

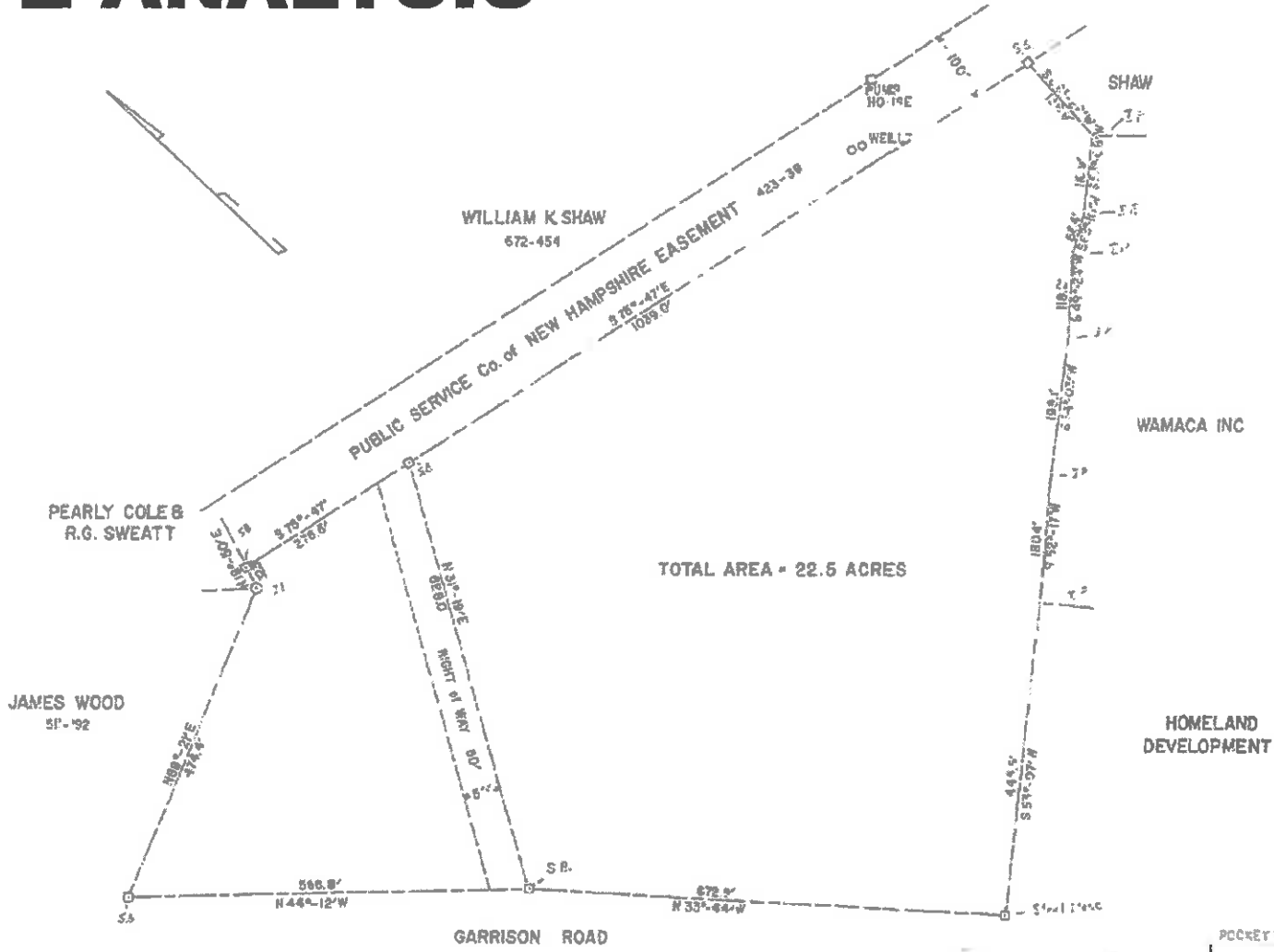
HARRIMAN



Garrison Elementary School Facilities Study for Dover School District, SAU 11

September 27, 2016

SITE ANALYSIS



TOTAL AREA = 22.5 ACRES

GARRISON ROAD

POCKET 7- FOLDER 2- PLAN 12

PLAN of LAND
GARRISON ROAD SCHOOL
DOVER, N.H.

