

MICHAEL J. TULLY  
TOWN ADMINISTRATOR  
mtully@northhampton-nh.gov



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862  
TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE of the TOWN ADMINISTRATOR

**REQUEST FOR PROPOSALS**

**Design-Build Services for Municipal Buildings**

**A. Invitation and Project Description**

The Town of North Hampton, New Hampshire is soliciting proposals from qualified firms to provide design-build planning services for new town facilities to include the following departments: Police, Fire and Ambulance and Town Administration Offices. The firm selected by the Town of North Hampton will prepare site analysis plans, proposed site plans and building plans, schedules, and cost estimates, as well as computer generated 3-D images to support development of this project. Continuity of operations and public/pedestrian safety should be paramount in the design/redesign of all functional operations. It is the intent of the Town to continue from the planning services stage to design development and eventual construction. Therefore, the Town reserves the right to continue to contract with the selected firm to provide all services necessary to complete design and construction of the facilities.

**B. Project Schedule**

Selected milestones related to this project include:

- |  |                                   |
|--|-----------------------------------|
| 1. Request for Proposals available         | <i>September 30, 2020</i>         |
| 2. Mandatory walkthrough (choose one date) | <i>October 14, 15 2020 at 2pm</i> |
| 3. Deadline for receipt of questions       | <i>October 23, 2020 at 4pm</i>    |
| 4. Responses to Requests for Proposal due  | <i>December 4, 2020 at 4pm</i>    |
| 5. Interviews and questions                | <i>(As may be needed)</i>         |
| 6. Firm selected and notified              | <i>December 14, 2020</i>          |
| 7. Design-Build services commence          | <i>December 15, 2020</i>          |
| 8. Master planning services complete       | <i>March 2021</i>                 |

### **C. Scope of Services**

The following outlines the scope of services for the planning study:

1. Review background materials provided by the Town of North Hampton including but not limited to attachments 1-9 provided at the end of this RFP.
2. Organize and facilitate a project kickoff/visioning meeting with all Town departments and interested parties.
3. Evaluate the existing municipal buildings site for project development and constraints. This includes an existing conditions evaluation of the buildings at the Atlantic Avenue municipal building site. Based on this evaluation, recommend the design best suited for the municipal facilities.
4. Develop conceptual site and building designs of up to three options on the selected site. Conceptual site plans, floor plans and elevations are required. Three dimensional designs are requested.
5. Prepare total project budget including all construction costs and soft costs. Provide a breakdown of each building and related site costs.
6. Prepare preliminary project schedules.
7. Provide final planning study document to include the deliverables noted above.

\* Attachments 1-9 include design and construction options for a new library on the municipal campus. Voters passed a warrant article in March of 2020 to build a new library on Town owned property at map/lot 007/138, more commonly known as the Homestead Property, at the corner of Atlantic Avenue and Alden Avenue. Access to the new library will be from the existing curb cut on the Town owned property at map/lot 007-145 which currently houses the existing library and Town Clerk's office. For more information regarding the design and construction, including timelines, please contact the Town Administrator.

### **D. Proposal Requirements**

Please provide ten (10) copies of your proposal that includes the following information:

1. Overview and description of your firm, including your relevant experience, resources for design, estimating, and project management, and your ability to implement the project on an integrated design-build basis.
2. List no more than three of the most relevant projects your firm has completed. Provide a narrative, building size, project delivery method, project team members, and a reference for each project listed. Also provide the initial and final contract values, and the initial and actual dates of substantial completion for each project.
3. Identify your project team members, their proposed roles, and relevant experience. Provide a detailed resume for each project team member.
4. Indicate the proposed process for the planning services and future phases of design and construction of the project(s). Provide an outline of all deliverables for this project, and a clearly detailed statement of the scope of services you intend to provide as outlined in Section C above.
5. Submit your proposed fee to deliver all planning services included within your proposal. Your fee for such services should be itemized by task and by individual team member and include an hourly rate sheet. Provide a list of reimbursable expenses and their estimated value.

#### **E. Selection Criteria**

Criteria to be used for selection of the successful firm will include, but not be limited to, the following:

1. Relevant experience and qualifications of the firm, particularly in completing municipal projects and working in collaboration with municipal officials.
2. Relevant experience and qualifications of individual members of the project team.
3. Ability to provide services necessary to carry out the entire project on an integrated design-build basis.
4. References from past clients.
5. Overall responsiveness of the proposal to needs of the project.
6. Fee proposal.

## **F. Proposal Deadline and Delivery Requirements**

Ten (10) copies of your proposal (including at least one with original signatures) must be received by Town of North Hampton by **4 pm on December 4, 2020** at the following address:

*Michael J. Tully, Town Administrator  
233 Atlantic Avenue  
North Hampton, NH 03862-2352  
(603) 964-8087*

Proposals received after this date will not be considered. No facsimile or electronic submissions will be accepted.

## **G. Mandatory Walkthrough**

A mandatory walkthrough of the site and a pre-proposal submission meeting will be conducted at **2pm on October 14<sup>th</sup> and 15<sup>th</sup>, 2020** at the site at 233 Atlantic Avenue.

## **H. Questions, Additional Information and Addenda**

All inquiries regarding uncertainties or exclusions in the terms or intent of this Request for Proposal should be sent via e-mail to [mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov) no later than **4pm on October 23, 2020**.

## **I. Reservation of Rights**

The Town will not provide compensation to respondents for the cost of preparing proposals in response to this RFP. The Town reserves the right to reject any or all proposals. The Town further reserves the right to solicit additional information and hold interviews with one or more of the respondent firms. All respondents will be notified of the outcome of the selection process.

MICHAEL J. TULLY  
TOWN ADMINISTRATOR  
mtully@northhampton-nh.gov



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 1

**TOWN OF NORTH HAMPTON --- MUNICIPAL CAMPUS**

**An Analysis of Needs, Opportunities, and Alternatives**

**FINAL REPORT**

**Victor D. Azzi, PhD, PE  
Consulting Engineer and Planner**

**April and May 2012**

# TOWN OF NORTH HAMPTON --- MUNICIPAL CAMPUS

## An Analysis of Needs, Opportunities, and Alternatives

	page
PREFACE AND BACKGROUND	3
ANALYSIS AND RECOMMENDATIONS	3
IMPLEMENTATION, MAINTENANCE, TIMING, and SCHEDULING	5
THE WARRENSTREET PLAN	6
FURTHER CONSIDERATIONS, DEFINITIONS, EXPLANATIONS, AND ALTERNATIVES	7
Two-Story v. One-Story Buildings	7
One Building v. Two Buildings for NH Public Library and NH Town Offices	8
Fire/Rescue Department Building Needs and Opportunities	9
Building Committee	9
Building Consultant	10
Building Material Options and Trade-Offs	10
Sustainable, Green, and LEED Practices	11
Project Cost v. Construction Cost	12
The Phases of Architectural Design	12
Project Delivery Alternatives	13
TIMELINES	14
GRAPHICS	14
APPENDIX	15

# **TOWN OF NORTH HAMPTON --- MUNICIPAL CAMPUS**

## **An Analysis of Needs, Opportunities, and Alternatives**

### **PREFACE AND BACKGROUND**

The Town of North Hampton has a unique opportunity to develop a Municipal Campus composed of a set of Municipal buildings on Atlantic Avenue that will better serve the needs of the townspeople along with the needs of the people in Town government within the facilities that house the Town Administrative Offices, the Fire and Rescue Department, the Police Department, the North Hampton Public Library, the Town Hall, and the Historical Town Office building (originally built and used as the NH Public Library).

This summary report relies and builds strongly on the various studies undertaken and reports that have been prepared in recent years, some dating back to the year 1999; these include internal assessments and reports by the Fire and Rescue Department (2004), the Police Department (2004), the North Hampton Master Plan (1999), and the Patience Jackson Library Assessment (2001, 2008) and a recent proposed "Timeline" for the North Hampton Public Library. The essential substance of these reports, along with the information gleaned from meetings and conversations with members of the North Hampton Town Administration and CIP Committee, and brief visits to and cursory tours of the various existing buildings, viz. the Police Department, the Fire and Rescue Department, the Town Administrative Offices, the North Hampton Public Library, the Historical Town Office building, and the Town Hall.

Two detailed earlier assessment, programming, and planning studies were undertaken and reported by Dennis Mires, AIA, of The Architect (2001), and Jonathan Halle, AIA, of Warrenstreet Architects (2011). I have reviewed, critically, the data gathered, tabulated, priced, and projected by these studies and judge them to be factually correct. Seeing no reason to duplicate, replicate, or reconstruct the work of others, I use their results as the basis for my own observations, conclusions, and recommendations presented herein.

### **ANALYSIS AND RECOMMENDATIONS**

In the following list, I would like to frame my conclusions and recommendations regarding the existing operations, the existing facilities, and what the future process and facilities might include. To the informed and initiated, some of these items may go without saying, but, for completeness, I include the following:

- (1) Town Administrative Offices need more and better space.



- (2) The Fire and Rescue Department needs more and better space.
- (3) The Police Department needs more and better space.
- (4) The North Hampton Public Library needs more and better space.
- (5) The building presently housing the Fire and Rescue Department and the condition and functional location (along with adjacency to the Police Department) indicate that, were it to be renovated and expanded, it could well serve the needs of the Fire and Rescue Department and the townspeople for years to come.
- (6) The building presently housing the Police Department and the condition and functional location (along with adjacency to the Fire and Rescue Department) indicate that, were it to be renovated and expanded, it could well serve the needs of the Police Department and the townspeople for years to come.
- (7) The existing building which presently houses the North Hampton Public Library does not well serve the needs of the NHPL, its staff, its patrons, and the townspeople.
- (8) The NHPL should be housed in a new building, planned, programmed, designed, and built to accommodate the needs of the NHPL, going forward, in a time of changing needs for public libraries, based on a vision and mission of the NHPL and other public libraries in a world of these changing needs and technologies.
- (9) The new NHPL building should be built on the town-owned "Homestead Site" in the southwest corner of the Municipal Campus. I expect that, like many town libraries, the mission and programming for a new Library building will include, among the important elements of the library, an expansion of their role as the cultural and community center of Town of North Hampton.
- (10) The design, construction, and existing condition of the existing NHPL building make that building likely not amenable to an economically feasible renovation, without major compromises, to suit the needs of the North Hampton Town Offices, now and into the future.
- (11) A new building, specifically planned, programmed, sited, and built to house the NH Town Administrative Offices, should be built on a site in the general location of the existing NHPL.
- (13) The classic old stone Historical Town Office building should be preserved and reserved for special purposes as, e.g., the North Hampton Historical Society, and other

Town functions. Efforts could be undertaken (if not already) to place the building on the National Register of Historic Places.

(14) The historical old Town Hall building, recently renovated and restored, should continue to exist at its present site, to be used as a meeting hall and related functions, for which it is well suited. This building should be kept well maintained. Along with its principal uses, it could have flexible and beneficial uses, including use as “swing space” for other operations, as the variety of planned disciplined moves take place during periods of disruptions, dislocations, temporary accommodations, relocations, demolitions, renovations, and expansions take place in a series of actions over some period of time to create the Municipal Campus.

(15) Clearly, the implementation of a plan, which includes the elements summarized above, depends on the first moves to be initiated by the Board of Trustees of the North Hampton Public Library to secure the building site, to conclude a successful fund-raising campaign, to retaining an architectural firm (at least) through Programming and Schematic Design, and to campaign to convince the North Hampton townspeople that a new library building is something they want to help underwrite. It is my understanding that the Trustees are eager to move expeditiously with this project.

## **IMPLEMENTATION, MAINTENANCE, TIMING, AND SCHEDULING**

The creation of a Municipal Campus, as envisioned here, will depend on the successful implementation of a well-reasoned overall timeline, along with a number of subset timelines representing each of the components described above. These subset timelines represent the needs and actions required for each of the various buildings, existing or new, that make up the overall Municipal Campus Plan.

The subset plans should include, among other things, plans for continued maintenance of existing buildings to ensure their continued availability and proper functionality to serve the needs of the various departments to serve their various public functions. The interim maintenance, depending on the details of each building and its particular needs while waiting in queue for its turn for renovation or replacement, should be considered and informed by the ultimate outcomes planned for that building and, in general, kept to a minimum as required only to bridge to the ultimate renovation and/or expansion or demolition. For example, electrical, plumbing, heating, cooling, and roofing repairs should take place as and when needed, based on function and life safety, but cosmetic issues like the repair or replacement of exterior wall plastic (vinyl) siding can be safely deferred to the ultimate resolution of that building.

## THE WARRENSTREET PLAN

I like the Warrenstreet Plan. I like the scope, approach, and analysis of the Warrenstreet Architects study that leads them to propose the North Hampton Municipal Campus, Concept 1, albeit with some possible modifications or exceptions. I support the analysis and projections of the space-programming study for the various departments and buildings, and the likely projected costs for "construction costs" and "project costs" for each component. [The included cost analyses will need to be updated to include additional "escalation" costs to the dates projected for the construction start for each component; the three percent per year is a reasonable working number at this time].

I believe that further analysis could show that combining and integrating several elements from "Concept 2" into the basic "Concept 1," could be the basis for a more optimum solution at this time to serve the future needs of the Town of North Hampton. This would include not only a new Library building on the Homestead site but also a new Town Offices building on the present library site. I believe the existing library building, built on a concrete slab-on-grade, would need too much additional and costly renovation to make it suitable for a Town Offices building; this work would include costly replacement of the building's infrastructure, e.g., heating, plumbing, cooling, and electrical upgrades or replacement, along with windows, insulation, roofing(?), interior walls, floors, and finishes, etc... I see few redeeming features in this building. It may be more expedient and less costly to raze the existing building and replace it with a more architecturally-appropriate wood-frame building without having to compromise the result as related to size, function, and layout, and siting location as it relates to the neighboring buildings on the Municipal Campus. Further, the design and construction of such a new building would have the additional latitude of site layout, shape, footprint, and character to serve the particular architectural and functional needs for the Town Offices, for now and into the future.

I like the potential of trade-offs between some elements of Concept 2 that could be integrated into Concept 1. For example, if the footprints of the Fire and Rescue Department and Police Department buildings of Concept 1 were to be replaced by the footprints of Concept 2, along with a more rectangular or oblong building for the new Town Offices building on the current Library site, that would permit a traffic, parking, and circulation connection along the rear or northern portion of the Municipal campus. This could lead to different or better traffic entering/exiting patterns, possibly one-way, from Atlantic Avenue and from Alden Road.

I like the view and exposure of the elevations of the various buildings as seen from Atlantic Avenue.

I like the "New Memorial Garden" as depicted in Concept 1.

## FURTHER CONSIDERATIONS, DEFINITIONS, EXPLANATIONS, AND ALTERNATIVES

### Two-Story v. One-Story Buildings

I would like to raise a question about the apparent focus on one-story buildings. It may be that others know something about the geotechnical subsurface conditions at the various building-siting opportunities at the Municipal Campus, so as to preclude some of the siting possibilities. However, in this region of the country and with our climate, our buildings are best built on foundations that rest on footings that are at least four feet below grade. When bedrock exists at shallow depths, it is sometimes prudent to settle for a concrete slab-on-grade or slab-on-bedrock, forgoing the creation of a lower level or basement. Further, with our snow loads and concerns for architectural character, we typically have buildings with significant roof slopes. Thus, we have functional space to gain by having attics and basements, where possible, representing volumes of space that can be used to accommodate storage, infrastructure equipment, and often much more.

The number of stories in a building should be given further consideration. In the Municipal Campus, the question as I see it is whether the scale of the campus and its site, along with the purpose of the buildings, should have them be one story or two. Buildings of more than one story (with or without attic and/or basement) are more compact, have a smaller footprint, consume less energy to heat and cool, leave greater green space, and have construction efficiencies which often make them less costly to build. Consuming less building site, and preserving more green space, results in a more appealing welcoming site now, and leaves more potential building site available for future growth and expansion.

A two-story building would be less costly to build and operate. The specific cost difference would be determined by the layout, design details, construction materials, and more. Cost differences would be largely related to the extent of the foundations, roofs, exterior walls, insulation, plumbing-, heating-, cooling-, and electrical-systems. An elevator would be required for a two-story building, a cost usually not borne by a one-story building. However, even in a building where normal operations are expected to occur on one floor, it may be prudent to include an elevator. An elevator, whether in a one-story or two-story building, would be used to include access to the lower level or basement (if one exists) or to the attic (if one exists), creating good potential for access to equipment and storage in the present and short term, and for functional expansion in the future.

Further, two-story buildings may allow more alternatives for parking and vehicular and pedestrian circulation solutions that would serve the overall needs of the many activities on this campus. Clearly, there are trade-offs which should be posed and evaluated objectively. For example, one-story operations are said to be more easily staffed and monitored, as

many library directors would prefer, but at what other costs? Each building with its own needs, program, and character, deserves its own analysis.

I would estimate the overall cost savings of a two-story building, when compared to a one-story building, of a quality and design that I would expect to be considered for the North Hampton Municipal Campus, would be on the order of fifteen percent.

Construction cost, operating cost, and energy efficiency should be an important ingredient in most of the decisions that will affect the design details, choices of materials, and construction means and methods for each of the project components or phases, whether for new construction or renovations. The building committee(s) in North Hampton, representing each of these projects, should endeavor to engage architects and other design professionals, as well as builders in the various possible building modes, who share the same values and concerns.

### **One Building v. Two Buildings for NH Public Library and NH Town Offices**

In a constructive wide-ranging discussion that accompanied a consideration of the Draft Report, the question was raised and briefly discussed about the possibility of accommodating the needs of the NH Public Library and the NH Town Offices in one larger new two-story, combined building. The single-building approach would present new siting and site-planning opportunities, would conserve precious Municipal Campus site space for more parking space now, if necessary, along with more site space for future expansion of building, circulation, and parking space. This approach deserves further serious study, particularly among those representing the two principal users – the Public Library and the Town Offices. There may be arguments against this happening, including organizational and administrative issues, about identity and the special role and autonomy of the Public Library and its Board of Trustees, about the affect on the upcoming fund raising capital campaign, and likely other issues to be identified, discussed, and reconciled.

If sufficient interest and possible support were to exist, I believe that a detailed study would show that other benefits would accrue to the Town as related to the costs of building planning, siting, programming, and design, as well as the cost of construction and the continuing costs of operations. Construction economies would include the costs associated with building size, possibly-shared spaces and meeting rooms, exterior circulation, interior circulation, foundations, roofs, exterior walls, insulation, elevator(s), heating, cooling, plumbing, electrical service, along with operational costs. On the other hand, the Trustees or others may see a need to demonstrate that the North Hampton Public Library is not a Town department but has a special role, by statute, and that, within the State and Community, that is best fulfilled and demonstrated by a separate uniquely-identified stand-alone building that would best represent that status.

A combined building would need to be planned, programmed, and designed with great care to assure that the programmatic needs, functions, and operations of each tenant were not compromised. Such a building could have two separate entrances, one for each principal tenant, or one exterior entrance with a shared lobby or a shared portico. It could have shared elevator(s), shared meeting room(s), shared equipment room(s), shared infrastructure, and perhaps more. However, this approach would need to be developed with some caution as the size of this combined building, although likely to be more efficient than two separate buildings, might produce a building of a size and appearance that would be out of scale with the neighboring buildings in the Municipal Campus.

A possible bonus of this approach would be that this “combined building” could be sited in a fashion where it would connect, physically and functionally, to the Historical Town Office Building (the original Library Building). In so doing, the major new building would pay homage to the special historic building by integrating its use into the overall Town program, thereby giving it the stewardship attention, oversight, care, maintenance, and upkeep that would keep it relevant through its daily use. This approach would bring on a new architectural challenge that would require an architecturally-sensitive, meaningful, functional, cost-effective design that would keep the historic building from looking like an artifact or irrational appendage.

### **Fire/Rescue Department Building Needs**

Considering that the Fire/Rescue Department building needs additional space, along with the need for further structural evaluation and likely repair, I believe it would be wise to seriously consider what overall constructive changes could be accomplished which would permit an expansion of the space available on the upper level of the F/R building, thus allowing for a large increase in space, now and future, with only a limited increase in the size of the building footprint. Thus, for example, a single new apparatus bay would be added at the ground level for additional apparatus, whereas other needed space additions to the F/R Department would be accomplished by adding to what would be made available on the second floor, plus what may be reallocated in a space reallocation between the F/R and Police Departments as the Police Department would occupy space on the second floor of the PD Department building that would be vacated by the Town Offices as they move into their own new building.

### **Building Committee**

The “Building Committee,” composed of a number of townspeople, and perhaps others representing the town’s interests, typically would be involved in the search for and selection of an architectural or architectural/engineering (A/E) firm, the development of the

contractual documents for engaging that firm, the many reviews and decisions that will need to be made at the many stages related to the work of that firm, keeping the project goals, expectations, and budget in mind. This work would include the development of the Program, the Schematic Design, the Design Development, and the Construction Documents for each building project, reporting to the Select Board and the Townspeople on a regular basis, and finally approving the final design as represented by the Construction Documents.

The Committee responsibilities will continue with the selection of a project delivery system, the search for qualified builders, working with the A/E firm to prepare the bidding documents (or other documents peculiar to the selection process), selecting the successful builder, overseeing and project-managing the building process, overseeing the work of the project manager and the clerk-of-the-works, approving the payment requisitions, making material and color choices, preparing a punch list, assuring that all items on the punch list will be addressed satisfactorily, receiving as-built drawings of the building project, signing off on a completed project, and receiving a Certificate of Occupancy.

### **Building Consultant**

A "Building Consultant" is a very general term, little used in the design and construction industry, but sometimes used by a client or owner of a building project which is proposed to be built. The detailed scope of work of this Consultant could be defined as narrowly or broadly as the needs and desires that would be dictated by the owner, the Town, or the Building Committee. This position is sometimes used where the strengths or time commitments are not otherwise available among the members of the Building Committee. This person would be chosen based on some combination of his/her experience with programming, planning, fund-raising, designing, detailing, furnishing, equipping, financial-managing, and building-constructing of buildings of the type envisioned. He/she would/could be the resource person, decision-maker, facilitator, expeditor, signatory, reporter, etc., for any/all aspects of the project, depending, again, on the scope defined for his/her role as a "Building Consultant." He/she could be assigned or delegated much of the authority and many of the responsibilities normally assigned to the "Project Manager" and/or "Owner's Representative."

