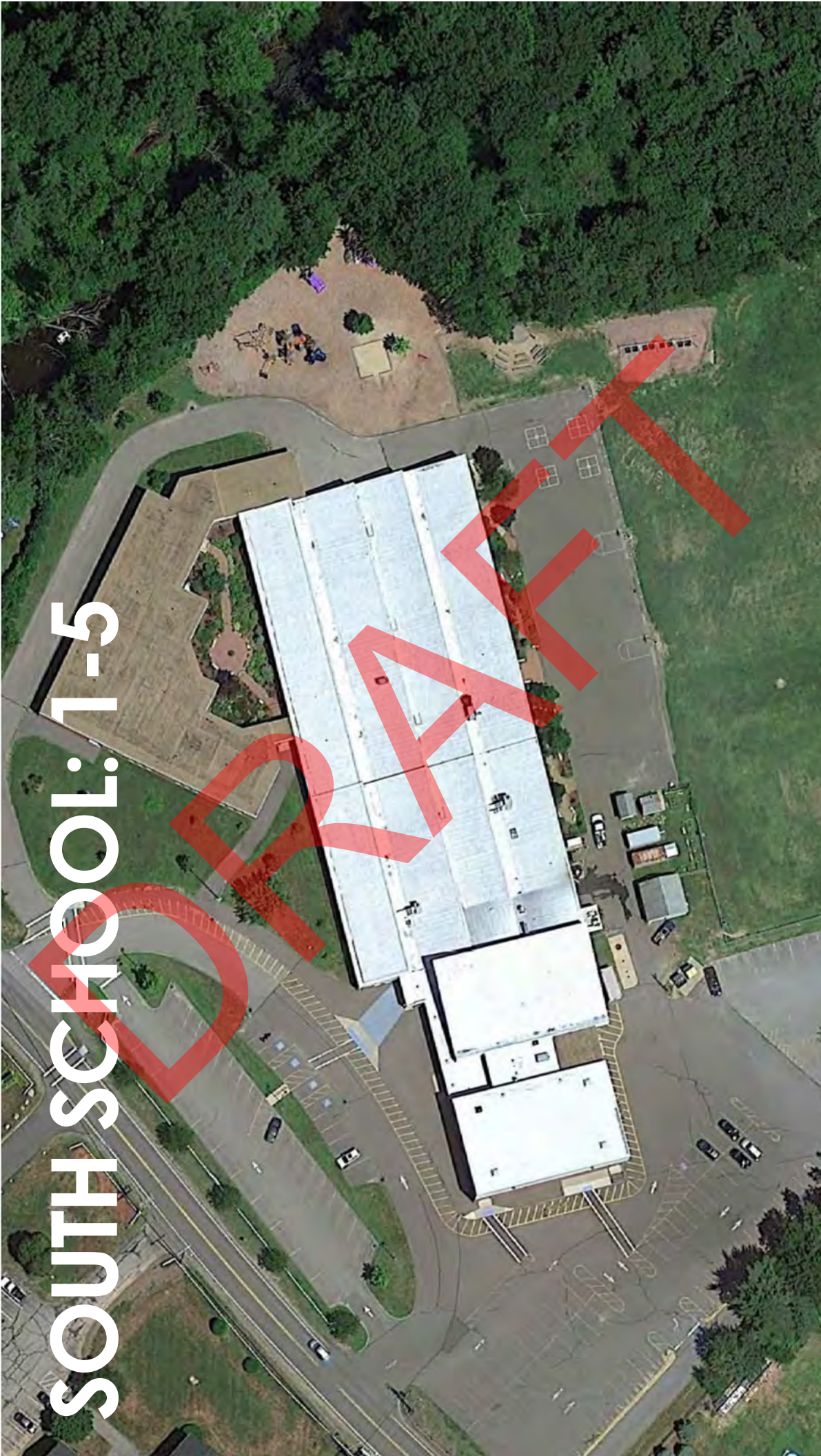
**CURRENT AREA: ..... 60,050 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES: ... 81,920 GSF**

# NORTH SCHOOL OPTIONS



# SOUTH SCHOOL: 1-5



# SOUTH SCHOOL SUMMARY

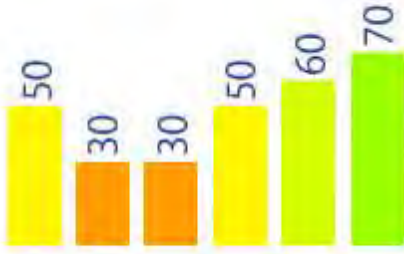
## 1978 BUILDING

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



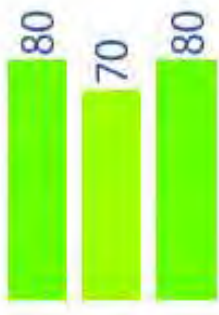
## WHOLE BUILDING MEP

MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FIRE ALARM SYSTEMS  
PLUMBING SYSTEMS  
BUILDING AUTOMATION  
FIRE PROTECTION



## 1996 & 2008 BUILDINGS

INTERIOR FINISHES  
EXTERIOR ENVELOPE  
STRUCTURAL SYSTEMS



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# SOUTH SCHOOL PROGRAMMING

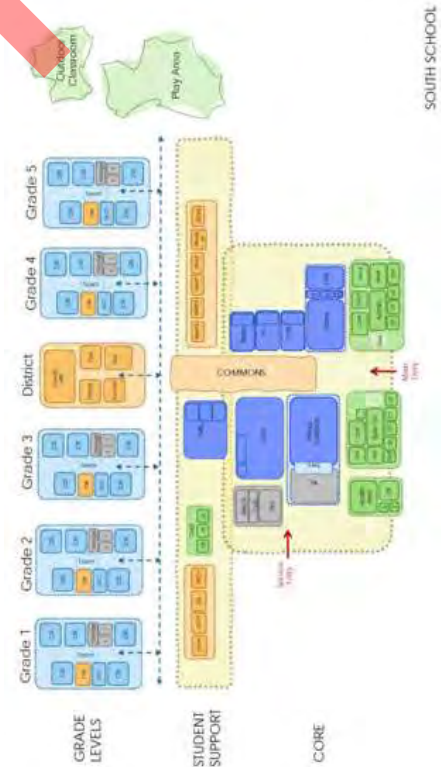
- NEEDS COMPLETE NEW KITCHEN (FS PRIORITY #1)
- STEM ROOM / MAKER SPACE / PROJECT LAB
- SMALL GROUP ROOMS ROOMS FOR INTERVENTION, MEETINGS, ETC
- NEED COMPUTER LAB
- MORE INDIVIDUAL WORK AREAS / 1:1 AREAS • **MORE CLASSROOMS**
- LIFE SKILLS TRAINING SUITE • **LARGER NURSE OFFICE**
- LARGER SENSORY ROOM • **HEARING IMPAIR LUNCH AREA**
- MULTI-PURPOSE ROOM FOR INDOOR RECESS • **LEARNING COMMONS WANTED**

**CURRENT AREA:** ..... **73,305 GSF**

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES:** .. **96,333 GSF**



# SOUTH SCHOOL OPTIONS



# MOOSE HILL: K



# MOOSE HILL SUMMARY

## WHOLE BUILDING



### RATING SYSTEM:

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



# MOOSE HILL PROGRAMMING

## FOR KINDERGARTEN:

- KITCHEN AND CAFETERIA
- MULT-PURPOSE / PE ROOM
- MEDIA CENTER AND SUPPORT SPACES
- MORE CLASSROOMS
- ART/STEAM / PROJECT ROOM
- MUSIC ROOM AND SUPPORT SPACES
- SPECIAL ED SPACES
- READING ROOM
- LITTLE FLEX
- SPEECH / THERAPY AREAS
- STORAGE
- LARGER NURSE AREAS

**CURRENT AREA:** ..... 34,869 GSF

**PROPOSED AREA FOR DOE COMPLIANCE AND PROGRAM UPDATES:** .. 77,253 GSF

# MOOSE HILL OPTIONS



# WHAT ABOUT KINDERGARTEN?



# EDUCATOR FEEDBACK

- KINDERGARTEN CLASSES SHOULD BE CO-LOCATED IN ONE FACILITY WITH PRE-SCHOOL
- KINDERGARTEN UTILIZES MANY SPECIALISTS IN COMMON WITH PRE-SCHOOL
  - OCCUPATIONAL THERAPIST
  - BOARD CERTIFIED BEHAVIORAL ANALYST
  - SPEECH & LANGUAGE PATHOLOGIST
  - OTHER SPECIAL EDUCATORS
- THE FRIENDS PROGRAM (FOSTERING AND RESPECTING INDIVIDUALS WITH INTENSIVE EDUCATIONAL NEEDS) SERVES BOTH PRE-K AND KINDERGARTEN
- THE LEEP PROGRAM (LONDONDERRY EARLY EDUCATION PROGRAM) SERVES BOTH PRE-K AND KINDERGARTEN
- MANY SPACES NEEDED FOR KINDERGARTEN ARE NEEDED FOR PRE-SCHOOL



**A DIFFERENT LEARNING ENVIRONMENT APPROPRIATE TO THE AGE**



# ISSUES WITH DISTRIBUTED KINDERGARTEN

EQUITY: STUDENTS WITH DISABILITIES WOULD NEED TO BE CO-LOCATED TO ALLOW ACCESS TO DISTRICT SPECIALISTS (OR SPECIALISTS WOULD NEED TO BE HEAVILY INCREASED AND DISTRIBUTED AT EACH SCHOOL). IF STUDENTS WERE CO-LOCATED, THE QUESTION OF EQUITY IS RAISED. STUDENTS WITHOUT SPECIAL NEEDS CAN ATTEND A LOCAL/NEIGHBORHOOD SCHOOL, WHILE OTHERS CAN NOT.

# ISSUES WITH DISTRIBUTED KINDERGARTEN

CONSTRUCTION COST: SHOULD KINDERGARTEN TO LOCATED AT ALL ELEMENTARY SCHOOLS, ADDITIONS WOULD BE REQUIRED AT EACH BUILDING. KINDERGARTEN CLASSROOMS ARE LARGER THAN EXISTING CLASSROOMS (1000-1100 SQUARE FEET) AND REQUIRE AN ATTACHED RESTROOM. THE EXISTING SCHOOLS DO NOT HAVE ROOMS MEETING THIS NEED AND ARE AT CAPACITY. EACH BUILDING WOULD THEREFORE REQUIRE A SMALL ADDITION. SEVERAL SMALL ADDITIONS WOULD BE MORE COSTLY THAN ONE LARGER CONSOLIDATED ADDITION.

NH ED 321.10:

g) A kindergarten classroom shall provide at least 1,000 square feet, including storage, or 50 square feet per child, whichever is greater.