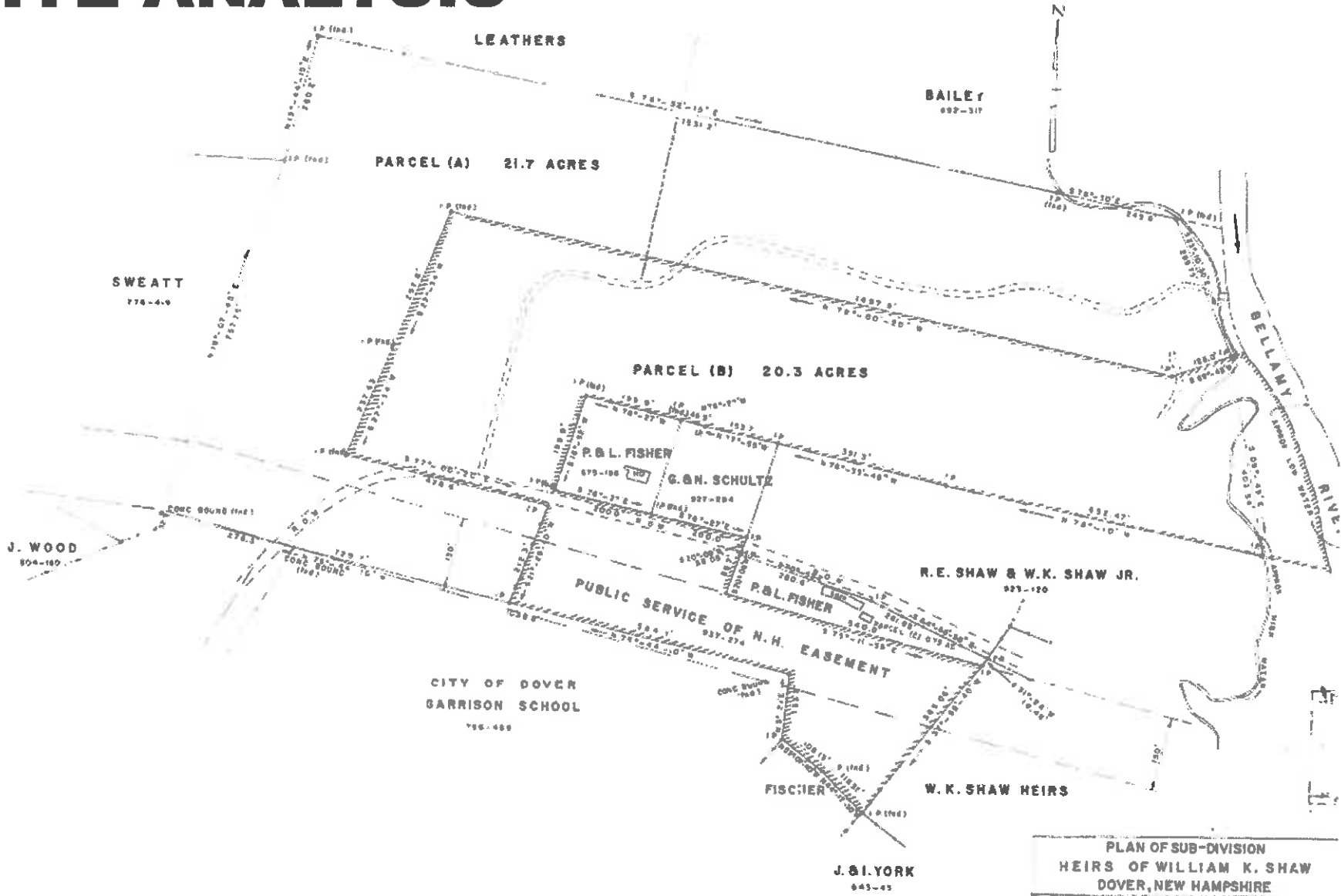
JANUARY 7, 1963 SCALE: 1"=100'

Logans 2.0 - 2.0
 2.7 - 2.0
 From Road
 BK-756 Pg 788
 P.1 Casey

Handwritten notes:
 This is a plan of
 the school site
 showing the location
 of the school building
 and the location of
 the road to the school
 building.

TAKEN FROM PLAN BY G.L. DAVIS, LAND SURVEYORS

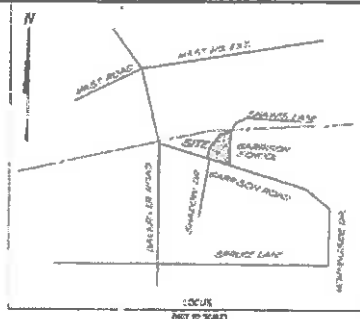
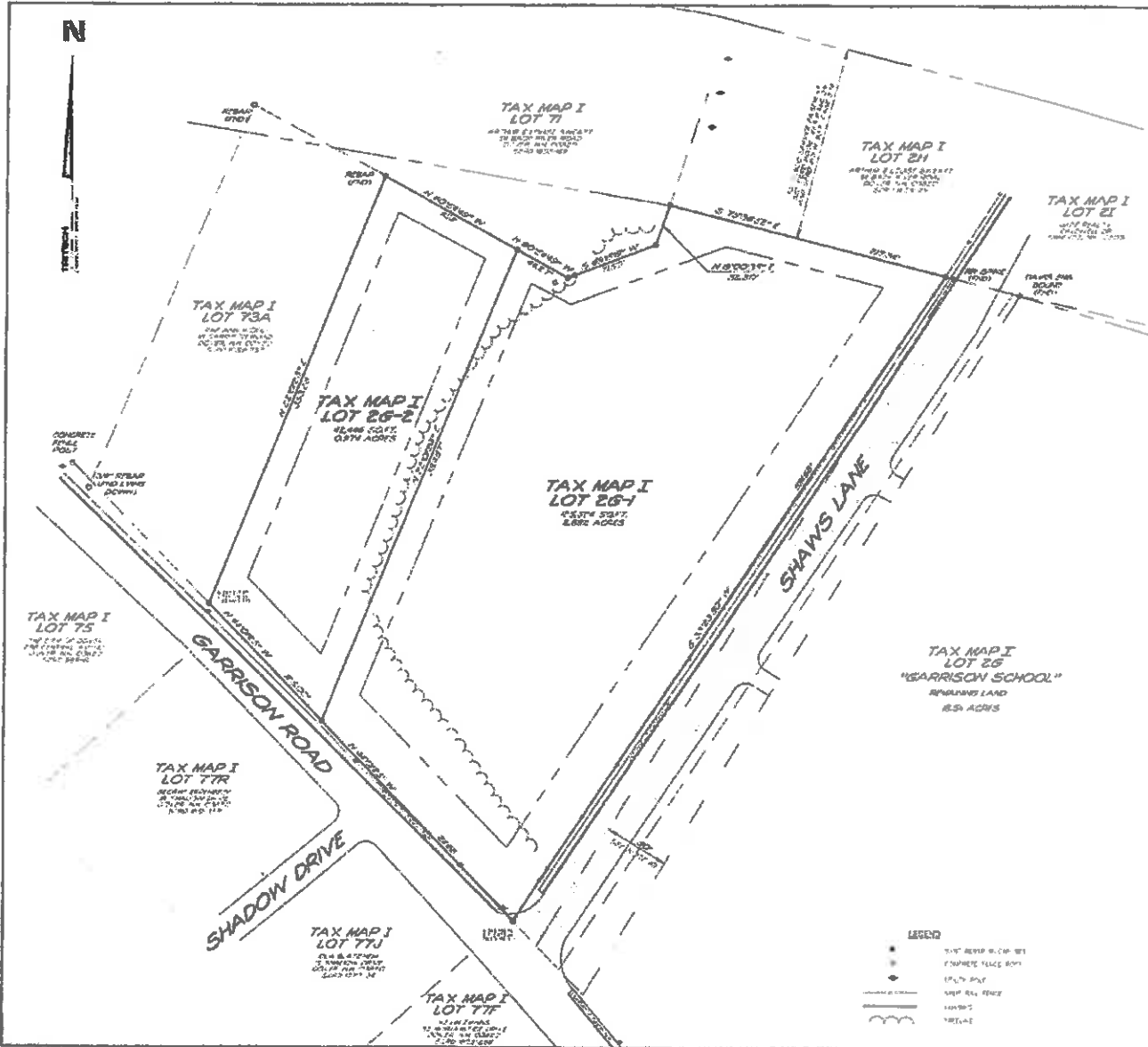
SITE ANALYSIS



