Portsmouth Municipal Building Improvements Project
Blue Ribbon Committee Memo for 9/30/2026 Meeting

Date: 9/30/2026

Dear Committee Members,

Please use this memo as a guide to the primary points for our forthcoming conversation on 9/30. Additional supporting information is included on the following pages and is referenced with the appropriate page numbers in the table of contents and sections below.

Table of Contents

Content	Pages
Guiding Memo	1-3
Conceptual Space Planning – Concept C Floor Plans	4-8
Existing Facility Floor Plans	9-13
Updated Project Sketches	14-16
Updated FAQs	17-25
Phasing and Costs Concept C	26

Summary of JSA/City Staff Work Since Last Meeting

Since our last meeting on 9/9 the team has prepared updated layouts of floors 3 and 4 and prepared updated project sketches in response to public feedback received. City staff have prepared a review of the project financing and bonding for review today.

Project Status Updates

Revised Plans for Floors 3 and 4

Last meeting it was discussed that the design team was working reconfigure phases 8 and 9, the 4th and 3rd floor renovations. The goal being to minimize reconfigurations of the space and maintain existing layout where possible, bringing it from a major renovation to minor renovation cost as well as identify any other potential savings and efficiencies to achieve this target.

The updated floor plans are included in the packet for discussion and reflect the appropriate adjustments following meeting with City Manager and Staff on Friday, 9/25. Revisions have been made to the Floor 1 archives space, Floor 3, and Floor 4.

Please refer to pages 4-8 for updated Concept C Floor Plans and pages 9-13 for the Existing Facility Floor Plans

Updated Project Sketches
Specific feedback was received and discussed last meeting recommending that the sallyport be finished in brick to mirror the existing 1963 building. The goal being to reduce the visual impact of the addition when viewed from the pond side. This could also create the benefit of further distinction between the sallyport and public main entrance. Upon review the team feels this is a compelling direction and recommends proceeding accordingly. Further work will occur in the design phases to refine patterning, accents, and details.

Please refer to pages 14-16 for updated concept sketches of the main entry and an additional sketch portraying the view from across South Mill Pond.

Project Frequently Asked Questions

Please refer to pages 17-25 for an updated FAQ

Project Financing and Bonding Review – Nathan Lunney, Deputy City Manager for Finance and Administration

Please refer to page 26 for the Phasing and Costs Summary.

Project Next Steps and Schedule
Please find below a project schedule highlighting the proposed next steps and approximate durations.

- **Council Approval**: October 2026
- **Executed Design Contract**: November 2026

Design Phase (15 months)

- **Schematic Design (4 months)**: November 2026 –February 2027
  - 50% SD: mid January. Use for CM RFQ
  - 100% SD: end of February
- **Schematic Design Estimating and Regulatory Boards (2 months)**: March-April 2027
  - CM on board for pre-construction services and estimating commences
  - Initial Meetings with various boards/committees including Conservation Commission, TAC, HDC, Planning Board, etc.
- **Design Development (4 months):** May – August 2027
  - 50% DD: end of June
  - 100% DD: end of August
- **Construction Documents (5 Months)**: September 2027 – January 2028

  - 50% CD: mid November
  - 100% CD: end of January

- **Bidding & Negotiation (4 Months):** February – May 2028
  - Package and Bid to Subs: February and March 2028
  - Bidding and GMP: April-May 2028
- **Construction**
  - June 2028 - 2032

DPW Enabling Work - Swing Space Fit Out

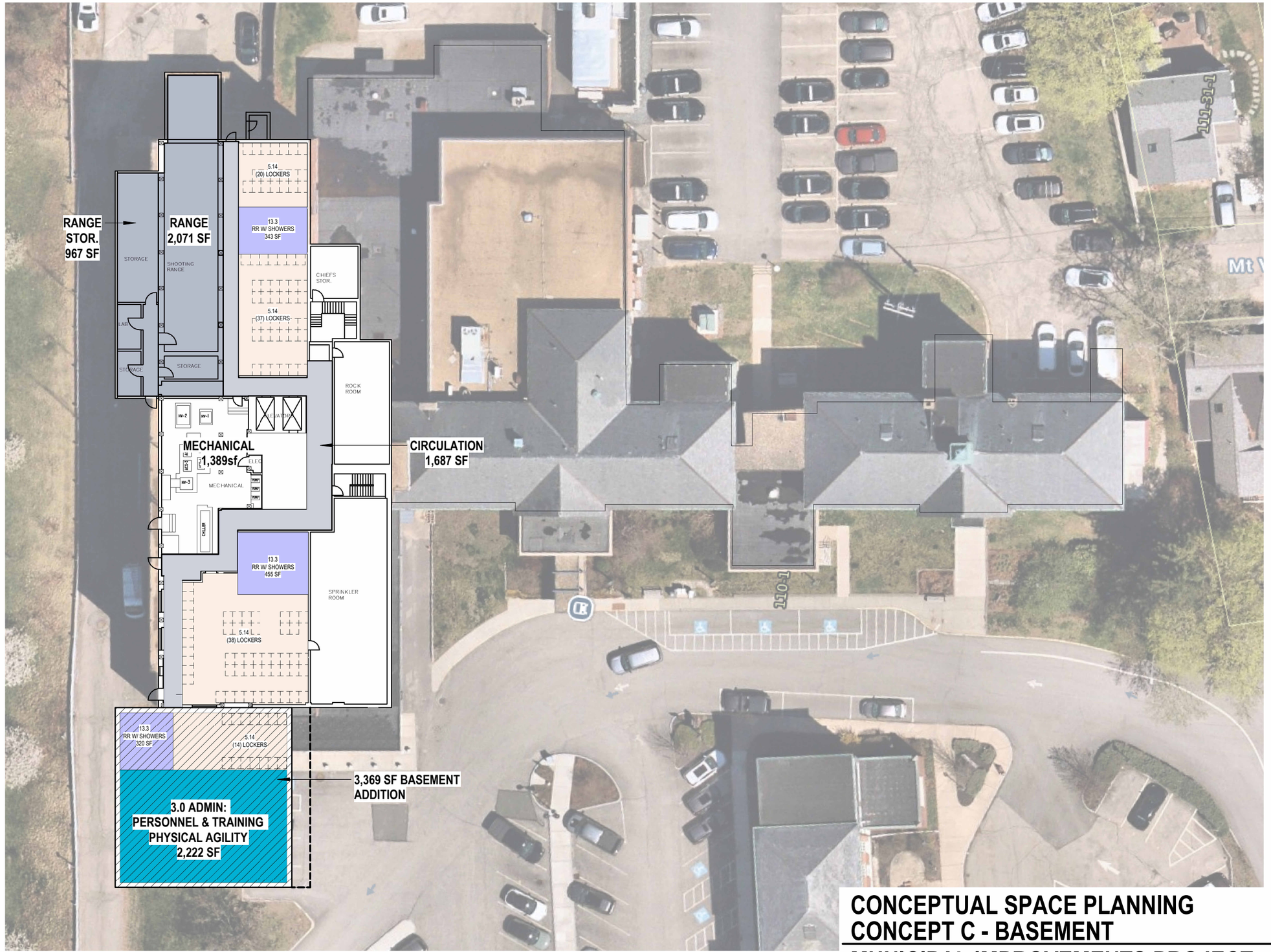
- **DPW Space Needs Assessment (2 months):** October – December 2026
- **Design (4 Months):** January – April 2027
- **Construction (4 Months):** May – August 2027

Committee Recommendation to City Council

Proposed Municipal Blue Ribbon Committee motion:

Move that the Municipal Building Blue Ribbon Committee recommend that the City Council adopt Final Concept C, including the revised third and fourth-floor, as the preferred design concept for the Municipal Complex Upgrade, consistent with the revised project cost estimate and phasing plan, for a total project cost of $58.6 million.

Related Attachments
Final Concept C with revisions to the 3rd & 4th Floors
Phasing Plan and Cost Estimates



DEPARTMENT LEGEND

- PATROL
- ADMIN: TRAINING
- FACILITY SUPPORT
- PD

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
  1. Main floor = **9,410 SF**
  2. Basement/Extra floor = **6,830 SF**
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies seperated
- Level of renovation is dependent on final design.