# ISSUES WITH DISTRIBUTED KINDERGARTEN

IMPLEMENTATION: SHOULD KINDERGARTEN TO LOCATED AT ALL ELEMENTARY SCHOOLS, ADDITIONS SHOULD BE CONSTRUCTED AT THE SAME TIME TO ALLOW FOR EQUITABLE ACCESS. IT WOULD BE UNFAIR FOR ONE PORTION OF LONDONDERRY TO HAVE ACCESS TO FULL DAY KINDERGARTEN WHILE OTHER NEIGHBORHOODS DID NOT. THIS WOULD REQUIRE A SIGNIFICANT INVESTMENT AT SEVERAL FACILITIES AT ONCE RATHER THAN A MORE COST-EFFECTIVE PHASED APPROACH OUTLINED IN THE MASTERPLAN.

# REPORT SUMMARY

- NEARLY ALL SCHOOLS NEED SIGNIFICANT INVESTMENT TO STAY OPERATIONAL
- ALL SCHOOLS ARE SHORT ON SPACE (200,000 GSF OF NEED)
- THE HIGH SCHOOL IS IN SIGNIFICANT NEED WITH SOME SECTIONS IN VERY POOR CONDITION (SAFETY, CODE, AND QUESTIONABLE LONGEVITY)
- SOUTH SCHOOL SHOULD CONSIDER A COMPLETE REPLACEMENT
- FULL DAY KINDERGARTEN IS A PIVOTAL ISSUE

### HIGHSCHOOL SUMMARY

75,000 SF NEEDED SPACE

MAITHTHORNTON SCHOOL SUMMARY

16,000 SF NEEDED SPACE

SOUTH SCHOOL SUMMARY

24,000 SF NEEDED

#### PHASE I - 1971 BUILDING



#### PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS



#### PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM



#### 1949 & 1960s BUILDING



#### 1985 BUILDING



#### WHOLE BUILDING MEP



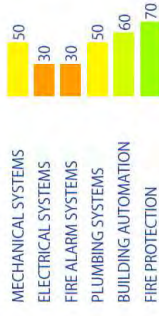
#### 1996 & 2008 BUILDINGS



#### 1978 BUILDING



#### WHOLE BUILDING MEP



### MIDDLESCHOOL SUMMARY

26,000 SF NEEDED SPACE

NORTH SCHOOL SUMMARY

21,000 SF NEEDED SPACE

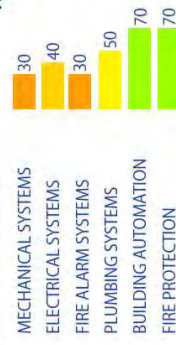
MOOSEHILL SUMMARY

43,000 SF NEEDED

#### 1997 BUILDING



#### WHOLE BUILDING MEP



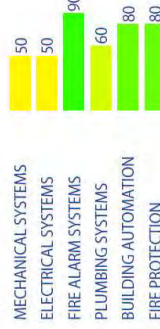
#### 1982 BUILDING



#### 1960s BUILDINGS



#### WHOLE BUILDING MEP



#### 1990s & 2006 BUILDINGS



#### WHOLE BUILDING



# HOW DID WE GET HERE?

- AVERAGE AGE OF OUR SCHOOLS IS 40 YEARS – WITH MANY MORE THAN 60 YEARS OLD
- LONDONDERRY HAS DOUBLED ITS POPULATION IN THE LAST 40 YEARS (13,000 TO 26,000)
- WE HAVE \$45-50M IN CUMMULATIVE FACILITY NEEDS (EXCLUDING ADDITIONS AND EDUCATIONAL IMPROVEMENTS)
- ADAPTIVE RE-USE OF OUR FACILIITES THROUGHOUT THE LAST 50 YEARS HAS CREATED ENVIRONMENTS THAT ARE INEFFICIENT AND POORLY SUITED TO TODAY'S EDUCATIONAL NEEDS

# DECADES OF EDUCATIONAL CHANGES



HISTORIC CLASSROOM

- SPECIAL EDUCATION
- INTERVENTION
- SAFETY AND SECURITY
- CURRICULUM EXPANSION
- GUIDANCE & SOCIAL SERVICES
- UBIQUITOUS TECHNOLOGY



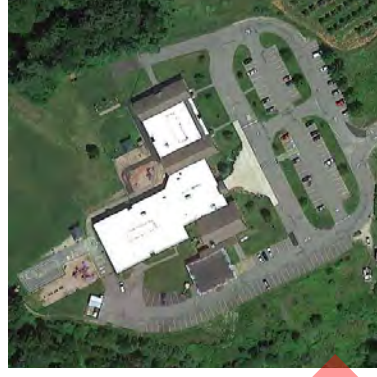
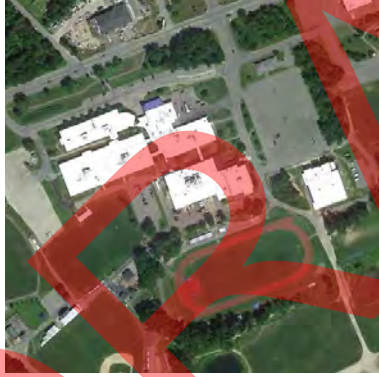
MODERN LEARNING ENVIRONMENT

- INCLUSION
- ACCESSIBILITY
- S.T.E.M. & P.B.L.



# WHAT ARE WE RECOMMENDING?





**LONDONDERRY HIGH SCHOOL**  
 295 Mammoth Rd #3095 • Londonderry, NH 03053



DRAFT

**GRADES:** 9-12

**BUILDING AREA:** 231,286 SF

**CONSTRUCTION DATES:** 1971, 1974, 1976, 1996, 2002

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete  
 100 = New / Excellent

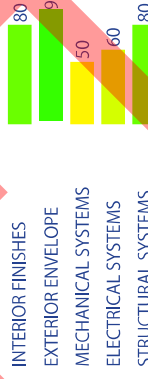


System Condition

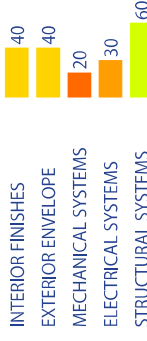
**PHASE I - 1971 BUILDING**



**PHASE V & GYMNASIUM - 1996 & 2002 BUILDINGS, & 2001 STANDALONE GYM**



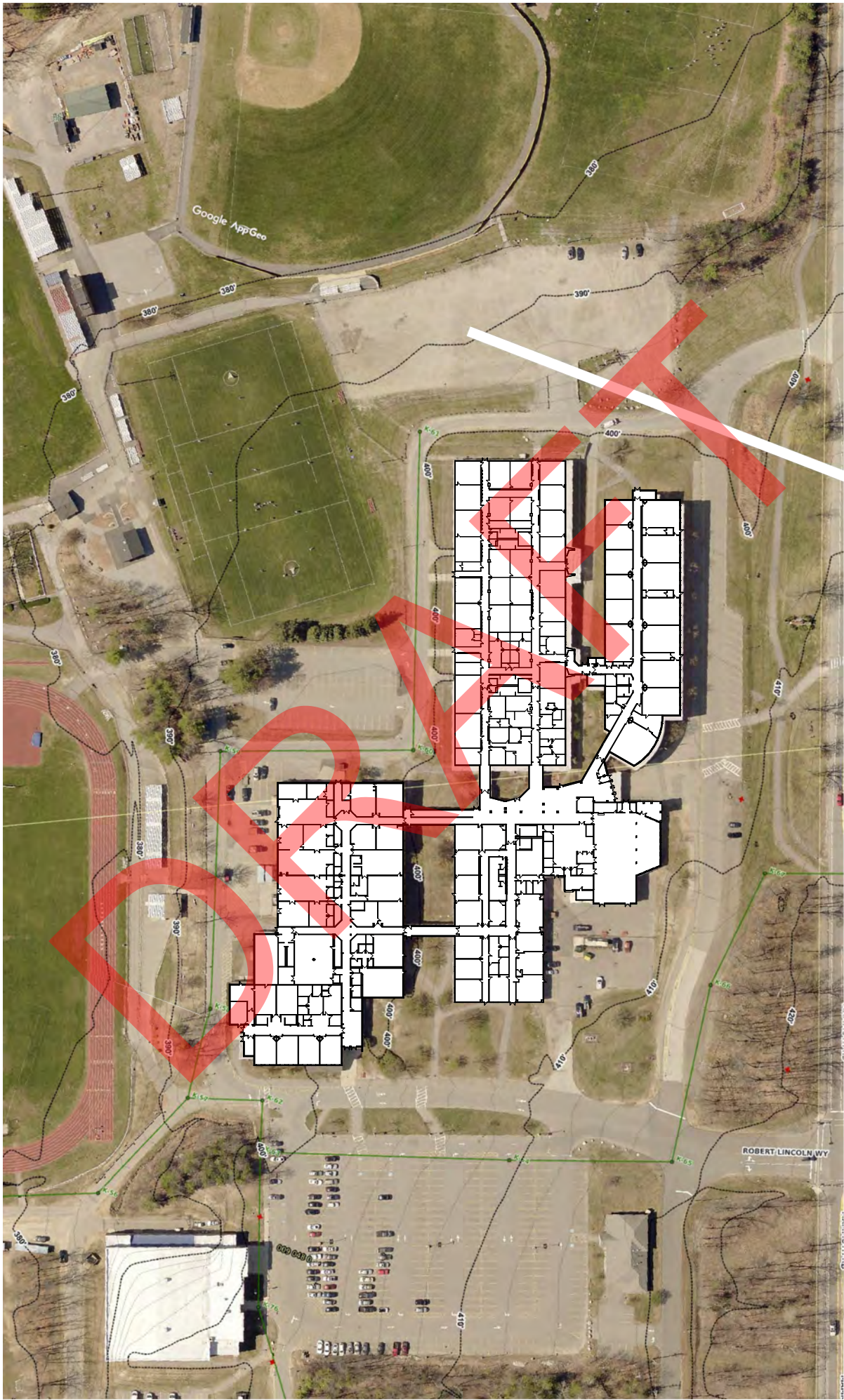
**PHASES II, III, IV, & VI - 1974 & 1976 BUILDINGS**



**Phase I** of the High School is the oldest building, and is in need of the most attention. Interior & exterior systems are at the end of their useful service life. Numerous spaces are not ADA accessible. MEP systems have typically lived out most of their life expectancy. Lighting is inefficient & obsolete. Structural systems are performing satisfactorily, however additions & renovations will likely require significant structural upgrades.

**Phases 2 - 4, & 6** of the High School are in need of varying degrees of attention, typically based on building age & when renovations/upgrades were last completed. Issues with the exterior envelope were noted, and interior finishes are typically near the end of their useful service life. Mechanical units are aging, pipe fittings are beginning to fail, & boilers are at the end of their useful service life. Lighting systems throughout need replacement. Structural systems are performing satisfactorily, however additions may require significant structural upgrades.

