



Portsmouth Municipal Complex

Strategies for programmatic and physical plant improvements
to better serve the public

Key Questions for Council

- North Building Façade Selection
- Long-Term Programmatic Upgrades to Municipal Complex

HISTORY



The Municipal Complex buildings occupied by various City Hall departments were built in 1929, 1950 and 1962.

After minor renovations, the City Hall departments moved into the Municipal Complex in 1988.

The Portsmouth Police Department moved into the 1962 building in 1991.



HISTORY



- In 2011 the Police Department Organizational Review cited the need for additional PD storage.
- In August 2014 the P.D. followed up with a partial Facility Study that did not include remaining in the complex.
- Simultaneously, The City ordered a comprehensive Facility Condition Assessment of the entire complex in 2014, identifying \$11,000,000 in upgrades and repairs.
- After assessing the facility, the City commissioned a programmatic needs study in 2015 for every department that occupied the complex.

POLICE DEPARTMENT

The 2011 PD Organizational Review cited the need to reorganize the PD and its physical space to assure maximum efficiency.

In 2014 the PD commissioned a Facility Study to determine the suitability of the complex for its future needs.

The PD Facility Study estimated spatial needs through 2035, focusing on the concept of a new, 66,000 square foot stand alone building and did not consider renovation of the existing space.

The Facility Study, done by Lavallee Brensinger Architects with ADG, indicated that PPD renovation could not be limited to the PD alone, but would require bringing the entire wing and facility up to code.



FACILITY CONDITION ASSESSMENT

- This ISES Corp. Facility Condition Assessment addressed the physical condition of the Complex. \$11,000,000 in short term needs were identified, with an additional \$4,000,000 over ten years.
- Of immediate concern was the failure of the building envelope at the north wall of the 1962 building.
- The City subsequently retained the services of Gale Associates to inspect and report on failures in the building envelope on the north wall of the 1962 building.



NORTH WALL FACADE

- Gale Associates inspected the failed masonry and windows and prescribed a temporary stabilization plan, implemented by the City immediately.
- The permanent repair is to be put in place in 2017, with an estimated cost of approximately \$3.2M.