### **Building Material Options and Trade-Offs**

Considering the costs associated with the building construction of institutional-quality building types that are likely to be part of the Municipal Campus, I find that a variety of alternatives exist for consideration. The building walls are likely to be wood-framed or light-gauge steel-framed. The roof framing is likely to be wood-framed or light-gauge steel-framed. The flooring framing is likely to be wood-framed or steel-framed with concrete topping on light-gauge flooring deck. The roof is likely to be architectural asphalt shingles,

but natural slate should also be considered, say, for example, for the Public Library. The exterior wall finishes are likely to be wood clapboards, but stone- or brick-veneer masonry should also be considered.

It is premature to get into a long, detailed, hypothetical discussion here, based on a large number of permutations and combinations of all of these choices listed above; this number will increase with the added number of combinations as their number expands with the additional parameters of one- or two-story buildings, and single stand-alone or combined buildings (e.g., as with the Town Offices and Public Library). Each of these possible combinations, which might be of interest, would need to be evaluated in the context of available budget, architectural aesthetics, functionality, durability, sustainability, and first-cost v. repair-and-replacement-frequency cost analyses. I believe that the range of choices represented here would result in a variation of the cost of building construction in the range of twenty percent.

I should point out here that these are among the many choices and decisions that should be within the province of responsibility, depending on how the project is organized, of the Building Committee, the Building Consultant, and/or the Project Manager, working closely with the A/E team throughout the design process and its many phases.

### **Sustainable, Green, and LEED Practices**

The details of design, demolition, choice of construction materials, choice of means and methods of construction, operations of building systems, and how these choices satisfy the desires and best practices for sustainable, "green," and LEED-Certified construction is an important consideration in the design and construction industry. This matter and the degree of importance for each building project should be a subject for serious discussion for the Building Committee, for candidate firms in the A/E search and selection process, and for candidate firms in the GC or other builder firm search and selection process. Costs and cost/benefit analyses should be discussed and evaluated during the various A/E design phases, and during the decision making regarding design details and the means and methods associated with the use of various materials. The successful outcomes will depend on the shared values of the owners, owners' representative(s), and the design and construction principals.

The "Certification" of the LEED-Certification process can be daunting. Some A/E firms and their clients choose to design and build to certain LEED-certification standards, while forgoing the certification process itself.



## **Project Cost v. Construction Cost**

As the Town, its officers, its townspeople, and building committee(s), and/or building consultant(s), contemplate the Municipal Campus and raising and budgeting the funds necessary to pursue the implementation of any specific building project(s), it should be kept in mind that all too often, the “Project Cost” is not well understood as distinguished from the “Construction Cost.” The “Construction Cost,” sometimes called the “hard cost,” includes the cost of the building construction, site development, utilities, landscaping, appliances and equipment, and owner’s contingency.

The “Project Cost” is the grand total that includes the Construction Cost plus the A/E design fees, geotechnical fees, all other sub-consultant fees, project manager costs, building consultant (if any) costs, testing costs, clerk-of-the-works costs, insurance, legal fees, permitting fees and costs, administrative costs, special inspections, and commissioning (if required by contract). Typically, these additional costs are some fifteen percent of the construction costs.

## **THE PHASES OF ARCHITECTURAL DESIGN**

### **SUMMARY (from the AIA)**

A client’s unfamiliarity with the process of architectural design should not hinder that client’s comprehension of the phases of design services. This Best Practice introduces first-time clients to the common services of architectural design and the process of design-bid-build.

*Note: The deliverables listed below are examples of common architectural deliverables for each phase but are not required of AIA members.*

### **SCHEMATIC DESIGN PHASE SERVICES**

During the first phase—schematic design—an architect consults with the owner to determine project goals and requirements. Often this determines the program for the project.

The program, or architectural program, is the term used to define the required functions of the project. It should include estimated square footage of each usage type and any other elements that achieve the project goals.

During schematic design, an architect commonly develops study drawings, documents, or other media that illustrate the concepts of the design and include spatial relationships, scale, and form for the owner to review. Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed.

This phase produces a final schematic design, to which the owner agrees after consultation and discussions with the architect. Costs are estimated based on overall project volume. The design then moves forward to the design development phase.

*Deliverables: Schematic design often produces a site plan, floor plan(s), sections, an elevation, and other illustrative materials; computer images, renderings, or models. Typically the drawings include overall dimensions, and a construction cost is estimated. Note: The contract may actually spell out what is to be delivered.*

## **DESIGN DEVELOPMENT PHASE SERVICES**

Design development (DD) services use the initial design documents from the schematic phase and take them one step further. This phase lays out mechanical, electrical, plumbing, structural, and architectural details.

Typically referred to as DD, this phase results in drawings that often specify design elements such as material types and location of windows and doors. The level of detail provided in the DD phase is determined by the owner's request and the project requirements. The DD phase often ends with a formal presentation to, and approval by, the owner.

*Deliverables: Design development often produces floor plans, sections, and elevations with full dimensions. These drawings typically include door and window details and outline material specifications.*

## **CONSTRUCTION DOCUMENT PHASE SERVICES**

The next phase is construction documents (CDs). Once the owner and architect are satisfied with the documents produced during DD, the architect moves forward and produces drawings with greater detail. These drawings typically include specifications for construction details and materials.

Once CDs are satisfactorily produced, the architect sends them to contractors for pricing or bidding, if part of the contract. The level of detail in CDs may vary depending on the owner's preference. If the CD set is not 100-percent complete, this is noted on the CD set when it is sent out for bid. This phase results in the contractors' final estimate of project costs. To learn more about the most common ways owners select a contractor, see Best Practice 05.03.01, "Qualifications-Based vs. Low-Bid Contractor Selection."

*Deliverables: The construction document phase produces a set of drawings that include all pertinent information required for the contractor to price and build the project.*

## **PROJECT DELIVERY ALTERNATIVES**

There are several project delivery alternatives available for most design and construction projects of the kind being considered here. Each approach has advantages and disadvantages. The alternative approaches are generally categorized as listed below. Each can have other variations, as well. The particular mode of project delivery is often tailored to suit the nature of the project, new or renovation, straightforward or complex, tight budget or otherwise, tight timeline or otherwise, etc... The choice can often determine the degree of success to the eventual project outcome.

### **(1) Traditional Design, Bid, Build**

An architect is retained to plan, program, and design a complete, well-coordinated

set of drawings through several stages: Schematic Design, Design Development, and Construction Documents (Drawings and Specifications), and may be further retained for Construction Administration functions.

The Owner, or owner's representative, issues invitations to competing qualified General Contractors (GC), to submit sealed fixed-price, lump-sum bids, to complete the building of the project or building within the specified period of time. The project would normally be awarded to the low, previously-qualified bidder, GC, unless flaws are found in the bidding package.

Construction by the GC would proceed on a fixed agreed price and timeline.

## **(2) Construction Management**

Design, typically, would proceed as above, although sometimes the Construction Management (CM) firm is chosen before the architectural design is complete. The Construction Manager, solicits and receives bids from subcontractors for each piece of the work, behaving more like an employee or agent of the Owner; typically, the CM has nothing at risk, and, concomitantly, less incentive to perform as a General Contractor would in (1) above. There are variations of this approach, including CM as Advisor; CM-at-Risk with Guaranteed Maximum Price (GMP); and CM as Advisor (Prime, Trade Contracting).

## **(3) Design/Build**

In this variation, the Owner starts with a building concept or building program, a set of design guidelines, and a likely fixed budget. The owner would invite interested architects and builders to form design/build teams, where each team would prepare and submit proposed design solutions designed to accomplish the Owners program and timeline within the Owner's fixed budget. The Design/Build process is essentially a competition of Design/Build teams competing with their proposals. The winning Design/Build proposal is selected. The Construction Documents are completed. Construction proceeds on the agreed timeline and fixed budget. .

## **TIMELINES**

Tentative representative timelines have been schematically determined for each of the phases of the work proposed to implement the Municipal Campus for the Town of North Hampton. See Timeline Chart attached.

**GRAPHICS** See proposed alternative arrangements for the Municipal Campus, attached.

## APPENDIX

Friday, February 24, 2012

Phillip Wilson, Member of the Select Board  
and Chair of the Capital Improvement Projects Committee  
Town of North Hampton

Dear Phil,

In response to your request, for your consideration, I submit the following Proposal to the Town of North Hampton.

I have reviewed all of the materials provided to me, including studies and reports prepared by various department heads and outside consultants, have digested the substance of our several meetings, and have done a cursory guided tour of most of the municipal buildings in the central municipal core of the Town of North Hampton.

To proceed with this study, I would perform a more complete review and assessment of the substance of all available documents and study reports in my possession, consider and evaluate various options for going forward, and prepare a written report to address the most relevant issues facing the Town of North Hampton as I understand them, as they have been defined and delineated, and as they relate to the discussions we have had. The following questions would be further addressed:

- 1) To what extent is it more reasonable to renovate existing buildings than to build new buildings?
- 2) If new buildings are to be built, how should maintenance of existing buildings be dealt with in the meantime, as various renewal, rehabilitation, expansion, demolition, and new construction projects are phased over some period of time?
- 3) What is my assessment of the Warrenstreet proposals?

My report will include the conditions and needs of the existing buildings, to the extent that I know them, their functional and adjacency relationships to one another, the programmatic needs known to exist for the various departments as well as for the North Hampton Town Library. These factors will be viewed against a backdrop of the consequences, constraints, and overall impacts, while trying to minimize disruptions of overall municipal functions and their possible negative effects on functions, staff, residents and patrons; the overall goal

and plan would be to achieve these major physical improvements while maintaining a reasonable, affordable, and achievable timeline.

The Town of North Hampton, because of the planning, programming studies, analyses, and visioning that have gone before, is in a unique position to focus on the associated opportunities, as well as the needs, that can come from the existence of this collection of municipal buildings and land in a nicely defined municipal neighborhood in the core of the Town. Few towns have, and have had, this opportunity, particularly where North Hampton has the benefit and flexibility which the now-vacant homestead property, with its contiguous land and frontage on Atlantic Avenue, adds to the mix. This should permit the creation of an enhanced set of more sustainable buildings in a municipal campus, more architecturally attractive, user-friendly, and functional, to better serve the needs of the departmental functions, staffs, and officers, but, even more importantly, to better serve the residents, patrons, and taxpayers for years to come.

In my judgment, this is a great opportunity for the Town of North Hampton to reinforce their vision and the reality of the municipal campus. For me, as a practicing professional with experience in planning, programming, architecture, engineering, building construction, and property management, I see this as an opportunity to contribute to helping those in an attractive neighboring seacoast town achieve an even better place.

To the extent that you are interested, I look forward to working with you and the Town of North Hampton, and on your behalf. If you should have any questions about any of this, please do not hesitate to let me know.

Thank you for inviting me to submit this proposal.

Sincerely, and Best Regards,

Victor

Victor D. Azzi, PhD, PE  
Consulting Engineer and Planner  
1100 Old Ocean Boulevard  
Rye, New Hampshire 03870

telephone 603-431-3113  
cellphone 603-969-7613

e-mail victorazzi@comcast.net

+++++

cc : Stephen Fournier, Town Administrator

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 2



- A Better Building
- A Shorter Schedule
- A Substantial Savings

Mr. Paul Apple; Town Administrator  
Town of North Hampton  
233 Atlantic Avenue  
North Hampton, New Hampshire 03862

Re: Initial Cost Study  
Town Safety Facilities  
Atlantic Avenue  
North Hampton, New Hampshire

Dera Mr. Apple,

Attached you will find our initial cost study for proposed renovations and additions to the existing Police and Fire Facility. I have included our budget, scope outline and record documentation utilized in compiling the numbers.

The intent of this effort was to assist in comparing cost of a new facility with that of an extensive renovation.

Documentation/Design is preliminary at present with regards to this renovation. We remain at your service should you require additional estimating efforts.

Sincerely,  
Bonnette, Page & Stone Corp.

By:

A handwritten signature in black ink, appearing to read "Keith McBey", is written over a horizontal line.

Keith McBey, Vice President  
June 4, 2014

Cc: Ron Lamarre; Lavallee Brensinger Architects





# North Hampton Safety Complex Initial Cost Study 001

Job: 121821478 - North Hampton Safety Complex (CS 1, North Hampton, NH)

TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		<b>General Requirements ( 01)</b>									
		Site Supervision ( 01-101)				\$183,000.00	\$8,526.00	\$0.00	\$0.00	\$0.00	\$191,526.00
		Time / Project Management ( 01-102)				\$0.00	\$43,920.00	\$0.00	\$0.00	\$0.00	\$43,920.00
		Field Layout ( 01-103)				\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$1,200.00
		Temporary Water Services ( 01-105)				\$1,050.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,550.00
		Temporary Barricades ( 01-106)				\$2,206.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$3,706.00
		Temporary Buildings and Storage ( 01-107)				\$1,050.00	\$11,900.00	\$0.00	\$0.00	\$0.00	\$12,950.00
		Daily Debris Management and Recycling ( 01-108)				\$20,496.00	\$18,900.00	\$0.00	\$0.00	\$0.00	\$39,396.00
		Telephone & Data ( 01-109)				\$0.00	\$2,450.00	\$0.00	\$0.00	\$0.00	\$2,450.00
		Small Tools ( 01-110)				\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
		Equipment Rental ( 01-111)				\$0.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00
		Project Signs ( 01-112)				\$1,050.00	\$1,300.00	\$0.00	\$0.00	\$0.00	\$2,350.00
		Temporary Toilet Facilities ( 01-113)				\$0.00	\$2,100.00	\$0.00	\$0.00	\$0.00	\$2,100.00
		Temp Power ( 01-114)				\$420.00	\$200.00	\$0.00	\$0.00	\$0.00	\$620.00
		Material Handling and Distribution ( 01-115)				\$1,280.00	\$200.00	\$0.00	\$0.00	\$0.00	\$1,480.00
		Winter Weather Requirements ( 01-116)				\$6,300.00	\$200.00	\$0.00	\$0.00	\$0.00	\$6,500.00
		Temporary Heat, Utilities & Snow Removal ( 01-117)				\$2,100.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$17,100.00
		Project Transportation ( 01-118)				\$0.00	\$16,800.00	\$0.00	\$0.00	\$0.00	\$16,800.00
		Builder's Risk Insurance ( 01-119)				\$0.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$5,500.00
		Printing and Reproduction Services ( 01-123)				\$0.00	\$1,725.00	\$0.00	\$0.00	\$0.00	\$1,725.00
		Project Manuals and As-Builts ( 01-124)				\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00
		Tools ( 01-127)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		OSHA Requirements ( 01-130)				\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00
		General Superintendent ( 01-133)				\$36,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,600.00
		<b>Subtotal: General Requirements (01)</b>				<b>\$255,531.00</b>	<b>\$137,121.00</b>	<b>\$45,000.00</b>	<b>\$1,200.00</b>	<b>\$0.00</b>	<b>\$438,852.00</b>
		<b>Stework ( 02)</b>									
		Incidental Site Work ( 02-210)				\$7,014.00	\$10,018.00	\$0.00	\$49,645.00	\$0.00	\$66,677.00





# North Hampton Safety Complex Initial Cost Study 001

Job: 121821476 - North Hampton Safety Complex ICS 1, North Hampton, NH

TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
	Misc. Sitework ( 02-265)					\$315.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,815.00
	<b>Subtotal: Sitework (02)</b>					<b>\$7,329.00</b>	<b>\$11,518.00</b>	<b>\$0.00</b>	<b>\$49,646.00</b>	<b>\$0.00</b>	<b>\$69,482.00</b>
	<b>Concrete (03)</b>										
	Concrete ( 03-300)					\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00
	Spread Footings ( 03-305)					\$17,843.70	\$7,700.00	\$0.00	\$0.00	\$0.00	\$25,543.70
	Low Wall Concrete ( 03-320)					\$13,912.50	\$7,155.00	\$0.00	\$0.00	\$0.00	\$21,067.50
	Concrete Slab on Grade ( 03-345)					\$18,380.38	\$41,033.82	\$0.00	\$13,726.40	\$0.00	\$73,150.68
	Concrete Reinforcement ( 03-380)					\$0.00	\$12,735.00	\$0.00	\$5,625.00	\$0.00	\$18,360.00
	Miscellaneous Concrete ( 03-390)					\$5,250.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00
	<b>Subtotal: Concrete (03)</b>					<b>\$55,386.56</b>	<b>\$70,123.82</b>	<b>\$15,000.00</b>	<b>\$18,351.40</b>	<b>\$0.00</b>	<b>\$159,871.88</b>
	<b>Masonry (04)</b>										
	Masonry ( 04-400)					\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00
	Backup Block ( 04-415)					\$45,703.88	\$21,763.75	\$0.00	\$0.00	\$0.00	\$67,467.63
	Cultured Stone ( 04-430)					\$6,300.00	\$2,000.00	\$0.00	\$67,380.00	\$0.00	\$75,680.00
	Grout & Reinforcing ( 04-445)					\$3,570.00	\$6,946.00	\$0.00	\$1,566.00	\$0.00	\$12,082.00
	<b>Subtotal: Masonry (04)</b>					<b>\$55,573.88</b>	<b>\$30,708.75</b>	<b>\$15,000.00</b>	<b>\$68,946.00</b>	<b>\$0.00</b>	<b>\$170,227.63</b>
	<b>Metals (05)</b>										
	Structural Steel ( 05-510)					\$0.00	\$30,080.00	\$0.00	\$6,468.00	\$0.00	\$36,528.00
	Miscellaneous Steel ( 05-540)					\$14,280.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$45,780.00
	<b>Subtotal: Metals (05)</b>					<b>\$14,280.00</b>	<b>\$30,080.00</b>	<b>\$0.00</b>	<b>\$37,968.00</b>	<b>\$0.00</b>	<b>\$82,308.00</b>
	<b>Woods and Plastics (06)</b>										
	Rough Carpentry ( 06-605)					\$168,974.40	\$113,004.00	\$17,500.00	\$0.00	\$0.00	\$299,478.40
	Finish Carpentry ( 06-610)					\$138,587.00	\$76,982.00	\$0.00	\$0.00	\$0.00	\$216,579.00
	Rough Hardware ( 06-620)					\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00
	Architectural Woodwork ( 06-675)					\$0.00	\$0.00	\$0.00	\$45,000.00	\$0.00	\$45,000.00
	<b>Subtotal: Woods and Plastics (06)</b>					<b>\$308,561.40</b>	<b>\$204,986.00</b>	<b>\$17,500.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$576,057.40</b>



# North Hampton Safety Complex Initial Cost Study 001

Job: 121821476 - North Hampton Safety Complex ICS 1, North Hampton, NH

TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	KitdCost
		<b>Thermal and Moisture Protection (07)</b>									
		Fire Stopping & Sealants ( 07-715)				\$11,025.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$13,525.00
		Building Insulation ( 07-720)				\$722.40	\$2,421.78	\$0.00	\$21,736.00	\$0.00	\$24,880.16
		Shingle Roofing ( 07-725)				\$0.00	\$0.00	\$0.00	\$98,276.00	\$0.00	\$98,276.00
		Joint Sealers ( 07-760)				\$6,820.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$11,320.00
		<b>Subtotal: Thermal and Moisture Protection (07)</b>				<b>\$20,567.40</b>	<b>\$7,421.78</b>	<b>\$0.00</b>	<b>\$120,012.00</b>	<b>\$0.00</b>	<b>\$148,001.16</b>
		<b>Doors and Windows (08)</b>									
		Steel Doors & Frames ( 08-805)				\$10,500.00	\$31,625.00	\$0.00	\$0.00	\$0.00	\$42,325.00
		Wood Doors ( 08-815)				\$5,880.00	\$22,400.00	\$0.00	\$0.00	\$0.00	\$28,280.00
		Access Doors ( 08-820)				\$1,575.00	\$2,900.00	\$0.00	\$0.00	\$0.00	\$4,075.00
		Specialty Doors ( 08-825)				\$0.00	\$0.00	\$0.00	\$57,900.00	\$0.00	\$57,900.00
		Aluminum Windows ( 08-835)				\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$31,500.00
		Wood Windows ( 08-840)				\$9,922.50	\$41,850.00	\$0.00	\$0.00	\$0.00	\$51,772.50
		Finish Hardware ( 08-845)				\$0.00	\$60,915.00	\$0.00	\$0.00	\$0.00	\$60,915.00
		Glass & Glazing ( 08-850)				\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
		<b>Subtotal: Doors and Windows (08)</b>				<b>\$27,877.50</b>	<b>\$159,490.00</b>	<b>\$0.00</b>	<b>\$99,400.00</b>	<b>\$0.00</b>	<b>\$286,767.50</b>
		<b>Finishes (09)</b>									
		Gypsum Drywall ( 09-910)				\$0.00	\$0.00	\$0.00	\$94,860.00	\$0.00	\$94,860.00
		Acoustical Ceilings ( 09-925)				\$0.00	\$0.00	\$0.00	\$34,840.00	\$0.00	\$34,840.00
		Resilient Flooring ( 09-940)				\$0.00	\$0.00	\$0.00	\$78,103.20	\$0.00	\$78,103.20
		Painting & Finishing ( 09-955)				\$0.00	\$0.00	\$0.00	\$65,086.00	\$0.00	\$65,086.00
		<b>Subtotal: Finishes (09)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$272,889.20</b>	<b>\$0.00</b>	<b>\$272,889.20</b>
		<b>Specialties (10)</b>									
		Visual Display Boards ( 10-105)				\$0.00	\$5,632.00	\$0.00	\$0.00	\$0.00	\$5,632.00
		Toilet Compartments ( 10-110)				\$0.00	\$0.00	\$0.00	\$9,240.00	\$0.00	\$9,240.00
		Signage ( 10-135)				\$525.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$6,025.00
		Lockers ( 10-140)				\$7,875.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$19,125.00