**Phase 5 & Gymnasium** of the High School includes the newest building addition, & newest standalone building. Interior finishes are within their useful service life, and exterior envelope is in good condition. Mechanical, electrical, & plumbing systems are at the midspan of their life expectancy. Very few structural concerns were noted for this building.



LONDONDERRY HIGH SCHOOL - EXISTING CONDITIONS

LAVALLEE BRENSINGER ARCHITECTS

# LONDONDERRY HIGH SCHOOL

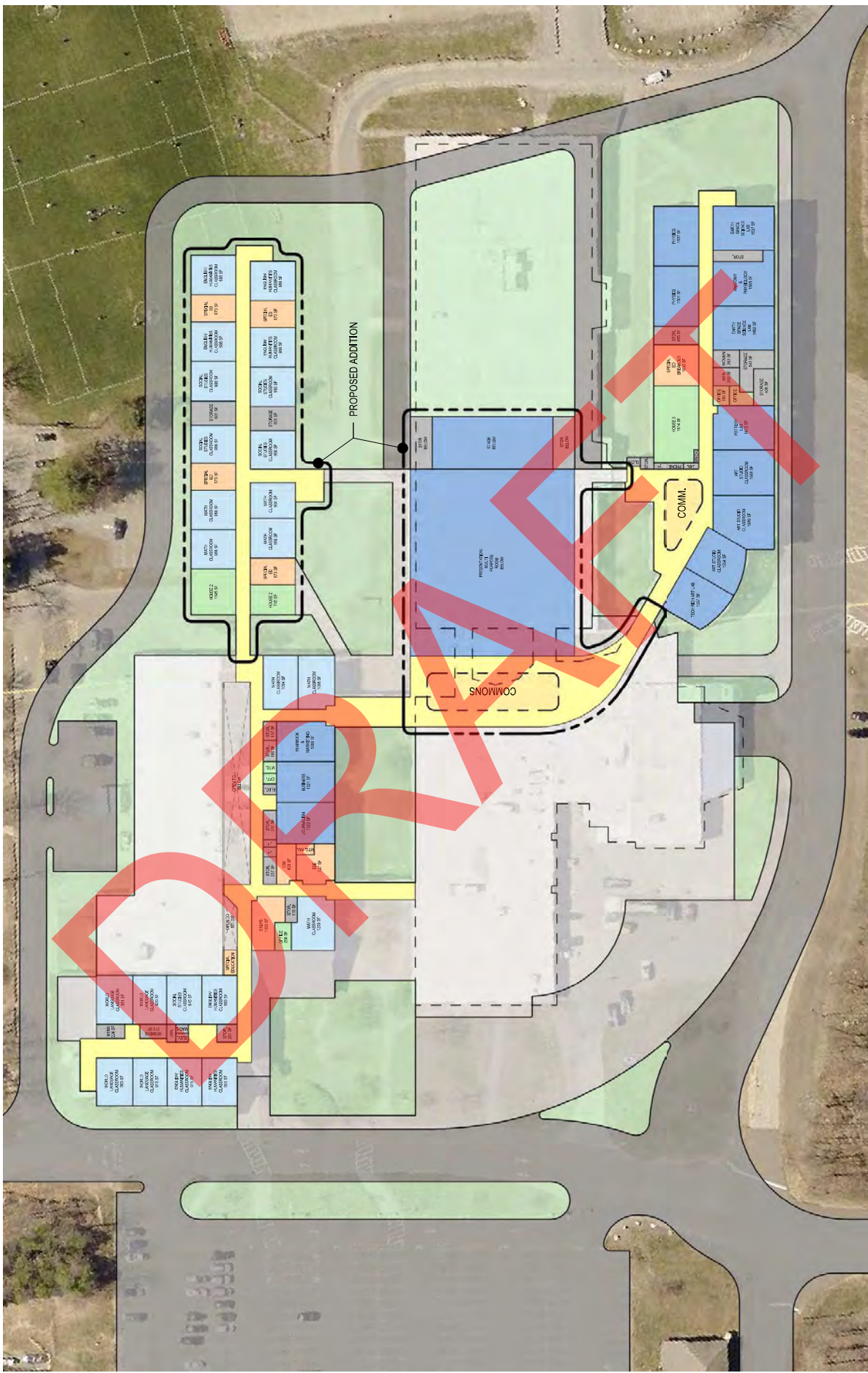
**DEMOLITION:**  
 LVL 1: 89,613 SF  
 LVL 2: 0 SF  
 TOTAL: 89,613 SF

**ADDITION:**  
 LVL 1: 104,775 SF  
 LVL 2: 30,961 SF  
 TOTAL: 135,736 SF

**HEAVY RENOVATION:**  
 LVL 1: 978 SF  
 LVL 2: 15,970 SF  
 TOTAL: 16,948 SF

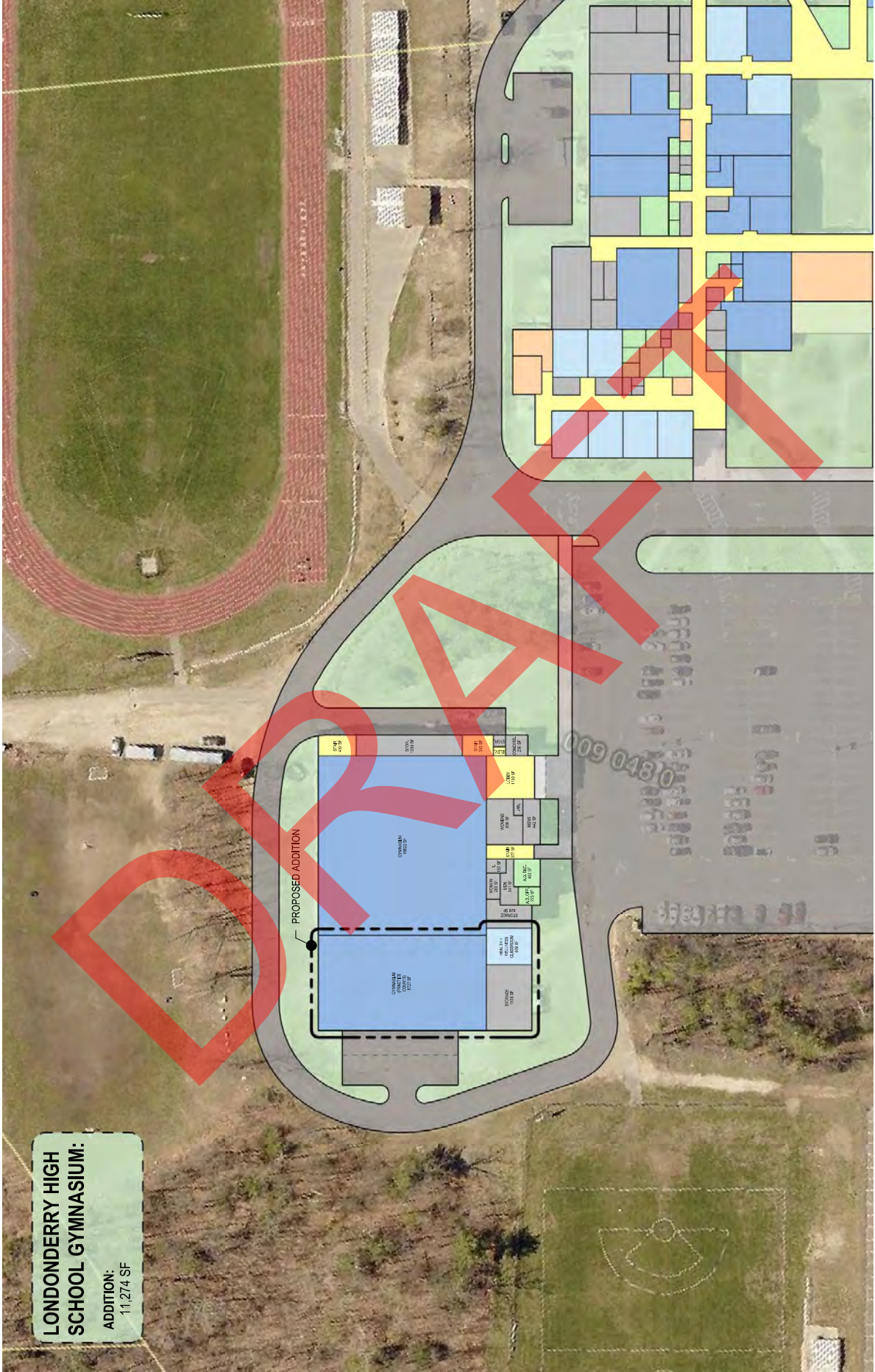
**LIGHT RENOVATION:**  
 LVL 1: 42,257 SF  
 LVL 2: 14,079 SF  
 TOTAL: 56,336 SF