CITY HALL PROGRAMMATIC NEEDS



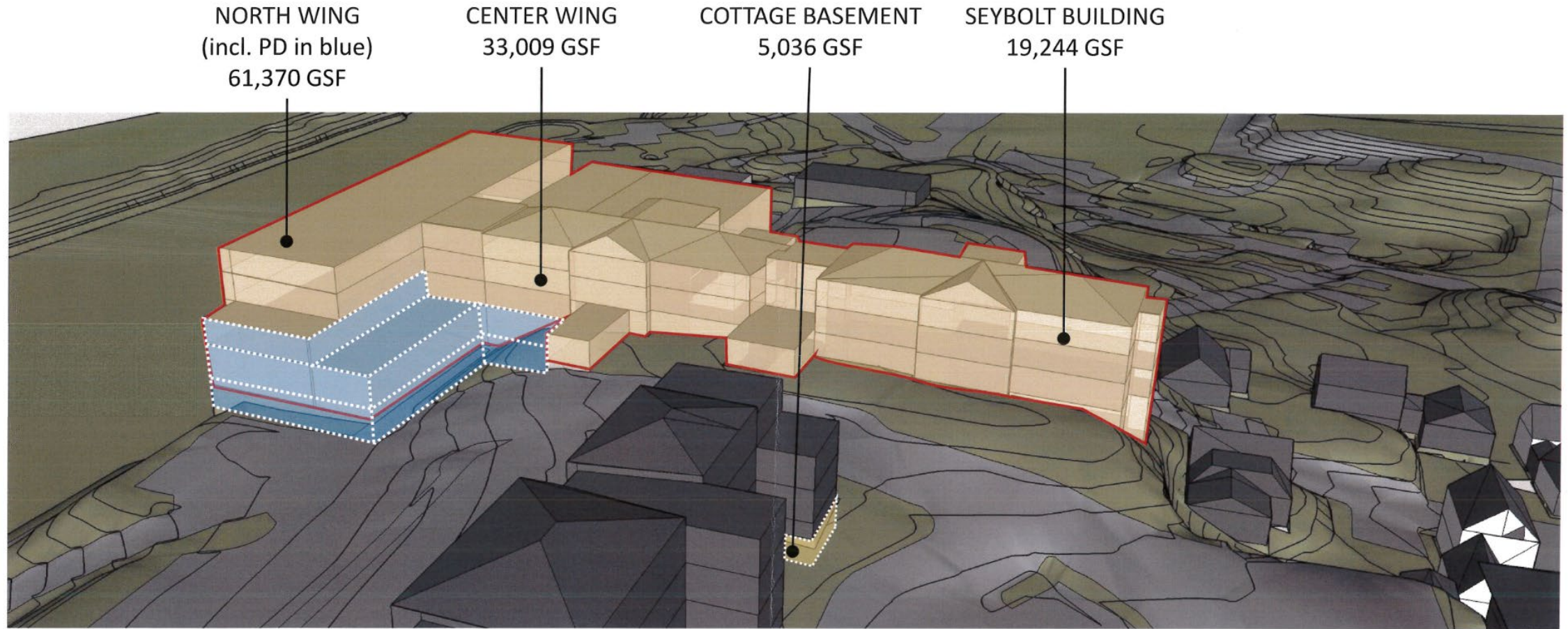
- The City engaged LBA to conduct a comprehensive study of each department within the complex.
- This information was used to determine if City investment in the complex would suit the future needs of the public.
- It was determined that the 118,000 SF complex has sufficient space to accommodate future needs for all departments, including the PD, projecting to 2035.

CONSTRUCTION OPTIONS

- Relocate the PD to a 4 acre site.
- Renovate Municipal Complex, without PD.
- Renovate PD at existing site to address 2035 projected needs.
- Renovate CH to address 2035 projected needs in the existing complex.
- Sell Municipal complex, relocate CH and PD.



EXISTING GSF



Portsmouth City Hall Programmatic Needs Evaluation

Test Fits – Departmental Plan Options
11/30/2015

TOTAL AVAILABLE SQUARE FOOTAGE: 118,659 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR: 111,179

TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR: 117,424

Includes 66,005 sf Police Department – 2014 Program Study

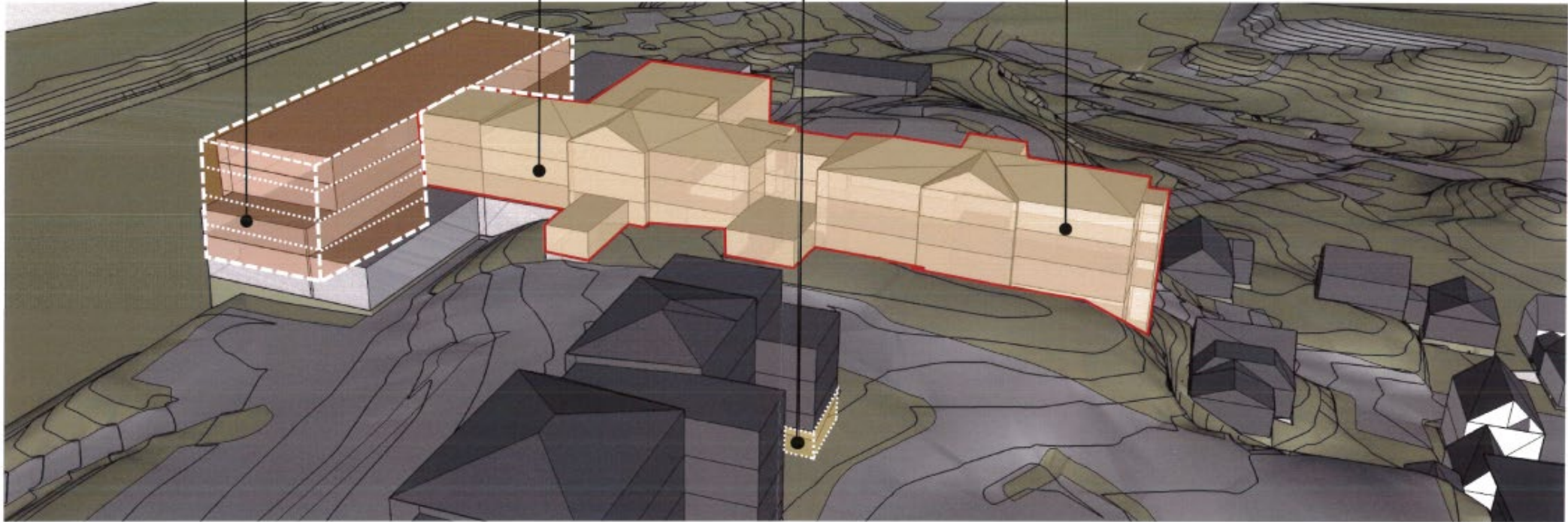
DEMOLISH & REPLACE NORTH WING – ALL DEPARTMENTS REMAIN AT CITY HALL COMPLEX

ADDITION/NEW CONSTRUCTION
REQUIRED:
UP TO 60,135 GSF
(0 IF PD ACCOMMODATED ELSEWHERE)

CENTER WING
33,009 GSF

COTTAGE BASEMENT
5,036 GSF

SEYBOLT BUILDING
19,244 GSF



Portsmouth City Hall Programmatic Needs Evaluation

Test Fits – Departmental Plan Options
11/30/2015

LAVALLEE BRENSINGER ARCHITECTS

TOTAL AVAILABLE SQUARE FOOTAGE (Existing): 57,289 GSF

TOTAL PROGRAM AREA 30% EFFICIENCY FACTOR: 111,179

TOTAL PROGRAM AREA 50% EFFICIENCY FACTOR: 117,424

ADDITION(S)/NEW CONSTRUCTION REQUIRED: 53,980-60,135

CONSTRUCTION COST ESTIMATES

Construction Cost estimates vary depending on the extent of work and phasing.

2015 NH benchmark construction costs were:

Mid range interior renovation - City Hall	\$125/SF
Mid range interior renovation – PD	\$150/SF
New Construction – Additions	\$400/SF

Other Cost factors-

- Land acquisition
- Demolition
- Sitework
- Commissioning
- Projected annual cost escalation is currently 5% to 6%.
- Soft costs (design, engineering, CM, testing) add 18- 20% to the construction costs
- Major MEP alterations/upgrades/system replacement