# North Hampton Safety Complex Initial Cost Study 001

Job: 121821476 - North Hampton Safety Complex ICS 1, North Hampton, NH

TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		<b>Fire Protection Specialties ( 10-146)</b>				\$1,690.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$4,690.00
		<b>Toilet &amp; Bath Accessories ( 10-165)</b>				\$0.00	\$6,300.00	\$0.00	\$0.00	\$0.00	\$6,300.00
		<b>Subtotal: Specialties ( 10)</b>				\$10,080.00	\$31,662.00	\$0.00	\$9,240.00	\$0.00	\$51,002.00
		<b>Furnishings ( 12)</b>									
		<b>Detention Equipment ( 11-160)</b>				\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
		<b>Subtotal: Furnishings ( 12)</b>				\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
		<b>Mechanical ( 15)</b>									
		<b>Mechanical ( 15-100)</b>				\$0.00	\$0.00	\$0.00	\$706,648.00	\$0.00	\$706,648.00
		<b>Fire Protection ( 15-400)</b>				\$0.00	\$0.00	\$0.00	\$108,388.00	\$0.00	\$108,388.00
		<b>Subtotal: Mechanical ( 15)</b>				\$0.00	\$0.00	\$0.00	\$815,036.00	\$0.00	\$815,036.00
		<b>Electrical ( 16)</b>									
		<b>Electrical ( 16-100)</b>				\$0.00	\$0.00	\$0.00	\$390,516.00	\$0.00	\$390,516.00
		<b>Subtotal: Electrical ( 16)</b>				\$0.00	\$0.00	\$0.00	\$390,516.00	\$0.00	\$390,516.00
		<b>Demo Cut and Patch ( 17)</b>									
		<b>Demo Cut &amp; Patch ( 17-100)</b>				\$0.00	\$0.00	\$0.00	\$87,629.00	\$0.00	\$87,629.00
		<b>Subtotal: Demo Cut and Patch ( 17)</b>				\$0.00	\$0.00	\$0.00	\$87,629.00	\$0.00	\$87,629.00
		<b>Allowances ( 18)</b>									
		<b>Bonds ( 01-128)</b>				\$0.00	\$26,400.00	\$0.00	\$0.00	\$0.00	\$26,400.00
		<b>CM Contingency ( 18-100)</b>				\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00
		<b>Subtotal: Allowances ( 18)</b>				\$0.00	\$176,400.00	\$0.00	\$0.00	\$0.00	\$176,400.00
		<b>CM Fee ( FIN.02)</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$148,722.00	\$148,722.00
		<b>CM Fee ( FIN.02)</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$148,722.00	\$148,722.00
		<b>Subtotal: CM Fee (FIN.02)</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$297,444.00	\$297,444.00
		<b>Subtotal:</b>				\$755,186.74	\$859,521.43	\$92,500.00	\$2,057,231.60	\$148,722.00	\$3,893,171.77

## North Hampton Safety Complex Renovation

North Hampton, New Hampshire

9-Jun-13

### Initial Cost Study Scope Outline

#### General Conditions

assumes a fourteen (14) month timeline in four (4) phases  
Includes full time supervision on site  
Includes on site project management of at least one day per week  
assumes weekly progress update meeting with Owner and Design Team  
Includes temporary storage and office buildings  
Includes general layout and field survey control  
Includes temporary barricades as required for phased / occupied construction  
Includes telephone and technological support  
Includes waste management and disposal  
assumes permits and fees are by Owner or waived  
Includes temporary sanitary  
Includes allowances for winter conditions assuming major plowing is by Town Operations  
assumes the use of Owner's power but includes cost for temporary distribution  
includes cost for project signage  
Includes an allowance of \$17,100 for temporary heating  
Includes project transportation  
Includes tolls  
Includes an allowed amount of \$5,500 for Builder's Risk Insurance  
includes plan reproduction in the amount of \$1,725  
Includes safety / OSHA support  
Includes General Superintendent Oversight

#### Site work

general scope listed below Sitework items such as parking, drainage & lighting are assumed to be part of major site work efforts carried in other budgets to be established  
Includes excavation for foundations at apparatus, sally port, entry  
Includes slab prep at new slabs and replaced slab at existing apparatus bay  
Includes excavation & prep for new generator pad  
Includes removal of condenser pads at current entry  
Includes oil water separator work allowance at \$6,500  
Includes new entry pads and walks at main entry, rear entry and rear stair egress  
Includes new generator pad furnished and installed  
Includes saw cutting of existing asphalt to allow for apparatus sally port additions  
Includes patching of removed pavement at additions  
concrete aprons carried at apparatus bay  
new concrete walks included at entryways

#### Concrete

footings carried at 3'-0" wide by 1'-0" deep  
frost walls carried at 4' high by 1'-0" wide  
slabs on grade at Apparatus bays carried as reinforced 8" thick  
slabs on grade at Sally Port carried at 6" thick  
slabs on grade for general building entrances and pads carried at 4" thick  
Includes vapor barriers below all slabs on grade  
Includes reinforcing at slabs, walls & footings  
Includes flashing of all new and existing concrete slabs to receive new floor finishes  
Includes isolation joints at all new slab edges  
Includes mud slab support for new trench drainage at Apparatus Bays  
Includes barrier one additive at interior office space slabs

#### Masonry

existing brick assumed to remain  
Includes load bearing / reinforced concrete masonry units at new Apparatus Bay and Sally Port  
Includes concrete grout fill and steel reinforcing at cmu  
Includes cultured stone at building exterior up 1'-8" as shown  
Includes cultured stone at front entry trellis planters  
Includes cultured stone water tables and sills as shown

#### Structural & Misc. Steel

Includes beams at new overhead doors  
Includes allowed amount for misc. plates and angles  
Includes lintels at window and door openings in CMU walls  
Includes welding  
Include one new interior stairwell to accommodate Fire Egress from Upper Level to Apparatus Bay

#### Wood & Plastic

Includes wood blocking at top of new cmu walls  
Includes prefabricated wood trusses at Apparatus Bay and Sally Port  
Includes 2x6 framing at new gables at Apparatus Bay and Sally Port  
Includes bracing at new truss systems  
Includes rebracing existing truss systems  
Includes 5/8" CDX roof Sheathing at new roof structures  
Includes new dimensional framing at entry tower and rear entry  
Includes misc. blocking and trim at eaves and soffits  
Includes framing / reworking of interior partitions  
Includes reworking the exterior wall systems as follows:  
5 1/2" dense pak insulation  
1.5" polystyrene insulation  
5/8" CDX wall sheathing  
Drainage Plane  
Includes misc. blocking as required to accommodate specialties and furnishings  
Includes misc. hardware and Simpson type hangers  
Includes exterior siding package composed of cement shingles, cement clapboards, cement panels & PVC trim  
Includes construction of PVC water tables as shown  
Includes trim at exterior windows and doors  
Includes interior hardwood trim at windows  
Includes construction of new canopies as shown  
Includes construction of trellis and planters as shown

#### Interior Architectural Woodwork

Includes an allowance of \$45,000 for millwork and casework (scope to be defined)

#### Thermal & Moisture

assumes dampproofing not required at frost walls  
no air barriers carried as drainage plain assumed to be weather barrier  
Includes fireproofing and safing insulation  
Includes asphalt shingles at entire roof existing and new  
assumes 100% coverage of ice and water shield at shingles  
Includes caulking and sealants  
Includes 3" polystyrene insulation at new frost walls  
Includes fiberglass insulation at walls and roof  
5.5" dense pak carried at rough carpentry framing  
Includes reinsulating allowance of \$20,286 to insulate entire roof system both new and existing

#### Doors and Windows

quantities for doors, frames and hardware are assumed pending further plan development  
assumes new door frames to be hollow metal  
hollows metal doors carried at exterior, Apparatus & Sally Port  
interior office space carried as wood doors  
includes five (5) overhead doors at Apparatus Bays at \$4,500 each  
includes two (2) overhead doors at Sally Port at \$2,700 each  
includes access doors at partitions for valves and misc. systems maintenance  
includes 252 sf of new aluminum entrances for new openings  
includes finish hardware furnished and installed  
includes transaction window at lobby  
includes an allowed amount for misc. interior glazing  
includes an allowed amount of \$30,000 to purchase four (4) cell doors  
includes an allowed amount of \$41,850 to purchase new windows

#### Finishes

includes an allowance of \$10,000 to patch existing gypsum to remain at exterior walls  
includes 5/8" gypsum sheathing at Sally Port and Apparatus Bays  
Acoustical ceilings carried at \$3.25 per square foot  
flooring carried / allowed at \$3.75 / square foot or \$69,735  
includes final cleaning  
painting allowed at \$65,086

#### Specialties

includes 256 sf of new visual display boards  
assumes seven (7) new solid plastic toilet partitions  
includes new interior room signage allowed at \$5,500  
includes toilet accessories allowed at \$6,300  
includes personnel lockers allowed at \$11,250  
includes eight (8) new fire extinguisher cabinets with extinguishers

#### Furnishings

includes an allowed amount of \$8,000 for evidence lockers  
includes an allowed amount of \$2,400 to purchase two (2) gun lockers

#### Conveying Systems

assumes existing elevator to remain

#### Mechanical & Plumbing

assumes new plumbing & mechanical systems allowed at \$38/sf or \$706,648  
includes fire protection sprinkler systems allowed at \$108,388

#### Electrical

includes an allowed amount of \$21/sf for electrical totaling \$390,516  
allowance assumes the inclusion of a new generator to support entire building

#### Demolition

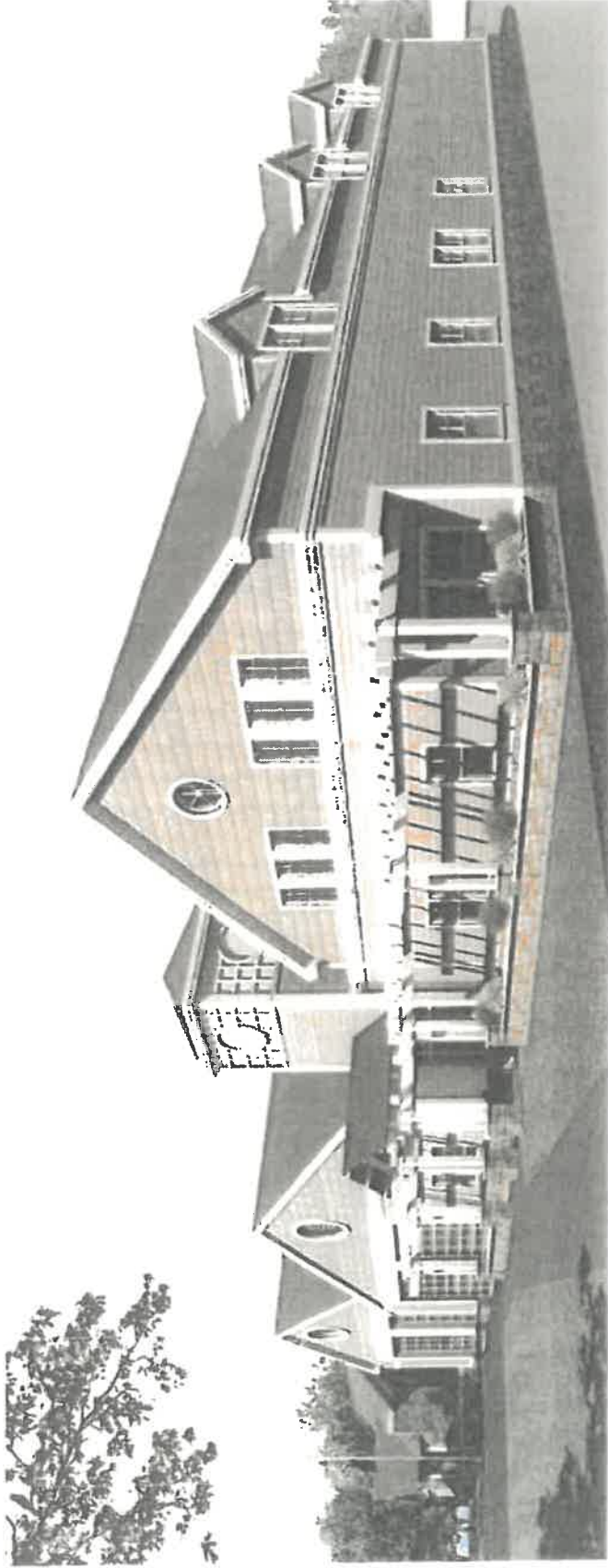
demolition allowed at \$97,629 until scope is established through design

**Allowances**

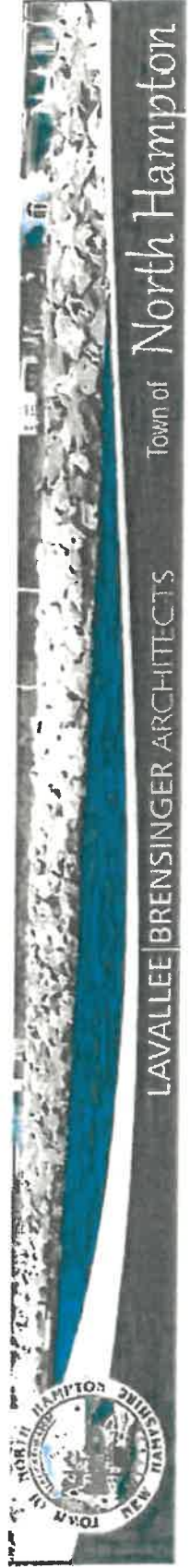
portion of allowances listed above  
performance and payment bond allowed at \$26,400  
Includes a design / bid contingency of \$150,000

**Clarifications**

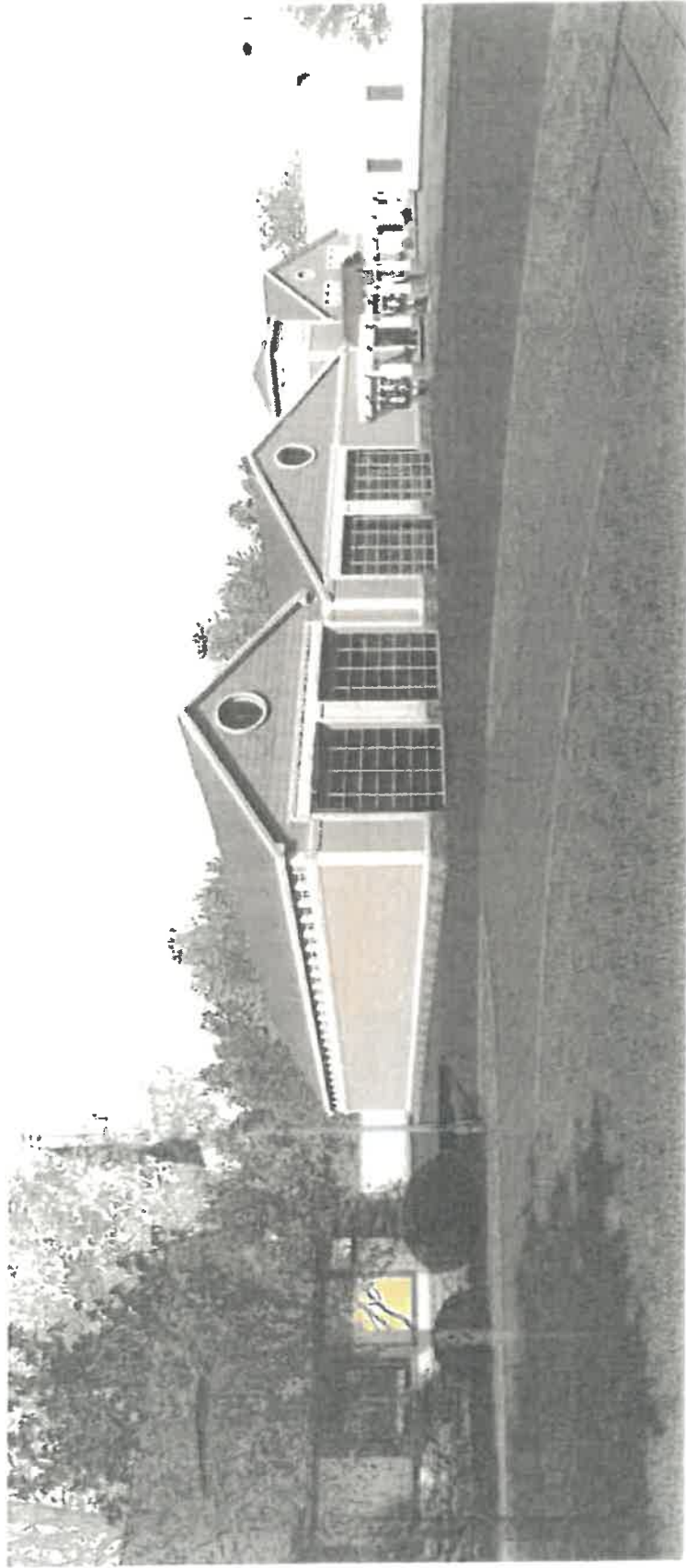
no funds carried for seismic upgrades to existing building at this time  
excludes window treatment  
excludes projection screens  
excludes the removal of ledge or unsuitable materials  
excludes the removal or disposal of hazardous materials  
excludes Architectural & Design fees  
excludes items typically considered to be Owner soft cost  
excludes furnishings



**Fire Station – First Floor**  
**May 15 2014**

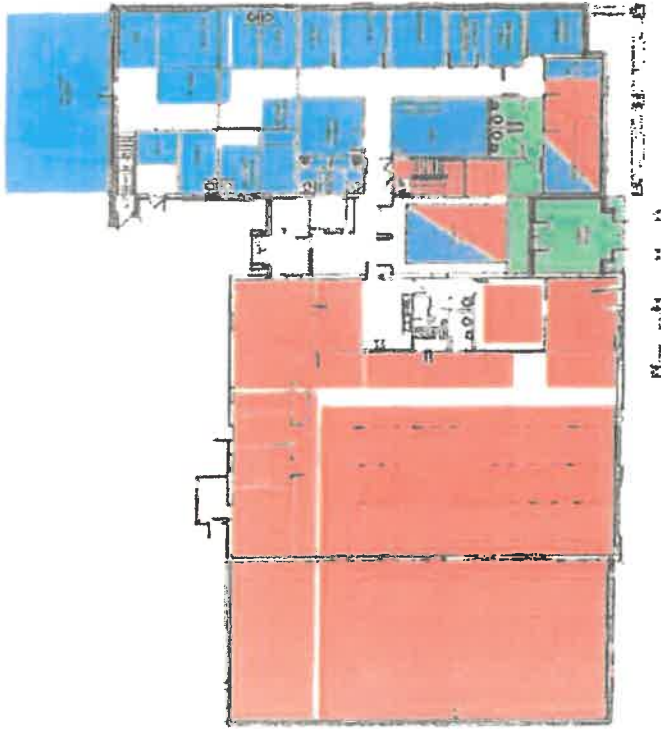






**Fire Station – First Floor**  
May 15 2014





**Fire / Police Station – First Floor**  
 May 15 2014



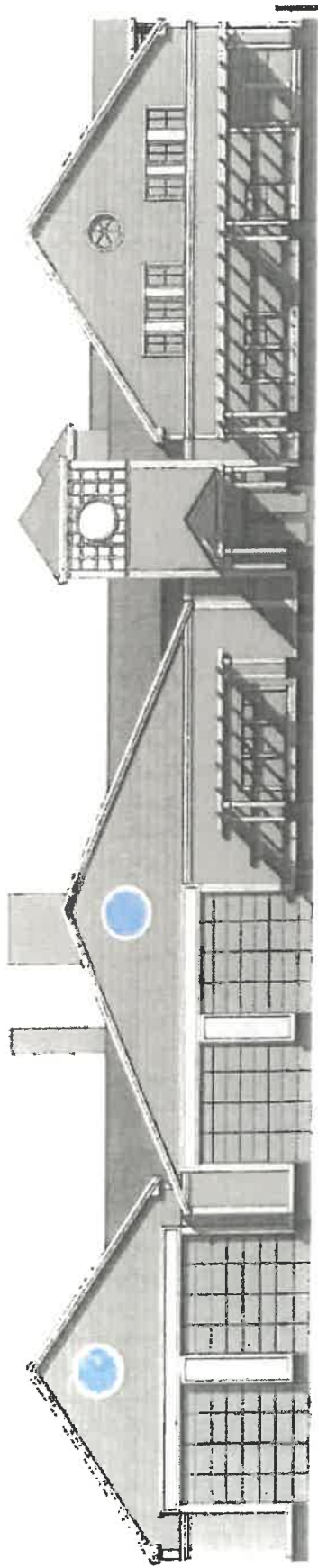
**Fire / Police Station – Second Floor**

**Existing Bldg: 14,887 sqft**  
**New Sallyport: 782 sqft**  
**New Bays: 2840 sqft**  
**New Lobby: 247 sqft**  
**Total: 18,756 sqft**



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton



MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)



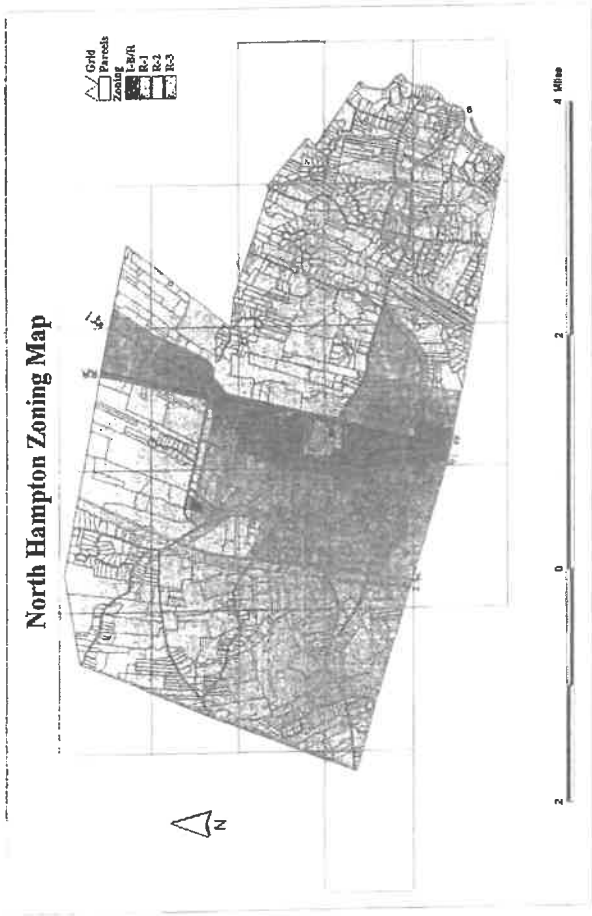
MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 3

