

New Middle School

CONCORD, NH

INFORMATION SESSION

07 OCTOBER 2025



HMFH ARCHITECTS



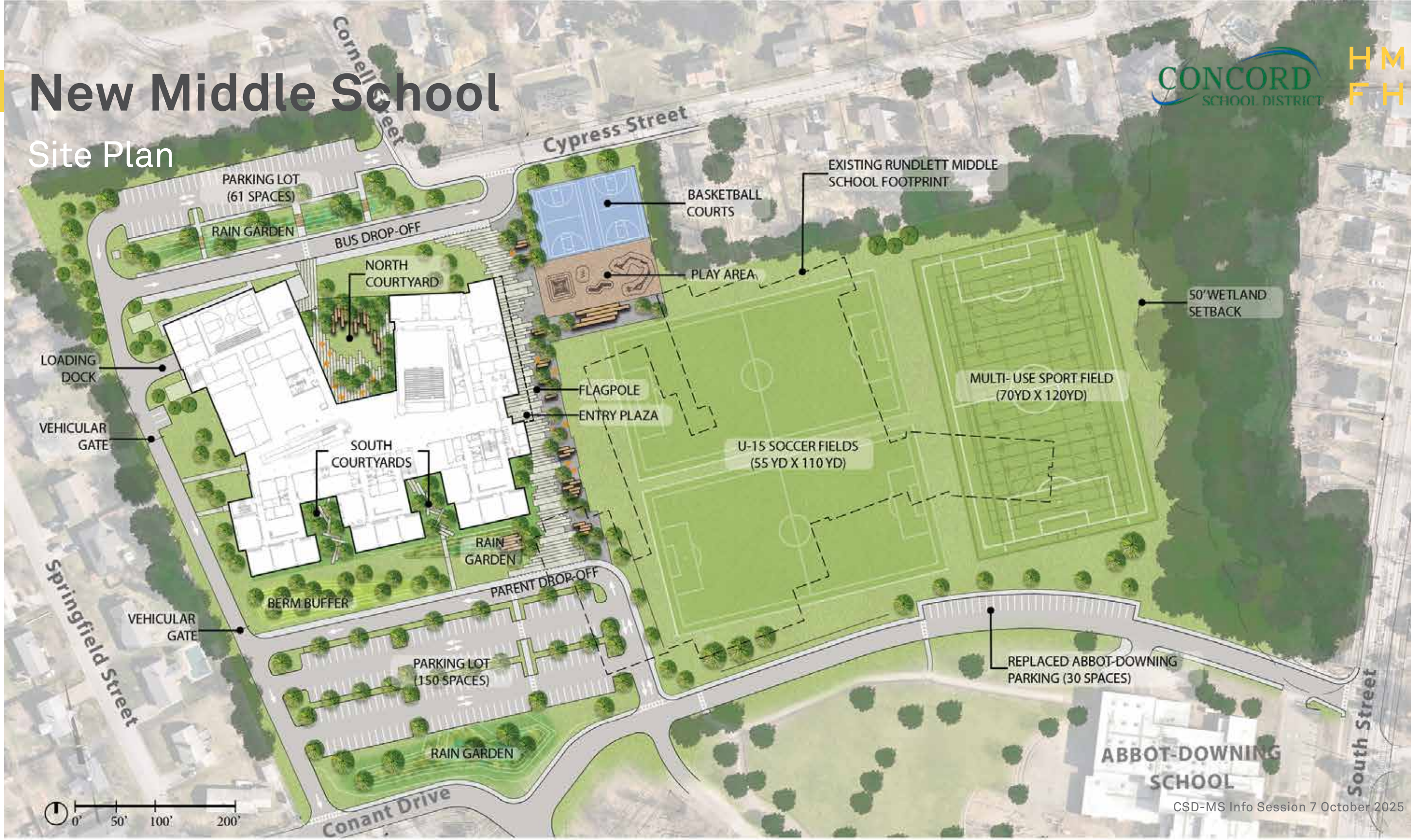
New Middle School

Agenda

- Overview of Current Design
- Cost
- Projected tax impact
- Schedule
- Next Steps
- Q&A