Note: #'s at beginning of department names correlate to previously provided SNA

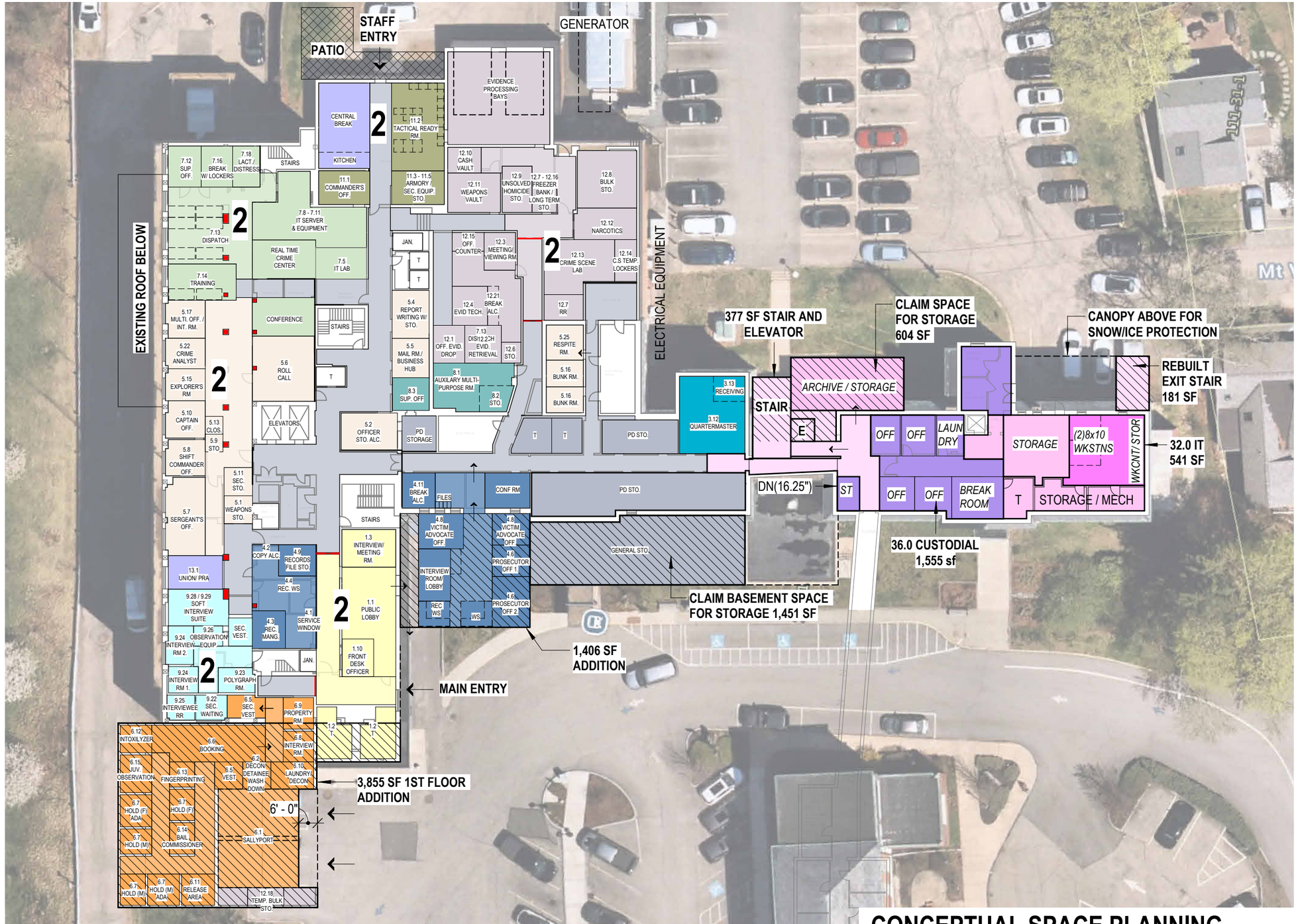
1 **CONCEPT C - BASEMENT**
1/32" = 1'-0"

CONCEPTUAL SPACE PLANNING
CONCEPT C - BASEMENT
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- PUBLIC ACCESS
- PATROL
- COMMS. & IT
- DETECTIVES DIVISION
- PROPERTY & EVIDENCE
- BOOKING & INTAKE
- COMMON AREAS
- RECORDS/ PROSECUTER'S OFFICE
- IT
- CUSTODIAL
- SERT
- FACILITY SUPPORT
- AUXILIARY
- ADDITIONS
- COMMON CIRCULATION

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
  1. Main floor = **9,410 SF**
  2. Basement/Extra floor = **6,830 SF**
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies seperated
- Level of renovation is dependent on final design.

Note: #'s at beginning of department names correlate to previously provided SNA

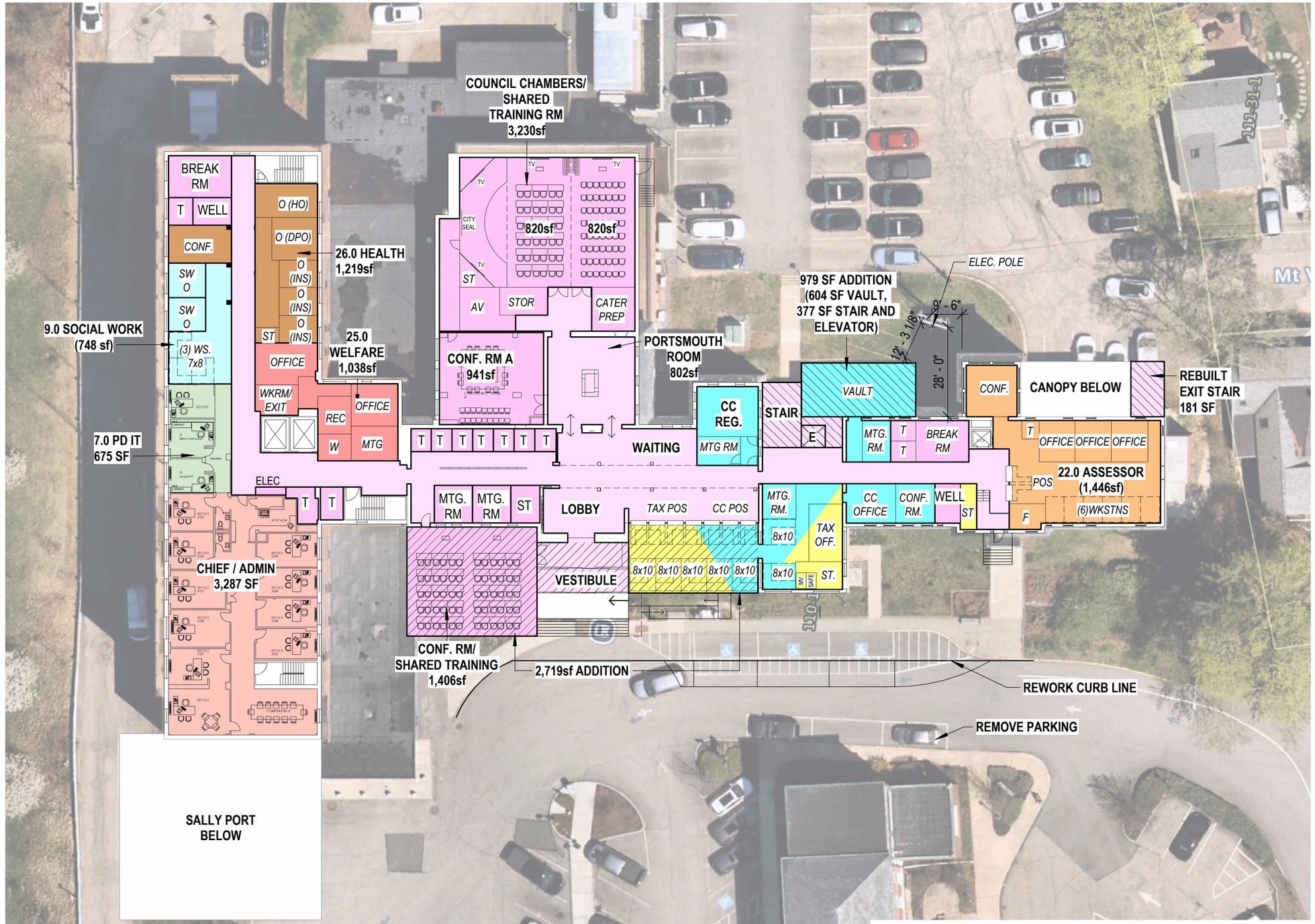
1 **CONCEPT C - FLOOR 1**
1/32" = 1'-0"

CONCEPTUAL SPACE PLANNING
CONCEPT C - FLOOR 1
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- ADMIN & CHIEF
- COMMON CIRCULATION
- COMMON AREAS
- WELFARE
- CITY CLERK
- HEALTH
- ASSESSOR
- TAX
- SOCIAL WORK
- ADDITIONS
- FLEX SPACE
- PD IT

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
  1. Main floor = **9,410 SF**
  2. Basement/Extra floor = **6,830 SF**
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies seperated
- Level of renovation is dependent on final design.