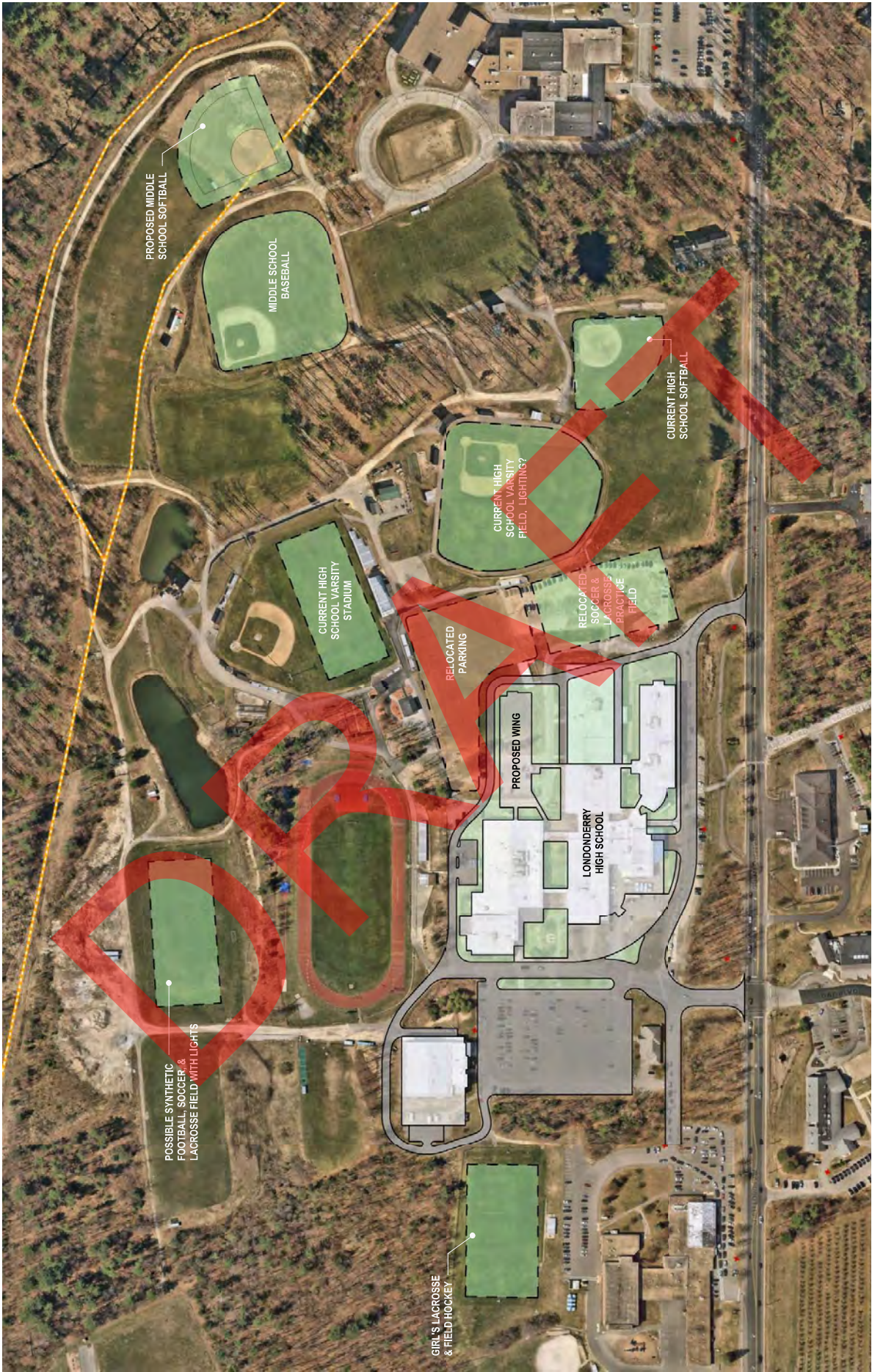




**LONDONDERRY HIGH SCHOOL GYMNASIUM:**

**ADDITION:**  
11,274 SF







<b>Londonderry High School</b>						
	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost	
Demolition	\$ 10	89,613	\$ 896,130	\$ 224,032.5	\$ 1,120,163	
Renovation Light	\$ 125	56,336	\$ 7,042,000	\$ 1,760,500.0	\$ 8,802,500	
Renovation Heavy	\$ 250	16,948	\$ 4,237,000	\$ 1,059,250.0	\$ 5,296,250	
Addition	\$ 375	135,736	\$ 50,901,000	\$ 12,725,250.0	\$ 63,626,250	
Gymnasium Addition	\$ 375	11,274	\$ 4,227,750	\$ 1,056,937.5	\$ 5,284,688	
Turf Field w/ Lights	-	-	-	-	\$ 2,000,000	
<b>Total</b>		<b>209,020.0</b>	<b>\$ 63,076,130.0</b>	<b>\$ 15,769,032.5</b>	<b>\$ 86,129,850</b>	
Site Allowance					<b>\$ 4,000,000</b>	
Escalation (2 years)		10%	\$ 8,612,985.00	<b>Total: \$ 98,742,835.00</b>		

\*Estimates above are preliminary order of magnitude costs, based on proposed square footages and current construction values for similar types of construction. Refined construction values should be developed by a Construction Estimator moving forward. Total Costs include Hard Construction Costs plus Soft Costs carried as a 25% Allowance. Soft costs generally include permitting, insurance, design, engineering, furnishings, legal, contingencies, furnishings, technology, etc. Escalation assumed at 10% projects to a 2023 Bond Vote, which can be adjusted based on School and Community preference. Refined total project budgets including detailed soft costs can be developed by a Construction Manager, Trident, Lavallee Brensinger Architects, and the School District in the future.

# LONDONDERRY MIDDLE SCHOOL

313 Mammoth Rd • Londonderry, NH 03053



# DRAFT

**GRADES:** 6-8

**BUILDING AREA:** 157,189 SF

**CONSTRUCTION DATES:** 1982 & 1997

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete

100 = New / Excellent

Failed

Marginal

Fair

Good

System Condition

**1982 BUILDING**

INTERIOR FINISHES

30

EXTERIOR ENVELOPE

70

STRUCTURAL SYSTEMS

30

**WHOLE BUILDING MEP**

MECHANICAL SYSTEMS

30

ELECTRICAL SYSTEMS

40

FIRE ALARM SYSTEMS

30

PLUMBING SYSTEMS

50

BUILDING AUTOMATION

70

FIRE PROTECTION

70

**1997 BUILDING**

INTERIOR FINISHES

70

EXTERIOR ENVELOPE

90

STRUCTURAL SYSTEMS

60

The 1982 building of the Middle School is the older portion of school. Generally, interior finishes are at the end of their useful service life. Various parts of the building lack ADA accessibility, and some learning spaces lack natural light. Acoustic & security issues should also be addressed. The building exterior is within it's useful life & well-maintained, but the aging trombe wall should be replaced. Structurally, it was noted that the second floor structural slab is disconnected from the first floor CMU walls - with no connection, they currently do not function as shear walls. It is recommended that this shortcoming is addressed soon.

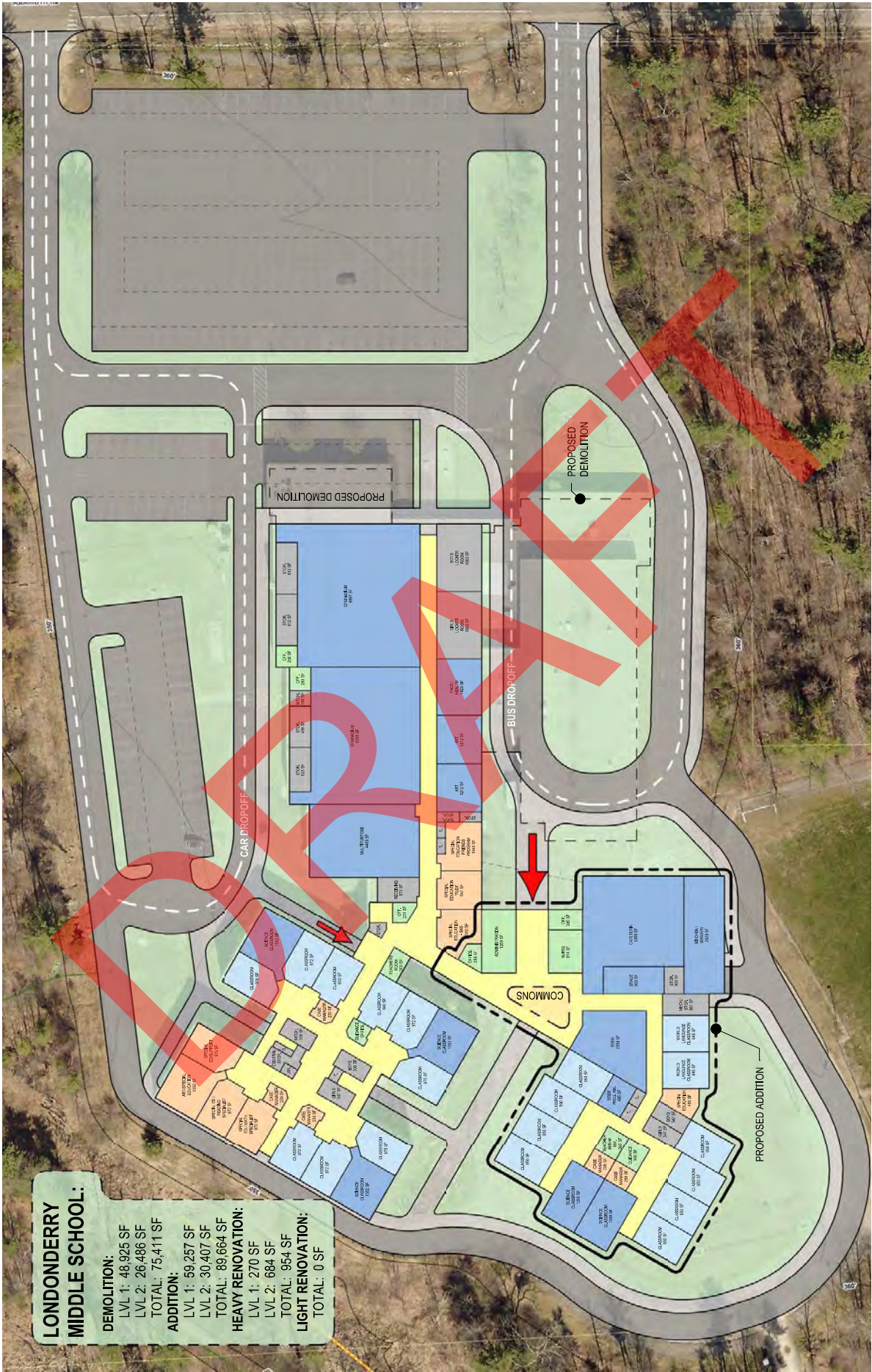
The 1997 building of the Middle School includes the newest building addition. Interior finishes are newer and generally performing well. Acoustic issues associated with operable partitions were noted, as well as some building areas that lack accessibility. Some common areas, not designed to be classrooms, are currently being used as classrooms. The building exterior envelope is in great condition with only minor repair & maintenance needed. Structural systems are performing satisfactorily, however additions & renovations will require further analysis to assess need for structural upgrades.

**Mechanical systems** throughout the building are at the end of their life expectancy. Air handlers are older, heat piping should be insulated, boilers need replacement, & the energy recovery units on the gym are no longer functional. Older switchgears need replacement, & building lighting, intrusion systems, and fire alarm systems are in need of replacement.