New Middle School

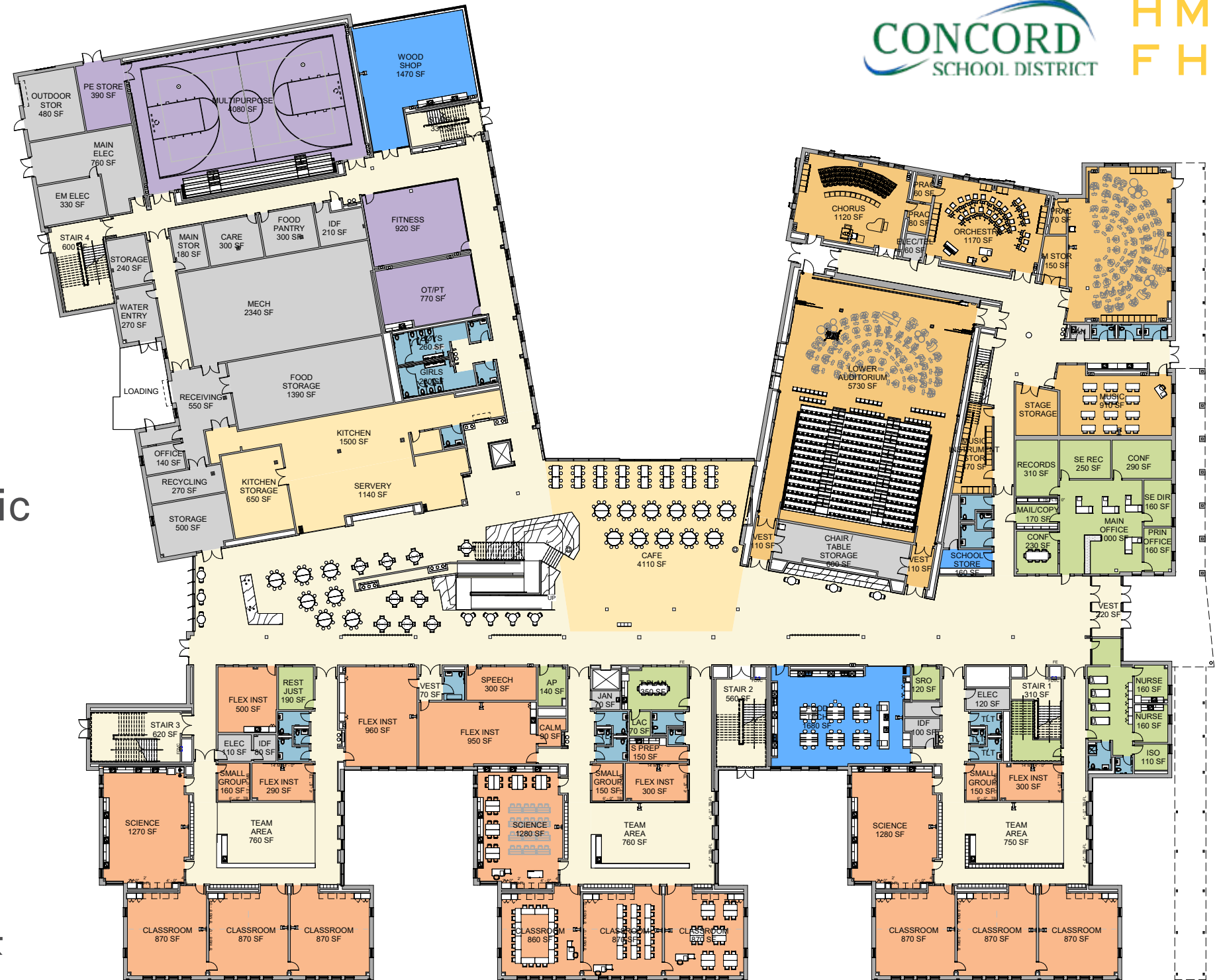
Site Plan



New Middle School

First Level Plan

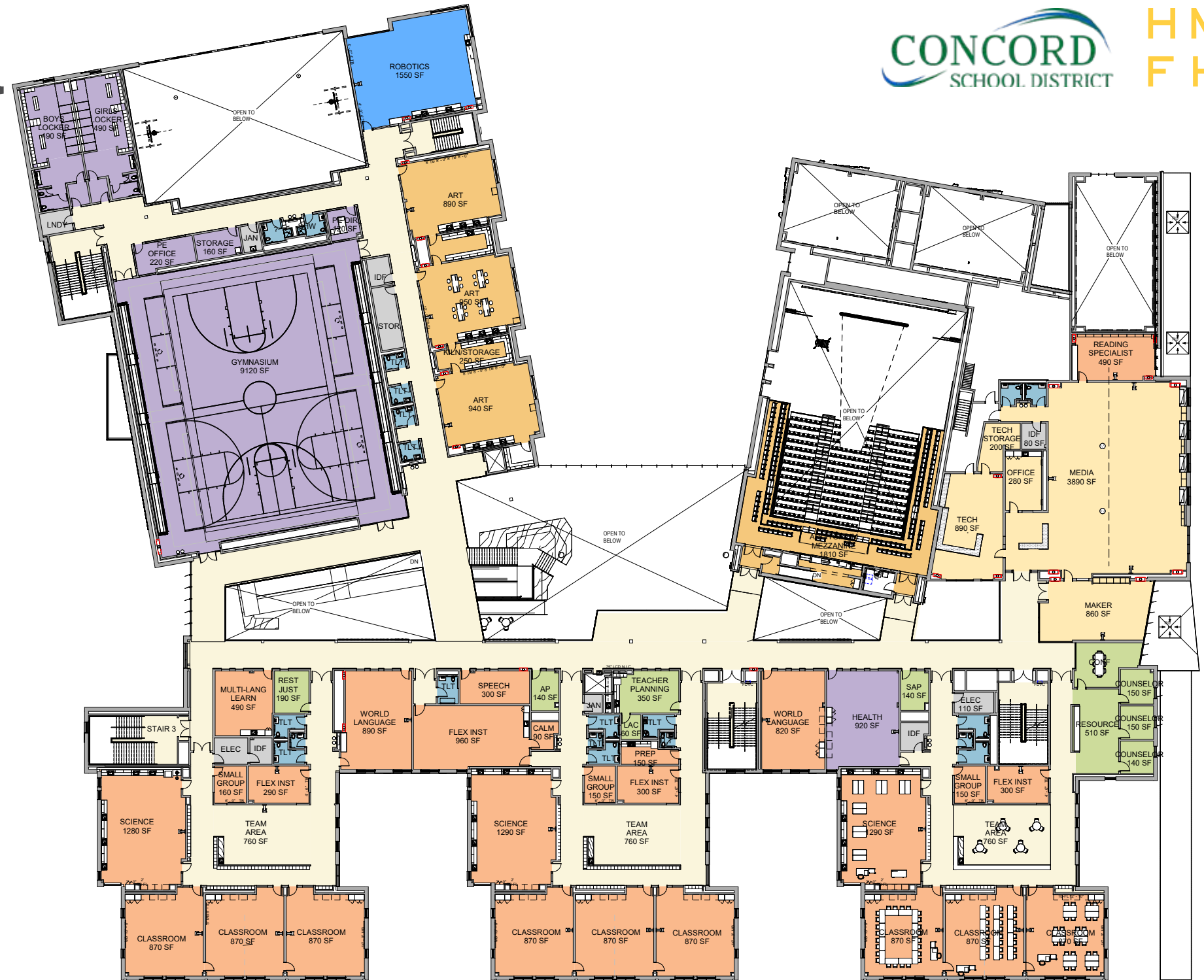
- 214,107 GSF (204,679 + 9,428 mechanical enclosures)
- 9 Team Pods with dedicated Science Labs- 3 per floor
- Band, Chorus, Orchestra & Music Classrooms
- 4-seat Flexible Auditorium with retractable seating
- 4000 sf Multipurpose, 900 sf Fitness
- Flexible cafeteria
- Career Pathways- Wood Shop & Food Tech