ORIGINAL DO NOT REMOVE FROM TOWN OFFICE



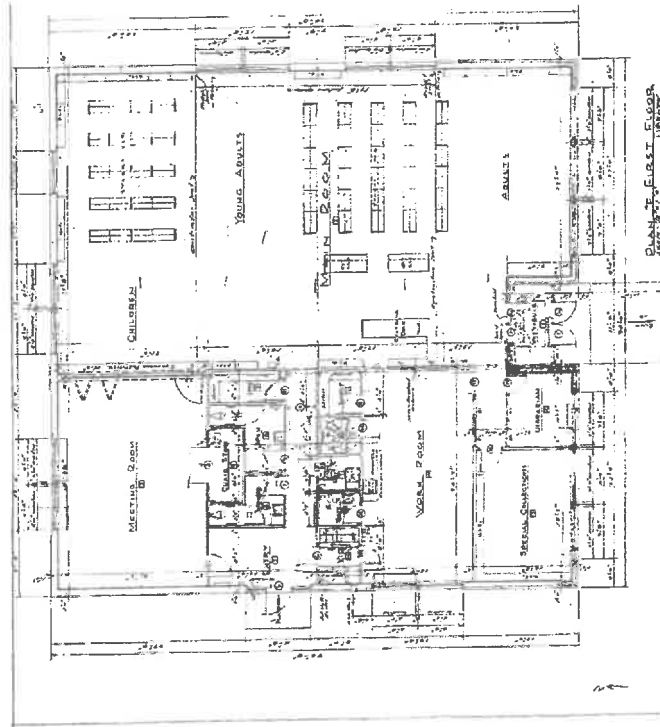
01/27/1989

1986  
2000  
2020

ROCKINGHAM  
Office of State Planning

Municipality	1986	1986 U.S. Census	2000	2020	I	II	III	IV
Ackinton	5188	5734	6541	6916	7254	8061	8873	9685
Auburn	4085	4389	4889	5330	5848	6417	7154	7891
Breathwood	2590	2897	3155	3441	3850	3981	4125	4269
Chapel Hill	2651	3113	3403	3716	3973	4382	4800	5218
Charlottesville	2524	3108	3538	3977	4341	4638	5100	5562
Deepfield	3124	3739	3666	4123	4534	5062	5623	6184
Derry	29603	31815	34576	37338	39540	42645	45239	47833
East Kingston	1362	1613	1765	1908	2011	2186	2331	2476
Epping	5162	5531	6184	6945	7534	8250	9259	10268
Exeter	12461	13238	14497	15749	16657	17948	19224	20500
Fremont	2576	3025	3223	3575	3797	4115	4452	4852
Grenland	2768	2935	3223	3580	3925	4172	4522	4872
Hamstead	1722	1803	1901	2019	2139	2284	2442	2600
Hampden	1278	1380	1488	1591	1696	1776	1868	1960
Hampden Falls	1078	1132	1218	1305	1392	1480	1568	1656
Hampton	1072	1128	1184	1240	1296	1345	1394	1443
Kensington	1631	1728	1818	1915	2014	2115	2216	2317
Kingston	5591	5777	6463	7215	7831	8743	9745	10747
Londonderry	19741	21155	23405	25860	28339	31451	34717	38231
New Castle	840	940	1036	1132	1176	1249	1343	1437
Newfields	698	1185	1278	1372	1437	1522	1634	1746
Newington	598	713	801	875	931	1034	1100	1184
Newmarket	3157	3586	4052	4486	4723	5151	5610	6069
Newton	3473	3696	4052	4486	4723	5151	5610	6069
North Hampton	3627	3948	4333	4705	4983	5382	5799	6216
Northwood	3358	3575	3858	4158	4381	4620	4875	5130
Pittsford	3338	3525	3858	4158	4381	4620	4875	5130
Pittsford	7510	7864	8426	9238	9857	10771	11720	12700
Portsmouth	25325	27830	30182	32457	34912	37653	40631	43847
Rye	8713	9211	10419	11462	12490	13717	15085	16500
Salem	4613	4677	5150	5589	5903	6329	6787	7267
Shaw	25746	27092	28724	30423	34407	37257	40189	43199
Southwick	4880	4846	5211	5522	5812	6182	6602	7062
Sutton	4508	4772	5028	5284	5540	5896	6306	6750
Southampton	740	777	833	890	946	1013	1080	1148
Swatham	4945	5610	6303	7124	7888	9089	10370	11732
Waltham	29800	30936	30598	31521	32370	33511	34736	36046
Windsor	4945	5610	6303	7124	7888	9089	10370	11732
County Total	365845	381775	425481	473079	505304	547610	598846	650846

I - - - - - PROTECTED POPULATION - - - - - I  
 II - - - - - PROTECTED POPULATION - - - - - II  
 III - - - - - PROTECTED POPULATION - - - - - III  
 IV - - - - - PROTECTED POPULATION - - - - - IV



LIBRARY

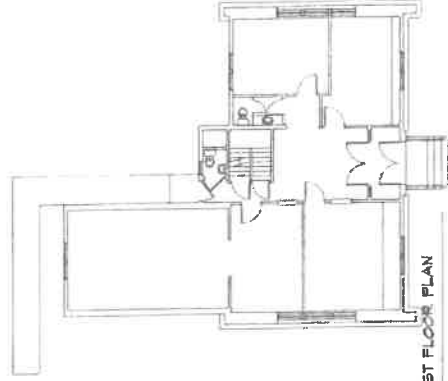
Space Needs Worksheet

Site: North Hampton Date: 1-14-91  
Person completing form: JPM

Step	Description	Sq. Ft.
Step 1. Design Population		
a.	Current local population (for comparison only)	4,500
b.	Projected local population	5,100
c.	Projected nonresident population	6,000
d.	Design population (b+c)	
Step 2. Collection Space		
a.	Books (1500 volumes)	1,500
b.	Records (100 items)	100
c.	Periodical display (100 titles)	100
d.	Periodical storage (100 titles)	100
e.	TOTAL (a-b+c+d)	3,000
Step 3. User Seating Space		
a.	150 seats x 30	4,500
Step 4. Staff Work Space		
a.	stations x 150 (list specific stations on reverse)	1,050
Step 5. Meeting Room Space		
a.	General meeting space (5 seats x 10)	150
b.	Conference room space (1 seats x 25)	300
c.	Children's programming space (25 seats x 10)	250
d.	TOTAL (a-b+c)	700
Step 6. Special-Use Space		
a.	Collection space (from 2.a.)	3,000
b.	User seating space (from 3.a.)	4,500
c.	Meeting room space (from 4.a.)	1,050
d.	Meeting room space (from 4.b.)	300
e.	Meeting room space (from 4.c.)	250
f.	TOTAL (a-b+c+d+e)	9,100
Step 7. Nonassignable Space		
a.	Collection space (from 2.a.)	1,500
b.	User seating space (from 3.a.)	4,500
c.	Staff work space (from 4.a.)	1,050
d.	Meeting room space (from 4.a.)	150
e.	Special-use space (from 5.a.)	150
f.	Special-use space (from 5.b.)	300
g.	Special-use space (from 5.c.)	250
h.	TOTAL (a-b+c+d+e+f+g+h)	8,050
Step 8. Putting It All Together		
a.	Collection space (from 2.a.)	1,500
b.	User seating space (from 3.a.)	4,500
c.	Staff work space (from 4.a.)	1,050
d.	Meeting room space (from 4.a.)	150
e.	Special-use space (from 5.a.)	150
f.	Special-use space (from 5.b.)	300
g.	Special-use space (from 5.c.)	250
h.	TOTAL (a-b+c+d+e+f+g)	8,050
Step 9. Staff Work Space		
a.	Staff work stations (if more space is needed, use additional sheets of "Notes" space below.)	1,050
Step 10. Special-Use Space		
a.	Special-use spaces from chart on next page. (If more space is needed, use additional sheets of "Notes" space below.)	100
TOTAL (linear total in 6.c. on preceding page.)		

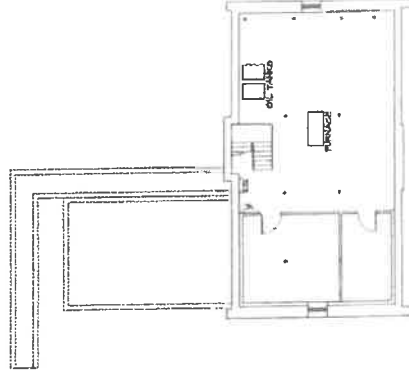
Step	Description	Sq. Ft.
Step 7. Nonassignable Space		
a.	SUBTOTAL 1 (from 6.b.)	8,050
b.	Special-use space (from 6.c.)	100
c.	SUBTOTAL 2 (a+b)	8,150
d.	Multiply subtotal 2 by 0.75	6,113
Step 8. Putting It All Together		
a.	Collection space (from 2.a.)	1,500
b.	User seating space (from 3.a.)	4,500
c.	Staff work space (from 4.a.)	1,050
d.	Meeting room space (from 4.a.)	150
e.	Special-use space (from 5.a.)	150
f.	Special-use space (from 5.b.)	300
g.	Special-use space (from 5.c.)	250
h.	TOTAL (a-b+c+d+e+f+g)	8,050
Step 9. Staff Work Space		
a.	Staff work stations (if more space is needed, use additional sheets of "Notes" space below.)	1,050
Step 10. Special-Use Space		
a.	Special-use spaces from chart on next page. (If more space is needed, use additional sheets of "Notes" space below.)	100
TOTAL (linear total in 6.c. on preceding page.)		





EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

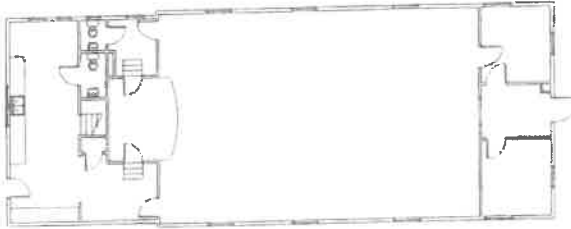


EXISTING BASEMENT PLAN

SCALE 1/8" = 1'-0"



TOWN OFFICES



EXISTING FLOOR PLAN

SCALE 1/8" = 1'-0"



OLD TOWN HALL

TOWN OFFICES

PROCESSES

TOWN ADMINISTRATOR

222

ASST

180

HEALTH

100

PLANNING

100

CLERK

200

CLERK

150

CLERK

200

TOWN CLERK

500

TAX COLLECTOR

100

ASSESSOR

100

REC. DIRECTOR

100

COMMUN. CENTER

2500

DIR.

200

WATER PUMP

500

STAFF EXTRA

300

LANE PM

300

WTR. PUMP

1000

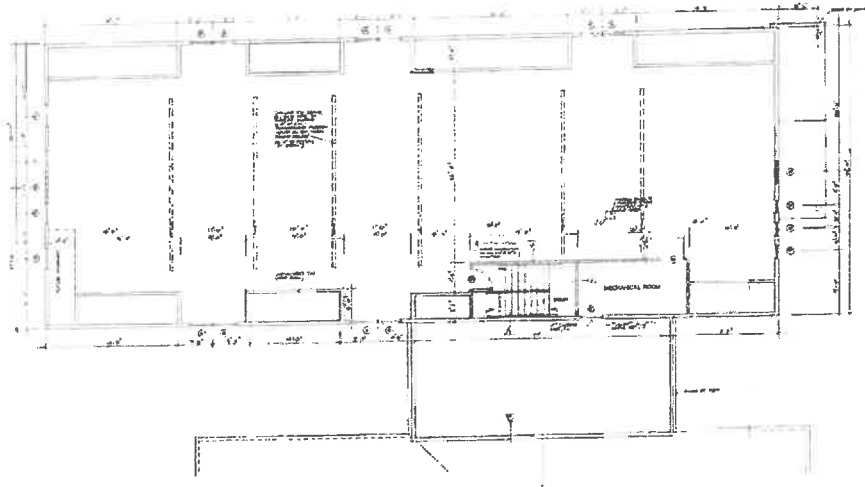
16-90

187 6000

11.72

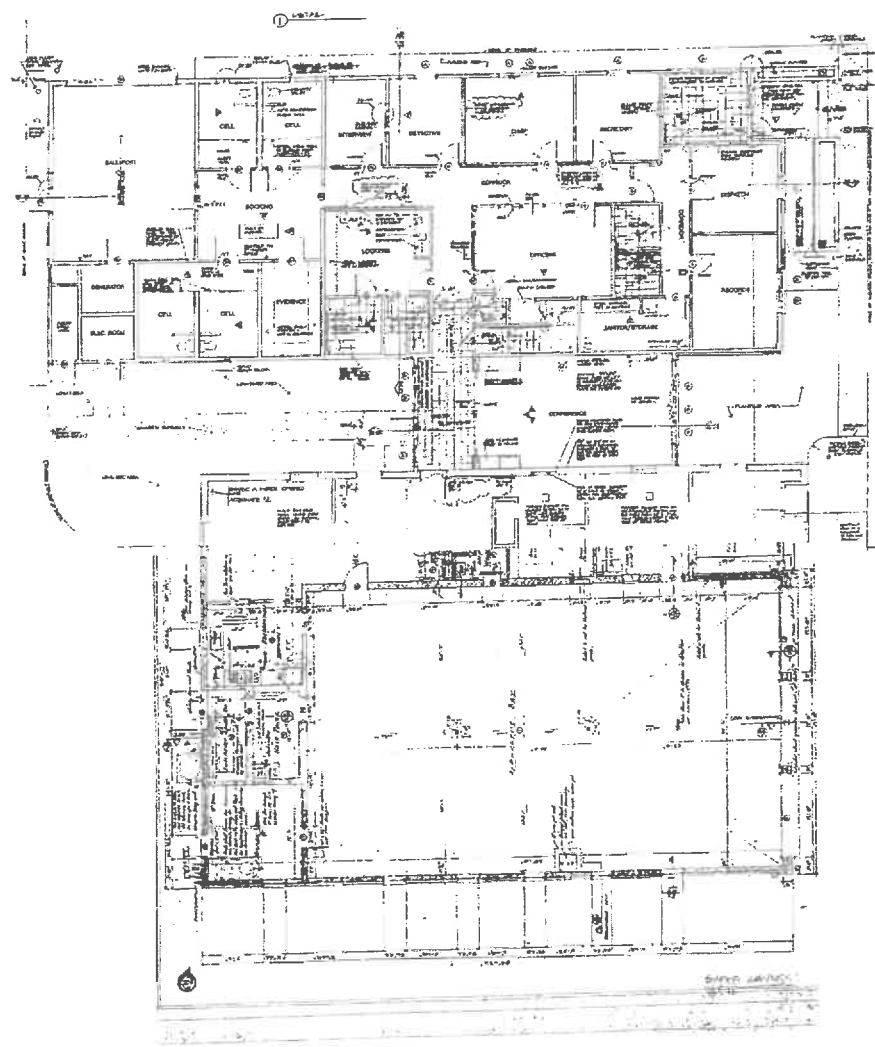
50 62

5-600000



SPACE COMPLEX

UPPER LEVEL



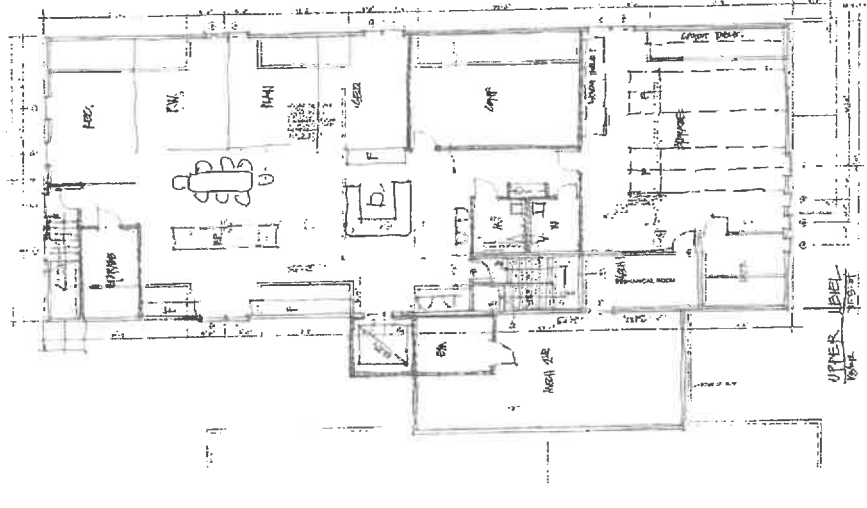
PIPE  
POUNCE

POUNCE DEPARTMENT

Town	Population	Building Area	Personnel	Cost	Uniform/Pop.	CSF/Uniform
Manchester	161,000	8,000sf arr + floor alterations	244 F.T. (264 FTE)	\$232,000	2,641/1000 Pop.	1520/Uniform
Auburn	9,200	4,100sf new 2,800sf renovated 1,300sf old	15 F.T. 0 F.T.	\$865,000	1,637/1000 Pop.	593/Uniform
Bow	6,000	6,000sf	7 F.T. 0 F.T.	Preliminaries	1,101/1000 Pop.	857/Uniform
Boscawen	8,900	15,000sf	18 F.T. + Officers	\$2.4 million including fire total 33,000sf	2,010/1000 Pop.	833/Uniform
Epsum	3,750	3,000sf	45 F.T. (6 FTE)	\$390,000	1,610/1000 Pop.	500/Uniform
Hopkinton	4,900	3,000sf	55 F.T. (8.5 FTE)		1,730/1000 Pop.	593/Uniform
Shelton	7,500 - 15,000	11,700sf	109 F.T. (11.9 FTE)		1,530/1000 Pop. @ 7,500 761/1000 Pop. @ 15,000	1,023/Uniform
Greenland	3,100	3,200sf	65 F.T. (7.5 FTE)	\$437,000	2,341/1000 Pop.	435/Uniform
Ply	5,000	5,000sf est.	81 F.T. (10 FTE)		2,010/1000 Pop.	580/Uniform
Newington	1,100	10,200sf	99 F.T. (14 FTE)		1,271/1000 Pop.	728/Uniform
Hampden Hills	1,500	1,100sf with shared training & locker, others	45 F.T. (7 FTE)		3,681/1000 Pop.	1,571/Uniform
Hampden	15,000 - 112,000	21,000sf	34 F.T. (6.8 FTE)		3,862/1000 Pop. @ 15,000 664/1000 Pop. @ 112,000	379/Uniform
<b>TOTAL</b>	<b>4,200</b>	<b>4,200sf</b>	<b>10 F.T.</b>		<b>2,071/1000</b>	<b>459/Uniform</b>
	<b>9,600</b>	<b>7,900sf</b>	<b>11.8 FTE</b>		<b>2,071/1000</b>	<b>642/Uniform</b>

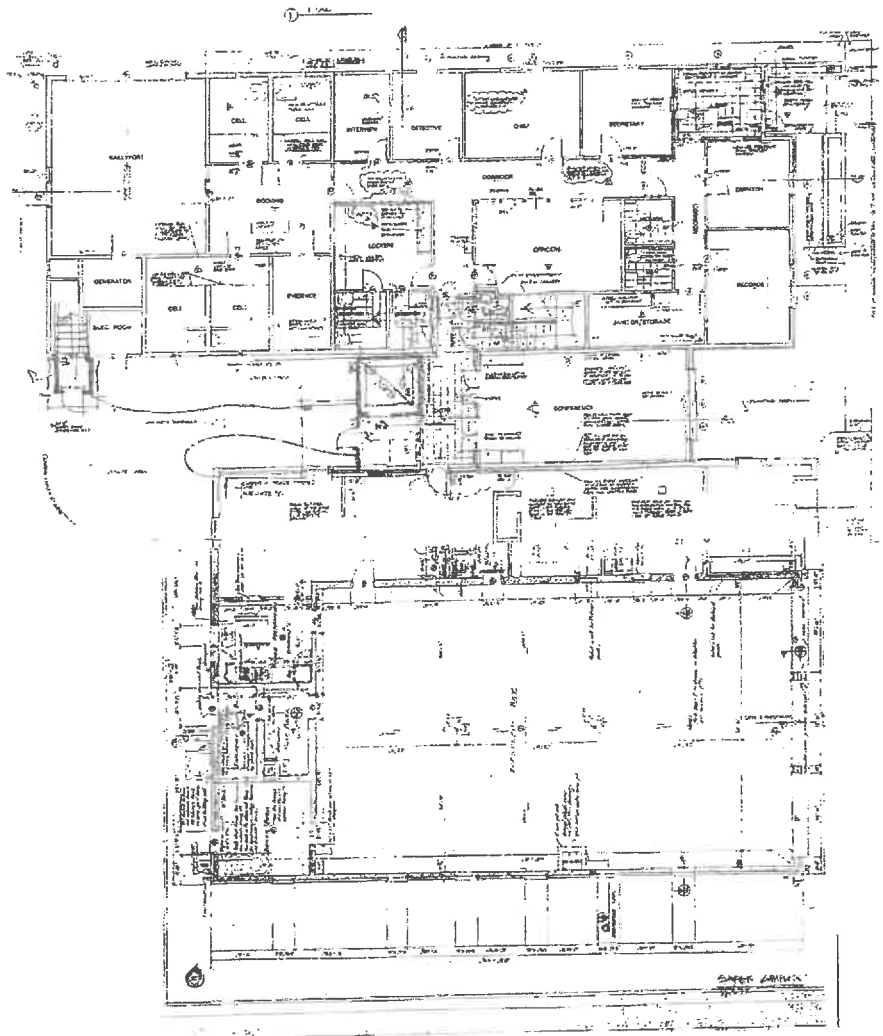
No. 1104701  
PROGRAM SUMMARY

PROGRAM	BUDGET	PERIOD	PERCENTAGE	EXPIRES
LIBRARY	5600	1980	100%	10
IN K OFFICE	1500	1980	100%	10
FIRE STATION	5000	1980	100%	10
POLICE STATION	4300	1980	100%	10
PUBLIC WORKS	4800	1980	100%	10