PLAN OF SUB-DIVISION HEIRS OF WILLIAM K. SHAW DOVER, NEW HAMPSHIRE	
	4 F More or Less Acres 100 F Less or More Acres Dover, New Hampshire Scale 1" = 100' Date APRIL - 1975

SITE ANALYSIS

016307-
 DATE: 11/28/08
 REVISION: 02/25/09
 STRAFFORD COUNTY



- NOTES**
1. REFER TO DISTRICT PLANS FOR ALL LOT AND EASEMENT INFORMATION.
 2. PLANNED CONSTRUCTION OF SIDEWALKS AND UTILITY LINES TO BE COMPLETED BY THE CITY OF DOVER.
 3. TOTAL LOT AREA: 26.8 ACRES.
 4. TOTAL LOT 26: 8.9 ACRES.
 5. NEIGHBORHOOD DEVELOPMENT: HIGHWAY 101, PARKWAY & BAYVIEW FACILITIES.
 6. ZONING REGULATIONS: RESIDENTIAL (R-1) AND COMMERCIAL (C-1).
 7. BASIS OF BEING: ESTABLISHED PROBABLY ON DECEMBER 11, 1997.
 8. THE CITY PLANNING DEPARTMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE PROPOSED LOTS MEET THE REQUIREMENTS OF THE ZONING REGULATIONS.
 9. THE CITY PLANNING DEPARTMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE PROPOSED LOTS MEET THE REQUIREMENTS OF THE ZONING REGULATIONS.
 10. THE CITY PLANNING DEPARTMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE PROPOSED LOTS MEET THE REQUIREMENTS OF THE ZONING REGULATIONS.
 11. THE CITY PLANNING DEPARTMENT HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE PROPOSED LOTS MEET THE REQUIREMENTS OF THE ZONING REGULATIONS.



