



School Infrastructure Work Session

Portsmouth High School (PHS)

- **Built:** 1958
- **Additions:**
 - 1962 – Wing section
 - 1965 – Auto shop area
 - 1975 – Wing connector
- **Athletic Complex:** 1988–1989 – Complete renovation
- **Major Renovation & Construction:** 2002–2005
 - Original project: \$36 million high school renovation
 - Additional funding: \$4.5 million for Career Technical Center

Portsmouth Middle School (PMS)

- Built: 1930
- Addition: 1975
- Renovation & Expansion: 2010–2013
 - Total cost: \$37.5 million

Little Harbour Elementary School (LHS)

- Constructed: 1969 - Open concept design
- Window Replacement: 1996
- 2012: Central Office relocated to City Hall; Kindergarten relocated
- Complete Interior Renovation: 2015 - 2016

Mary C. Dondero Elementary School (DON)

- Constructed: 1973
- Reconstruction: 1975 - due to fire
- Modular Classrooms: 2 installed in 1996, removed in 2002
- 4-Classroom Renovation: Part of PHS/New Franklin construction
- Renovation: 2017- 2018
- Window & Siding Replacement: 2024

RJLA

- Jones School (Air Force Base): 1996 - 2000
- Sherburne School: 2000 - 2024
- Community Campus: 2024 - present

New Franklin Elementary School (NFS)

- **Constructed: 1963**
 - **Addition (Flagpole side): 1983**
 - 6 classrooms, 6 office spaces, 2 workrooms, storage closet, bathrooms
 - **Reconstruction of 1983 Section: 1985** – due to fire
 - **Addition: 2002**
 - 4 classrooms, cafeteria, storage, kitchen, receiving area, bathrooms
- **Energy Efficiency Upgrades: 2012**
 - Condensing boilers, LED lighting, refrigeration upgrades, DDC controls, thermal protection throughout exterior
- **Mechanical Upgrades: 2019**
 - 5 HRU mechanical units installed throughout the school
 - 2 new FCUs with A/C in the gymnasium
- **A/C Installation: 2022: 27 VFR A/C units installed throughout the school**
- **Future Phases:**
 - Phase I – 2026
 - Phase II – 2027
 - Phase III – 2028

Elementary Renovation Timeline

- **2002** New Franklin School addition: CIP \$2.8 Million
- **2002** Dondero School renovation of 4 classrooms: CIP \$200,000
- **2011** Dorr & Whittier Elementary Study: CIP \$60,000
- **2012** Central Office move to City Hall: CIP \$1.2 Million
 - Little Harbour kindergarten renovation – sprinkler installation
- **2013** Elementary Energy Facility Assessment: CIP \$40,000
- **2014** New Franklin School Energy upgrades: CIP \$480,000
- **2015/16** Little Harbour School upgrades: CIP \$10 Million
- **2017/18** Dondero School upgrades: CIP \$10 Million
- **2019** New Franklin School mechanical installation: CIP \$3 Million
- **2022** New Franklin School A/C mechanical installation \$1.7 Million
- **2024** Dondero window/siding renovation: ESSER III \$1.5 Million
- **2026** New Franklin School upgrades: CIP \$3 million
- **2027** New Franklin School upgrades: CIP \$5 million
- **2028** New Franklin School upgrades: CIP \$5 million

School Capital Planning Process

Our school buildings are long-term community assets. They must be safe, reliable, and able to support teaching and learning. Capital planning is how we protect that investment with being as proactive as we can vs being reactive.