Note: #'s at beginning of department names correlate to previously provided SNA

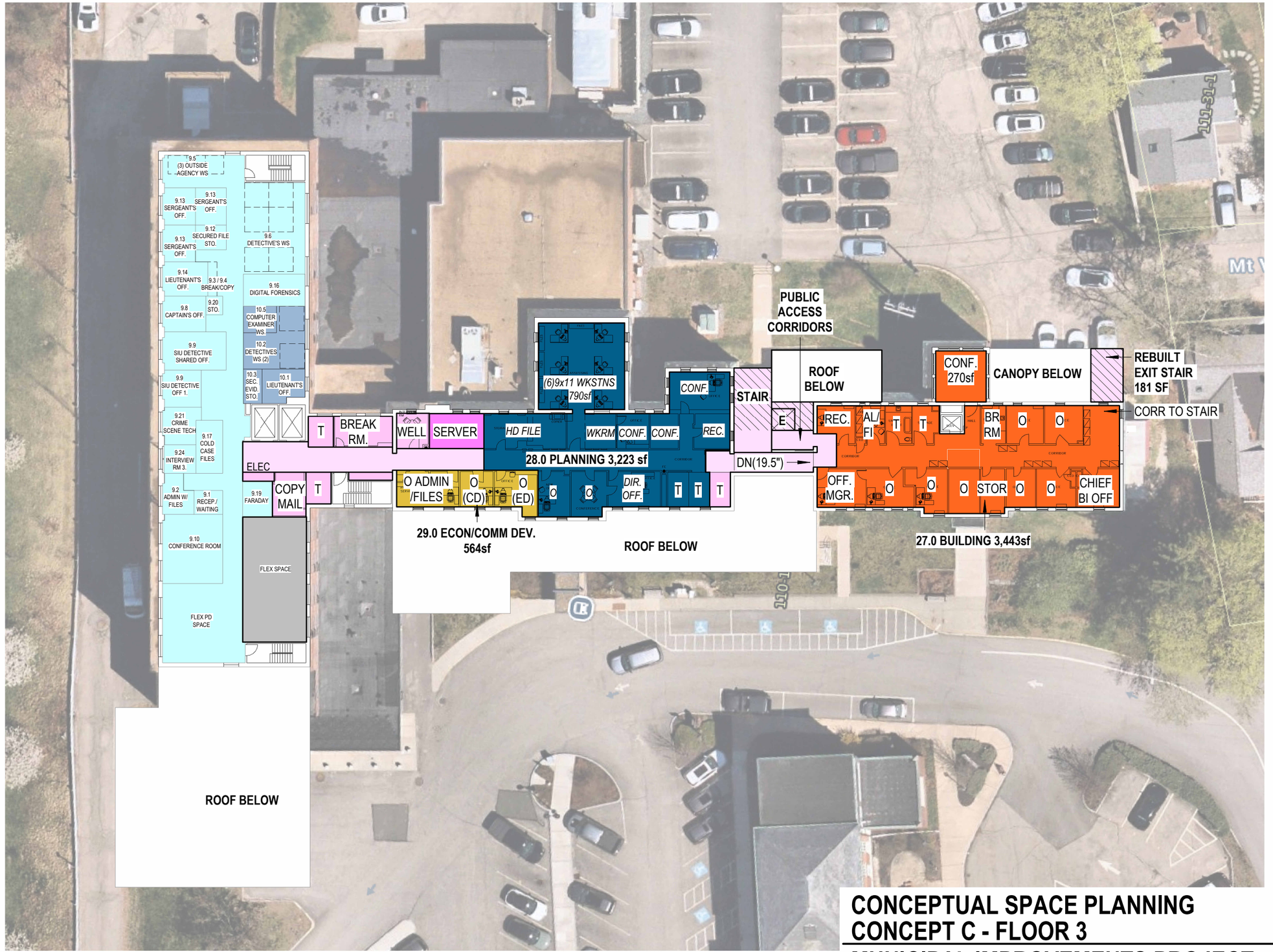
1 **CONCEPT C - FLOOR 2**
1/32" = 1'-0"

CONCEPTUAL SPACE PLANNING
CONCEPT C - FLOOR 2
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- DETECTIVES DIVISION
- COMMON AREAS
- BUILDING
- PLANNING
- COMMON CIRCULATION
- ECON/COMM DEV
- INTERNET CRIMES
- IT
- FLEX SPACE

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
  1. Main floor = **9,410 SF**
  2. Basement/Extra floor = **6,830 SF**
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies seperated
- Level of renovation is dependent on final design.

Note: #'s at beginning of department names correlate to previously provided SNA

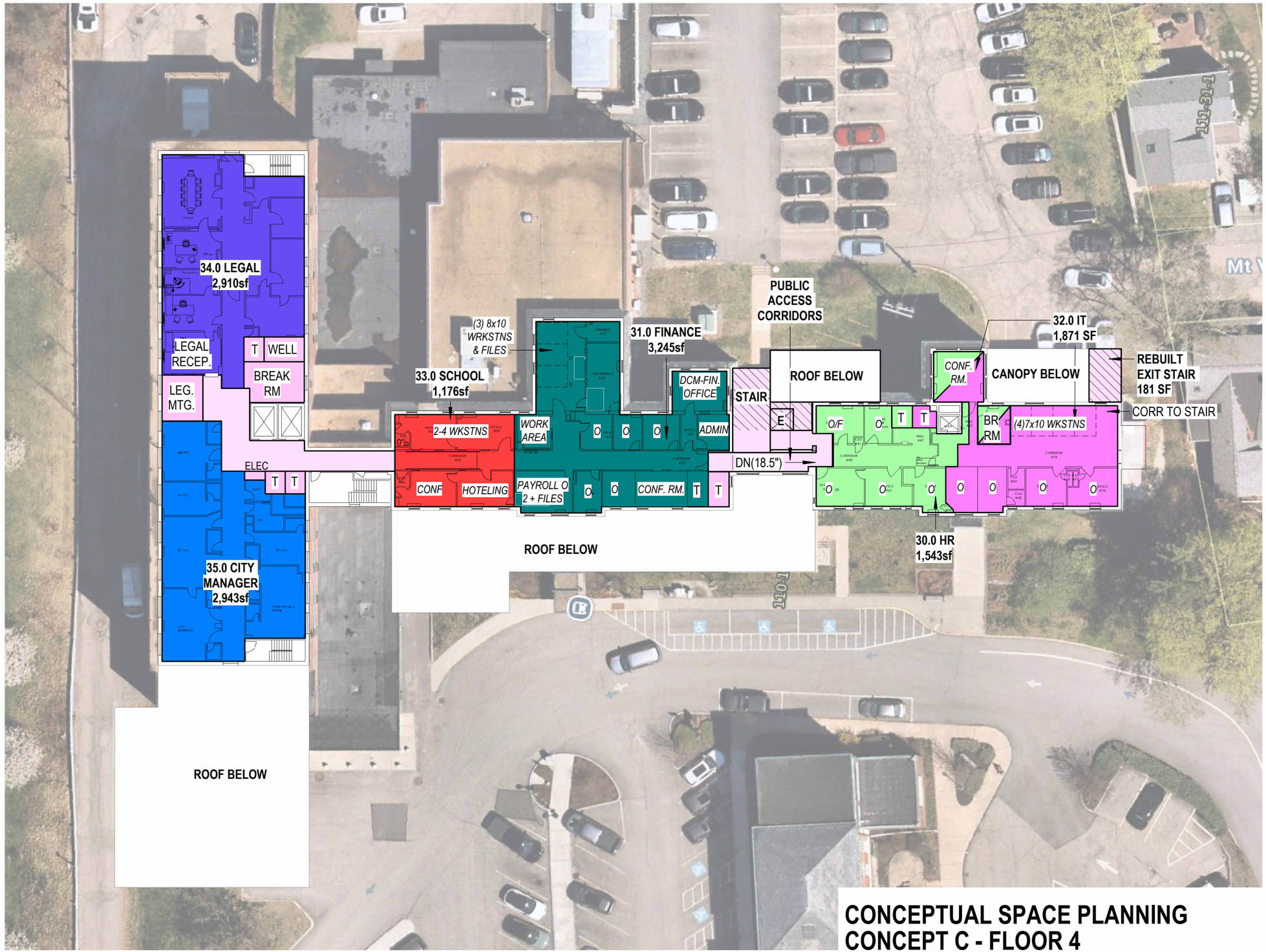
1 **CONCEPT C - FLOOR 3**
1/32" = 1'-0"