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Second Level Plan

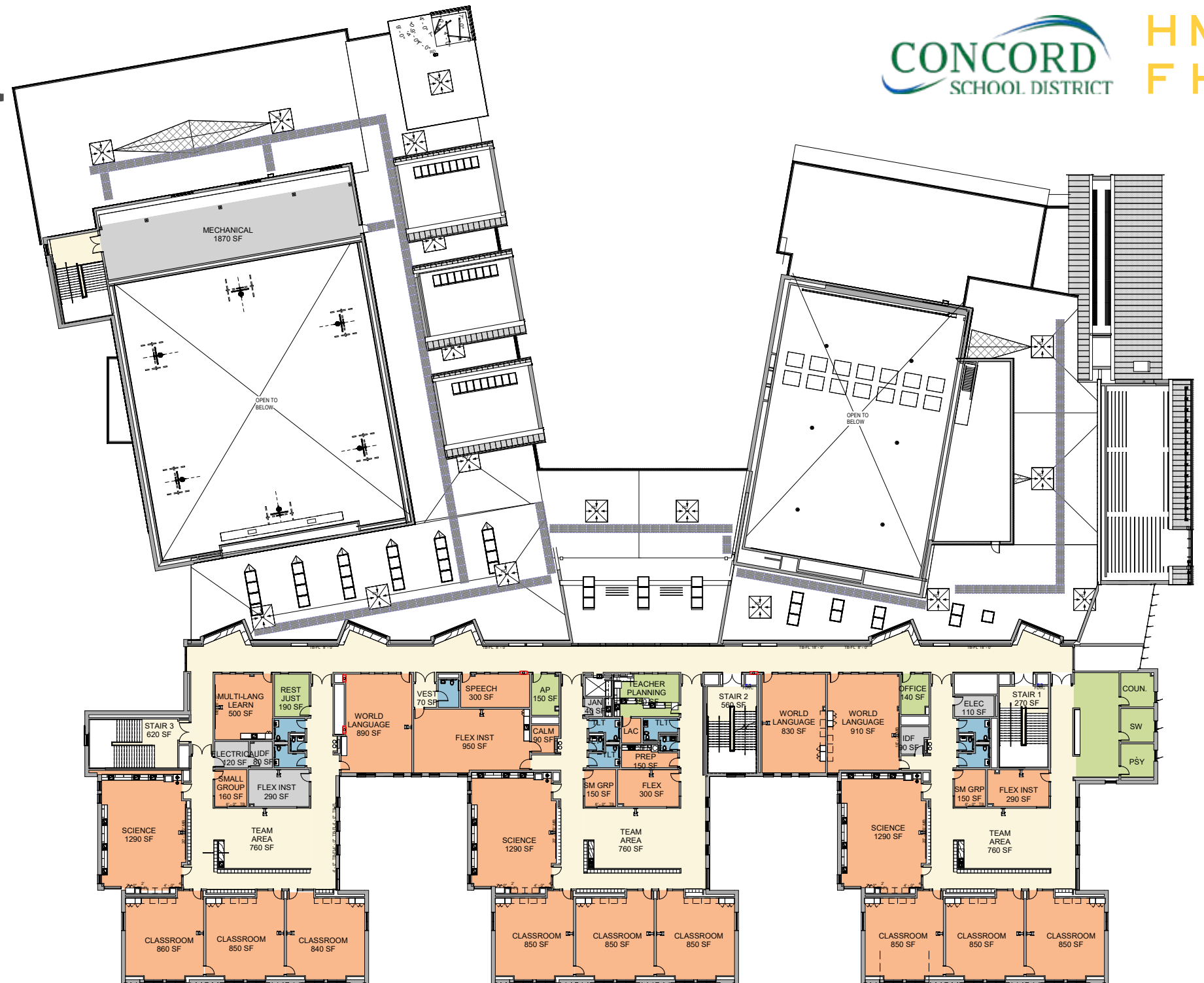
- 3 Team Pods
- 9,000 sf Gym, 4000 sf Multipurpose, 900 sf Fitness
- 3 Art Classrooms
- Career Pathways- Robotics
- World Language Classrooms
- Media Center



New Middle School

Third Level Plan

- 3 Team Pods
- World Language Classrooms
- Counseling Offices
- Flexible Instruction