- **Identify Needs**

- Regular building walkthroughs
- Work orders
- Staff input (staff, custodians, admin, teachers)
- Engineering reports & assessments
- Emergency failures vs long-term wear on equipment and to the building

- **Prioritize Projects**

Based on:

- Building age
- Major systems reaching end-of-life
- Operating budget impact
- Safety
- Educational impact
- Operational efficiency

Building Condition Assessment Categories

Building Systems

- Roofs
- HVAC units, A/C, plumbing, etc.
- Electrical & Fire Alarm
- Energy efficiency & sustainability initiatives

Interior Condition

- Painting, flooring, carpet, and other cosmetic elements

Safety & Security

- Access control systems & cameras
- Door upgrades & hardware
- Security film / window treatments
- **Grant Funding to Date: \$929,046**

Code Compliance

- ADA accessibility
- Asbestos management
- High-pressure vessel inspections

Educational Needs

- Classroom layouts
- Technology requirements

Site & Infrastructure

- Parking & Drainage
- Accessibility

BI-07-SC-XX: School Facilities Capital Improvements

Department(s)	School Department
Project Location	District-wide
Project Justification	Capital maintenance
Project Website	N/A
Planning Documents/Studies	N/A

Project Description:

The Portsmouth School Department is responsible for maintaining seven (7) buildings and their associated grounds. These appropriations support a variety of improvement projects, including energy efficiency upgrades, infrastructure replacement, athletic complex improvements, interior and exterior renovations, and enhanced security systems.



Impact on the Operating Budget	Minimal (\$5,002 to \$50,000)
Personnel	N/A
Department Budget	Air handling upgrade costs

Notes of Changes in Funding Plan from FY27-32 CIP:

Evaluation Criteria & Prioritization		
Priority: 0 (ongoing or programmatic)		
CORE FUNCTION	Responds to Federal or State Requirement	Y
	Addresses a Public Health or Safety Need	Y
	Alleviates Substandard Conditions or Deficiencies	
FINANCIAL BENEFIT	Eligible for Matching Funds with Limited Availability	Y
	Timing or Location Coordinate with Synergistic Project	
	Reduces Long-Term Operating Costs	
COMMUNITY PLAN OR IMPROVEMENT	Identified in Planning Document or Study	
	Improves Quality of or Provides Added Capacity to Existing Services	Y
	Provides Incentive for Economic Development	
	Responds to a Citywide Goal or Submitted Resident Request	Y

Project Funding		FY27	FY28	FY29	FY30	FY31	FY32	Totals 27-32
Capital Outlay (GF)	0%							\$0
Federal/State	0%							\$0
Bond/Lease	100%	\$700,000	\$500,000	\$500,000	\$1,000,000	\$0	\$300,000	\$3,000,000
Other (% for art)	0%							\$0
Revenues	0%							\$0
PPP	0%							\$0
Totals		\$700,000	\$500,000	\$500,000	\$1,000,000	\$0	\$300,000	\$3,000,000

Policies Compliance	
Percent for Art	
Cultural Plan	
Community Health Plan	
Complete Streets	
Climate Action Plan	
Green Building Policy	

BI-07-SC-XX: School Facilities Capital Improvements

Facility/School	Improvement Project	FY27	FY28	FY29	FY30	FY31	FY32	Totals
District Wide	Security Upgrades - Doors & Hardware, Surveillance				\$300,000		\$200,000	\$500,000
District Wide	Life Safety, ADA Upgrades		\$100,000		\$200,000		\$100,000	\$400,000
High School	Athletic Complex Upgrades (Irrigation, Infrastructure, track resurface, score boards, etc	\$250,000		\$125,000	\$100,000			\$475,000
Little Harbour	Stone Wall Repairs/Rebuild, Sidewalk repairs	\$100,000						\$100,000
High School	Interior Upgrades - Painting / Wall Tile, Carpets, Stairwell Treads	\$145,000	\$150,000		\$200,000			\$495,000
High School	Energy Efficiency/Mechanical Upgrades: Cooling coils, Mini-splits, etc	\$55,000		\$150,000				\$205,000
District Wide	Siding Repairs, Mason Brick Repointing, , etc			\$245,000	\$200,000			\$445,000
Middle School	Front Step Replacement/ Sidewalk Repairs	\$150,000	\$50,000					\$200,000
High School	Interior Basketball Hoop Replacement/Gymnasium Floor Refinishing		\$200,000					\$200,000
Total District Wide City Capital Improvement		\$0	\$100,000	\$245,000	\$700,000	\$0	\$300,000	\$1,345,000
Total Middle School City Capital Improvement		\$150,000	\$50,000	\$0	\$0	\$0	\$0	\$200,000
Total High School Capital Improvement		\$450,000	\$350,000	\$275,000	\$300,000	\$0	\$0	\$1,375,000
Total Elementary Schools Capital Improvement		\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
TOTAL IMPROVEMENTS		\$700,000	\$500,000	\$520,000	\$1,000,000	\$0	\$300,000	\$3,020,000