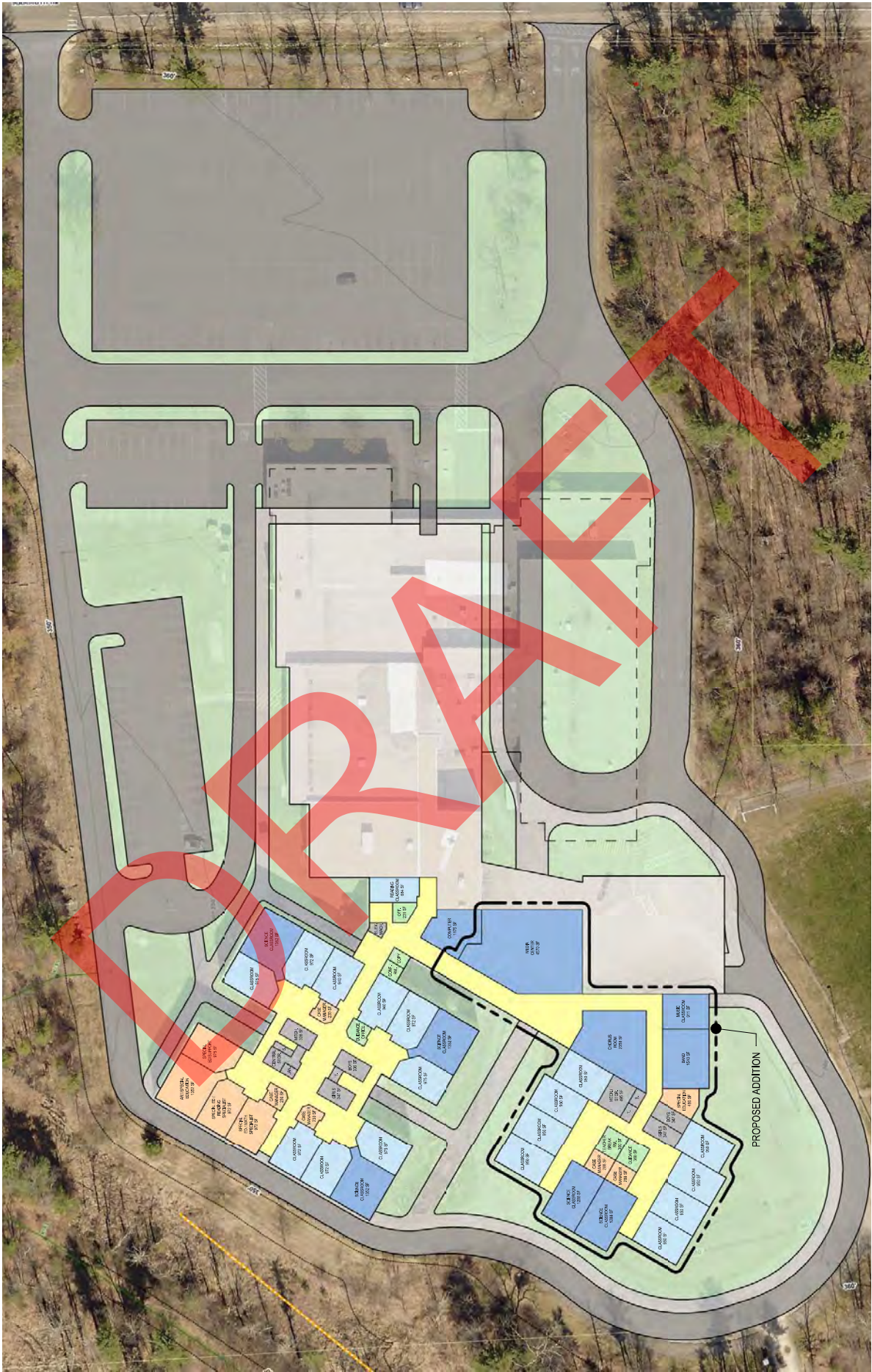


LONDONDERRY MIDDLE SCHOOL - EXISTING CONDITIONS

LAVALLEE|BRENSINGER ARCHITECTS



<b>LONDONDERRY MIDDLE SCHOOL:</b>	
<b>DEMOLITION:</b>	
LVL 1: 48,925 SF	
LVL 2: 26,486 SF	
<b>TOTAL: 75,411 SF</b>	
<b>ADDITION:</b>	
LVL 1: 59,257 SF	
LVL 2: 30,407 SF	
<b>TOTAL: 89,664 SF</b>	
<b>HEAVY RENOVATION:</b>	
LVL 1: 270 SF	
LVL 2: 684 SF	
<b>TOTAL: 954 SF</b>	
<b>LIGHT RENOVATION:</b>	
<b>TOTAL: 0 SF</b>	



<b>Londonderry Middle School</b>						
	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost	
Demolition	\$ 10	75,411	\$ 754,110	\$ 188,527.5	\$ 942,638	
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -	
Renovation Heavy	\$ 250	954	\$ 238,500	\$ 59,625.0	\$ 298,125	
Addition	\$ 375	89,664	\$ 33,624,000	\$ 8,406,000.0	\$ 42,030,000	
<b>Total</b>		<b>90,618.0</b>	<b>\$ 34,616,610.0</b>	<b>\$ 8,654,152.5</b>	<b>\$ 43,270,763</b>	
Site Allowance					<b>\$ 3,000,000</b>	
Escalation (2 years)		10%	\$ 4,327,076.25	<b>Total: \$ 50,597,838.75</b>		

\*Estimates above are preliminary order of magnitude costs, based on proposed square footages and current construction values for similar types of construction. Refined construction values should be developed by a Construction Estimator moving forward. Total Costs include Hard Construction Costs plus Soft Costs carried as a 25% Allowance. Soft costs generally include permitting, insurance, design, engineering, furnishings, legal, contingencies, furnishings, technology, etc. Escalation assumed at 10% projects to a 2023 Bond Vote, which can be adjusted based on School and Community preference. Refined total project budgets including detailed soft costs can be developed by a Construction Manager, Trident, Lavallee Brensinger Architects, and the School District in the future.

# MATTHEW THORNTON ELEMENTARY SCHOOL

275 Mammoth Rd • Londonderry, NH 03053



DRAFT

**GRADES:** 1-5

**BUILDING AREA:** 75,169 SF

**CONSTRUCTION DATES:** 1949, 1960, & 1985

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete  
 100 = New / Excellent



**1949 & 1960s BUILDING**



**WHOLE BUILDING MEP**



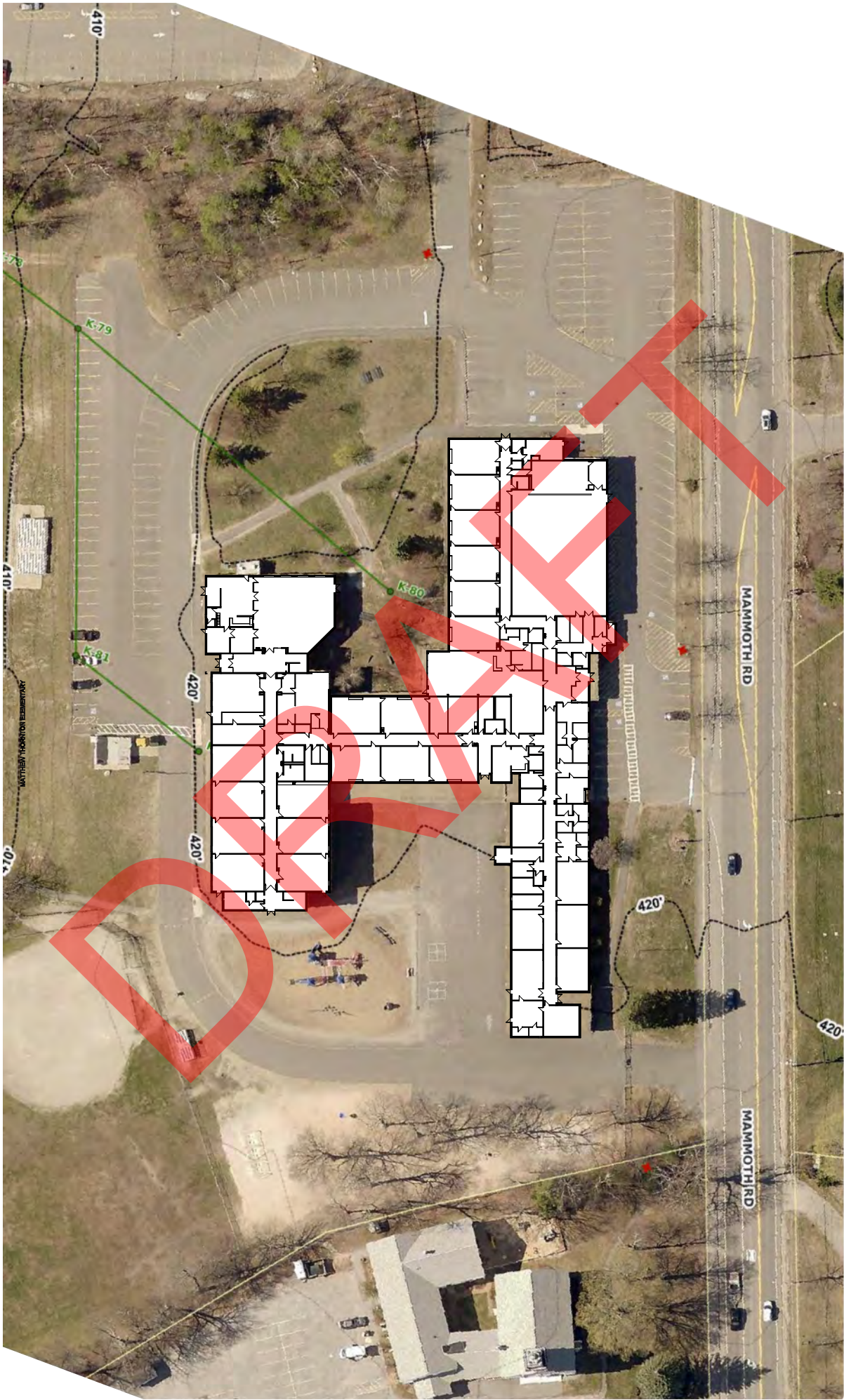
**1985 BUILDING**



**The 1949 & 1960s buildings** of the Matthew Thornton School include the oldest portions of the school. Generally, interior finishes are at the end of their useful service life. Numerous areas of the building lack ADA accessibility. Acoustic issues should also be addressed. The building exterior as a whole is in fair condition. Some building materials, including the vinyl windows, precast sills, composite infill walls, and rusting exterior canopy need repair. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades.

**The 1985 building** of the Matthew Thornton School is the newest building addition. Interior finishes are aging, and replacement should be planned in the near future. Acoustic issues associated with operable partitions were noted, as well as some building areas that lack ADA accessibility. Student support spaces are undersized, and lack access to natural light. The building exterior envelope is in good condition with only minor repair & maintenance needed. Structural systems are performing satisfactorily, however it was noted that CMU partitions between partitions are not braced and are vulnerable to seismic forces - the school may wish to address this voluntarily soon.

**Mechanical systems** throughout the building are functional, but do not control well. Outside of the boiler room, most of the buildings MEP systems are in need of replacement. Unit ventilators need replacement throughout, and ventilators on Level 1 of the 1985 building should be replaced. Level 2 classrooms overhead - additional MEP upgrades should be considered to provide cooling. A new building automation system and fire alarm system should be provided. The main switchgear, as well as lighting throughout the building should be replaced.