CONCEPTUAL SPACE PLANNING
CONCEPT C - FLOOR 3
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



1 **CONCEPT C - FLOOR 4**
1/32" = 1'-0"

DEPARTMENT LEGEND

- LEGAL
- COMMON AREAS
- COMMON CIRCULATION
- IT
- SCHOOL
- CITY MGR
- FINANCE
- HR

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
  1. Main floor = **9,410 SF**
  2. Basement/Extra floor = **6,830 SF**
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies seperated
- Level of renovation is dependent on final design.

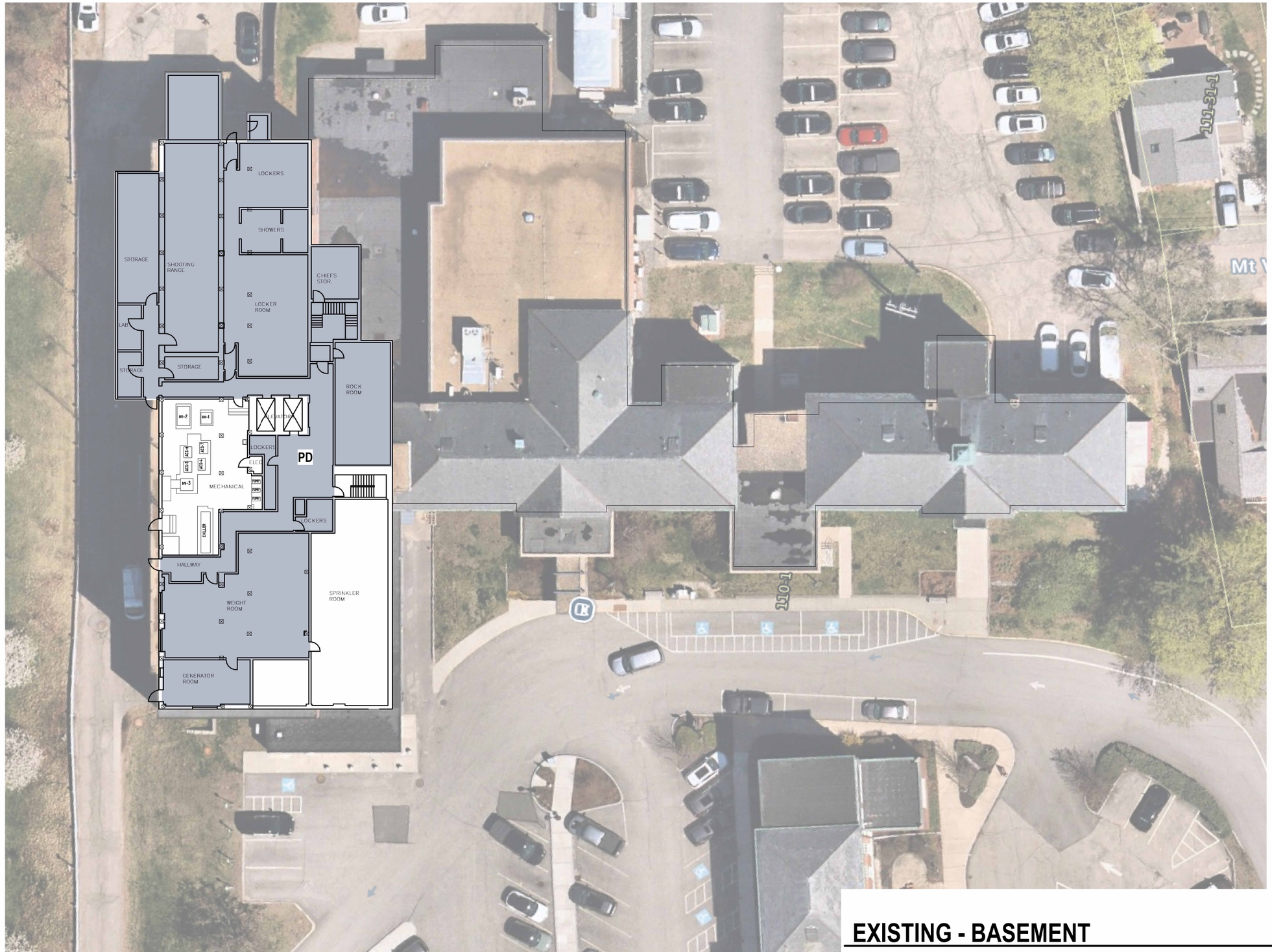
Note: #'s at beginning of department names correlate to previously provided SNA

CONCEPTUAL SPACE PLANNING
CONCEPT C - FLOOR 4
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- TAX
- HR
- ASSESSOR
- FINANCE
- CITY CLERK
- IT
- WELFARE
- SCHOOL
- HEALTH
- LEGAL
- BUILDING
- CITY MGR
- PLANNING
- CUSTODIAL
- ECON/COMM DEV
- PD
- COMMON AREAS
- ADDITIONS