BI-08-SC-XX: Elementary Schools Upgrade

Department(s)	School Department
Project Location	Elementary Schools (Dondero School , Little Harbour , and New Franklin)
Project Justification	Capital maintenance
Project Website	N/A
Planning Documents/Studies	N/A

Project Description:

This appropriation supports continued improvements to elementary school infrastructure. Comprehensive interior renovations at New Franklin are scheduled for Fiscal Years 2027 and 2029, including accessibility upgrades, enhanced security at building entrances, asbestos removal, air-handling system improvements, and expanded storage capacity.

New Franklin School faces significant space challenges that have resulted in overcrowding and improvised learning areas. The facility often falls short of modern standards, especially in spaces critical to student success such as intervention services, special education, and flexible learning environments.

Impact on the Operating Budget	Minimal (\$5,002 to \$50,000)
Personnel	N/A
Department Budget	Minimal increases from upgrades

Notes of Changes in Funding Plan from FY27-32 CIP:

Project Funding		FY27	FY28	FY29	FY30	FY31	FY32	Totals 27-32
Capital Outlay (GF)	0%							\$0
Federal/State	0%							\$0
Bond/Lease	100%	\$5,000,000	\$5,000,000	\$500,000				\$10,500,000
Other (% for art)	0%							\$0
Revenues	0%							\$0
PPP	0%							\$0
Totals		\$5,000,000	\$5,000,000	\$500,000	\$0	\$0	\$0	\$10,500,000



Evaluation Criteria & Prioritization		
Priority: A (needed within 0 to 3 years)		
CORE FUNCTION	Responds to Federal or State Requirement	
	Addresses a Public Health or Safety Need	Y
	Alleviates Substandard Conditions or Deficiencies	Y
FINANCIAL BENEFIT	Eligible for Matching Funds with Limited Availability	
	Timing or Location Coordinate with Synergistic Project	
	Reduces Long-Term Operating Costs	Y
COMMUNITY PLAN OR IMPROVEMENT	Identified in Planning Document or Study	Y
	Improves Quality of or Provides Added Capacity to Existing Services	
	Provides Incentive for Economic Development	
	Responds to a Citywide Goal or Submitted Resident Request	

Policies Compliance	
Percent for Art	
Cultural Plan	
Community Health Plan	
Complete Streets	
Climate Action Plan	
Green Building Policy	