MATTHEW THORNTON SCHOOL - EXISTING CONDITIONS

LAVALLEE|BRENSINGER ARCHITECTS



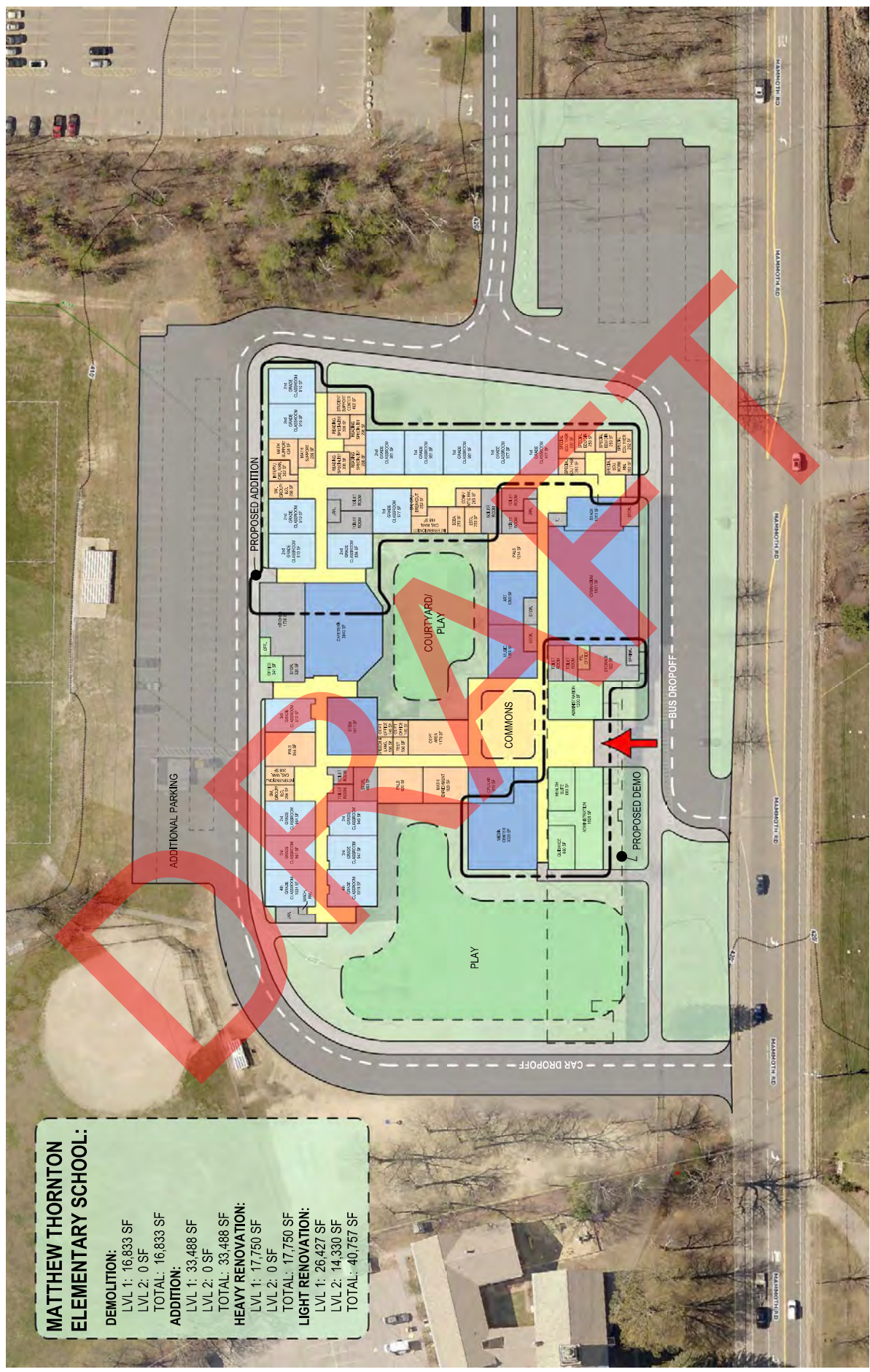
**MATTHEW THORNTON  
ELEMENTARY SCHOOL:**

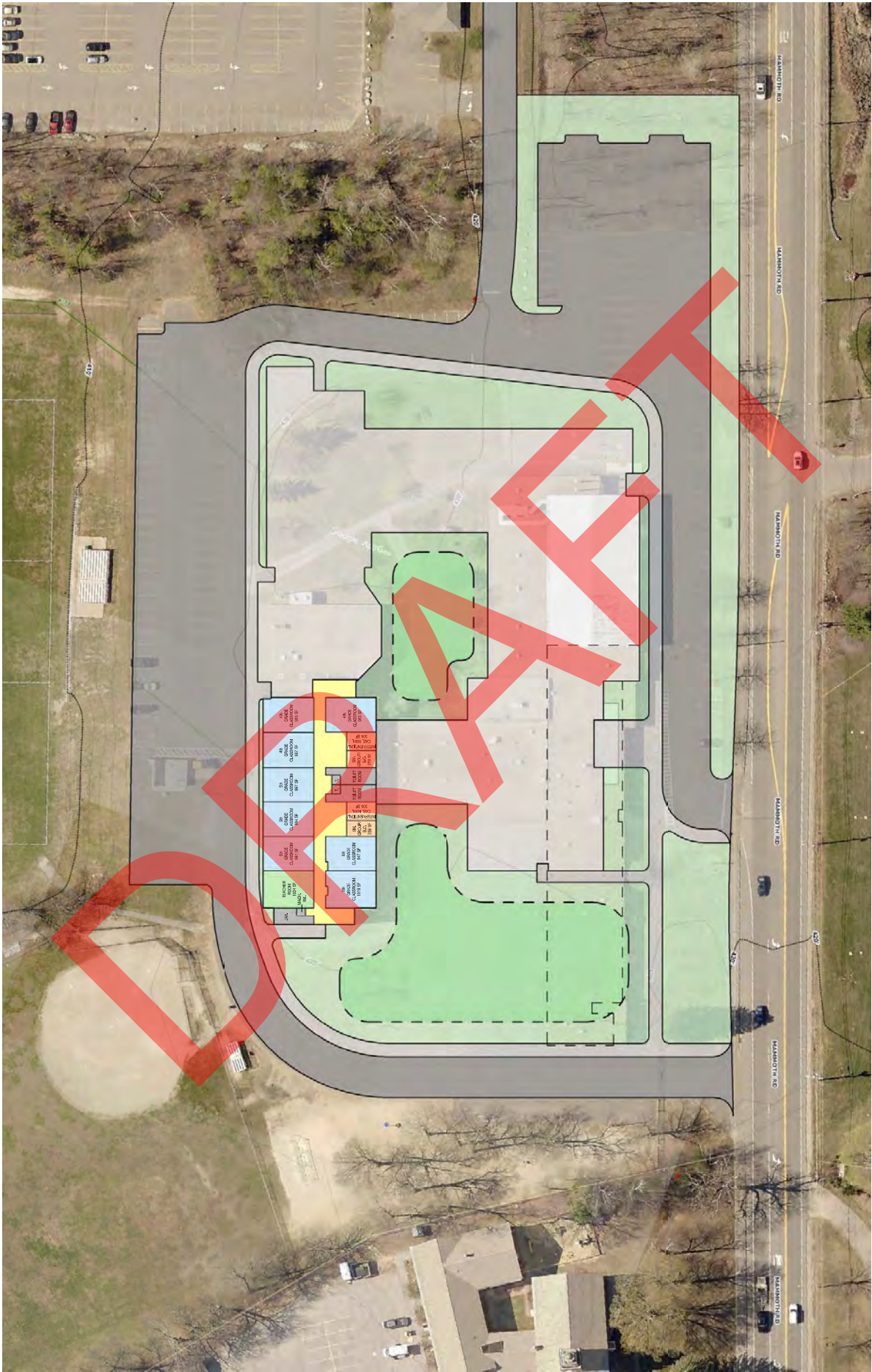
**DEMOLITION:**  
 LVL 1: 16,833 SF  
 LVL 2: 0 SF  
 TOTAL: 16,833 SF

**ADDITION:**  
 LVL 1: 33,488 SF  
 LVL 2: 0 SF  
 TOTAL: 33,488 SF

**HEAVY RENOVATION:**  
 LVL 1: 17,750 SF  
 LVL 2: 0 SF  
 TOTAL: 17,750 SF

**LIGHT RENOVATION:**  
 LVL 1: 26,427 SF  
 LVL 2: 14,330 SF  
 TOTAL: 40,757 SF



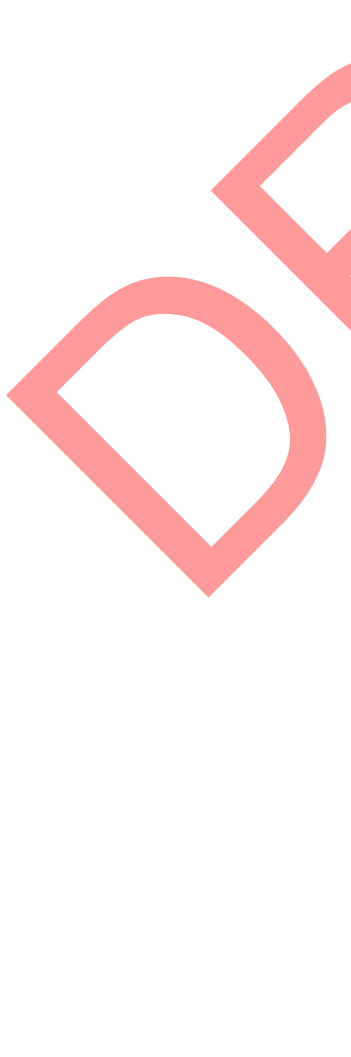


<b>Matthew Thornton School</b>						
	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost	
Demolition	\$ 10	16,833	\$ 168,330	\$ 42,082.5	\$ 210,413	
Renovation Light	\$ 125	40,757	\$ 5,094,625	\$ 1,273,656.3	\$ 6,368,281	
Renovation Heavy	\$ 250	17,750	\$ 4,437,500	\$ 1,109,375.0	\$ 5,546,875	
Addition	\$ 375	33,488	\$ 12,558,000	\$ 3,139,500.0	\$ 15,697,500	
<b>Total</b>		<b>91,995.0</b>	<b>\$ 22,258,455.0</b>	<b>\$ 5,564,613.8</b>	<b>\$ 27,823,069</b>	
Site Allowance					<b>\$ 1,000,000</b>	
Escalation (2 years)		10%	\$ 2,782,306.88	<b>Total: \$ 31,605,375.63</b>		

\*Estimates above are preliminary order of magnitude costs, based on proposed square footages and current construction values for similar types of construction. Refined construction values should be developed by a Construction Estimator moving forward. Total Costs include Hard Construction Costs plus Soft Costs carried as a 25% Allowance. Soft costs generally include permitting, insurance, design, engineering, furnishings, legal, contingencies, furnishings, technology, etc. Escalation assumed at 10% projects to a 2023 Bond Vote, which can be adjusted based on School and Community preference. Refined total project budgets including detailed soft costs can be developed by a Construction Manager, Trident, Lavallee Brensing Architects, and the School District in the future.