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

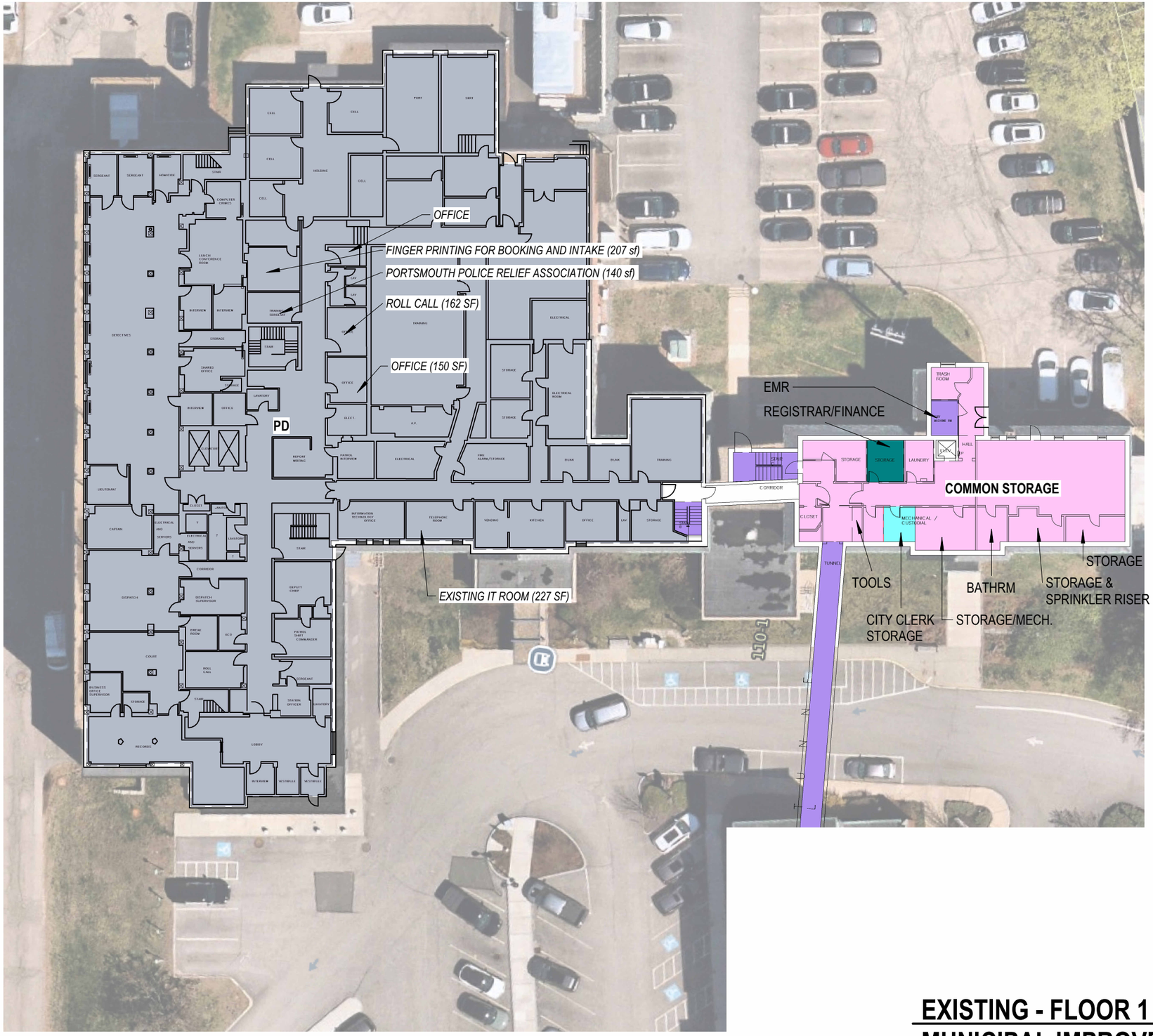
EXISTING - BASEMENT

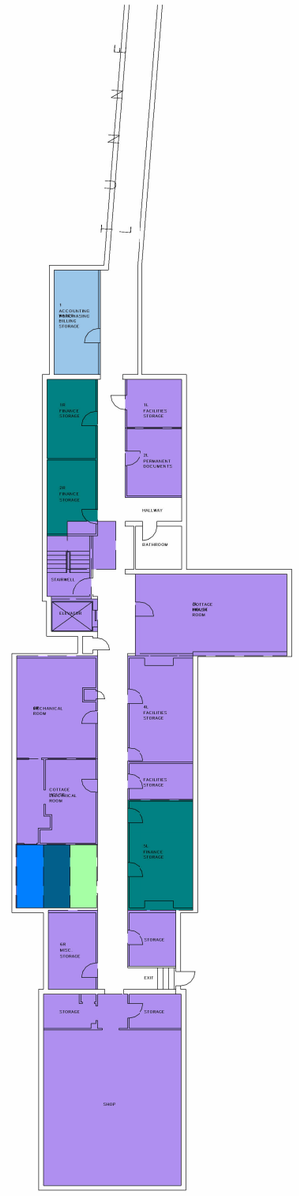
MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023





DEPARTMENT LEGEND

- TAX
- HR
- ASSESSOR
- FINANCE
- CITY CLERK
- IT
- WELFARE
- SCHOOL
- HEALTH
- LEGAL
- BUILDING
- CITY MGR
- PLANNING
- CUSTODIAL
- ECON/COMM DEV
- PD
- COMMON AREAS
- ADDITIONS

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

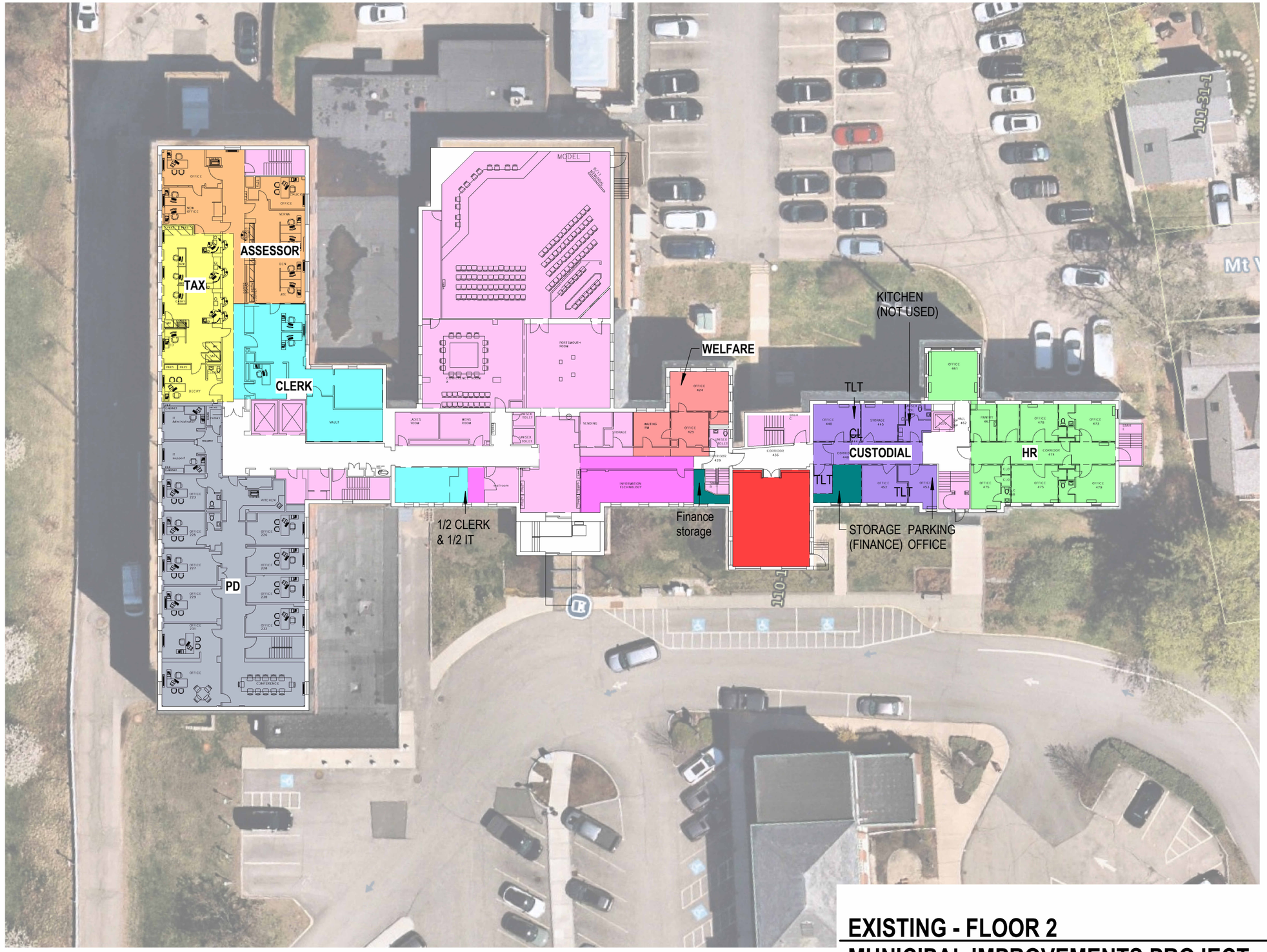
EXISTING - FLOOR 1

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- TAX
- ASSESSOR
- CITY CLERK
- WELFARE
- HEALTH
- BUILDING
- PLANNING
- ECON/COMM DEV
- COMMON AREAS
- HR
- FINANCE
- IT
- SCHOOL
- LEGAL
- CITY MGR
- CUSTODIAL
- PD
- ADDITIONS