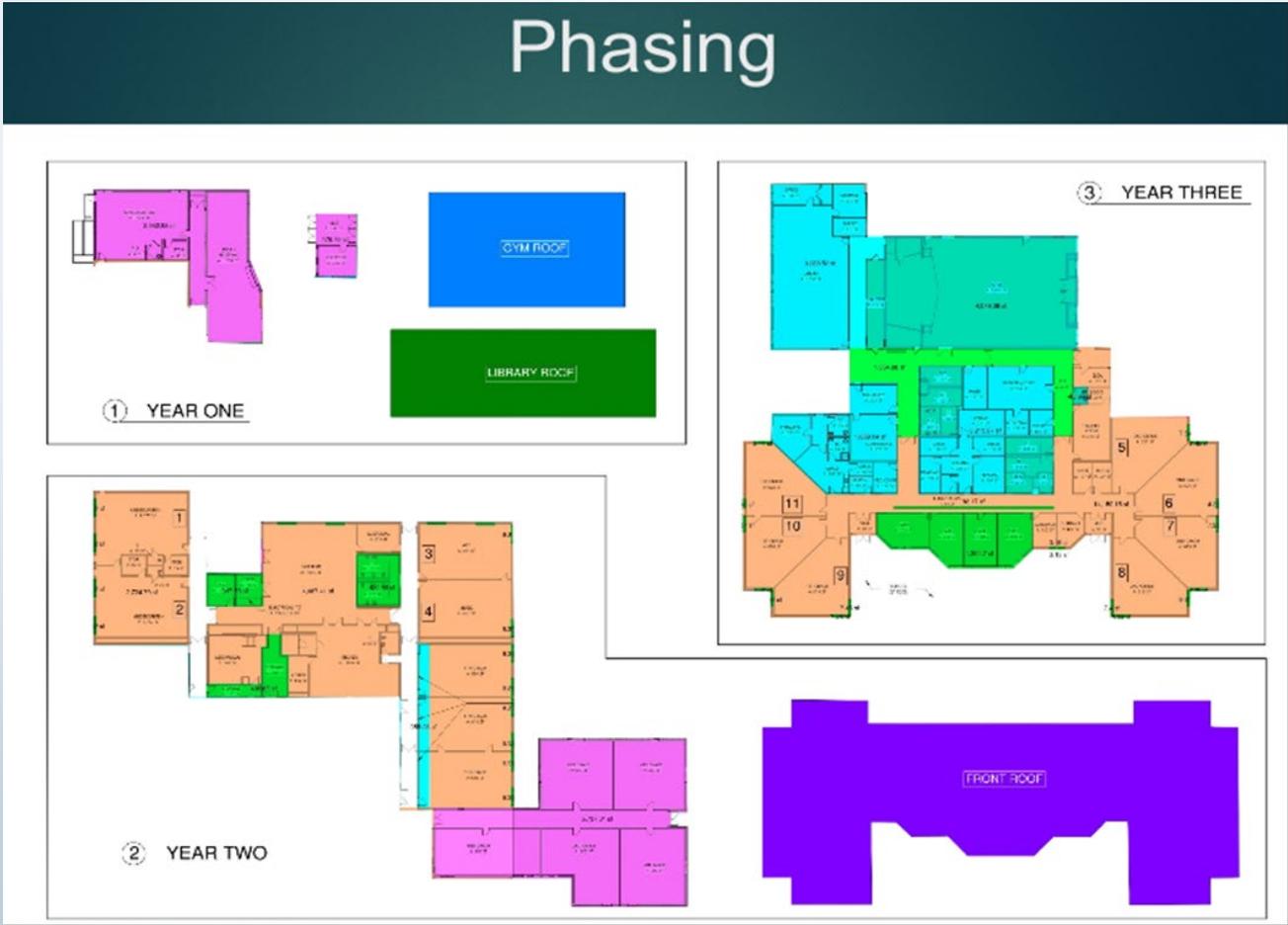
New Franklin Elementary School

CIP New Franklin School

Phase I \$3 Million - FY 2026

Phase II \$5 Million - FY 2027

Phase III \$5 million - FY 2028



BI-26-SC-XX: Elementary Schools Playground Upgrade

Department(s)	School Department
Project Location	Elementary Schools (Dondero School , Little Harbour , and New Franklin)
Project Justification	
Project Website	
Planning Documents/Studies	



Project Description: This appropriation is for the upgrading of the playgrounds at our Elementary Schools. Current school play spaces are aging, with Little Harbour and New Franklin's playgrounds now being 25 years old. The City is looking to address accessibility and equity concerns. Current regulations require the City to provide a resilient solid surface material to ensure accessibility for all students.

New project for FY26. City Council moved bonding of \$500,000 in FY27 to FY29 up by 1 year each to FY26 to FY28

Impact on the Operating Budget	Moderate (\$50,001 to \$100,000)
Personnel	N/A
Department Budget	Annual maintenance costs for all three playgrounds

Notes of Changes in Funding Plan from FY27-32 CIP:

Project Funding		FY27	FY28	FY29	FY30	FY31	FY32	Totals 27-32
Capital Outlay (GF)	17%	\$100,000	\$100,000					\$200,000
Federal/State	0%							\$0
Bond/Lease	83%	\$500,000	\$500,000					\$1,000,000
Other (% for art)	0%							\$0
Revenues	0%							\$0
PPP	0%							\$0
Totals		\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$1,200,000