TRITECH
 ENGINEERING CORPORATION
 100 W. 10TH ST. SUITE 200
 STRAFFORD, NH 03083
 PHONE: 603-883-7800
 FAX: 603-883-7800

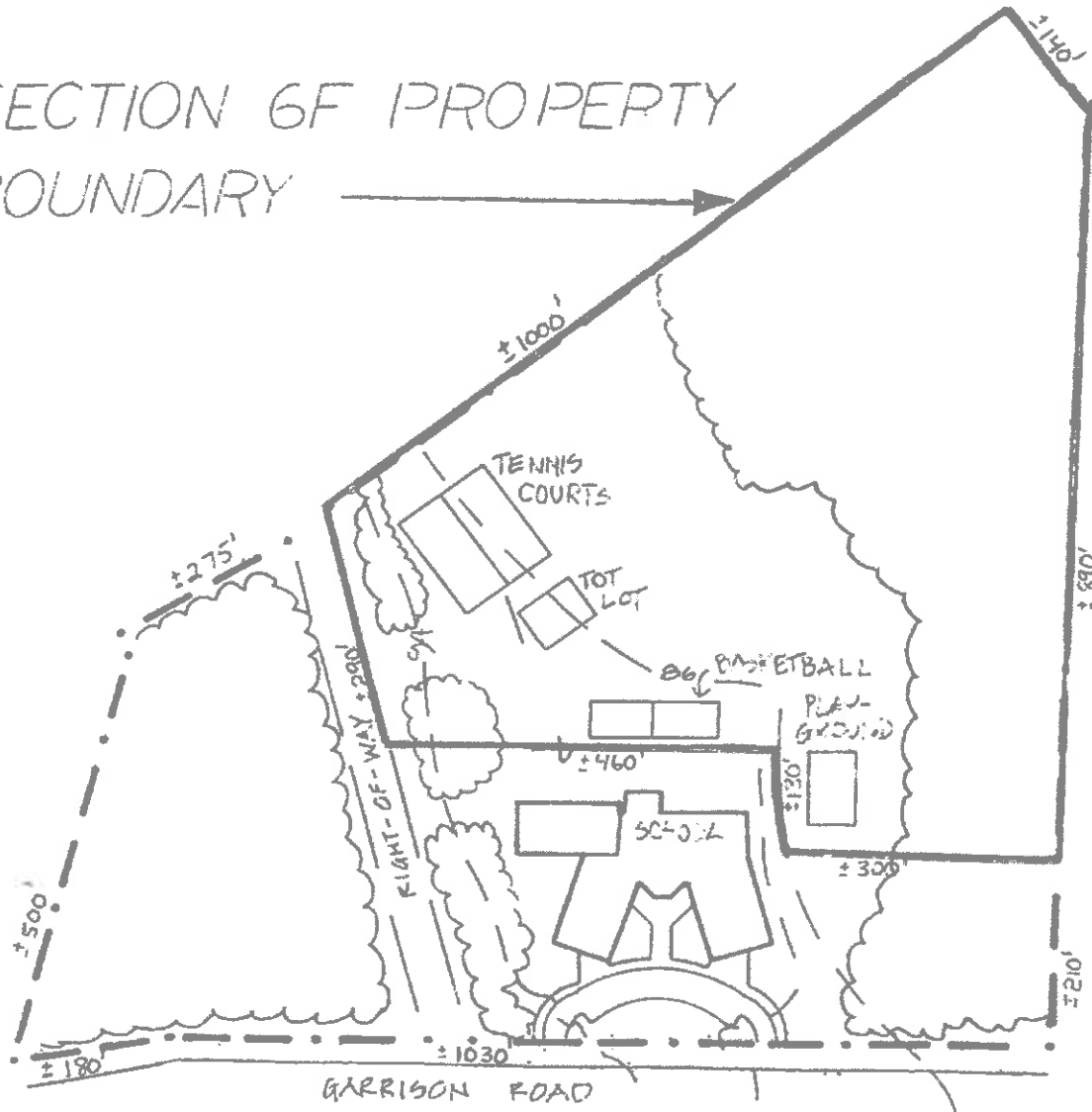
APPROVED
 [Signature]
 [Stamp]

SUBDIVISION PLAN
CITY OF DOVER
"GARRISON SCHOOL"
GARRISON ROAD & SHAWS LANE
DOVER, NEW HAMPSHIRE
 JOB NO. 9705
 FEBRUARY 25, 1998
 SCALE: 1" = 40'

SHEET NO.
0-1

SITE ANALYSIS

SECTION 6F PROPERTY
BOUNDARY →



TA: MAP LOT # I-2G
0 100 200 400
scale in feet

SITE ANALYSIS



LWCF RESTRICTION

National Park Service Land and Water Conservation Fund 36 CFR § 59 – 6(f)(3)