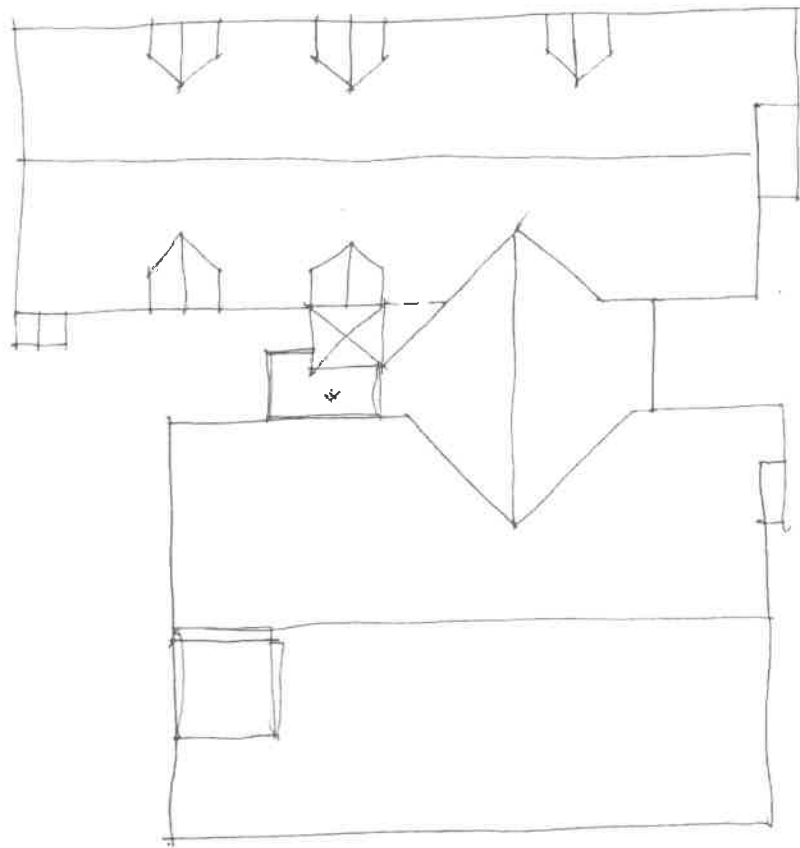
SAFETY COMPLEX

UPPER LEVEL

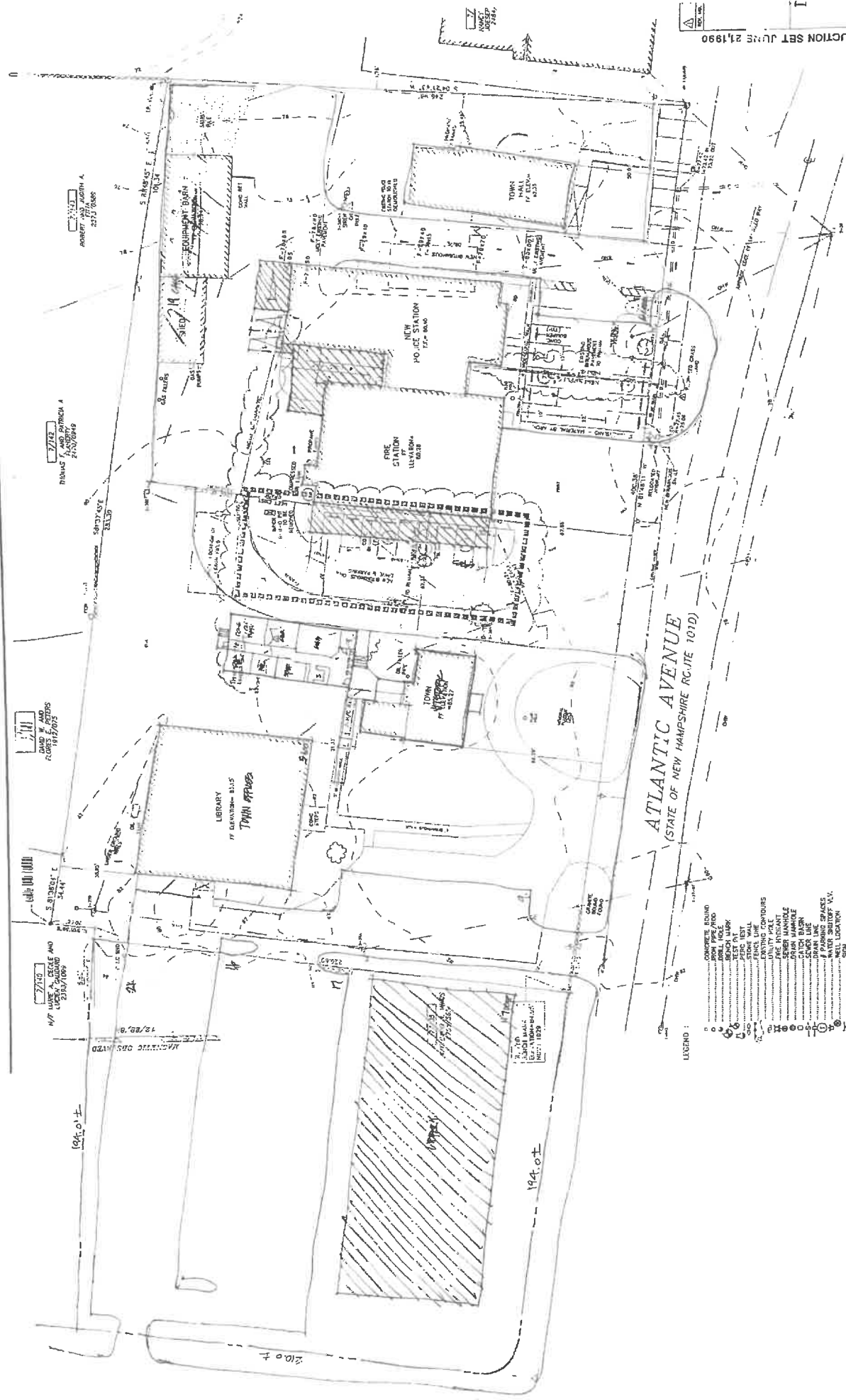


UPPER LEVEL

POUNCE



MAP PLAN



ATLANTIC AVENUE  
(STATE OF NEW HAMPSHIRE R.G.ITE 101D)

LEGEND :

- CONCRETE FOUNDATION
- BROWN PIPE / FLOOR
- WALL / FLOOR
- FENCE / FLOOR
- TREE / FLOOR
- REST / FLOOR
- STONE WALL
- FENCE LINE
- UTILITY POLE
- FIRE INSULANT
- OTHER MANHOLE
- CATCH BASIN
- DRAIN LINE
- FLOORING SPACES
- WELL LOCATION
- METRIC FLOW ARROW
- WALL MOUNTED LIGHT
- FLOW ARROW
- CITY POL. GRADE ELEV.

PHOENIX PLUMBING & HEATING CO.  
215/1086

PHOENIX PLUMBING & HEATING CO.  
215/1086

DAVID W. ANDERSON  
PLUMBER  
1912/005

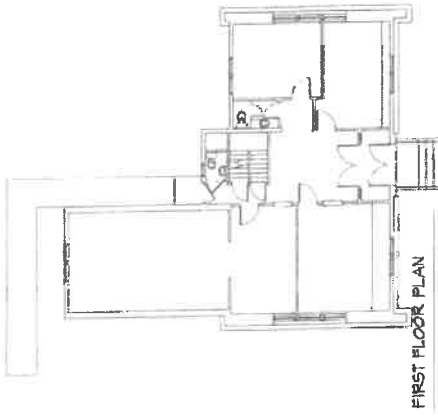
S. BIRCHETT E.  
3444

M/V. L. W. ALDRIDGE AND  
SONS  
215/1089

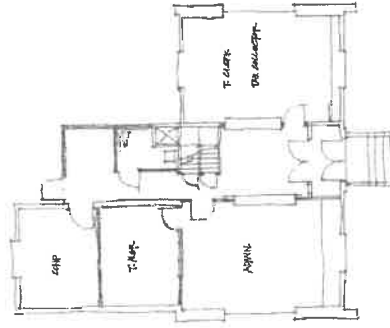
W. W. MALLS  
ELECTRICIAN  
1877-1879



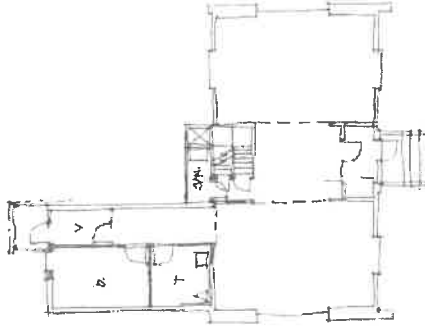




FIRST FLOOR PLAN



TOWN HALL RENOVATIONS  
1st F



TOWN HALL RENOVATIONS  
1st F

DENNIS MIREB, P.A.  
THE ARCHITECTS  
EXCELLENCE SINCE 1980

North Hampton  
Add Elevator to Police Station

Budget Estimate  
Building Addition & Renovation

Elevator

Site Work

Contingency @ 10%

A & E Fees

12/1/01

\$65,000

50,000

5,000

10,500

6,500

Total \$138,000

See \$140,000

(Budget for Police Station)

DENNIS MIREB, P.A.  
THE ARCHITECTS  
EXCELLENCE SINCE 1980

North Hampton  
Rebate Public Works to Cherry Rd. Site

Budget Estimate

90' @ 3 all shd

20 x 10 Equipment & Maintenance Facility  
Including Required excavation, paving, utilities, etc.

Contingency @ 5%

A & E Fees

Furnishing & Equipment Allowance

Demolish existing @ Town Center and re-pave

12/1/01

\$250,000

420,000

32,000

30,000

20,000

28,000

Total \$760,000

(Budget for Police Station)

**DENNIS MITRES, P.A.**  
**THE ARCHITECTS**  
 EXCELLENCE SINCE 1980

12/18/01

North Hampton Town Center Master Plan Detailed Schematic & Budget	120,000	
Subtotal	58,000	
Subtotal	168,000	
Year 1 Site plan & Prelim Preliminary site plan Preliminary site plan Study & Fees	725,000	
Subtotal	15,000	
Subtotal	160,000	
Year 2 Design & Construct Public Works at Cherry Rd. Demolish Public Works at existing site Preliminary site plan Add Entrance @ Plaza	900,000	extended value ?
Subtotal	155,000	7,650
Subtotal	180,000	land acquisition
Year 3 Acquire land for Library Design Library	2,000,000	
Subtotal	40,000	
Subtotal	2,040,000	
Year 4 Construct Library & John Parking Design Town Offices in existing Library	2,040,000	
Subtotal	294,000	
Subtotal	2,334,000	
Year 5 Reconfigure existing Library to Town Offices Reconfigure Town Offices and Move Historic into existing Town Offices Design Utility Complex Expansion	550,000	
Subtotal	\$115,000	
Subtotal	750,000	
Year 6 Expanded Safety Complex Expansion	740,000	
Subtotal	11,000	
Subtotal	861,000	
Year 7 Expanded Safety Complex Expansion	740,000	
Subtotal	15,000	
Subtotal	756,000	
Year 8 Maintenance & Operate HVAC Accessibility at Old Town Hall	80,000	
Subtotal	80,000	
Subtotal	80,000	
Subtotal	20,000	
Subtotal	100,000	
Total	\$3,358,000	+ land acquisition

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 4



500 Commercial Street  
Manchester NH 03101

T 603-622-4578  
F 603-622-4593

offices in:  
Newton MA  
Manchester NH  
Atlanta GA

[www.fbra.com](http://www.fbra.com)

April 25, 2014

Lavallee Brensinger Architects  
155 Dow St.  
Manchester, NH 03101

Attn: Ron Lamarre

Re: North Hampton Fire Department, 235 Atlantic Avenue, North Hampton, NH  
Preliminary Structural Review and Assessment

Dear Ron,

I visited the North Hampton Fire Department on behalf of Foley Buhl Roberts & Associates (FBRA) on the morning of April 24, 2014 and conducted a 2 hour review of the building structure. This assessment was conducted per request of Lavallee Brensinger Architects in conjunction with an overall review of this facility.

During this visit I spoke with Fire Chief Dennis Cote, who provided me with access to various areas of the building.

There are no available original construction drawings of this facility. This inspection was conducted by visual means, using a tape measure, a stepladder and a digital camera. No exploratory demolition or materials sampling or testing was conducted for this assessment.

This assessment included the Fire Department building only. There is a connecting link that connects this building to the adjacent Police/Municipal Office building, however that link was constructed more recently (circa 1990) as part of the Police/Municipal Office building and I understand the facilities within that link are only occasionally used (shared) by the Fire Department.

The Fire Department is a one-story, rectangular, gable-roofed building, reportedly built circa 1960. The building measures approximately 60 feet wide by 106 feet long, for a gross floor area of about 6400 square feet. The apparatus bay accounts for roughly 70% of the overall building footprint. Vehicular access to the apparatus bay is provided by three overhead doors in the south gable end of the building.

The entire floor is a grade-supported concrete slab. The exterior walls are comprised of 8" concrete masonry, with a 4" brick veneer. The east and west exterior walls of the building are load-bearing and they support a clear span (60') roof structure comprised of prefabricated dimensional lumber (2x) wood trusses spaced at 2'-0" on centers, with a plywood roof deck.

The east side of the building is partitioned into various smaller spaces that include bunk and shower facilities, a kitchen, office, radio and a ready-room. These spaces are separated from the apparatus bay by an interior concrete masonry wall. These areas have a ceiling height of

approximately 8 feet. The space above this ceiling is accessible (using a ladder) from the apparatus bay and is used, in part, for light storage.

Rooms at the northerly end (rear) of the building include the boiler room, the hose tower and the Chief's office. The hose tower is comprised entirely of concrete block construction and it extends above the ridge line of the main roof.

There is a radio antenna tower on the roof. This tower bears directly on the roof deck, although it is also attached to the side of the hose tower at two elevations. The tower is guyed in three directions.

The building has residential-scale punched window openings, with loose steel angle lintels supporting the masonry over the windows.

### **Wood Truss Roof System**

The roof of the Fire Station is comprised of asphalt shingle roofing over a plywood roof deck, supported by prefabricated wood roof trusses. With the exception of the trusses on either side of the hose tower, the trusses can be described as follows:

- 60' clear span gable trusses, symmetric about the main ridge line.
- Trusses bear on the east and west exterior masonry walls of the building.
- 4V:12H top chord pitch
- Horizontal bottom chord at the level of the apparatus bay ceiling.
- Insulation is in the plane of the bottom chord.
- Pratt truss configuration, with the panel size being approximately 6 spaces @ 10 feet.

The roof trusses are comprised of dimensional lumber, believed (by inspection) to be Southern Pine. Member sizes are as follows:

Top chord:	2x8
Bottom chord:	2x6
Web verticals:	2x4
Web diagonals:	2x6

Very few legible grade stamps were found during this inspection. However, based on the stamps that were found, the web diagonal members are No. 2 grade and are rated for an allowable flexural stress of 1500 psi.

These roof trusses are fabricated with plywood gusset plates (as opposed the metal plate connectors found on more recent prefabricated wood trusses). The gusset plates are 1/2" thick and are glued and nailed to the truss members.

### **Truss Issues:**

1. Bowed diagonal web members, absence of Continuous Lateral Bracing (CLB), also called "Through Truss Bracing": Wood trusses often require installation of additional wood framing through (i.e., perpendicular to) the trusses in order to reduce the buckling

length of compression web members. The CLB resists the tendency for the compression member to buckle out of plane, thereby increasing the load capacity of those members. While it is possible to design truss installations that do not require this type of bracing, doing so would be unusual for trusses of this size and configuration. This roof structure has no CLB on any of the web members. Furthermore, I noted several 2x6 web diagonal members that are permanently bowed out-of-plane (see photo 3). This is an indication that the roof has been overloaded in the past and that these web member should have had CLB installed on them when the building was first constructed in order to allow these web members to be fully effective. The absence of CLB and the resulting observed buckling of web members significantly reduces the snow load capacity of this roof. This finding should be confirmed by a quantitative structural analysis of the trusses. An analysis of this type is beyond the scope of this initial assessment. This observation (i.e., the absence of CLB thru-truss bracing and the observed bowing of web members out-of-plane) is the most serious deficiency noted during this assessment.

2. Anchorage at bearing points: The trusses are secured to the bearing plates at the tops of the masonry walls with an angle on one side of the truss. In my opinion, this connection is inadequate to resist the wind uplift loads found in the current Building Code.
3. Hose tower trusses: The hose tower extends through the main roof, interrupting the typical gable roof trusses. Mono-pitch trusses have been used on either side of the hose tower. The interior ends of these mono-pitch trusses bear upon steel beams on the east and west sides of the tower. The trusses do not appear to be secured to the steel beams, leaving them vulnerable to wind uplift loads. In addition, these trusses do not appear to have been custom-fabricated for this location. Rather, it appears that these trusses were field fabricated by cutting and modifying the 60' clear span trusses used elsewhere in this roof structure. As a result, the trusses on the east side of the tower are not fully triangulated at their interior (tower) end. The absence of a web diagonal member extending directly from the interior bearing to the nearest top chord panel point negates any true "truss" action in that panel and requires that loads be transmitted to the interior bearing via flexural stresses in the top and bottom chords. Trusses are typically intended to carry primary loads as axial loads and are typically not designed and sized to transmit primary loads in flexure. I would expect that this condition has a significant adverse effect on the snow load capacity of the roof in this area. This is an observed condition that should be confirmed by quantitative analysis.

### **Masonry Issues**

Given the estimated date of construction, it is likely that the concrete masonry walls of the building are not grouted solid and do not contain steel reinforcing. FBRA recommends that this assertion be verified by field testing, involving scanning the walls with a rebar detector. The absence of any reinforcing steel in these walls would significantly degrade their performance in the event of a seismic event (see "Seismic Aspects" and "Code Issues" below).

The south gable end wall of the building appears to be separating from the interior partition wall that separates the apparatus bay from the office area. This separation is of varying width and is



approximately  $\frac{3}{4}$ " wide near the ceiling line. This condition appears to be due to an outward "lean" or rotation of the south gable end wall.

Damaged, displaced, or "step-cracked" masonry was observed at the upper corners of two of the apparatus bay overhead doors. Specifically, this damage is visible at the east corner of the east door and the west corner of the west door. At the east door, this damage is likely related to the outward movement of this wall noted in the preceding paragraph. At the west door, the damage is more localized and was likely caused by a vehicular impact.

### **Floor Slab**

A concrete topping has been applied over the original apparatus bay slab. This topping was observed to be cracked in several locations. Chief Cote noted that the topping appears to be delaminating in some areas. This condition should be investigated further by "sounding" the slab with a hammer, steel rod, or "chain drag" to determine the extents of this problem. This will require removing the apparatus from the building in order to conduct this testing.

The slab surface at the apparatus bay doors has been patched with bituminous concrete, creating a high spot at each door. This is a tripping hazard and it may also present drainage issues.

### **Seismic Aspects**

The details of the building structure are consistent with the reported 1960 vintage construction date. Accordingly, it is likely the building predates any building code requirements related to seismic design by about 10 to 15 years. The building is dependent on the perimeter exterior masonry walls acting as shear walls in order to transmit lateral loads (i.e., wind and seismic loads) to the foundation. However the south gable end wall has a limited capacity to act as a lateral load-resisting element due to the number, size and arrangement of the door and window openings in this wall. This situation leaves the building vulnerable to east-west lateral loads and particularly to seismic loads.

As discussed above, the construction date makes it likely that the exterior walls are not reinforced (or that they contain horizontal joint reinforcement only). The absence of reinforcement would make the building more susceptible to damage in a seismic event.

### **Radio Tower**

Viewed from the ground, the radio communications tower appears to be a Rohn type 25G tower. The mast is approximately 35 feet high, measured from the building roof. The tower has a single guying level and it has guy wires extending in three directions. Viewed in plan, the preferred arrangement of these guy wires would be 120 degrees between the wires. Given the position of this tower on the roof, the installed angle between guy wires appears to be greater than 120 degrees on the northerly side of the tower.

All of the tower guy wires are secured to the building roof. The anchorages for the guy wires include a hooked bolt that penetrates the roofing and roof deck and hooks under a truss top chord (see photo). These anchorages appear to be inadequate and should be reviewed by a qualified antenna installation firm.

The tower itself has three vertical legs. The two northerly legs are secured to the masonry of the hose tower. Those attachments appear adequate for resisting lateral wind loads on the tower. However they do not serve to support the vertical weight of the tower or to resist the downward thrust of the resulting from wind loads acting on the tower. Those vertical loads are transmitted to the plywood roof deck at the base of the tower via a bearing plate. No supplemental framing or reinforcement has been added beneath the roof deck to support the vertical loads imposed by this tower.

#### **Hose Tower**

The hose tower is no longer used due to safety concerns related to its ladder. The tower is comprised entirely of concrete masonry units, with a brick veneer above the roof line. No structural issues were observed.

#### **North Gable End Wall**

The Hose Tower roof drains via a scupper, resulting in water running down the north gable end wall of the building. This drainage has discolored the brick masonry and will eventually lead to premature degradation of that façade.

#### **Storage Mezzanine**

There are two pairs of small doors, located high on the wall that separates the apparatus bay from the personnel/office areas. These doors allow access to the space over the personnel/office area ceiling. Limited areas of the ceiling joists have had a plywood or board floor deck installed and those areas, creating a mezzanine floor that is now used for light storage. A ladder is required to gain access to these storage areas. The ceiling joists were noted to be 2x6 @ 16" on centers, with a span of 15 feet. This is an excessive span for a 2x6 and accordingly FBRA recommends this mezzanine storage area should be used only for storage of very light loads.