Evaluation Criteria & Prioritization		
Priority: A (needed within 0 to 3 years)		
CORE FUNCTION	Responds to Federal or State Requirement	Y
	Addresses a Public Health or Safety Need	Y
	Alleviates Substandard Conditions or Deficiencies	Y
FINANCIAL BENEFIT	Eligible for Matching Funds with Limited Availability	
	Timing or Location Coordinate with Synergistic Project	
	Reduces Long-Term Operating Costs	
COMMUNITY PLAN OR IMPROVEMENT	Identified in Planning Document or Study	Y
	Improves Quality of or Provides Added Capacity to Existing Services	Y
	Provides Incentive for Economic Development	
	Responds to a Citywide Goal or Submitted Resident Request	Y

Policies Compliance	
Percent for Art	
Cultural Plan	
Community Health Plan	
Complete Streets	
Climate Action Plan	
Green Building Policy	

Playground Timeline

- CIP Funding Request FY 2026 - \$600,000; FY 2027 - \$600,000; FY 2028 - \$600,000
- Little Harbour Elementary School Timeline:

Task	Weeks	Start	Finish
WG Concept Approval	N/A	10/07/25	10/08/25
LHS Staff Input	2.5	10/07/25	10/20/25
Public Input	1	10/24/25	10/28/25
60% CD Dwgs/Specs	4	10/29/25	11/21/25
90% CD Dwgs/Specs	4	11/24/25	12/19/25
100% CD Dwgs/Specs	5	12/22/25	1/23/26
Page Turn W/ WG	*1	1/22/26	1/23/26
Shoreland Permitting	*7	12/19/25	2/13/26
Wetland Permitting	*7	12/19/25	2/13/26
Town to Buy Equip	N/A	2/16/26	2/27/26
Bid Docs Dwgs/Specs	3	1/26/26	2/13/26
Bidding	5	2/16/26	3/20/26
Contracts	6	3/23/26	5/1/26
Construction	16	5/1/26	8/21/26

- Planning & design process for New Franklin Elementary School FY 2026/27
- Planning & design process for Dondero Elementary School FY 2027/28

BI-25-SC-XX: Renovation of Portsmouth Career and Technical Education Center

Department(s)	School Department
Project Location	CTE Center at PHS, Andrew Jarvis Drive
Project Justification	
Project Website	
Planning Documents/Studies	

Project Description: The Portsmouth Career Technical Education (CTE) Center is co-located with Portsmouth High School on Andrew Jarvis Drive. The program plays a key role in preparing students to graduate college and career ready. The State of New Hampshire capital budget supports renovation of CTE facilities on a roughly 25-year rotation, with Portsmouth anticipated for support in the FY 2030–32.

Planned renovations include:

- Safety and security upgrades
- Modernization of classrooms and lab spaces
- Development of facility to support new program initiatives aligned with labor market needs

Additionally, funding in FY31 and FY32 will support air-handling upgrades in high school spaces impacted by the State-supported CTE renovations, as well as system replacements throughout the building due to equipment age and life cycle needs.

Impact on the Operating Budget	Minimal (\$5,002 to \$50,000)
Personnel	N/A
Department Budget	Minimal increases in facility carrying costs

Notes of Changes in Funding Plan from FY27-32 CIP:

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Project Funding		FY27	FY28	FY29	FY30	FY31	FY32	Totals 27-32
Capital Outlay (GF)	0%							\$0
Federal/State	35%				\$7,000,000			\$7,000,000
Bond/Lease	65%				\$3,000,000	\$5,000,000	\$5,000,000	\$13,000,000
Other (% for art)	0%							\$0
Revenues	0%							\$0
PPP	0%							\$0
	Totals	\$0	\$0	\$0	\$10,000,000	\$5,000,000	\$5,000,000	\$20,000,000



Evaluation Criteria & Prioritization

Priority: B (needed within 4 to 6 years)