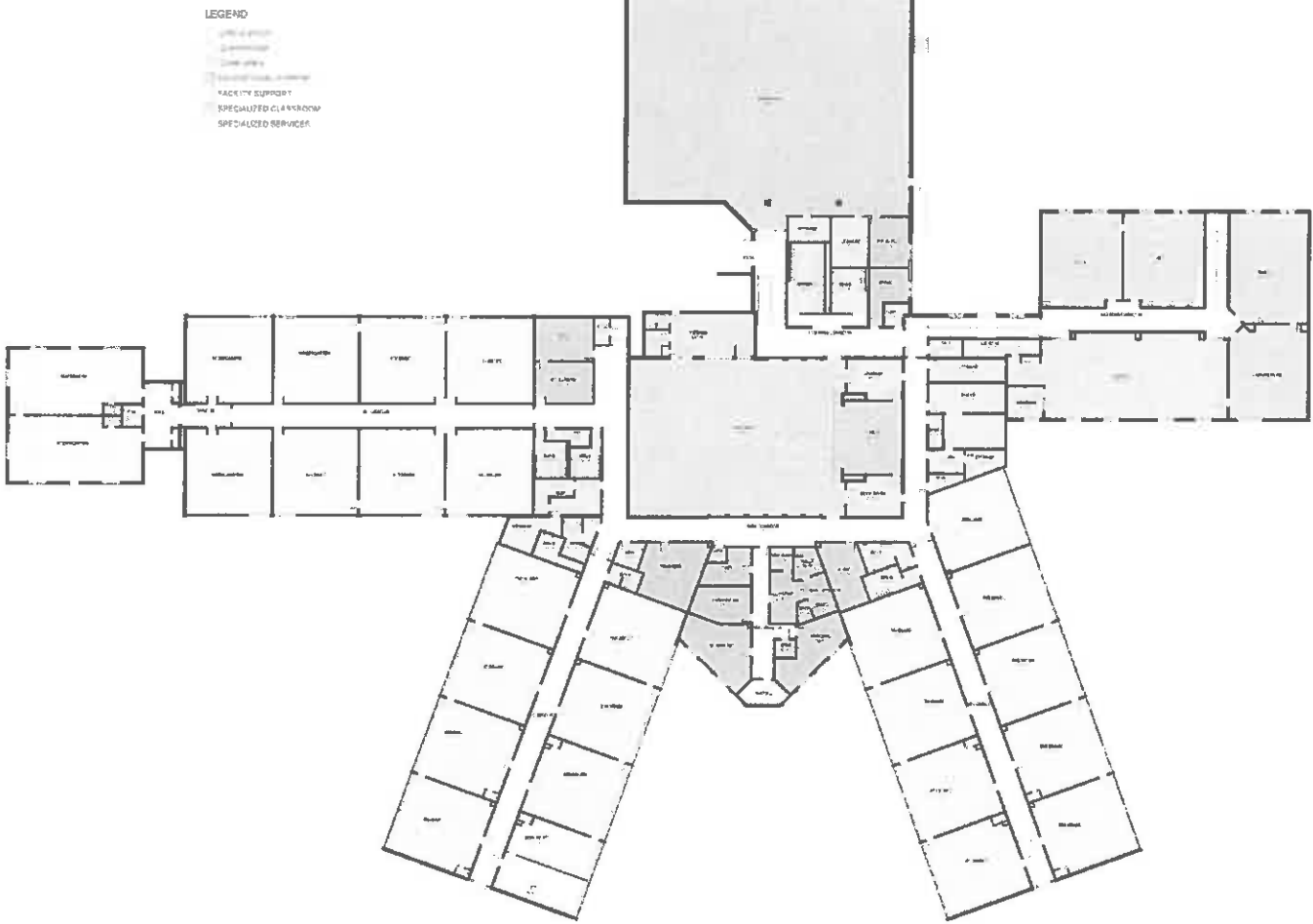
- **Federal program to fund outdoor recreation areas**
- **Facilities shall be used exclusively for public outdoor recreation unless prior approval is obtained**
- **Must be continually maintained as public recreation**
- **Conversion of existing facility is possible:**
 1. Evaluate all possible alternatives to proposed conversion
 2. Property to be converted must be at least equal fair market value
 3. Property to be converted is reasonably equivalent usefulness
 4. Must be in a viable recreation area and not used as such prior to conversion

LWCF RESTRICTION

National Park Service Land and Water Conservation Fund 36 CFR § 59 – 6(f)(3)

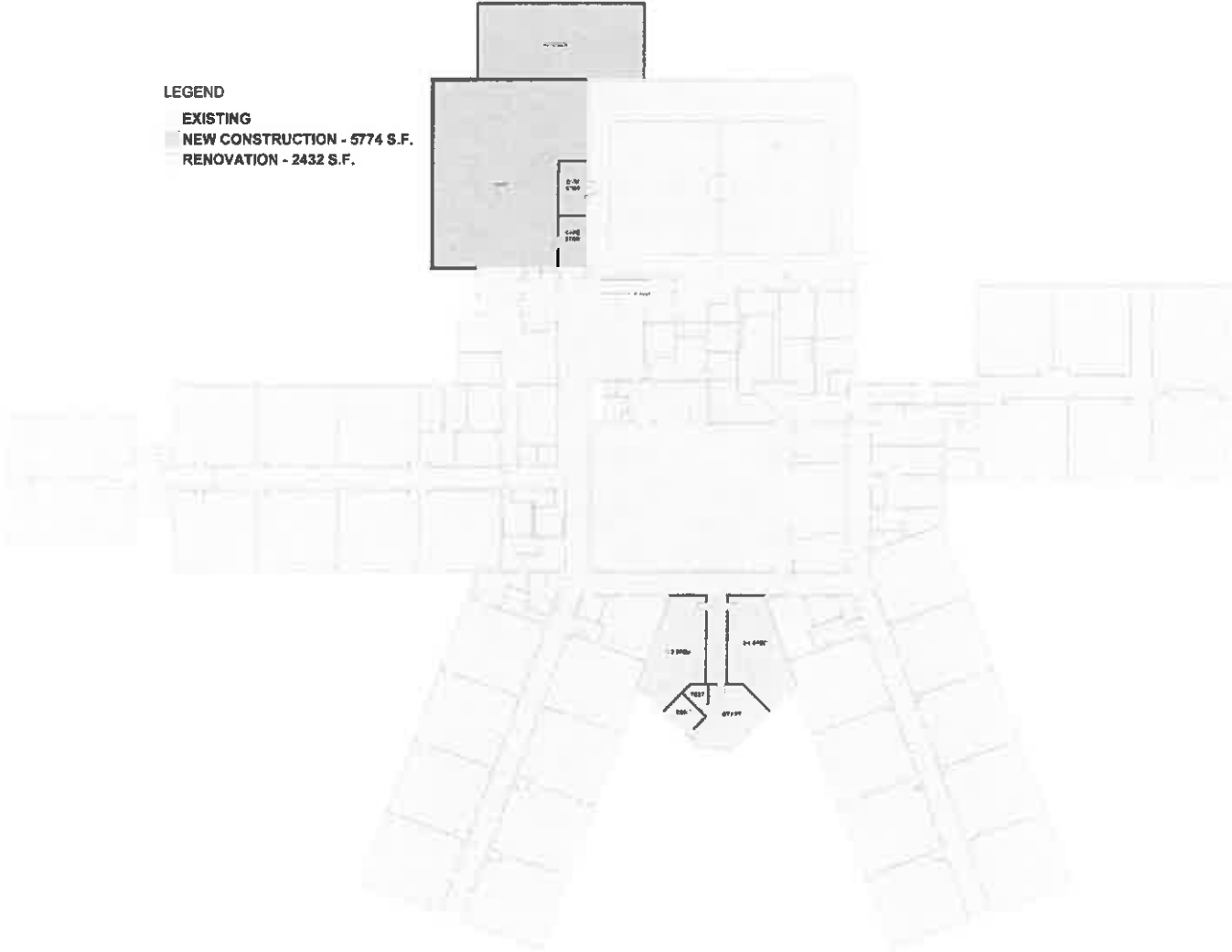
- **Conversion approval is by the National Park Service**
- **Conversion approval process can take up to a year or more**
- **Dover Planning is looking into if an adjustment was made in 2004**