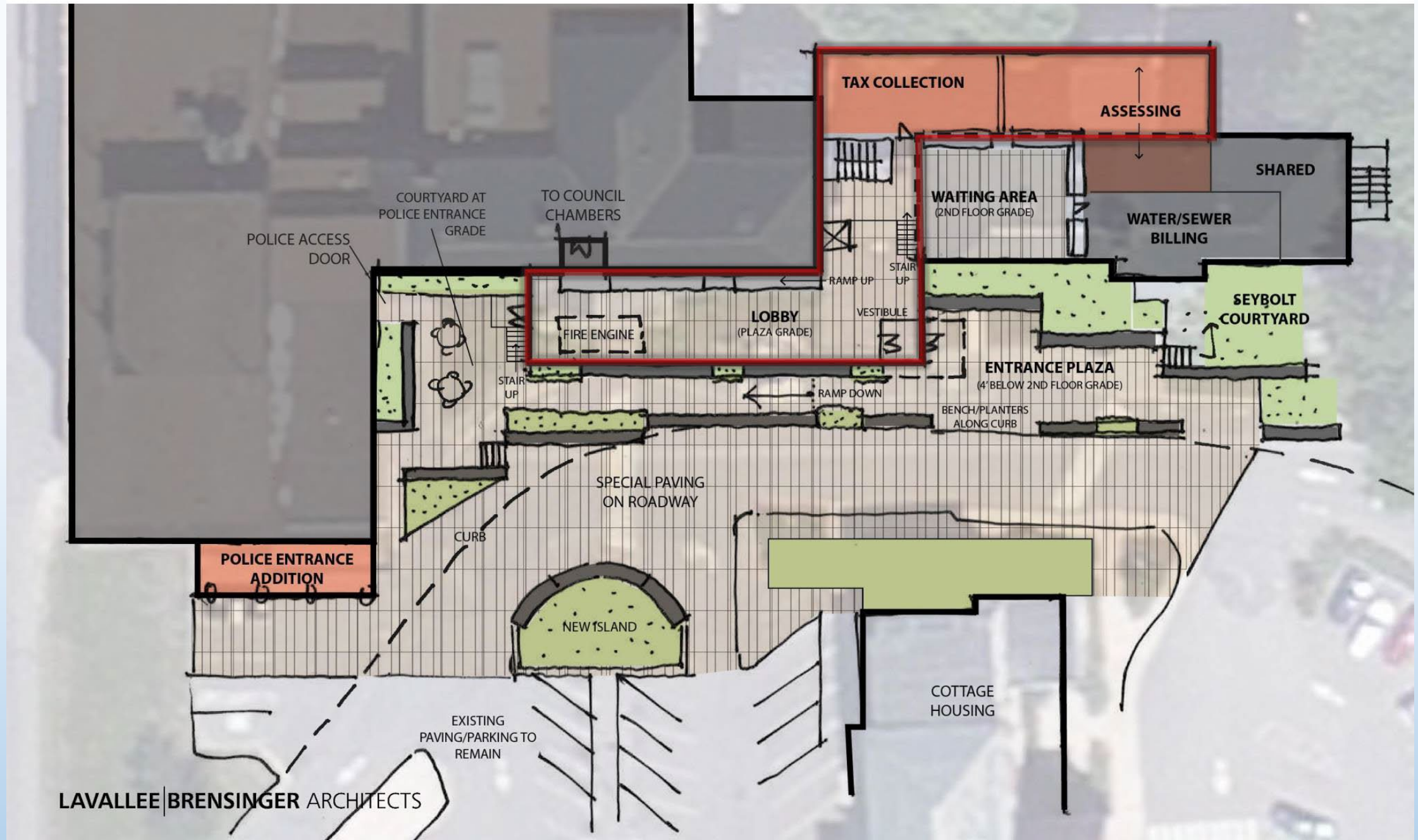
CONSTRUCTION COST COMPARISONS

	Square Feet	2016 Cost	Projected 8 year Escalated Cost	+20% Soft Costs
Stand Alone PD new construction (excluding land)	66,000	\$24.8m	\$36.6m	\$43.9m
Renovations/Additions- City Hall (less PD)	64,620	\$11.3m	\$13.1m	\$15.7m
Renovations – PD	57,756	\$11.1m	\$13.0m	\$15.6m
Combined Renovations /additions CH and PD	122,376	\$22.4m	\$26.0m	\$31.2m
Sell Municipal Complex and build new (excluding land)	100,000	\$37.5M	\$55.4M	\$66.5M

2016 Costs/SF applied, excluding soft costs and escalation:

Additions to City Hall/PD	\$400/SF
CH Renovations	\$125/SF
PD Renovations	\$150/SF
North wall Façade	\$1.39m Allowance – Demolition & Replacement (budget \$2M)
Renovations-Storage/Utility	\$ 75/SF
New Construction off site	\$375/SF