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

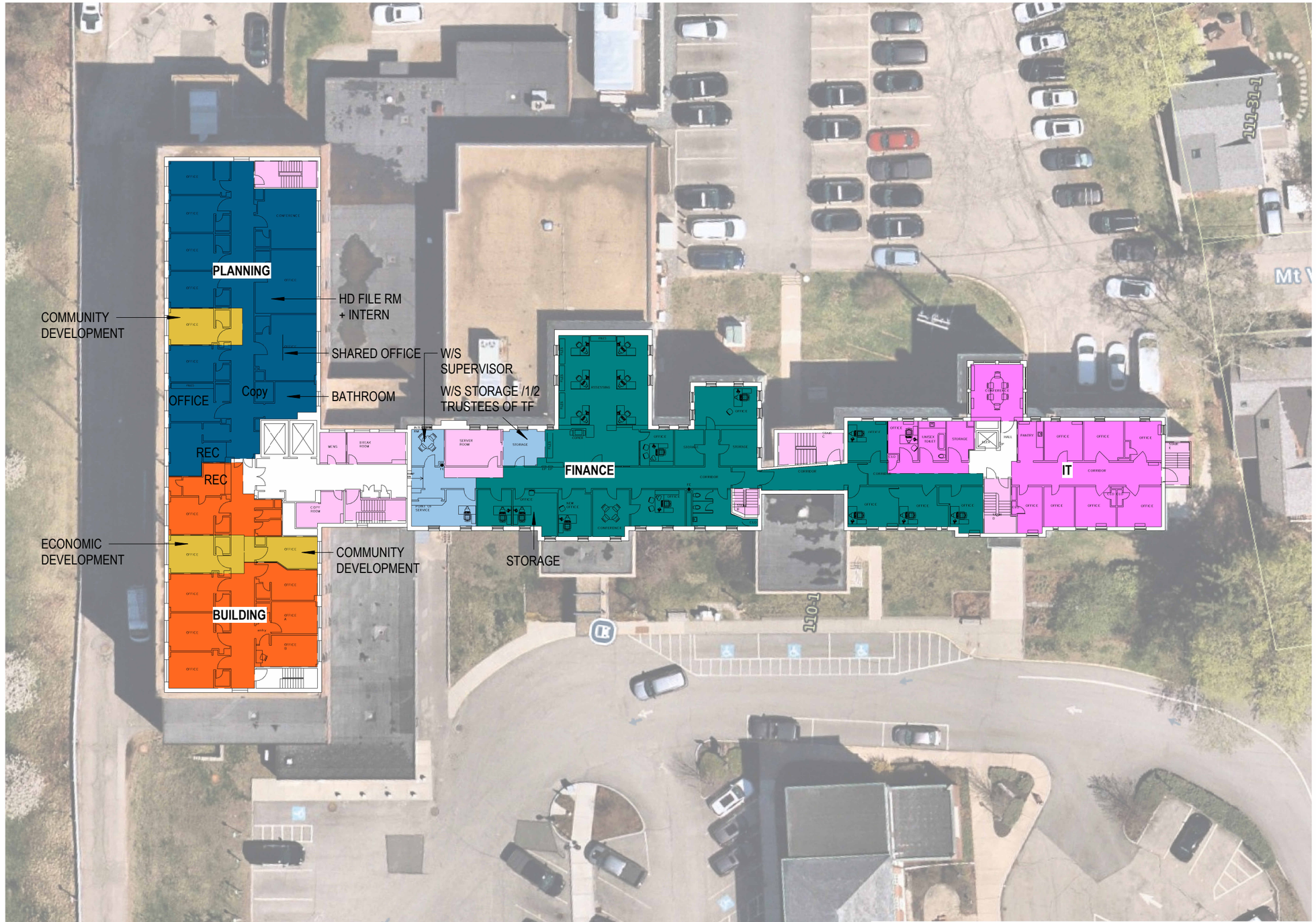
EXISTING - FLOOR 2

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- TAX
- HR
- ASSESSOR
- FINANCE
- CITY CLERK
- IT
- WELFARE
- SCHOOL
- HEALTH
- LEGAL
- BUILDING
- CITY MGR
- PLANNING
- CUSTODIAL
- ECON/COMM DEV
- PD
- COMMON AREAS
- ADDITIONS

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

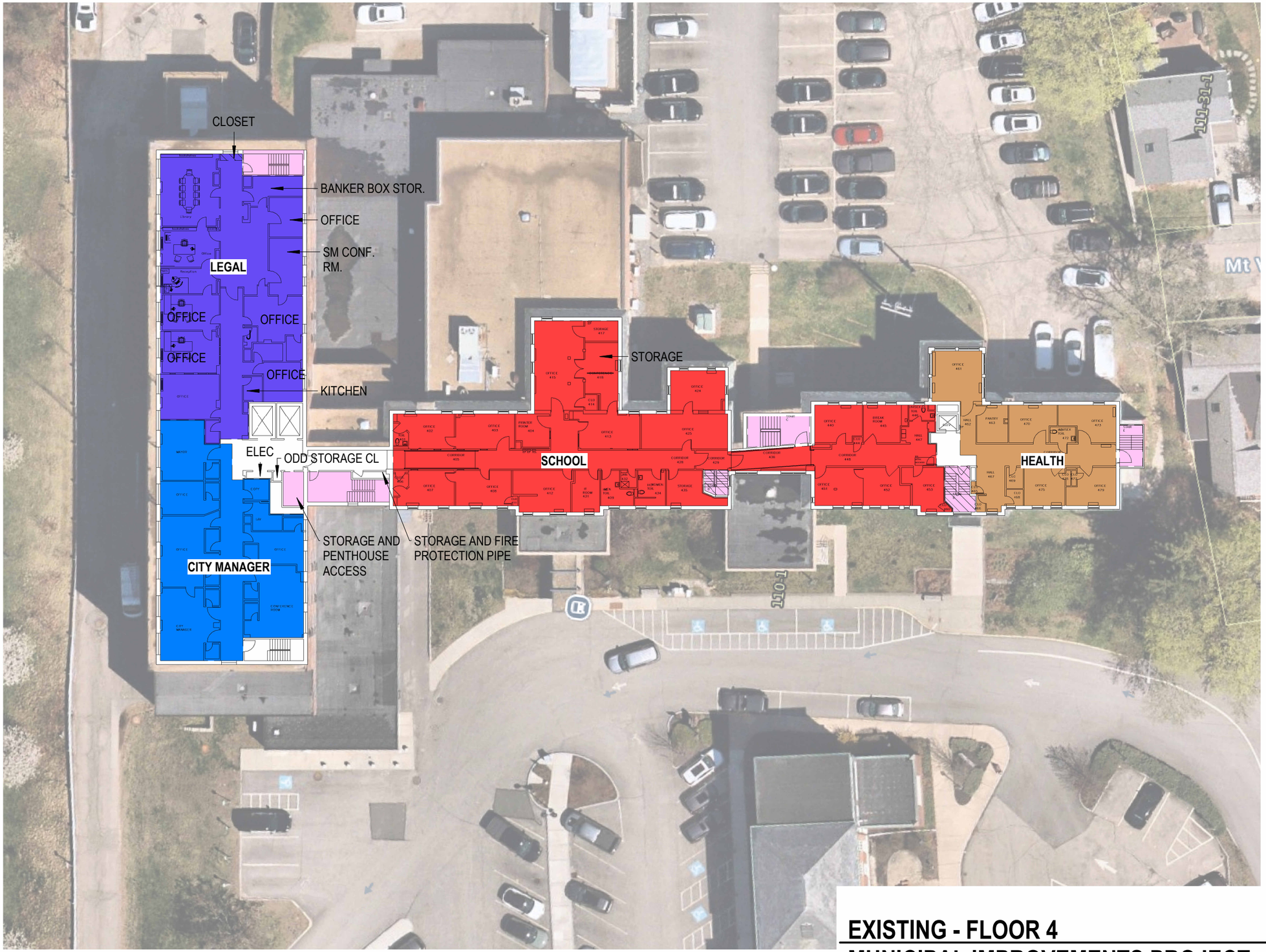
EXISTING - FLOOR 3

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



DEPARTMENT LEGEND

- TAX
- HR
- ASSESSOR
- FINANCE
- CITY CLERK
- IT
- WELFARE
- SCHOOL
- HEALTH
- LEGAL
- BUILDING
- CITY MGR
- PLANNING
- CUSTODIAL
- ECON/COMM DEV
- PD
- COMMON AREAS
- ADDITIONS

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

EXISTING - FLOOR 4

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



CONCEPTUAL SKETCH

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: NOT TO SCALE
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



CONCEPTUAL SKETCH

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: NOT TO SCALE
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023



CONCEPTUAL SKETCH

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: NOT TO SCALE
9/25/2026

JSA + ADG Architects Design Group

COPYRIGHT © 2023

Municipal Building Improvements Project

Frequently Asked Questions

Prepared for the Municipal Building Blue Ribbon Committee, City Council, and the public, providing answers to common questions about the Municipal Building Improvements Project. Cost and square-footage figures are preliminary estimates intended to show scale and possible tradeoffs, not final project scope or commitments. ***Last updated: September 25, 2026.***



About the project

What is the Municipal Building Improvements Project?