EXISTING



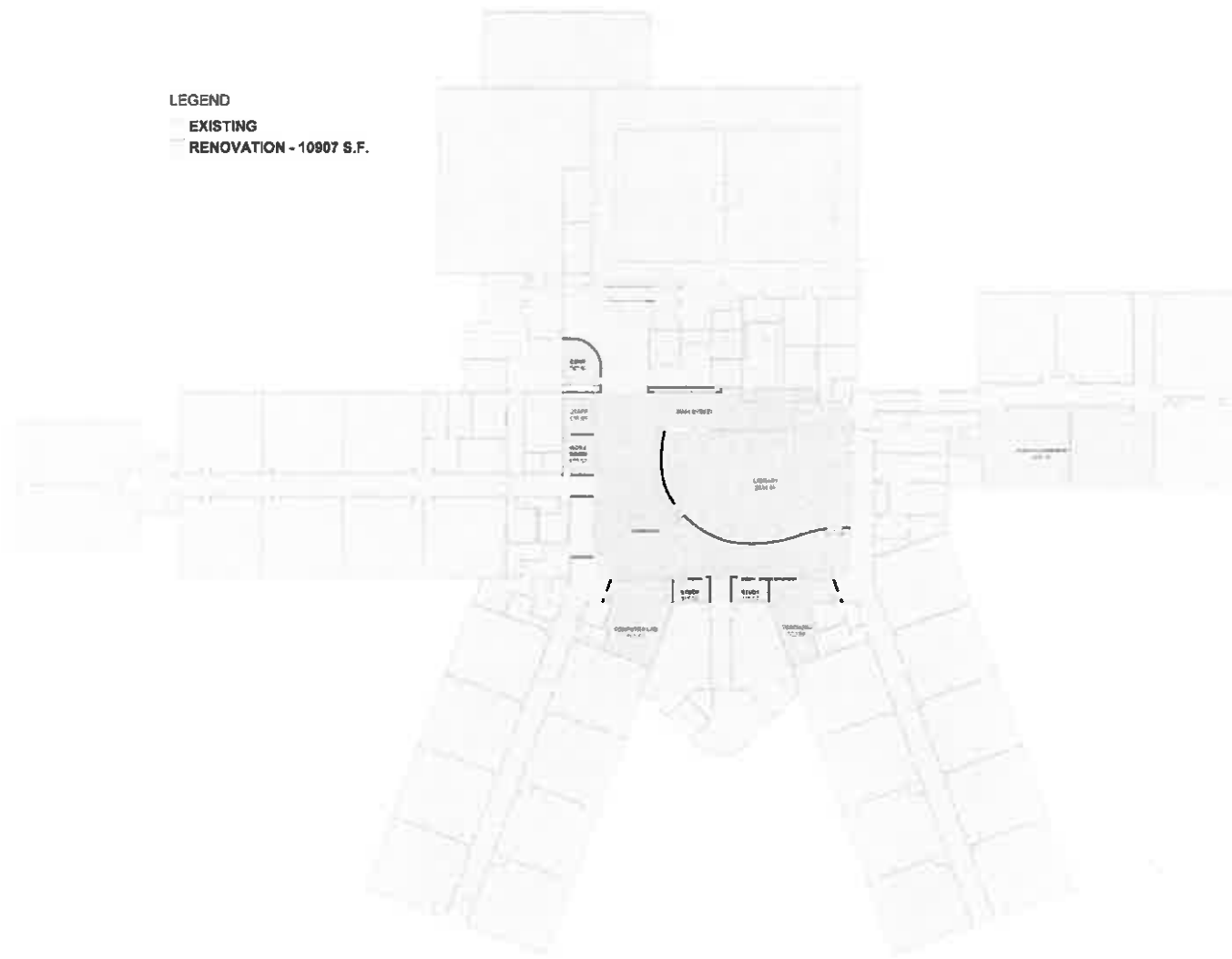
OPTION A / PHASE - II

LEGEND
EXISTING
NEW CONSTRUCTION - 5774 S.F.
RENOVATION - 2432 S.F.