#### **Present Building Code Requirements pertaining to Structure for New Fire Department Facilities**

Present Building Code requirements for new construction would classify a Fire Station as an Occupancy IV facility, indicating an "essential facility". The intent of this design classification is that the building remain in service during an emergency or following a natural disaster. This involves designing the facility for amplified wind, snow and seismic loads, relative to other building types. Since this is an existing building, it is presently code-compliant in a "grandfathered" status, and is therefore not required to meet the design load standards applicable to new construction.

Lavallee Brensinger Architects  
**North Hampton Fire Station**  
Preliminary Structural Review and Assessment

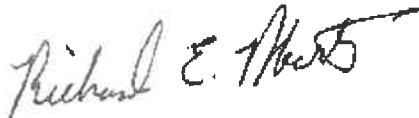
April 25, 2014  
Page 6 of 11

In evaluating the continued serviceability of this facility, the Town should recognize the vulnerabilities and inherent limitations of this building with regard to wind, snow and seismic loads, as outlined in this report.

This report is intended to address structural conditions only. Architectural, mechanical and electrical evaluation of the facility is to be conducted by others.

Photographs of several of the conditions noted in this report are attached.

Very truly yours,  
**FOLEY BUHL ROBERTS & ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Richard E. Roberts". The signature is written in a cursive style with a long horizontal stroke at the end.

Richard E. Roberts, P.E.  
Vice President

Lavallee Brensinger Architects  
**North Hampton Fire Station**  
Preliminary Structural Review and Assessment

April 25, 2014  
Page 7 of 11



Photo 1: South Elevation



Photo 2: West Elevation, fire tower and antenna tower.

Lavallee Brensinger Architects  
**North Hampton Fire Station**  
Preliminary Structural Review and Assessment

April 25, 2014  
Page 8 of 11



Photo 3: Bowed truss web diagonals, no thru-truss bracing.

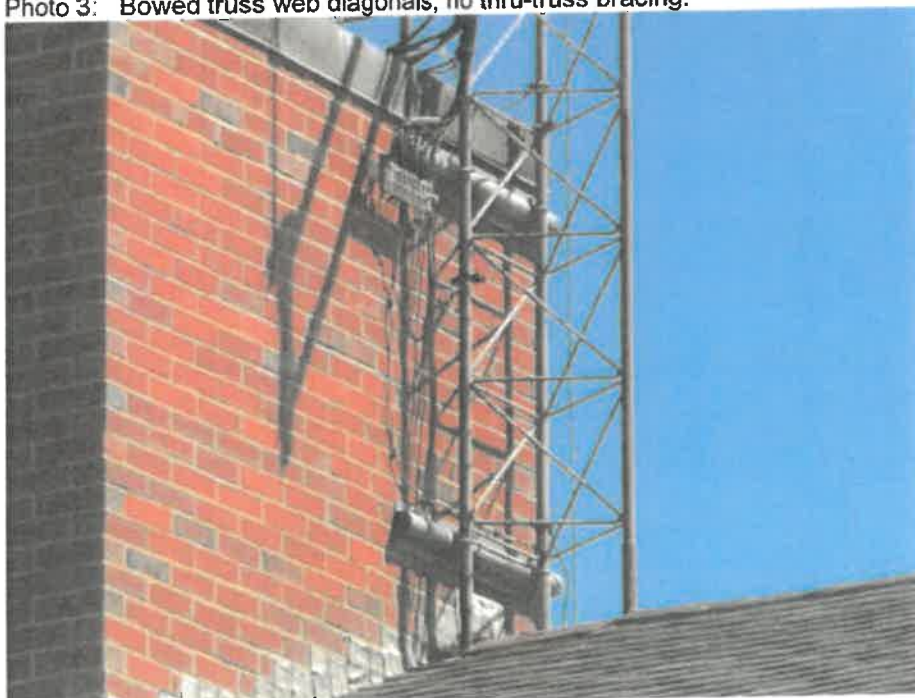


Photo 4: Radio antenna tower and hose tower.

Lavallee Brensinger Architects  
**North Hampton Fire Station**  
Preliminary Structural Review and Assessment

April 25, 2014  
Page 9 of 11



Photo 5: Antenna guy anchorage to truss top chord.

Lavallee Brensinger Architects  
North Hampton Fire Station  
Preliminary Structural Review and Assessment

April 25, 2014  
Page 10 of 11



Photo 6: Damaged exterior masonry, west overhead door.



Photo 7: Truss bearing, clip angle, wall plate

Lavallee Brensinger Architects  
**North Hampton Fire Station**  
Preliminary Structural Review and Assessment

April 25, 2014  
Page 11 of 11



Photo 8: separation of south gable end wall (at right) from intersecting interior wall (left).



MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 5

Capital Improvement Plan Committee  
Report FY2018-2023

Attachment A

Public Safety Building, Lafayette and Hobbs Roads, 2016 Schematic

See next page

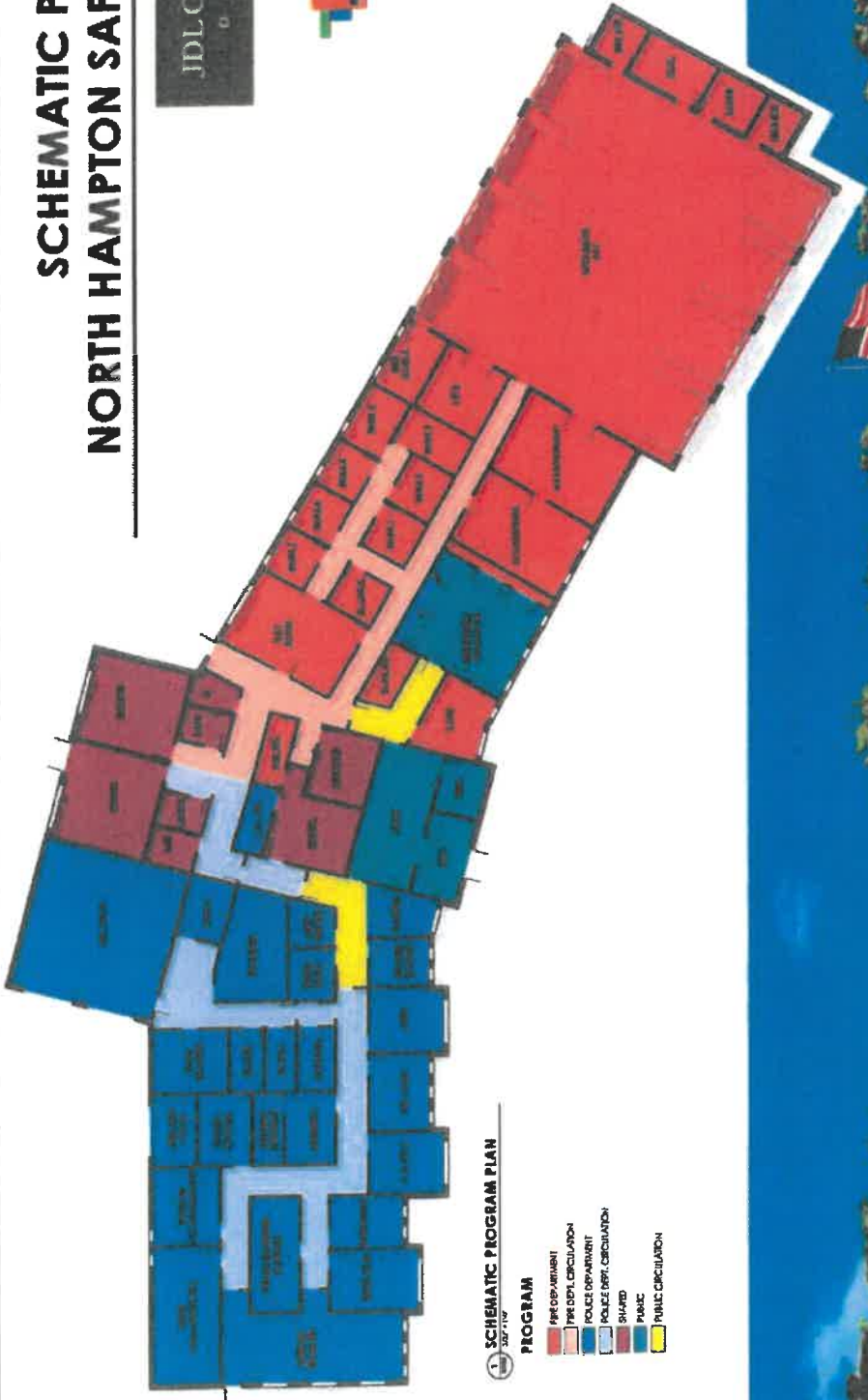
# SCHEMATIC PLANS FOR THE NORTH HAMPTON SAFETY COMPLEX

JDL CASTLE CORPORATION  
DEVELOPMENT

150000 SQ FT  
150000 SQ FT  
150000 SQ FT

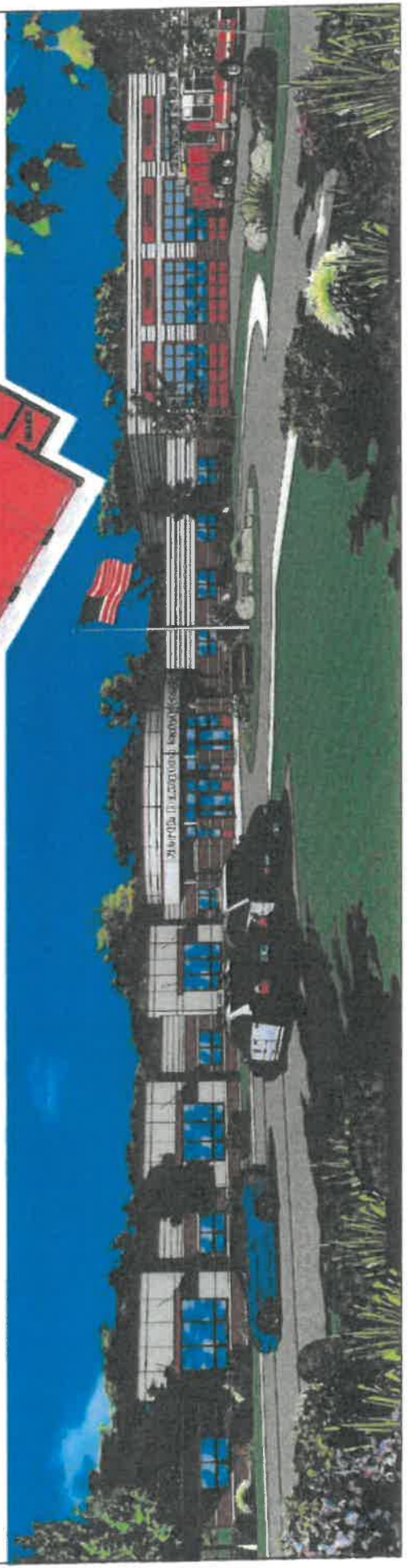


STEWART  
CONSTRUCTION  
A WELL BUILT WORLD



1 SCHEMATIC PROGRAM PLAN

- PROGRAM**
- FIRE DEPARTMENT
  - POLICE DEPT. CIRCULATION
  - POLICE DEPARTMENT
  - SHARED
  - PUBLIC CIRCULATION



Public Safety Building, Lafayette and Hobbs Roads, 2016 Aerial

See next page

**SITE NOTICE**

- 1. ALL UTILITIES INCLUDING GAS, WATER, AND SEWERAGE LINES SHOWN ON THIS PLAN ARE THE RESULT OF VISUAL INSPECTION AND ARE NOT GUARANTEED.
- 2. ALL UTILITIES NOT SHOWN ON THIS PLAN SHOULD BE LOCATED BY THE APPLICANT.
- 3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES SHOWN ON THIS PLAN.
- 4. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NEEDED.
- 5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES SHOWN ON THIS PLAN.
- 6. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES SHOWN ON THIS PLAN.

**SOILS LEGEND: SEE SHEET L-4**

- S1 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S2 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S3 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S4 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S5 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S6 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S7 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S8 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S9 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S10 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S11 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S12 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S13 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S14 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S15 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S16 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S17 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S18 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S19 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6
- S20 = SANDY SILT LOAM, INTERMEDIATE SOIL, GROUP 6

**LEGEND**

11-40 31.8 ACP 13 LOT 00



**TAX MAP 13 LOT 00**  
**CONCEPTUAL PLAN**  
**PROPOSED SAFETY COMPLEX**  
**3240 LAVETTE ROAD**  
**NORTH HAVEN, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
 DATED 01

OWNER: TOWN OF HAVEN  
 ENGINEER: GLENN A. MARTIN  
 JUNE 13, 2018

170 Corporation, 177-1/2 State St  
 North Haven, NH 03041  
 Phone (603) 431-3222  
 Fax (603) 431-0910  
 www.gamartin.com

NO. 001000.00

NO.	REV.	DATE	DESCRIPTION



**OLD DRIVE**  
 NO TRUCKS  
 NO TRAILERS  
 NO LOGS  
 NO BURNING

This document is the property of the Town of Haven. It is not to be used for any other purpose without the written consent of the Town of Haven. The Town of Haven is not responsible for any errors or omissions in this document. The Town of Haven is not responsible for any damages caused by the use of this document. The Town of Haven is not responsible for any consequences arising from the use of this document.

**MEMORANDUM OF UNDERSTANDING  
DEVELOPMENT OF FIRE AND POLICE STATION**

This Memorandum of Understanding is entered into this \_\_\_ day of \_\_\_\_\_, 2016 by and between JDL Castle Corporation ("JDL") and the Town of North Hampton, New Hampshire (the "Town" or "North Hampton").

Page | 1

WHEREAS, the Town wishes to acquire a new combined Fire and Police Facility (the "Facility") to serve the Town of North Hampton;

WHEREAS, JDL proposes to acquire a suitable site, design and build a combined Fire and Police facility within the Town of North Hampton and convey the completed Facility to the Town;

WHEREAS, the parties desire to enter into an agreement for the purchase from JDL of the completed Facility, subject to the following terms and conditions:

**1. Preliminary Work**

- JDL will identify a site, consisting of approximately 5 acres in the Town of North Hampton, suitable for the construction of an approximately 18,000 square foot combined Fire and Police facility. The Town shall have final approval of the site selection.
- JDL and its development team, identified in Exhibit A, shall be responsible for preparation of a survey and plat, title review, securing any necessary permits and zoning or use variances, confirming availability of adequate utilities for the Facility, determining appropriate subsurface conditions and digging of a test pit.
- Once the site is approved by the Board of Selectmen of the Town, JDL and its construction team will prepare a complete schematic design, which shall include floor plans, program space, elevations and design narrative suitable for schematic pricing. The Town shall have final approval of the schematic design.
- A preliminary Development Schedule is attached as Exhibit B. A final Development Schedule will be submitted with JDL's final proposal.

**2. Project Proposal**

- On or before November 1, 2016, JDL will submit to the Town a Project Proposal which shall include a proposed purchase price for the Facility based on the schematic design approved by the Town and JDL's development fee which includes all costs related to the design, construction, development and management services related to the construction of the Facility. All development costs shall be itemized in an "open book" fashion. JDL's development fee shall include all fees of the development team and JDL shall be solely responsible for payment of the development team's fees.
- JDL has represented to the Town that the purchase price of the Facility will result in an impact on tax rates in a range of \$.30 - \$.35 per \$1000 assessment.
- It is expressly understood and agreed that if the proposed purchase price is higher than the projected range, the Town has no obligation to enter into a

Purchase and Sale Agreement and further, the Town will have no liability to JDL for any of its costs incurred in the preliminary work.

**3. Purchase and Sale Agreement**

- Once a purchase price is agreed upon, the parties will enter into a binding purchase and sale agreement for the acquisition of the Facility upon its completion. In addition to the agreed upon price, the purchase and sale agreement will include all necessary terms, satisfactory to both parties, regarding the facility design, intended use, scope, utilization, costs, construction and completions schedule.
- The purchase and sale agreement will be expressly contingent upon the Town securing voter approval for the project and the securing of bond financing.
- If the parties are unable to agree on the terms of the purchase and sales or voter approval and bond financing is not secured, the Town will have no further obligation to JDL and the Town will have no liability to JDL for any of its costs incurred to date.

**4. Obligations of the Parties**

- JDL will be responsible for securing acquisition and construction financing. Construction loan guaranties provided by JDL will secure project development through completion and closing of the conveyance of the Facility to the Town.
- The Town will have no obligation to make any payment to JDL, or the development team, other than the agreed upon purchase price, subject to voter approval.
- The Town will seek voter approval for the project and bond financing through a special warrant article on the 2017 warrant submitted to voters at the annual Town meeting in March of 2017. The Town will use its best efforts to secure such approval.
- JDL will provide reasonable cooperation and assistance to the Town in presenting the proposal to the voters for approval, at no charge to the Town. If additional assistance is requested, JDL and the Town shall agree on a fee for such services, which shall be added to the development fee and included in the purchase price.

5.

*This Memorandum accurately sets forth our understanding of the basic business terms relating to the proposed transaction.*

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

JDL CASTLE CORPORATION

By: \_\_\_\_\_

By: \_\_\_\_\_  
W. David Shannon

Title: \_\_\_\_\_

Title: President

Date: \_\_\_\_\_

Date: \_\_\_\_\_

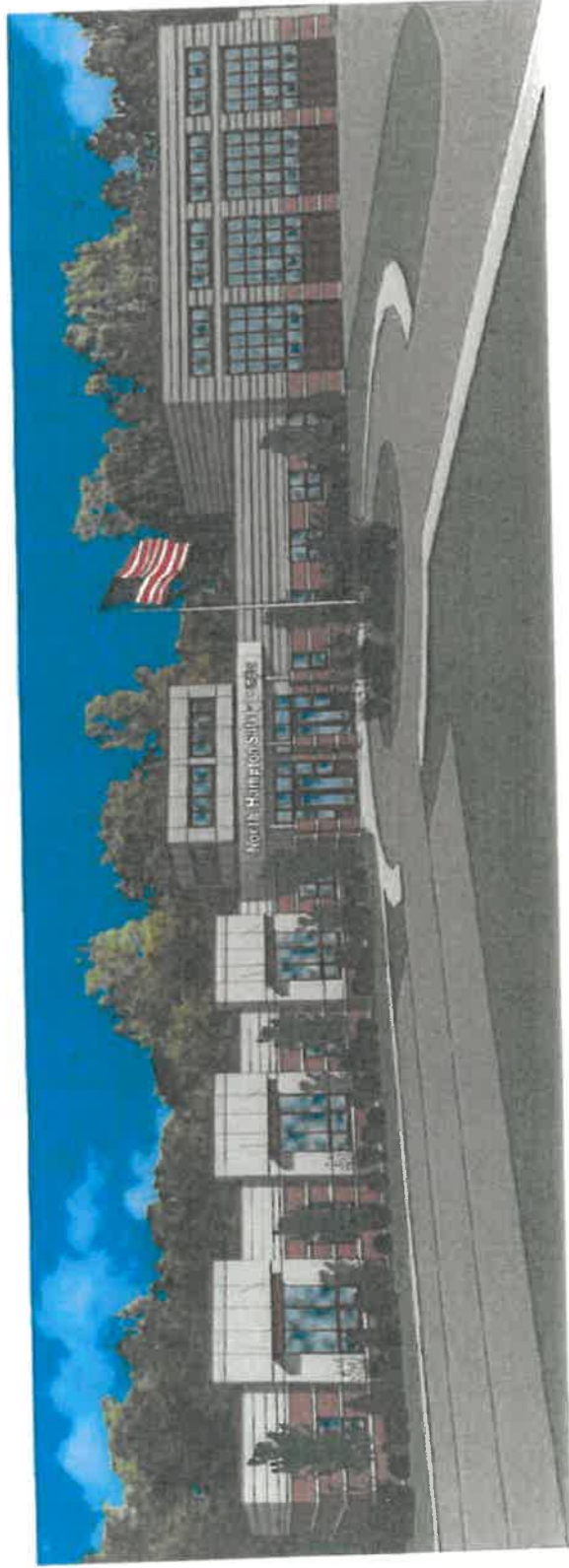
**EXHIBIT A**  
**Development Team**

<b>Developer:</b>	JDL Castle Corporation 301 N. Main Street, Suite 2300 Winston-Salem, North Carolina 27103
<b>Consultant:</b>	Castagna Consulting Group 13 Buckskin Lane North Hampton, New Hampshire 03862
<b>Architect:</b>	Berard Martel Architecture, Inc. 170 South River Road Bedford, New Hampshire
<b>General Contractor:</b>	Stewart Construction 24 Pearl Street Essex Junction, Vermont 05452



# North Hampton Safety Complex Town of North Hampton, New Hampshire

January 4, 2017



**JDL CASTLE CORPORATION**  
D V E L O P M E N T



BERARD MARTEL ARCHITECTURE, INC.





JDL CASTLE CORPORATION

### Executive Summary

We propose to provide long term (40 to 50 years) facility to serve North Hampton via public-private partnership development.

The current North Hampton facility at Town Center is obsolete and expansion proposals include renovation and expansion of library too costly and does not meet functional needs of first responders. The current facility does not provide a platform for long term security and growth.

The site at US Route 1 Lafayette Street offers functional and expandable long term solution at a location better suited for use and operations. This site is superior in location, access, and function and response time to the existing site and does not conflict with existing town administration uses.

Existing Town Center site can be repurposed allowing expansion of library, reuse of fire and police for other administration functions and potentially promoting economic development via redevelopment of resale of "homestead" site acquired for former expansion proposal.

JDL Castle Corporation and its team offer turnkey design-build solutions for the project allowing town administration and staff to concentrate on governing, not managing critical path and construction effort. The project would essentially co-opt majority of town capacity for operation and management.

Public-private development plan offers advantages to the town in managing costs, expectations and deliver turnkey project on time and on budget.