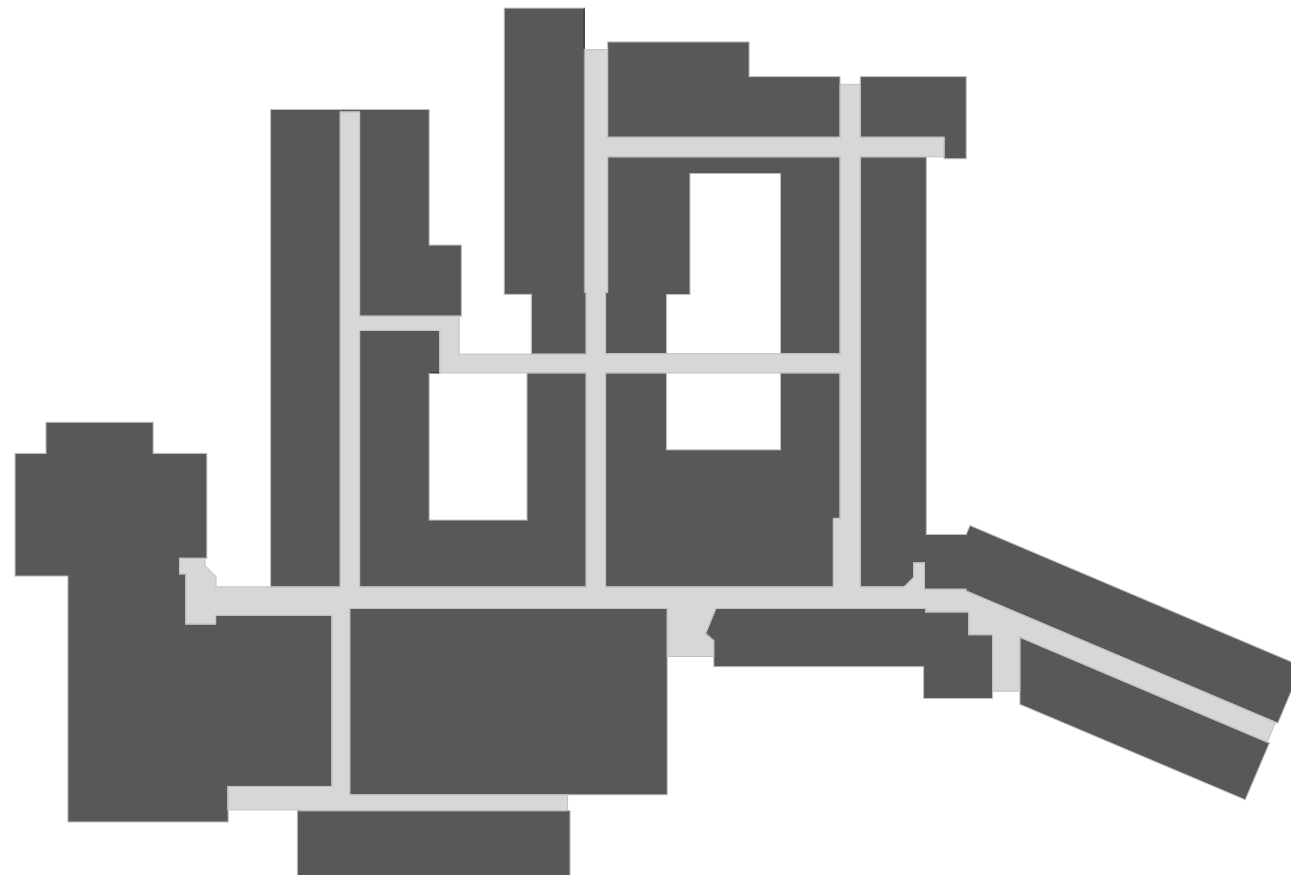
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Design Features

- Compact footprint
 - High performance envelope
 - Extensive daylighting
 - Multi-function spaces
 - Rooftop mechanical enclosures
 - Geothermal heating & cooling
 - Solar to achieve Net Zero
- Cost Effective & Durable Materials
 - Brick Exterior
 - Polished Concrete & Linoleum Flooring
 - Metal roofing
 - Ceramic Wall Tile