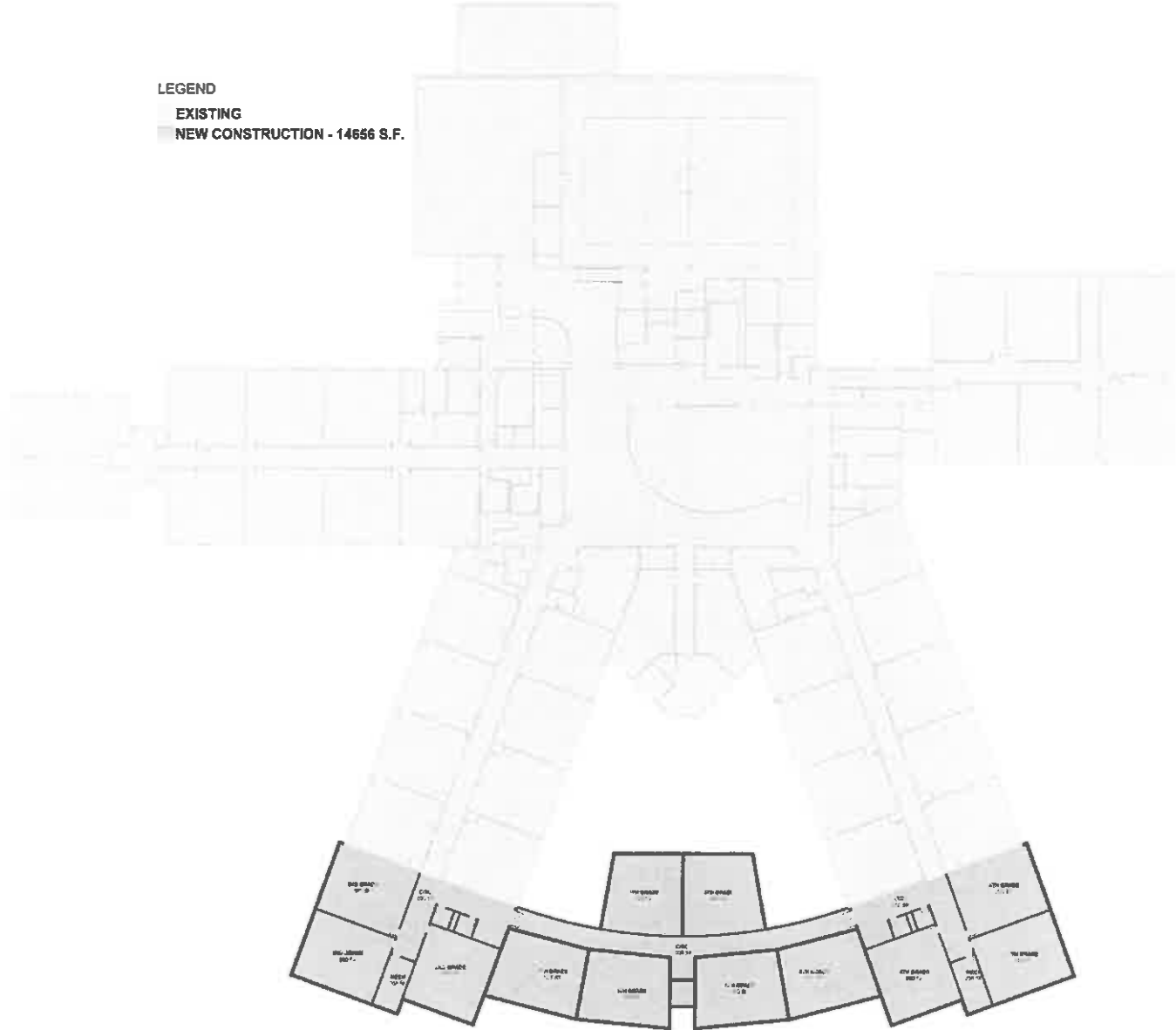
OPTION A / PHASE - III

LEGEND
EXISTING
RENOVATION - 10907 S.F.