# NORTH ELEMENTARY SCHOOL

313 Mammoth Rd • Londonderry, NH 03053



**GRADES:** 1-5  
**BUILDING AREA:** 60,029 SF  
**CONSTRUCTION DATES:** 1963, 1969, 1992, 1996 & 2006  
**FUNCTIONAL CAPACITY:**  
**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**  
 0 = Not Functional / Non Code Compliant / Obsolete  
 100 = New / Excellent  
 Failed Marginal Fair Good

## 1960s BUILDINGS



## WHOLE BUILDING MEP



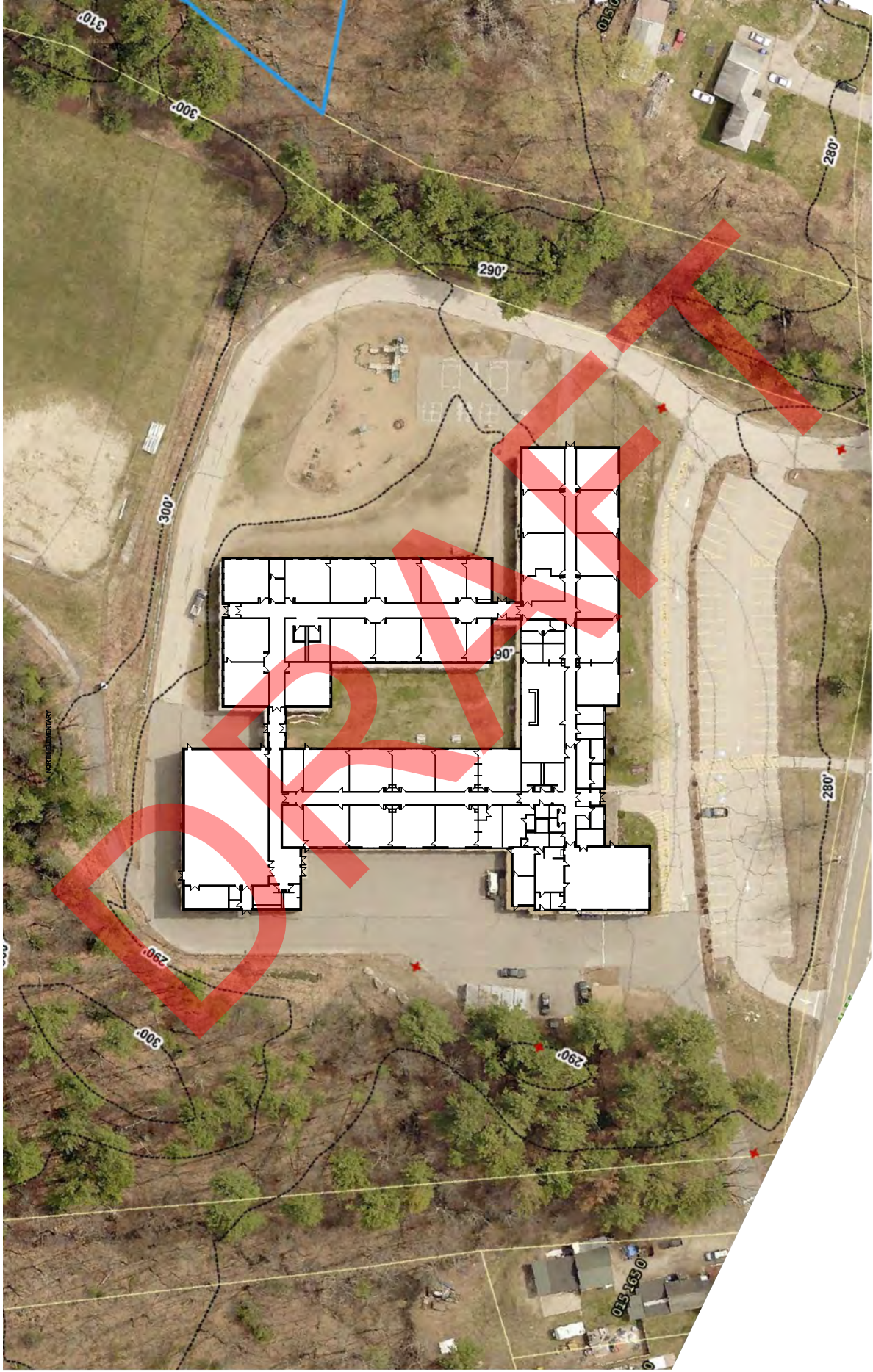
## 1990s & 2006 BUILDINGS



The 1960s buildings of the North Elementary School includes the original 1963 building, as well as a classroom addition in 1969. Generally, interior finishes are at the end of their useful service life. Various parts of the building lack accessibility - from door hardware & clearances, to non-ADA compliant bathrooms. Acoustic & security issues should also be addressed. Some exterior finishes are in need of replacement. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades. Backboard attachment to the CMU walls in the cafeteria, and cafeteria roof drainage were noted as concerns.

The 1990s & 2006 buildings of the North Elementary School includes a classroom addition in 1992, a gym addition in 1996, and a classroom addition in 2006. In the 2006 addition, interior finishes are newer and generally performing well. Acoustic issues in the classrooms should be addressed, and only minor ADA concerns in the bathrooms. Finishes in the 1990s buildings are typically aging and near the end of their useful service life. The exterior envelope is in good condition and well-maintained, save for some minor cracking above windows in the 2006 addition. Very few structural concerns were noted for this building.

Mechanical systems throughout the building are in fair to good condition. Unit ventilators should have control valves, and rooftop units are nearing the end of their useful service life. Hot water pumps are in need of replacement, and a security/intrusion system should be provided. The fire alarm system is in good condition.



**NORTH ELEMENTARY SCHOOL:**  
 DEMOLITION:  
 LVL 1: 0 SF  
 ADDITION:  
 LVL 1: 19,916 SF  
 HEAVY RENOVATION:  
 LVL 1: 7,940 SF  
 LIGHT RENOVATION:  
 LVL 1: 27,672 SF



North Elementary School		Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost
Demolition	\$	10	-	\$ -	\$ -	\$ -
Renovation Light	\$	125	27,672	\$ 3,459,000	\$ 864,750.0	\$ 4,323,750
Renovation Heavy	\$	250	7,940	\$ 1,985,000	\$ 496,250.0	\$ 2,481,250
Addition	\$	375	19,916	\$ 7,468,500	\$ 1,867,125.0	\$ 9,335,625
<b>Total</b>			<b>55,528.0</b>	<b>\$ 12,912,500.0</b>	<b>\$ 3,228,125.0</b>	<b>\$ 16,140,625</b>
Site Allowance						<b>\$ 1,000,000</b>
Escalation (2 years)			10%	\$ 1,614,062.50	<b>Total: \$ 18,754,687.50</b>	

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# SOUTH ELEMENTARY SCHOOL

19 Sanborn Rd • Londonderry, NH 03053



# DRY

**GRADES:** 1-5

**BUILDING AREA:** 73,305 SF

**CONSTRUCTION DATES:** 1978, 1996, & 2008

**FUNCTIONAL CAPACITY:**

**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**

0 = Not Functional / Non Code Compliant / Obsolete  
100 = New / Excellent



## 1978 BUILDING



## WHOLE BUILDING MEP



## 1996 & 2008 BUILDINGS

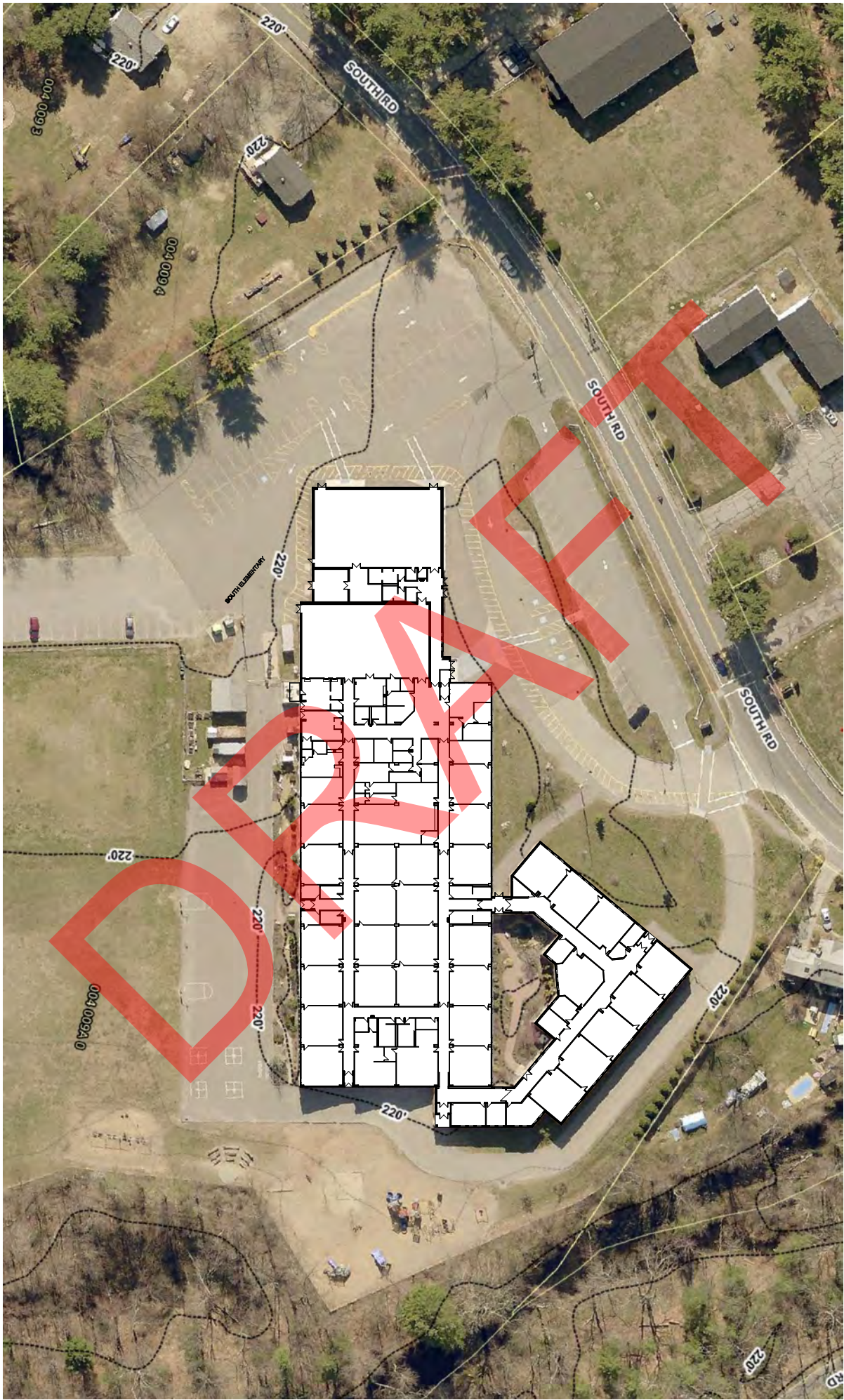


The **1978 building** of the South Elementary School is the original building. Generally, interior finishes are at the end of their useful service life. Many parts of the building lack accessibility - from door hardware & clearances, to non-ADA compliant bathrooms. Wayfinding & poor acoustics is an issue throughout this building, and many classrooms do not have access to sufficient natural light. The exterior metal panel & window sills will need maintenance as they approach the end of their service life. Structural systems are performing satisfactorily, however additions will require further analysis & likely significant structural upgrades. It was noted that the sawtooth roof design makes this building more susceptible to snow drift.