## CONCLUSIONS

### Site/Location – US Route 1 vs. Town Center.

- **Security and Function** – Standalone with ample circulation and expandability offers better long term value and use.
- **Response Time** – detailed response time mapping shows potentially critical advantage of US Route 1 vs. existing site.
- **Expansion** – US Route 1 site offers expansion for other town needs – e.g.: outside storage, public works and other functions.
- **Acquisition of Conservation Land** – locating on this site secures significant land for conservation purposes in perpetuity.

### Program Space:

Proposal in Town Center did not meet functional needs and is not expandable and does not offer long term 20-40 year solution.

### Function:

- Standalone site.
- **Ample Parking and Circulation** – 25% more apparatus bay – 3 vs. 4; enhanced security and use separation.
- **Police Program** – better layout, use, adjacency and multi-use/joint use program;
- **Fire Program** – State-of-The-Art facility meeting current and future demand;
- **Expandable site potential for other uses and functions;**
- **Life Cycle** – JDL Castle Corporation's proposal offers 40-50 year life cycle.

### Costs:

- Operating costs for new facility meeting stringent energy and sustainable design provides economic benefits;
- Predevelopment costs borne by JDL Castle Corporation, not the town;
- Development financing and project completion managed by JDL Castle Corporation;
- Public/private development appropriately allocates risk, the learning curve for project is over and impact low;
- Current interest rate environment offers opportunity to lock-in low rate and secure benefits for life of bond payment.

NOVEMBER 1 JDL PROPOSAL

JANUARY 4, 2017 JDL REVISION

Total Cost	6,994,950.00	Total Cost	6,250,000.00
Soft Costs	1,075,500.00	Soft Costs	957,000.00
Land	400,000.00	Land	225,000.00
Site Development	617,230.00	Site Development	600,000.00
Construction	4,522,220.00	Construction	4,218,000.00
Contingency	380,000.00	Contingency	250,000.00
	6,994,950.00		6,250,000.00

Program SF

20,875

Program SF

18,865

COMPARISON/NOTES

Soft Costs include design and professional fees as well as transaction costs  
 Developer fee as percent of total project cost 6.8% in November 1 proposal; 6% in January 4  
 Construction Management 5.5% in November 1 proposal; 5% in January 4

Program scope changes consist of deletion of 780 SF mezzanine, 750 SF of shared space and 250 SF from each Fire and Police program  
 Overall reduction in building height 3 feet  
 Budget 250,000 of contingency which if unused is credit to project cost but likely that some will be expended

**Analysis of Bond Rate Sensitivity on Annual Cost**

North Hampton Level Principal 30 year via NH Municipal Bond Bank as proposed 4.25 % rate decreasing payment

Scenario One initial payment \$476,958 with \$200,000 annual principal reduction. Total Payments \$9,974,456. Average annual payment =

Scenario Two initial Payment \$232,498 with increasing principal payments commencing at \$104,999. Total Payments \$10,750,082. Average annual =

**Project Finance Cost assuming private sector rated tax exempt instrument**

Level Payment Self Liquidating	Project Cost	Bond Counsel	Underwriting	Total Bond	Hedged Amortized	Project Cost	Bond Counsel	Underwriting	Total Bond	Rate	Amortized	Year One Payment	Average Annual	Total Payment
	6,250,000	150,000	250,000	6,650,000		6,250,000	150,000	250,000	6,650,000	2.75%	221,667	387,917	305,028	9,150,840
													305,028	
													Average Annual	
														Total Payment
														9,150,840

Analysis of Bond Rate Sensitivity on Annual Cost

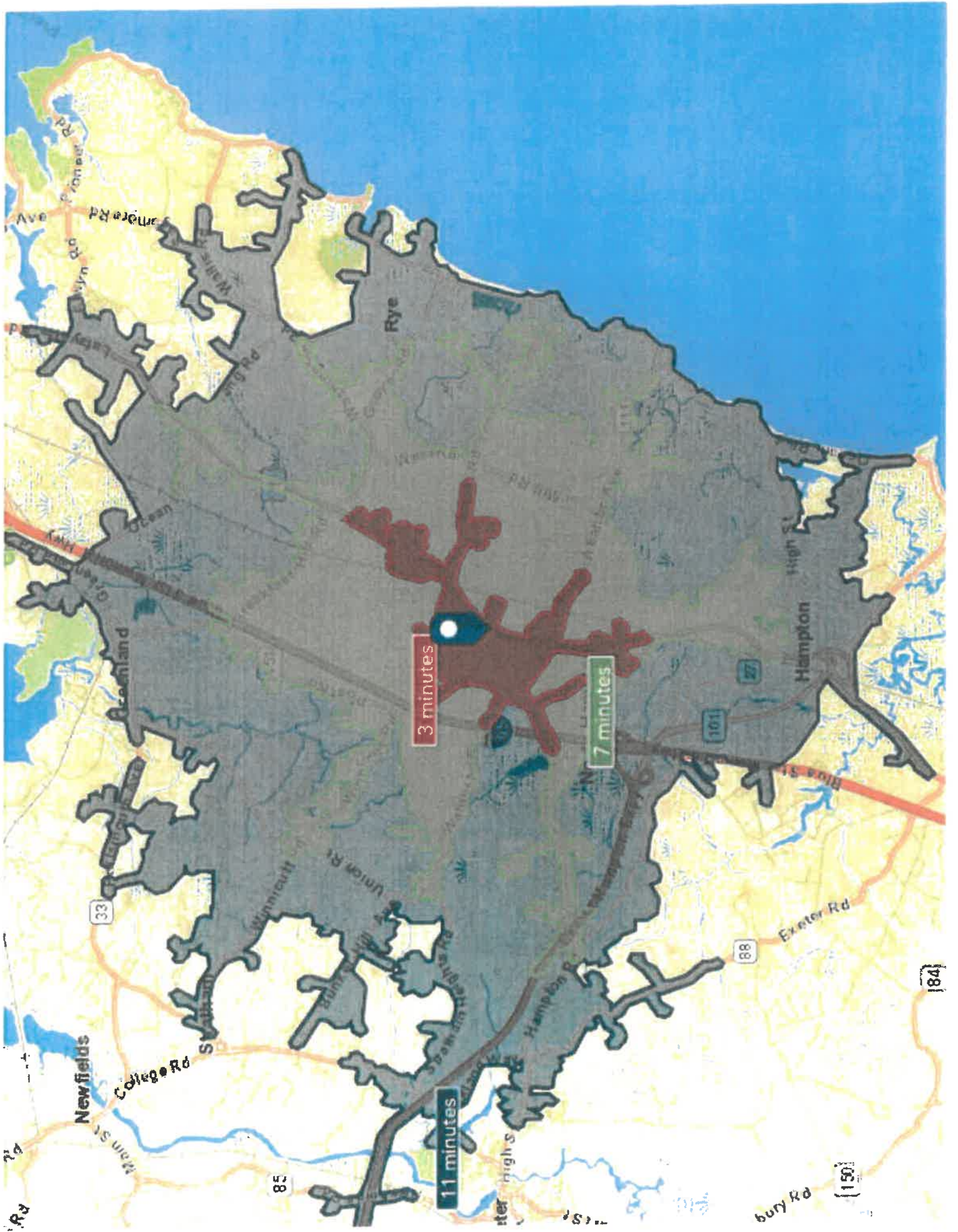
# Conservation Summary

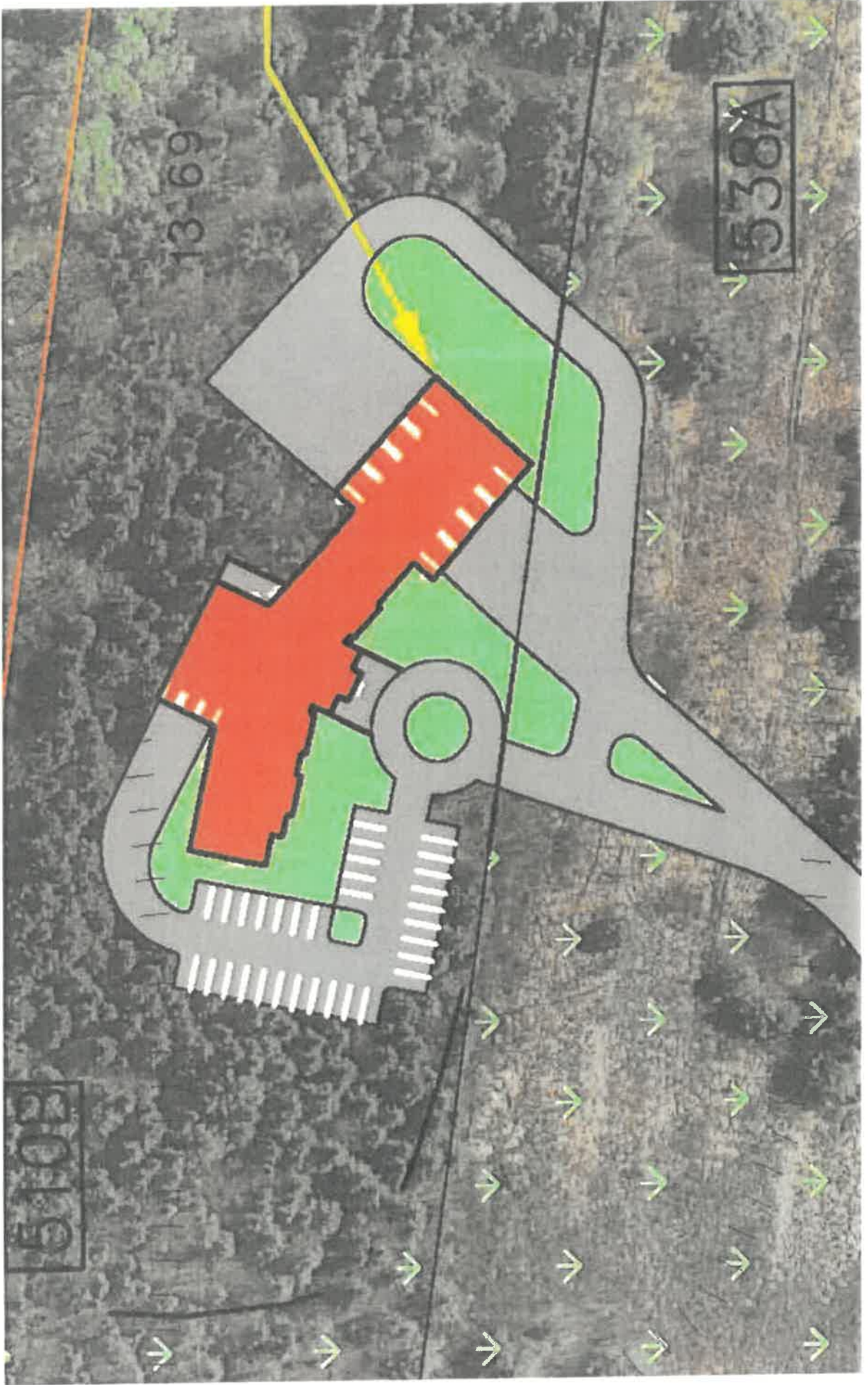
## North Hampton

<b>Total Acreage</b>	<b>8923</b>	<b>100%</b>
<b>Total Conservation Acreage</b>	<b>1376</b>	<b>15.4%</b>
<b>Safety Complex Donation Acreage</b>	<b>80</b>	<b>5.8%</b>

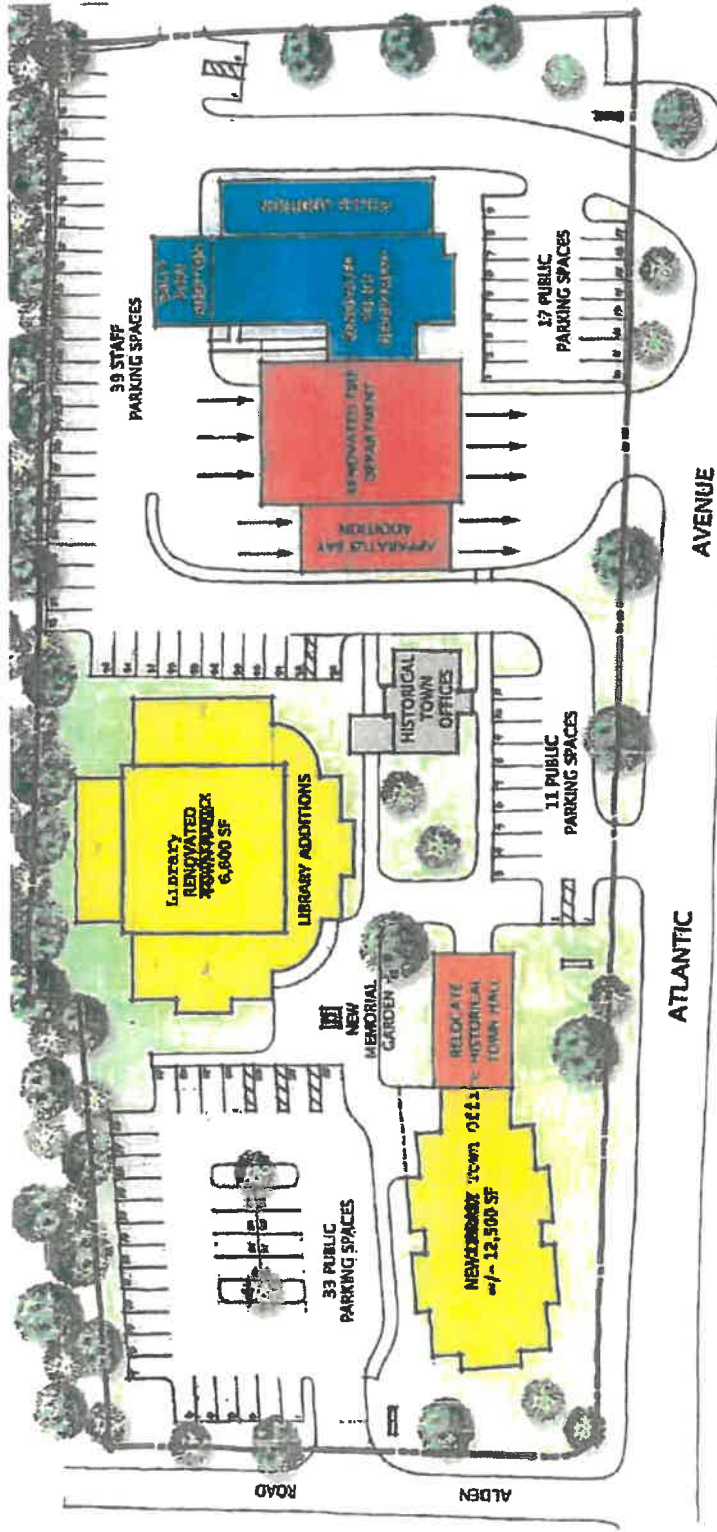












**North Hampton Municipal Campus - Concept 2**  
 North Hampton, NH  
 January 29, 2011

**WARRENSTREET**  
 Architecture & Engineering Design Cooperative

**JDL CASTLE CORPORATION  
CONSTRUCTION MANAGEMENT PLAN**

**Project Management**

JDL Castle Corporation (JDL) believes the success of any project depends on a Contractor, Architect/Engineer and owner relationship that is committed to establishing and achieving common goals and objectives from start to completion.

Page | 1

The Team will create a supportive work environment to enhance open communication among all team members. This will ensure our commitment to the project team to successfully deliver a completed project, always on time and within budget.

**Performance Standards**

Critical Performance Standards are the cornerstones by which we base our progress on every project. Strictly monitored and achieved, these standards are central to Team procedures to ensure all budget and performance guidelines are attained.

**Efficient Management**

Staffing is professionally aligned to every project with emphasis on the client's specific needs. JDL utilizes a fast-track, design-build system through specialized contract control methods, such as Prolog and Microsoft Project, which allows the project team to undertake a number of activities simultaneously. This system offers significant overhead and project cost savings to the client.

**Project Schedule Control**

JDL Castle Corporation recognizes the value of building a facility on schedule and within budget. Our experience has shown that all parties benefit if the entire project is scheduled out in advance in order to monitor and evaluate its progress. Using Microsoft Project, all major decision points that must be completed on time are identified, including:

- Team commitments
- Permitting and agency milestones
- Design progress
- Long-lead procurement
- Construction activities
- Commissioning / Startup
- Move-in

Schedule control is guided by carefully monitoring key dates and alerting team members of upcoming commitments. All schedules are printed and maintained by the Project Manager and jobsite Superintendent, who update and analyze them at timely intervals. We use several different schedules on a project:

- Master construction (monthly updates)
- Building construction (updates by Project Managers and Superintendents)
- Three-week look ahead (weekly updates by Superintendents)
- Submittals Schedule (updated by Assistant Project Managers)
- Procurement Schedule
- Quality Control, Testing & Inspection
- Commissioning / System startup

From the beginning, subcontractors are briefed on the schedule requirements and the need to meet all deadlines. These requirements are reinforced through weekly subcontractor coordination meetings directed by the Superintendent and Project Manager throughout the project. Subcontractor schedules are further controlled by the Superintendent in order to efficiently manage the sequence and duration of each task.

### **Contract Drawings**

JDL Castle Corporation monitors the status of contract drawings through drawing registers, which identify the latest architect revision to each sheet. The latest full sheet and 8½x 11-inch revision or clarification is noted on the register to allow an individual to verify that every drawing is up to date.

### **As-Builts**

JDL Castle Corporation monitors as-builts of each trade at regular intervals to ensure they are up to date. Subcontractors are required to maintain as-built drawings as progress is made. Upon project completion as-built drawings are given to the Owner as the Contract Documents mandate.

Page | 2

### **Submittals**

JDL Castle Corporation requires our Project Managers to implement and complete standard submittal procedures. Project submittals will be submitted as per the Contract Documents. General Contractor will take full responsibility for acquiring and compiling all operating and maintenance manuals, warranties, as-builts, closeout documents, and spare parts. A schedule of items is reviewed with all team members for completeness. General Contractor will submit fully tabulated and bound close-out documents to JDL for our use.

### **Requests for Information**

Upon discovering an unforeseen special condition, JDL contacts members of the project team to review the item and issue an RFI to track the question. The RFI identifies the condition and proposes solutions for consideration. A log of RFI status is reviewed at the weekly project meeting, and JDL Castle Corporation makes it a point to discuss any critical RFIs.

### **Punch List**

JDL Castle Corporation's Quality Control Program provides unrivaled value, quality and efficiency. Our Quality Control Program serves to identify non-conforming or unacceptable work early on in the process, thereby minimizing the punch list, and as a result, expediting the project close-out.

Prior to project completion, JDL Castle Corporation produces its own punch list and distributes it to the appropriate subcontractor for immediate action. When the majority of the items on our punch list have been corrected, the architect will then be scheduled for final review of the project.

### **Costs Control**

JDL has developed a close working relationship with the Architect/Engineer and General Contractor to ensure that the most cost efficient materials are utilized on our project. Throughout the process, all parties are in constant contact and pass along information to ensure that costs are reviewed.

### **Value Engineering**

JDL will go through the design and will offer cost saving alternatives for Value Engineering opportunities.

### **Life Cycle Cost Analysis**

The JDL team will select building materials and systems that offer long term benefits for the project. In addition, we utilize proven design software, such as the Trane Track software for the HVAC equipment, to determine the best equipment and material selections.

### **Coordination with Field Organizations**

The Team maintains and utilizes their contacts with the local Authorities Having Jurisdiction (AHJ) and the local utility organizations to develop their design requirements and mesh them into the project's design documents.

The Team will use constant communication and coordination with General Services Administration and the agency to allow for the smoothest possible process from design to construction to close-out. To ensure this process goes well, JDL will aid in conducting meetings with all the team members throughout the design process. We will use meeting minutes to document the discussion of these meetings.