It is a plan to improve the City's municipal campus on Junkins Avenue, including the buildings that house City Hall operations and the Police Department. The goal is to address the Police Department's long-term operational needs while improving City Hall's accessibility, customer service, and building systems. The project seeks to maximize the value of a major public investment by addressing multiple municipal facility needs through a coordinated, campus-wide approach.

What is the Municipal Building Blue Ribbon Committee?

The Municipal Building Blue Ribbon Committee was established by the City Council to study the project, weigh options, and make recommendations to the City Council. Its work has included reviewing the space needs and department adjacencies, assessing the condition of the existing building, asking questions that helped develop and test concepts, and providing input on the phased plan approach.

Where can I learn more about this project?

The Municipal Building Blue Ribbon Committee's resources are on the City's website at the link below:
Municipal Building Blue Ribbon Committee Resources | City of Portsmouth

Didn't this start as a Police Department project? Why is it now bigger?

Yes. The work began as a plan for a standalone Police Department facility. As the design team studied the campus, it found that the City could address the Police Department's needs and long-overdue improvements to City Hall through one coordinated project. This approach would turn a single-purpose project into a more complete municipal solution.

Where is the project located?

This project is located on the existing municipal campus on Junkins Avenue. It would reuse the current City Hall and Police Department buildings rather than building at a new location.

Why renovate and expand the existing campus instead of building a new City Hall or Police Department elsewhere?

Continuing to use the Junkins Avenue campus allows the City to reuse its existing buildings and infrastructure while maintaining a centralized location familiar to residents. A new facility at another location would require the City to account for land, site development, utilities, parking, and construction costs in addition to the building itself.

Who is working on it?

The project is guided by the Municipal Building Blue Ribbon Committee, working with City staff and the City's design team. The design team includes JSA Architects and ADG, a police facility consultant. The work also draws on an earlier, separate Police Department staffing analysis. The committee reports to the City Council.

The concepts

What are Concepts A, B, and C?

The concepts are three design approaches the team developed and tested against the City's identified space needs and how departments relate to one another. Each takes a different approach to where additions go and how existing space is reused.

Have you chosen a final design?

No. The field has narrowed from three concepts to two: Concept A and a refined Concept C. Concept A remains a viable alternative. **The refined Concept C is currently**

the most fully developed and is the preferred alternative for continued study. No final design has been selected.

Why was Concept B set aside?

Concept B proposed a second story above the police sally port. This approach would have affected views across the site and created a less-than-ideal layout for victim and witness access and the Prosecution Office. After further study, Concept B was set aside because it was no longer the right fit.

Why does Concept C look like the best option?

Two main reasons: it has the smallest addition of the three concepts, and it places related departments and public services closest to where they need to be. Departments that frequently work together are located near one another, and resident-facing services are organized around a central point of service. Its new additions total about 9,410 square feet, compared with roughly 10,334 square feet for Concept A and 9,585 square feet for Concept B. It also captures usable lower-level space beneath the additions.

Do these concepts impact the view from City Hall?

Concepts A and C include a one-story sally port addition in front of the existing Police Station that occupies space currently used for parking and police and visitor vehicles. Both concepts were designed to minimize impacts on important views across the site, including views from Connors Cottage. Concept B was set aside because its second-story addition above the sally port would have had a greater impact on those views.

Concept C – view from South Mill Pond



Was there a City Council Work Session about this plan? Yes, the City Council held a work session on July 13, 2026, and the discussion included all three concepts. The presentation and the meeting recording are available here:

Microsoft PowerPoint - Council_Work_Session_07-13-26

https://www.youtube.com/watch?v=9KO0IJaPpmk

Cost and funding

How much will this project cost?

Detailed, phase-by-phase estimates have been prepared and will continue to be refined. The figures presented so far are preliminary and may change as the design and phasing continue to be refined.

The current total project cost is estimated at **$58.6 million,** including preliminary construction pricing, contingencies, soft costs, and anticipated inflation escalation.

Important note: This project would deliver a fully functioning Police Station, a renovated and more accessible City Hall with a central point of service for residents, a more efficient reconfiguration of departments, needed HVAC improvements, and reclaimed lower-level space.

Isn't a comprehensive municipal project more expensive than just a new police station addition?

Not significantly, and that is the key point. The estimated cost of expanding and renovating the Police Department at the existing campus was approximately $42 million. A new Police Department facility at another location was estimated to cost nearly twice that amount. In addition, City Hall requires substantial HVAC improvements regardless of whether the broader project moves forward. Those improvements are estimated at $10 million to $11 million.

Together, that is roughly $52 million to $53 million the City would spend over the next several years, while still leaving many City Hall space, accessibility, and customer service needs unaddressed.

By comparison, the proposed comprehensive municipal project is currently estimated at **approximately $58.6 million** (including contingencies and construction cost escalation). For an estimated additional investment of approximately $5.6 million to $6.6 million, the City would receive:

- A fully modernized Police Department facility
- A renovated, more accessible City Hall
- A central point of service for residents/customers
- A more efficient and functional organization of municipal departments

- ADA-compliant restrooms and wellness/nursing rooms
- All necessary HVAC upgrades
- Reclaimed and improved lower-level building space

The choice is not between spending $58.6 million and spending nothing. The City faces significant Police Department and City Hall HVAC needs. The question is whether to address only those needs or use the investment to improve the municipal campus more comprehensively.

Why are the City Hall HVAC upgrades part of the conversation?

They are needed with or without this project. Folding them into a single, coordinated effort avoids disrupting the building twice and allows the City to address mechanical systems and space improvements at the same time.

What does "capturing the basement at 50 cents on the dollar" mean?

When an addition is built, excavating and finishing the space beneath it costs roughly half as much as conventional new construction because the work is already underway above. Building that lower level now provides usable space for future needs at a lower cost than a separate project later.

Is the funding already in place?

The project has an established funding framework in the City's Capital Improvement Plan (CIP), originally based on the estimated $42 million for the Police Department alone. The current work is focused on confirming the appropriate scope and refining the cost estimate so the City can provide the most accurate update to that framework during the upcoming Fiscal Year 2028 CIP process.

Are the numbers final?

No. The figures are refined estimates intended to show the project's current scale, costs, and tradeoffs. Phase-by-phase estimates were presented to the Municipal Building Blue Ribbon Committee in September 2026 and are expected to be presented to the City Council in October 2026. **The total project estimate currently remains $58.6 million.** To maintain that estimate, the proposed work on the third and fourth floors was reduced from earlier versions of the plan.

The Police Department

Why does the Police Department need more space?

The Police Department has never operated in a space designed purposely to be a police facility. Current police operations are located in a building originally designed as a hospital. This leads to security, operational, and adjacency challenges that are not easily remedied.

The current facility does not meet the Police Department's operational needs, and the program is sized to serve the department through 2044. The plan provides properly designed space for core functions that the current building layout cannot support well.

What will the new police facility include?