CORE FUNCTION		
Responds to Federal or State Requirement		
Addresses a Public Health or Safety Need		
Alleviates Substandard Conditions or Deficiencies		Y
FINANCIAL BENEFIT		
Eligible for Matching Funds with Limited Availability		Y
Timing or Location Coordinate with Synergistic Project		Y
Reduces Long-Term Operating Costs		Y
COMMUNITY PLAN OR IMPROVEMENT		
Identified in Planning Document or Study		
Improves Quality of or Provides Added Capacity to Existing Services		Y
Provides Incentive for Economic Development		
Responds to a Citywide Goal or Submitted Resident Request		

Policies Compliance	
Percent for Art	
Cultural Plan	
Community Health Plan	
Complete Streets	
Climate Action Plan	
Green Building Policy	



Next Steps:
Capital Improvement &
Facility Needs

Portsmouth High School

- Chiller A/C upgrades.
 - Explore dehumidification vs A/C
- HVAC system repairs/upgrades (motors, VFDs, dampers, ductwork, mini splits)
- Roof replacement
- Door/frame & hardware replacement
- Flooring and carpet replacement
- Classroom/office painting
- Sound system and clock upgrades
- Electrical improvements: lighting, transformers, program needs (outlets, lighting), etc.
- Gym floor restoration (CIP 2026-27)
- Locker room lock replacement
- Backboard/hoop upgrades
- Water bubbler replacement

CTE FY-30

- RFQ to solicit architect to review program & vision needs and design & engineer new layout
- PHS mechanical and life safety review and upgrades

Portsmouth Middle School

- Water bubbler replacement
- Window replacements (1986 & 2012)
- Front entrance step replacement (CIP 2026-27)
- Sidewalk restoration (CIP 2026/27)
- Press box upgrade or expansion (2026-27)

Dondero School

- Phase II Exterior soffit siding replacement (CIP 2029)
- Roof replacement
- Exterior brick and mason repairs

Little Harbour

- Security Entrance
- Exterior brick and mason repairs
- Window upgrades (1996 installation)
- Stage lighting upgrades

Athletic Complex

- Irrigation repairs / upgrades
- Fencing replacement
- Soccer/Field Hockey scoreboard replacement
- Grass field restoration
- Track resurfacing
- Turf Field replacement 2033?

Projects Scheduled for FY26

- New Franklin School Phase I Renovation
- Elementary playground replacement
 - Little Harbour & PEEP
- Roof replacement – PHS & Dondero
- Security upgrades – All sites
- CTE – RFP Discussion
- Interior upgrades – PHS
 - Painting
 - Carpet
 - Stairwell treads
- Mechanical upgrades
- AHU 3 Cooling Coil – PHS
 - Mechanical Dampers – PHS
- Athletic Complex Improvements
- Paving - PHS

Summer Workload 2025 - Summary

The summer workload focuses on essential maintenance, safety upgrades, and support for summer programs across all school facilities and athletic areas. This work is in addition to routine summer custodial cleaning, regular maintenance requests/work orders, field and grounds mowing, and striping of athletic fields for fall sports.

- **PMS:** Roof repairs, Stokel Common floor repairs, hot water boiler replacement, water bubbler replacement, State of NH high-pressure state inspections (boilers), and an energy evaluation.
- **PHS:** Support for summer programs (Basketball, Summer School, Clipper Academy), classroom shifts, stairwell rubber tread replacement, CTE roof replacement, water bubbler replacement, security camera upgrades, classroom painting, State of NH high-pressure vessel inspections (boilers), and an energy evaluation.
- **Athletic Complex:** Track repairs, drainage culvert repairs, and fence repairs.
- **Little Harbour:** Classroom moves, classroom painting, (2) stairwell rubber tread replacement, classroom area rug replacement, State of NH high-pressure state inspections (boilers), and window balancer upgrade.
- **New Franklin:** Roof repairs, PEEP program work, mechanical repairs, State of NH high-pressure state inspections (boilers), and classroom painting.
- **Dondero:** PEAK program work, siding replacement, classroom painting, classroom area rug replacement, State of NH high-pressure state inspections (boilers), and window shade replacement.

Overall, the summer work prioritizes building maintenance, energy efficiency, safety improvements, and operational readiness for the upcoming school year.



Questions?