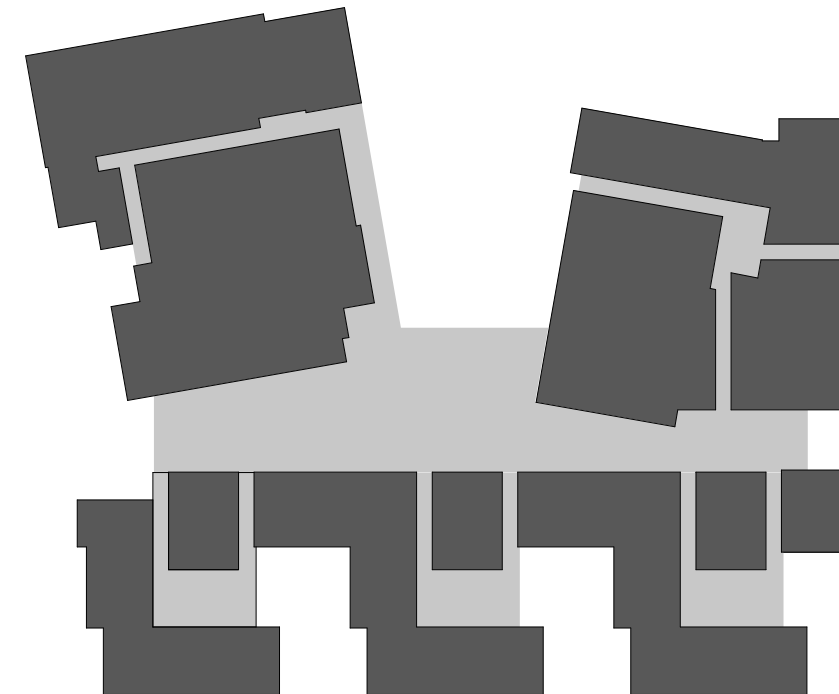
New Middle School

Existing/Proposed



Existing Rundlett Middle School

165,000 SF



Proposed Middle School

204,679 SF

New Middle School

Main Street/Cafeteria



New Middle School

Exterior



New Middle School

Cost Estimate



Total Building Costs	\$121,347,439	\$567/sf
Total Site Costs	19,335,464	\$90/sf
<u>Total Construction Costs</u>	<u>141,301,360</u>	<u>\$660/sf</u>
Soft Costs	27,476,120	
<u>Project Cost</u>	<u>\$168,777,480*</u>	
Rebates & Credits	\$ 13,058,679	
Total Project Cost	\$155,718,801	

**Includes \$2,306,953 alternates removed from project.*

New Middle School

Alternates & Value Engineering Options Included*

- Exterior Canopy- add alternate
- Multi-purpose Room bleachers- add alternate
- Reduce scope of interior wall tile at Corridors- add alternate
- Timber framing at Cafeteria- add alternate & exploring grants
- Reduced scope of landscape- plantings & paving
- Expedited schedule (6 months escalation = \$2m)

**Based on Building Committee recommendations at September 10, 2025 meeting. “Add Alternates” are items that have been removed from the design with the option to add later based on the budget.*

New Middle School

Tax Impact & Bond Schedule

South Street Site - Tax Projections (no state building aid)

New Middle School – 2025b

- Rebates, Contingency, FFE, and Technology Reduced - \$26,347,019
- Board uses Facility Trust Fund to mitigate tax impact
- Amount is before any reductions/VE.
- Project cost: **\$144,898,901**
- Year 1: Additional tax impact: \$.65/per thousand

Property assessed at \$350k:

Year 1: \$228 or \$57/qtr

Year 2: \$221, a reduction of \$6

New Middle School – 2025c

- Rebates Only - \$13,093,284
- Board uses Facility Trust Fund to mitigate tax impact
- Amount is before any reductions/VE.
- Project cost: **\$158,152,636**
- Year 1: Additional tax impact: \$0.87/per thousand

Property assessed at \$350k:

Year 1: \$305 or \$76.25/qtr

Year 2: \$298, a reduction of \$7

Total project cost before rebates, contingency, furniture, fixture, equipment and technology is \$171,245,920.

Note: Assumes 4.5% interest rate on a 30 year bond.

Building Committee Meeting – September 10, 2025

CSD-MS Info Session 7 October 2025

New Middle School

Tax Impact & Bond Schedule

South Street Site - Tax Projections (no state building aid)

New Middle School – 2025d

- Rebates, Contingency, FFE, and Technology Reduced - \$26,347,019
- Board uses Facility Trust Fund to mitigate tax impact
- Amount is before any reductions/VE.
- Project cost: **\$144,898,901**
- Year 1: Additional tax impact: \$.65/per thousand

Property assessed at \$350k:

Year 1: \$186 or \$46.38/qtr

Year 2: \$179, a reduction of \$6

New Middle School – 2025e

- Rebates Only - \$13,093,284
- Board uses Facility Trust Fund to mitigate tax impact
- Amount is before any reductions/VE.
- Project cost: **\$158,152,636**
- Year 1: Additional tax impact: \$0.73/per thousand

Property assessed at \$350k:

Year 1: \$256 or \$63.88/qtr

Year 2: \$249, a reduction of \$7

Total project cost before rebates, contingency, furniture, fixture, equipment and technology is \$171,245,920.

Note: Assumes 4% interest rate on a 30 year bond.

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Timeline



Early Construction Start (Ground Improvements, Site Prep, Foundation, and Steel)	April 2026
Construction Documents Completed	July 2026*
Construction Start	Ongoing
Complete Construction (Building)	October 2028
Occupancy	Holiday Break 2028/29
Demolition Commences	Early 2029
Fields Complete	Fall 2029
Fields Open	Fall 2030

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Next Steps

- Public Hearing- October 23rd *Abbot-Downing School*

Q & A

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