A secure operational core: sally port, booking and intake, evidence, and dispatch, along with detective and investigative space sized for future needs. The new entrance includes a clear, private path for victims and witnesses off the main lobby, separate from the secure areas.

What is a sally port and how was the location determined?

A sally port is a secure, enclosed vehicle bay used to safely transport individuals in custody into and out of the Police Department. Its location is determined by security and operational needs, including guidance from the International Association of Chiefs of Police and the Commission on Accreditation for Law Enforcement Agencies. That guidance emphasizes the importance of locating the sally port adjacent to patrol, booking and intake, and release functions so individuals in custody can be processed and released without traveling through unsecured areas of the police facility.

At Portsmouth's municipal campus, the proposed location provides the safest and most efficient connection among these functions while working within the constraints of the existing building, site layout, and topography. It also reduces the need to move individuals in custody through stairs, elevators, or other constrained or public areas.

Will the Police Department stay operational and secure during construction?

Yes. The work is phased specifically so the Police Department remains secure and on-site throughout construction. Police functions must stay in an appropriate, secure facility at all times.

Does the plan account for the future of policing, such as real-time information or AI tools?

The design keeps the Department positioned for future needs. For example, it locates space so that tools such as a real-time information center could be added as those technologies mature. Decisions about adopting specific technologies rest with Police Department leadership; the building is designed to allow for those options.

City Hall and services for residents

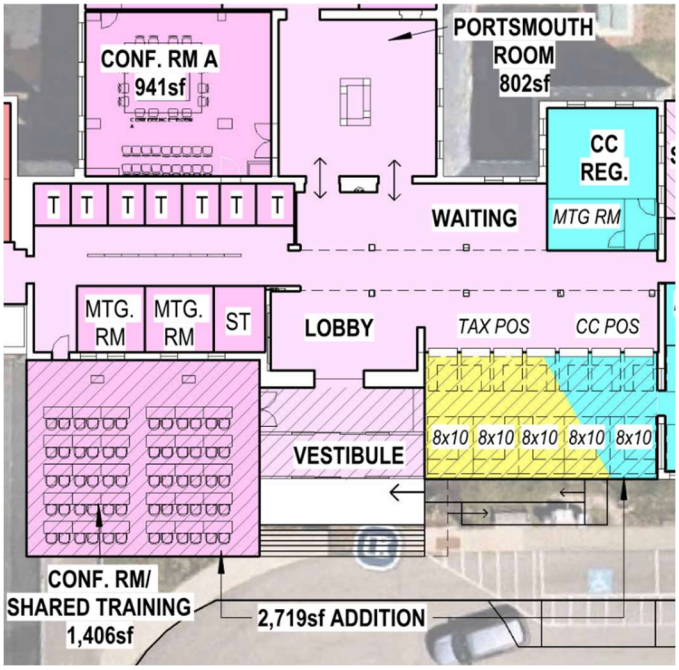
How will this improve service for residents?

The project would create a clearer, more efficient, and more user-friendly experience by establishing a central point of service at the main entrance, adding a new public elevator, improving accessibility, and grouping related services together.

What is a "point of service"?

It is a consolidated, public-facing area where residents can get help from City staff. The plan brings Tax, City Clerk, and Assessing (the most frequently used services) together near the new accessible main entrance, with Health, Welfare, and Social Work close by. A new elevator in the point-of-service area would provide easy access to the Planning & Sustainability and Inspections Departments.

Concept C – Point of Service – Tax and Clerk right off the entrance to City Hall



Will City Hall be more accessible?

Yes. Improving public access and accessibility is a central goal of the plan. Proposed improvements include a new entrance with a ramp, a public elevator, and a consolidated entrance that is easier to navigate.

Construction, phasing, and disruption

How will the work be phased?

The work would proceed in phases designed to keep essential functions operating. The campus will not be vacated, and the Police Department will remain secure and on-site throughout construction.

What is the "move once" approach?

The goal is for each department to relocate only once, directly into its permanent location, rather than moving multiple times during construction. This approach would minimize disruption, reduce the need for temporary space, and help control costs.

Will City Hall stay open during construction?

Yes. Services will continue to operate through the phased approach, with staff shifted as needed so the public can still be served. The City is currently looking at all options to ensure the public can access services during each of the phases of the project.

Will parking be affected?

There may be short-term parking disruption during construction, as with any project of this kind. The City will share updates as phasing plans are refined and temporary parking impacts are confirmed.

What about the Farmers' Market?

The Farmers' Market will need to relocate during certain phases of construction. It may be able to return to the Upper Lot once the project enters later phases.

How is the City planning to protect the historic cherry trees around South Mill Pond during the Municipal Building Complex construction?

The City recognizes the historic and community significance of the cherry trees. As planning advances, City staff are coordinating with the Trees & Public Greenery Committee, the Sister Cities Blue Ribbon Committee, and proponents of a related citizen CIP request to evaluate how the trees and surrounding landscape can be protected during construction and how public access to the area can be improved afterward. Specific protection measures will be identified as the design and construction plans are refined.

City and School Department locations

Is the School Department moving?

No final decision has been made. The current plan contemplates relocating most School Department central administrative functions to Portsmouth High School. This could free up space on the municipal campus, reduce the amount of new construction required, and support the phased "move once" approach. The School Board is expected to consider the proposed relocation by September 30, 2026.

Will any Departments leave the campus?

Under the current direction, all departments would ultimately remain on the campus except Water & Sewer Billing (which will relocated to the DPW Facility on Peverly Hill Road) and most of the School Department. Some departments may relocate temporarily during construction and return when their section of the building is complete.

Process, timeline, and getting involved

What are the next steps?

The team is continuing to refine the layouts and phase-by-phase cost estimates following reviews with the Municipal Building Blue Ribbon Committee on July 29 and September 9. Public outreach is also underway. In fall 2026, the refined project and the Committee's recommendations are expected to be presented to the City Council.

When will a final decision be made?

No final decision is made at this stage. Following continued cost estimating and public input, the Municipal Building Blue Ribbon Committee is expected to make a recommendation to the City Council in fall 2026. **The City Council will then determine whether and how the project moves forward.**

Concept C – view from Upper City Hall Parking Lot



How can the public weigh in?

Public input is an important part of the process and will help inform the project's continued development. Residents and stakeholders can provide feedback in several ways: at Municipal Building Blue Ribbon Committee meetings, through the online survey, and through additional community outreach. Meeting details are available on the City's website https://www.portsmouthnh.gov/city-municipal-meetings-calendar.

Project information was displayed at the City's Farmers Market booth on August 1 and August 29, 2026, to gather public input. The project concept, FAQ, and related materials are also on display in the City Hall lobby, along with a QR code linking to the online survey.

CONCEPT C | SUMMARY OF COSTS

	Phase Summary	Year	Estimated Construction Cost	Estimated Cost with Soft Costs	Cumulative Total
PHASE 0	Design & Enabling	2027	$ 931,691	$ 4,915,614	
PHASE 1	Detectives	2028	$ 8,954,961	$ 10,112,564	$ 15,028,178
PHASE 2	Police Department Floor 1	2028	$ 3,343,554	$ 3,817,190	$ 18,845,368
PHASE 3	Sally Port Addition	2029	$ 4,946,878	$ 5,546,934	$ 24,392,302
PHASE 4	Police Department Floor 1 & B	2029	$ 6,395,862	$ 7,171,680	$ 31,563,982
PHASE 5	Municipal Additions	2030	$ 12,083,700	$ 13,867,260	$ 45,431,242
PHASE 6	Council Chambers/Flexible Training	2031	$ 2,788,117	$ 3,253,638	$ 48,684,880
PHASE 7	PD Admin and Public Health	2031	$ 3,595,856	$ 4,077,593	$ 52,762,473
PHASE 8	4th Floor	2032	$ 2,922,842	$ 3,427,752	$ 56,190,225
PHASE 9	3rd Floor	2032	$ 1,920,361	$ 2,418,414	**$ 58,608,638**
		Total	$ 47,883,822	**$ 58,608,638**	

Portsmouth PD & Municipal Complex
Phasing and Costs
9/25/2026