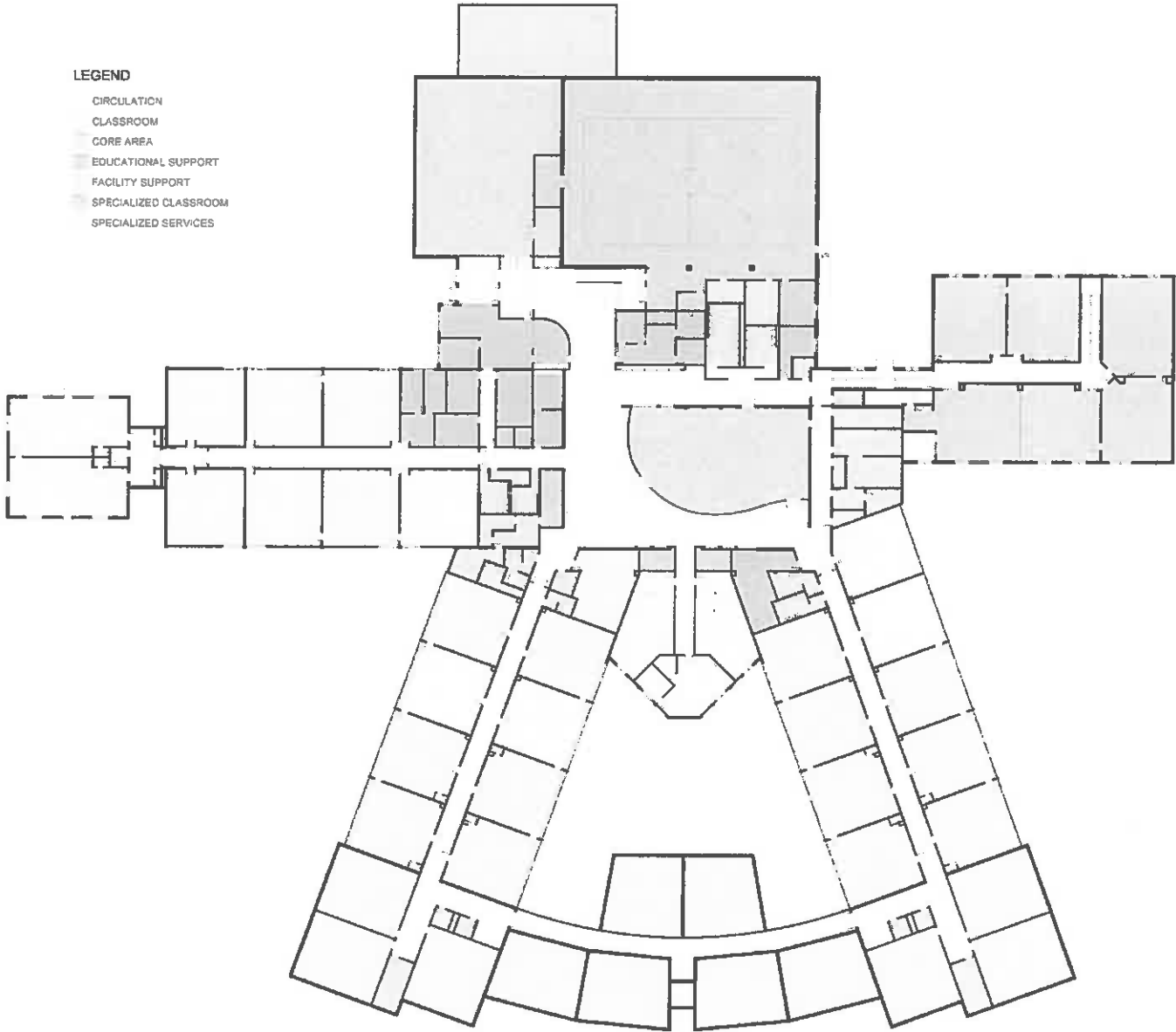


OPTION A / PHASE - IV

LEGEND
EXISTING
NEW CONSTRUCTION - 14656 S.F.



OPTION A / COMPLETE



CONCEPT ESTIMATE

		Harriman	
Opinion of Probable Construction Costs - Option A / Phase I			
	Area	Cost	
A NEW CONSTRUCTION			
1 Entry	<u>3,100</u>	\$	<u>620,000</u>
Subtotal	3,100		\$620,000
B RENOVATIONS			
1 Admin Area	2,200	\$	330,000
2 Classroom Wing 1	10,400	\$	1,196,000
3 Classroom Wing 2	10,400	\$	1,196,000
4 Classroom Wing 3/Kindergarten	12,000	\$	1,380,000
5 Multipurpose	3,500	\$	350,000
6 Other Misc Areas	<u>3,000</u>	\$	<u>375,000</u>
Subtotal	41,500		\$4,452,000
C SITE WORK			
1 Site work (Allowance)		\$	<u>500,000</u>
Subtotal		\$	500,000
D TOTAL CONSTRUCTION COST			\$5,572,000

CONCEPT ESTIMATE

Harriman

Typical School Project Budget Worksheet - Option A / Phase I

A CONSTRUCTION

1 Construction	\$5,572,000
2 Bid Contingency (5%)	<u>\$278,600</u>
Subtotal	\$5,850,600

B ADMINISTRATIVE COSTS & RESERVES

1 Land Purchase and Related Costs	\$0
2 Furniture/Equipment (3%)	\$175,518
3 Technology (3%)	\$175,518
4 Advertising and Legal	\$58,506
5 Project Reserves	\$0
6 Project Construction Contingency (5%)	<u>\$292,530</u>
Subtotal	\$702,072

C FEES AND SERVICES

1 Architect / Engineer Basic Services	#	\$526,554
2 Architect / Engineer Reimbursables		\$29,253
3 Permitting & Approvals		\$80,000
4 Survey and Soils		\$55,000
5 Construction Testing		\$40,000
6 Clerk of the Works		\$96,000
7 Commissioning		<u>\$50,000</u>
Subtotal		\$876,807

D TOTAL PROJECT COST

\$7,429,479

CONCEPT ESTIMATE

Harriman

Opinion of Probable Construction Costs - Option A

	Area	Construction Cost	Total Project Cost
PHASE - I			
1 New Construction	3,100	\$ 620,000	
2 Renovation w/ System Upgrades		\$ 4,452,000	
Phase - I	3,100	\$5,072,000	\$7,429,479
PHASE - II			
1 New Construction	5,774	\$ 1,154,800	
2 Renovation	2,432	\$ 243,200	
3 Site	-	\$ 250,000	
Phase - II	8,206	\$1,648,000	\$2,423,436
PHASE - III			
1 New Construction	-	\$ -	
2 Renovation	10,907	\$ 1,090,700	
3 Site	-	\$ -	
Phase - III	10,907	\$1,090,700	\$1,712,461
PHASE - IV			
1 New Construction	14,656	\$ 2,931,200	
2 Renovation	-	\$ -	
3 Site	-	\$ 500,000	
Phase - IV	14,656	\$3,431,200	\$4,698,353

CONCEPT ESTIMATE

New Construction Cost Per SF (Does not include site costs)