The **1996 & 2008 buildings** of the South Elementary School includes a gymnasium addition in 1996, and a classroom addition in 1996. In both buildings interior finishes are newer and generally performing well. The exterior envelope is generally in good condition & well-maintained. However the face-fastened metal panel on the building is less durable and will require more maintenance over time. Structural systems are performing satisfactorily, however the 1996 gym roof was not designed for current snow load requirements.

**Mechanical systems** throughout the building will need replacement in the near future, including the cafeteria units, the energy recovery units serving the classrooms, and heat piping which is beginning to fail. Antiquated controls part of the building automation system should be replaced. For the electrical systems, the main service & switchgear should be replaced. Lighting throughout this building should be replaced, and the fire alarm control panel needs upgrades.





SOUTH ELEMENTARY SCHOOL - EXISTING CONDITIONS

LAVALLEE BRENSINGER ARCHITECTS



**SOUTH ELEMENTARY SCHOOL:**

**DEMOLITION:**  
 LVL 1: 73,387 SF

**ADDITION:**  
 LVL 1: 66,884 SF  
 LVL 1: 33,832 SF  
 TOTAL: 100,716 SF

**HEAVY RENOVATION:**  
 LVL 1: 0 SF

**LIGHT RENOVATION:**  
 LVL 1: 0 SF



South Elementary School	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost
Demolition	\$ 10	73,387	\$ 733,870	\$ 183,467.5	\$ 917,338
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -
Renovation Heavy	\$ 250	-	\$ -	\$ -	\$ -
Addition	\$ 375	100,716	\$ 37,768,500	\$ 9,442,125.0	\$ 47,210,625
<b>Total</b>		<b>100,716.0</b>	<b>\$ 38,502,370.0</b>	<b>\$ 9,625,592.5</b>	<b>\$ 48,127,963</b>
Site Allowance					<b>\$ 4,000,000</b>
Escalation (2 years)		10%	\$ 4,812,796.25	<b>Total: \$ 56,940,758.75</b>	

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**MOOSE HILL SCHOOL**  
 150 Pillsbury Rd • Londonderry, NH 03053

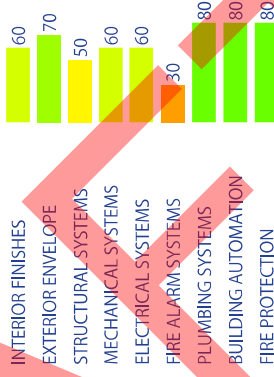


**GRADES:** LEEP & Kindergarten  
**BUILDING AREA:** 39,350 SF  
**CONSTRUCTION DATES:** 2000  
**FUNCTIONAL CAPACITY:**  
**PROGRAMMATIC CAPACITY:**

**RATING SYSTEM:**  
 0 = Not Functional / Non Code Compliant / Obsolete  
 100 = New / Excellent



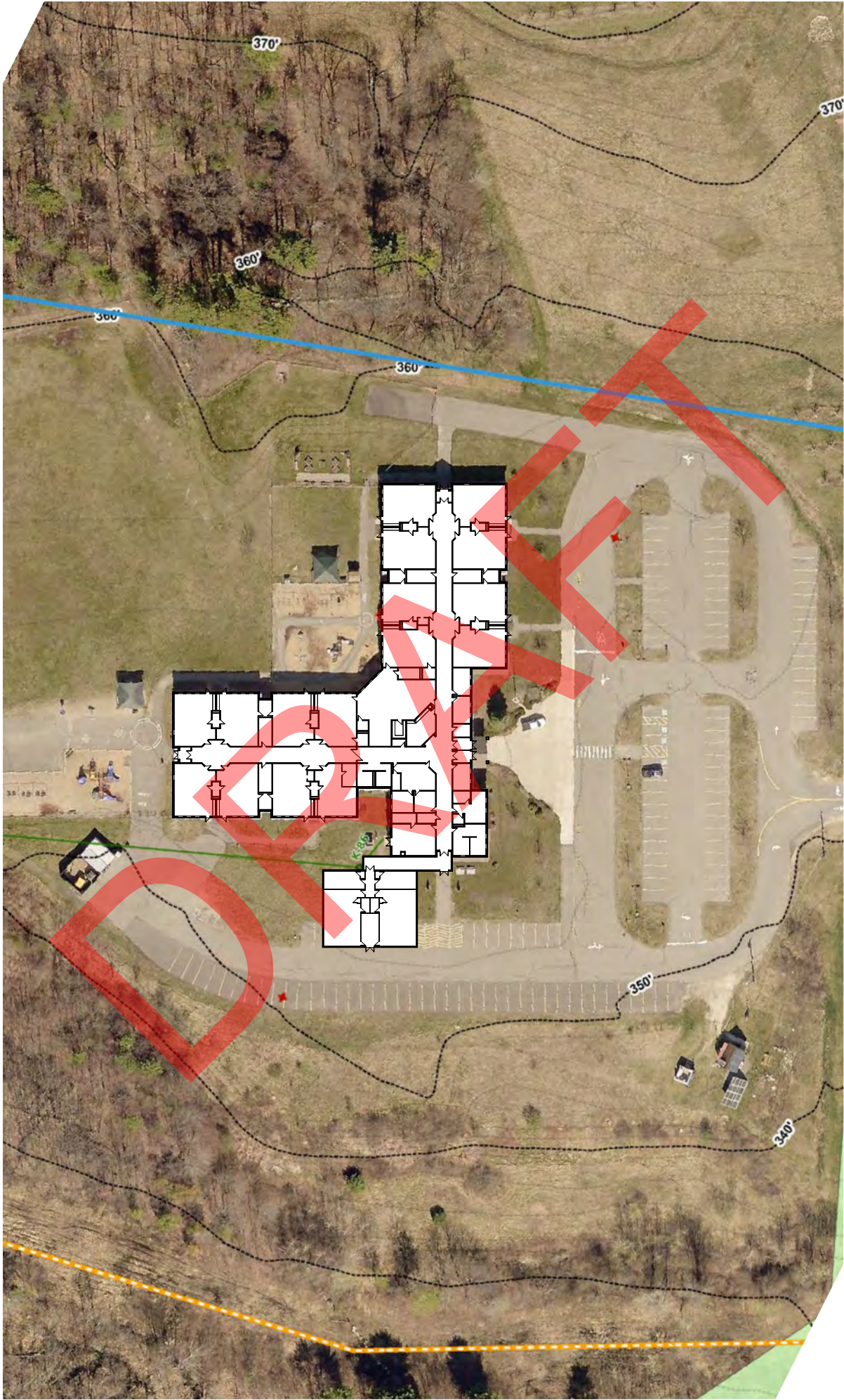
**WHOLE BUILDING**



**The Moose Hill School** is one of the district's newer buildings. Generally, interior finishes are within their useful service life. Only minor accessibility issues were noted, however more acoustic control is desired in spaces for children with hearing impairments. A lack of sightlines at the main entry do create security concerns for this building. Also, the building's use of portables & lack of a dedicated library space are problematic for the building occupants. Related to the site circulation, car queuing has become an issue during busy pickup/dropoff times. Minor repairs were noted for the building exterior, including refinishing the entry canopy, and addressing some site drainage issues at the building perimeter. Structural systems are performing satisfactorily, however additions may require structural upgrades. It was noted that interior CMU partitions are not braced and may be vulnerable to seismic forces - the school may wish to address this voluntarily even prior to future building additions/renovations. A concern for a secondary means of drainage in some roof areas was also noted.

**Mechanical systems** throughout the building are in good condition with few significant items in immediate need of replacement. It is recommended that one boiler should be replaced, and lighting should be upgraded throughout. The fire alarm control panel and associated devices are in need of replacement, and a security/intrusion system should be installed.

**DRAFT**



MOOSE HILL SCHOOL - EXISTING CONDITIONS

LAVALLEE|BRENSINGER ARCHITECTS

**MOOSE HILL SCHOOL:**

- DEMOLITION:**  
LVL 1: 4,546 SF
- ADDITION:**  
PHASE 1: 10,421 SF  
PHASE 2: 36,648 SF  
LVL 1: 47,069 SF
- HEAVY RENOVATION:**  
LVL 1: 7,285 SF
- LIGHT RENOVATION:**  
LVL 1: 0 SF

- EXPANSION NECESSARY FOR FULL-DAY KINDERGARTEN
- DEDICATED SPECIALS ROOMS
- MEDIA CENTER
- CAFETERIA & KITCHEN
- ADDITIONAL SPECIAL EDUCATION & BREAKOUT SPACES
- ADD'L KINDERGARTEN CLASSROOMS
- OPPORTUNITY TO ADDRESS SITE CIRCULATION/ CONGESTION



<b>Moose Hill School - Phase 1</b>						
	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost	
Demolition	\$ 10	4,546	\$ 45,460	\$ 11,365.0	\$ 56,825	
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -	
Renovation Heavy	\$ 250	7,285	\$ 1,821,250	\$ 455,312.5	\$ 2,276,563	
Addition	\$ 375	10,421	\$ 3,907,875	\$ 976,968.8	\$ 4,884,844	
<b>Total</b>		<b>17,706.0</b>	<b>\$ 5,774,585.0</b>	<b>\$ 1,443,646.3</b>	<b>\$ 7,218,231</b>	
Site Allowance					\$ 1,000,000	
Escalation (2 years)		10%	\$ 721,823.13		<b>Total: \$ 8,940,054.38</b>	

<b>Moose Hill School - Phase 2</b>						
	Cost/sf	Square Footage	Construction Costs	Soft Costs (25%)	Total Cost	
Demolition	\$ 10	-	\$ -	\$ -	\$ -	
Renovation Light	\$ 125	-	\$ -	\$ -	\$ -	
Renovation Heavy	\$ 250	-	\$ -	\$ -	\$ -	
Addition	\$ 375	36,648	\$ 13,743,000	\$ 3,435,750.0	\$ 17,178,750	
<b>Total</b>		<b>36,648.0</b>	<b>\$ 13,743,000.0</b>	<b>\$ 3,435,750.0</b>	<b>\$ 17,178,750</b>	
Site Allowance					\$ 2,000,000	
Escalation (2 years)		10%	\$ 1,717,875.00		<b>Total: \$ 20,896,625.00</b>	

FULL DAY KINDERGARTEN

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