OTHER AREAS OF INTERVENTION – MAIN ENTRANCE



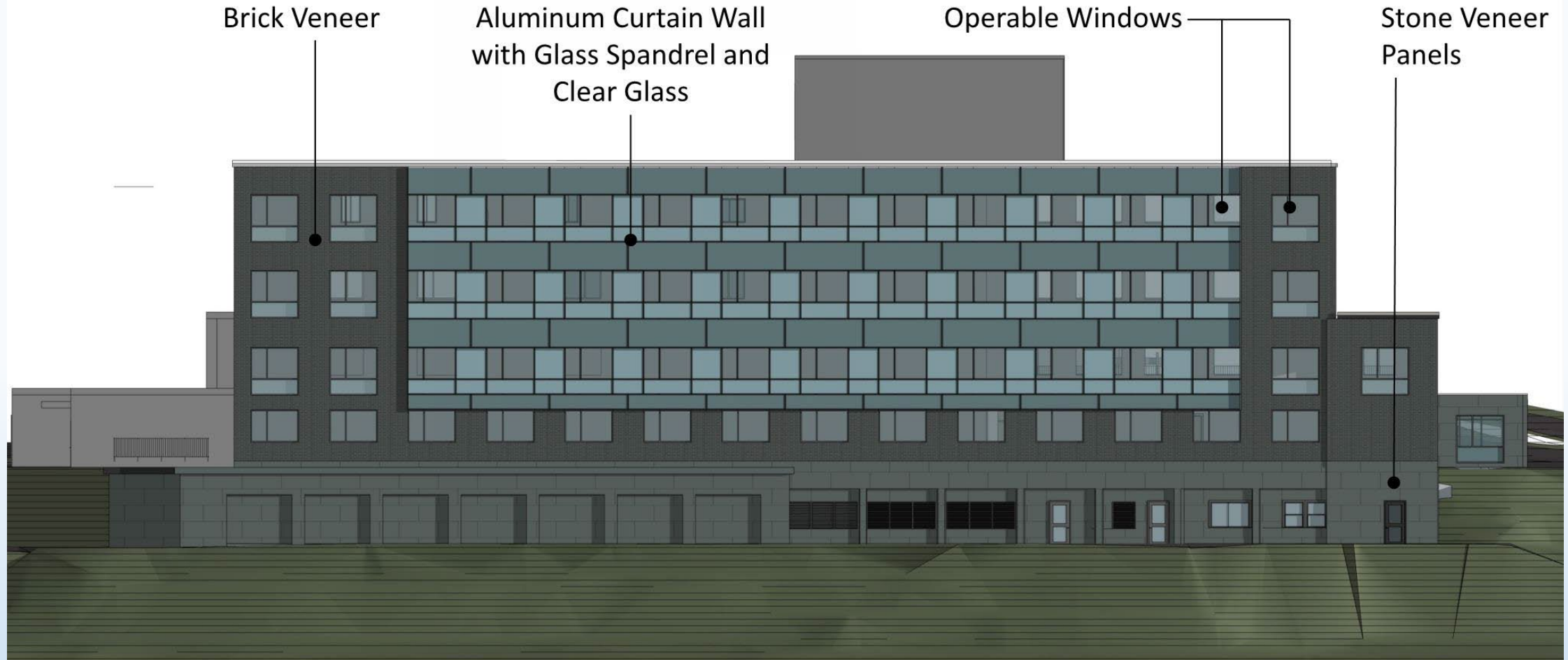
OPTION B – CURTAIN WALL & MASONRY (ALTERNATE COLOR PALETTE 3)



Portsmouth City Hall North Façade Replacement - Design Options
CITY COUNCIL RETREAT- 10/1/2016

- Mix of vision glass and one or more colors of spandrel (non-vision) glass
- Areas of spandrel allow for adequate insulation behind curtain wall
- Cast Stone Veneer Base wraps corner facing Junkins Avenue
- Updated Police Station entrance matching cast stone base

OPTION B – CURTAIN WALL & MASONRY (ALTERNATE COLOR PALETTE 2)



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Questions?