ID	Task Name	Duration	Start	Finish	Weeks
1	Voter Approval	10 days	Fri 3/17/17	Fri 3/31/17	3/17 - 3/26
2	Conservation Easement and Civil Plans submitted for Review & Approval	0 days	Fri 3/31/17	Fri 3/31/17	3/27 - 3/27
3	Building Permit Drawings issued for Review & Permit	0 days	Mon 5/1/17	Mon 5/1/17	5/1 - 5/1
4	Permits Issued; Construction Start	0 days	Thu 6/15/17	Thu 6/15/17	6/15 - 6/15
5	Construction Phase	222 days	Thu 6/15/17	Fri 4/20/18	6/15 - 12/15
6	Mobilization	3 days	Thu 6/15/17	Mon 6/19/17	6/15 - 6/18
7	Sitework	220 days	Mon 6/19/17	Fri 4/20/18	6/19 - 12/15
8	Clearing & Grubbing	20 days	Mon 6/19/17	Fri 7/14/17	6/19 - 7/9
9	Temp Road/Laydown	20 days	Mon 7/17/17	Fri 8/11/17	7/17 - 8/6
10	Excavation/Backfill	10 days	Mon 8/14/17	Fri 8/25/17	8/14 - 8/24
11	Utilities	15 days	Mon 8/14/17	Fri 9/1/17	8/14 - 9/4
13	Site Concrete	8 days	Mon 4/2/18	Wed 4/11/18	4/2 - 4/10
14	Topsoil/Seed/Mulch	5 days	Mon 4/2/18	Fri 4/6/18	4/2 - 4/6
15	Landscapeing	10 days	Mon 4/9/18	Fri 4/20/18	4/9 - 4/19
12	Paving	5 days	Thu 4/12/18	Wed 4/18/18	4/12 - 4/18
16	Concrete Foundations	15 days	Mon 8/28/17	Fri 9/15/17	8/28 - 9/12
17	ICP Installation	50 days	Mon 9/18/17	Fri 11/24/17	9/18 - 11/14
18	Interior CMU Walls	20 days	Mon 9/18/17	Fri 10/13/17	9/18 - 10/13
19	Roof Structure	5 days	Mon 11/27/17	Fri 12/1/17	11/27 - 12/1
21	Interior Framing	10 days	Mon 11/27/17	Fri 12/8/17	11/27 - 12/8
23	Windows	10 days	Mon 11/27/17	Fri 12/8/17	11/27 - 12/8



North Hampton Safety Complex

ID	Task Name	Duration	Start	Finish
25	Brick Facade	20 days	Mon 11/29/17	Fri 12/22/17
20	Mezzanine	5 days	Mon 12/4/17	Fri 12/8/17
24	Roofing	5 days	Mon 12/4/17	Fri 12/8/17
22	MFP Rough-ins	35 days	Mon 12/11/17	Fri 1/26/18
27	Drywall	10 days	Mon 12/11/17	Fri 12/22/17
26	Metal Panel Siding	20 days	Mon 12/25/17	Fri 1/19/18
28	Taping	20 days	Mon 12/25/17	Fri 1/19/18
29	Painting	25 days	Mon 1/22/18	Fri 2/23/18
37	Doors, Frames, Hardware	10 days	Mon 1/22/18	Fri 2/2/18
30	Flooring	20 days	Mon 2/26/18	Fri 3/23/18
31	Specialties	10 days	Mon 2/26/18	Fri 3/9/18
32	Finish Carpentry	25 days	Mon 2/26/18	Fri 3/30/18
35	MFP Finishes	35 days	Mon 2/26/18	Fri 4/13/18
36	Ceilings	15 days	Mon 2/26/18	Fri 3/16/18
38	Kitchen Equipment	10 days	Mon 2/26/18	Fri 3/9/18
33	Owner Furnished Equipment	15 days	Mon 3/26/18	Fri 4/13/18
34	PFE	10 days	Mon 3/26/18	Fri 4/6/18
39	Final Inspections	5 days	Mon 4/16/18	Fri 4/20/18
40	Owner Occupancy	0 days	Fri 4/20/18	Fri 4/20/18



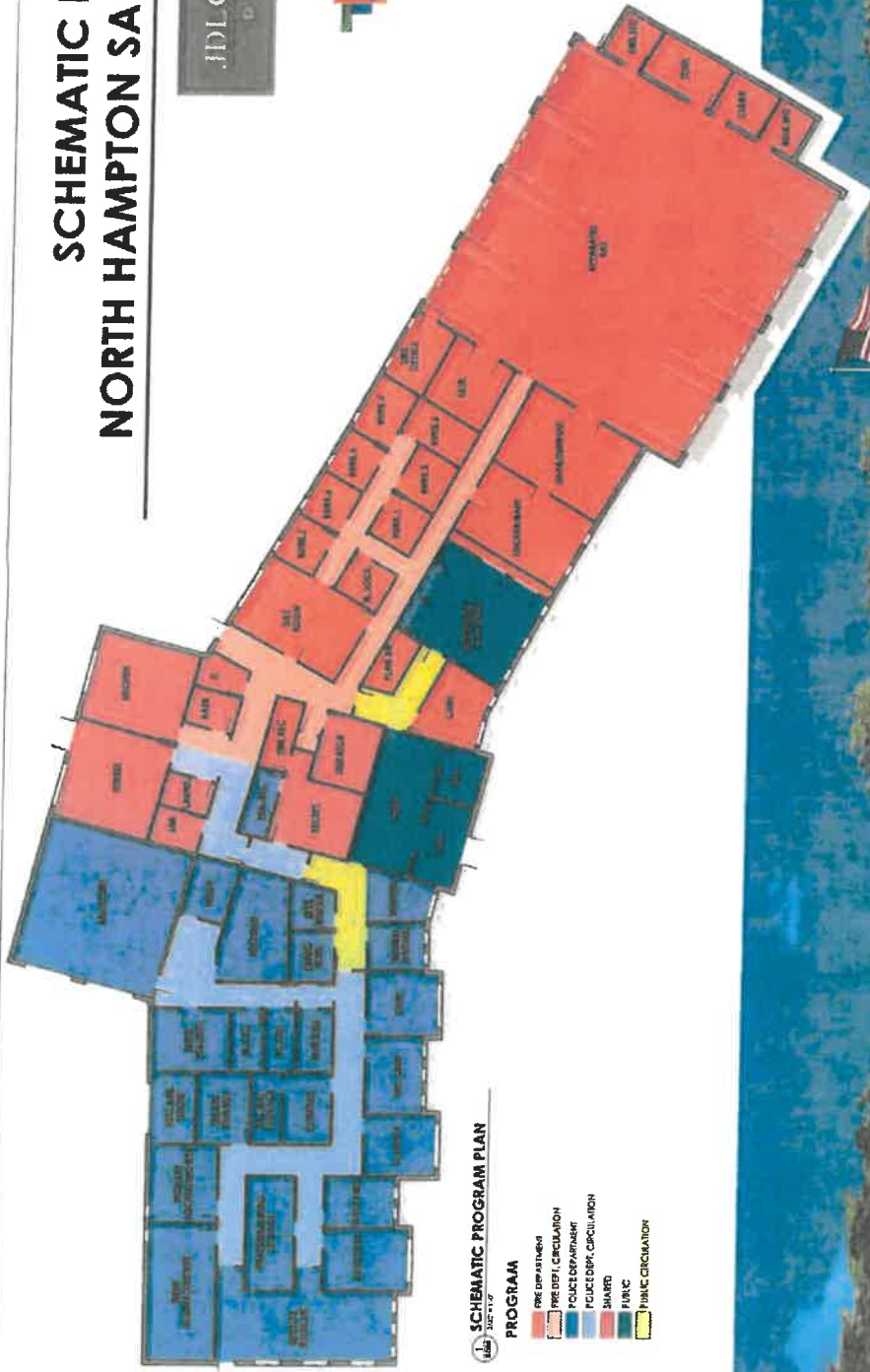
# SCHEMATIC PLANS FOR THE NORTH HAMPTON SAFETY COMPLEX

JDLCASTLE CORPORATION  
DESIGN ARCHITECTURE

SEWARD MARTEL ARCHITECTURE INC.

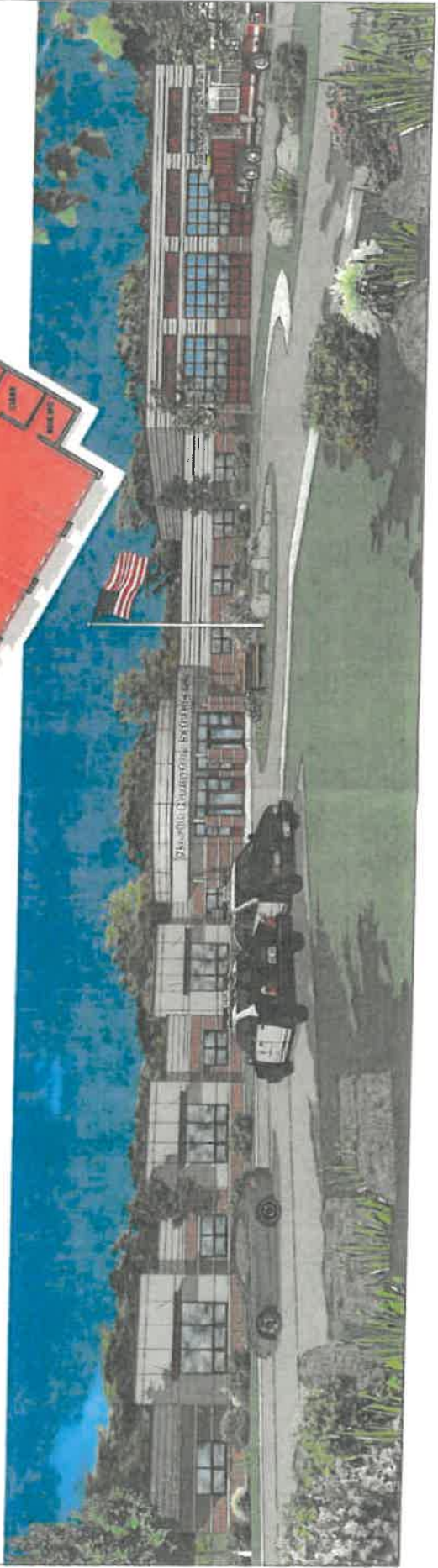


**STEWART**  
CONSTRUCTION  
A WELL BUILT WORLD



**SCHEMATIC PROGRAM PLAN**

- PROGRAM**
- FIRE DEPT. STATION
  - POLICE DEPT. STATION
  - SHARED
  - PUBLIC CIRCULATION



MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)

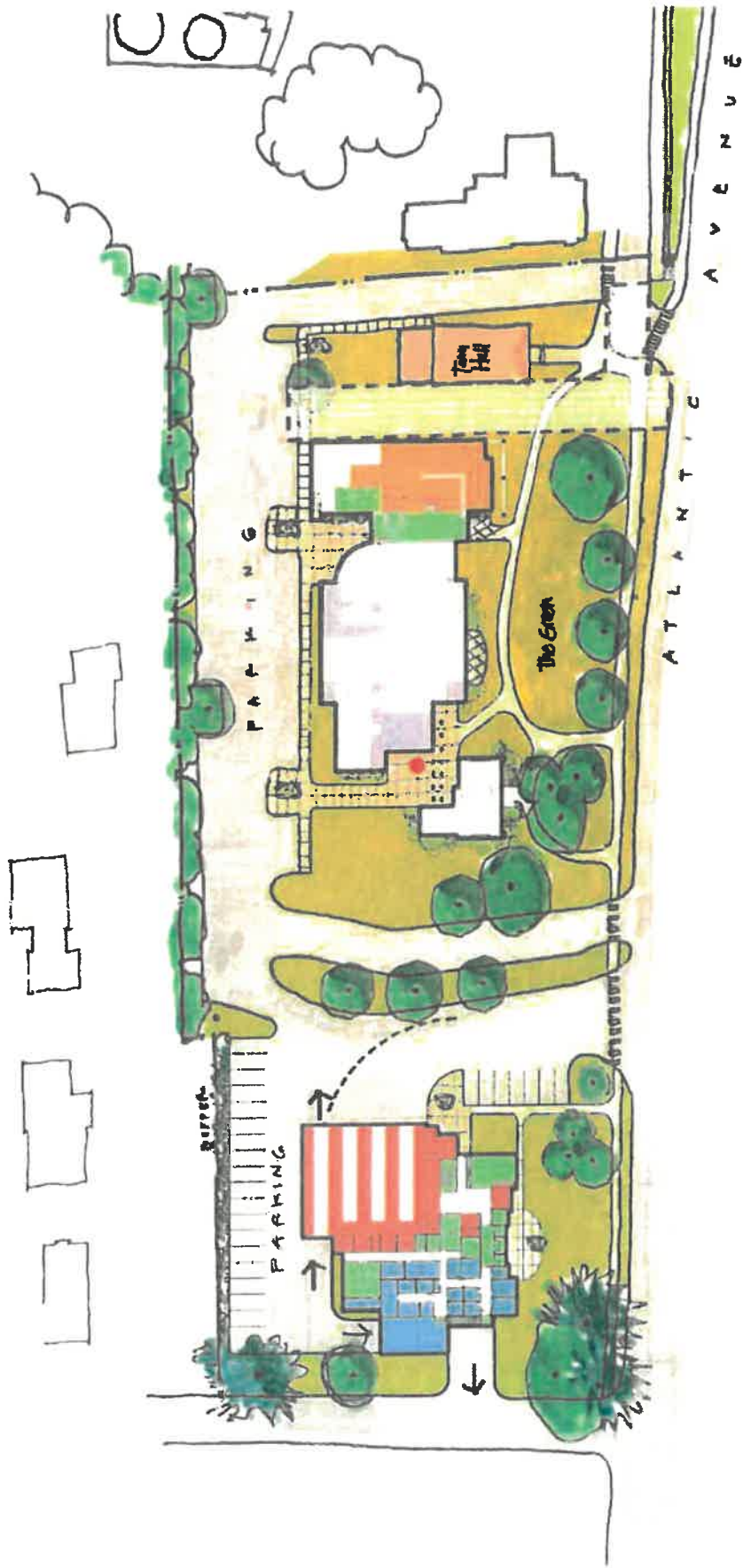


MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

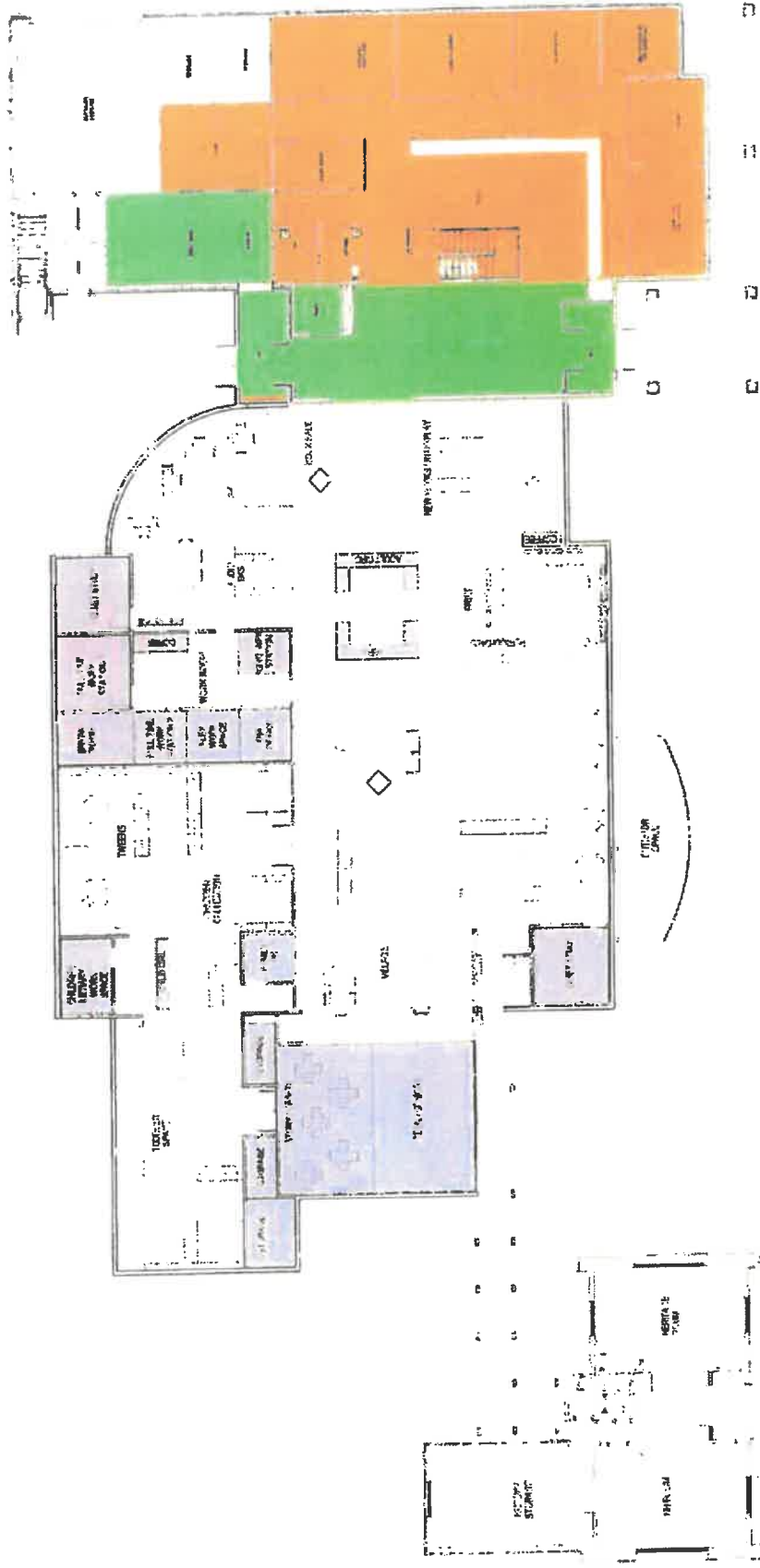
TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 6



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton

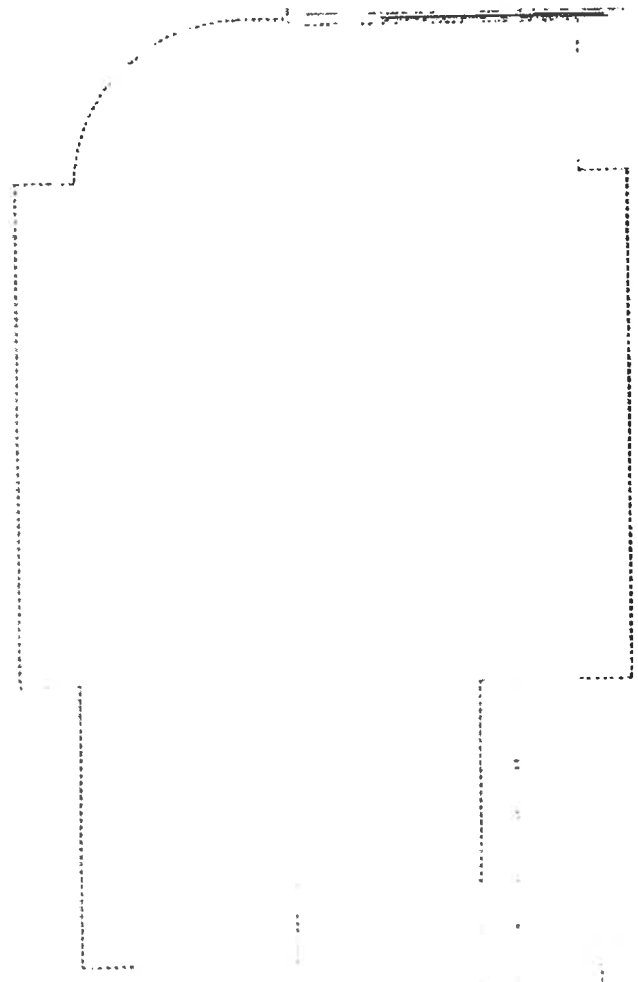
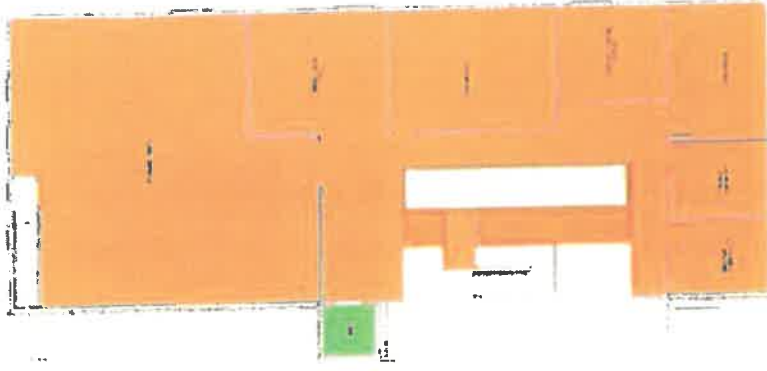


**LIBRARY / TOWN OFFICES - LVL 1**  
 / OCTOBER 28<sup>TH</sup>, 2013



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton



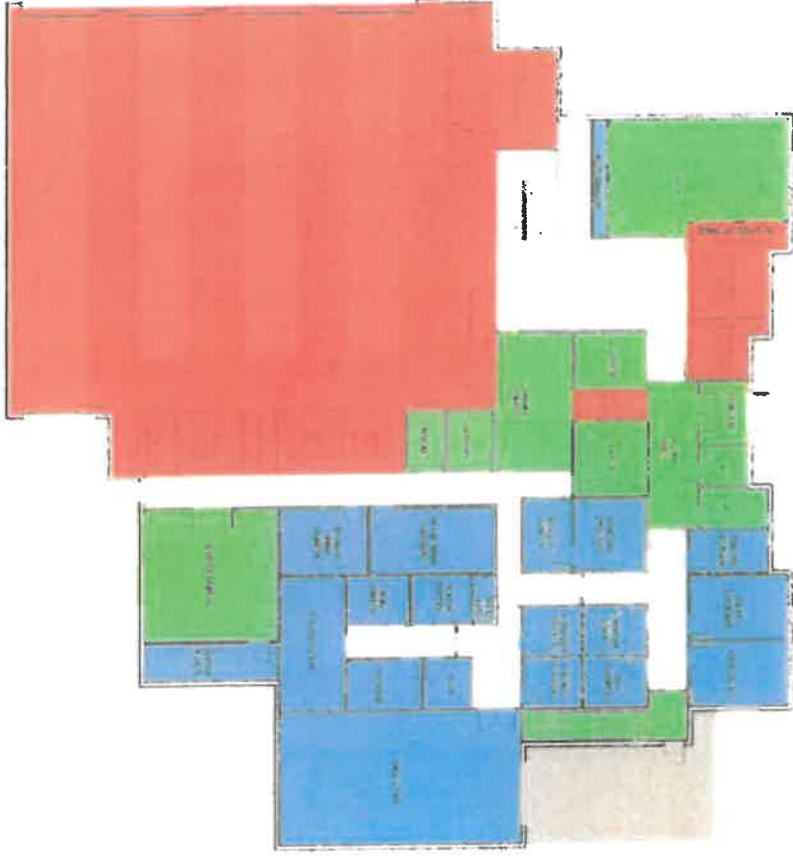
**LIBRARY / TOWN OFFICES – LVL 2**

**DATE: / OCTOBER 28<sup>TH</sup>, 2013**

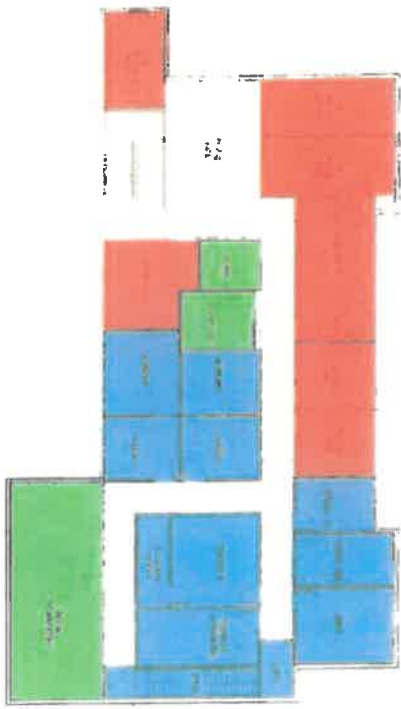


Town of North Hampton

LAVALLEE BRENSINGER ARCHITECTS



1<sup>ST</sup> FLOOR

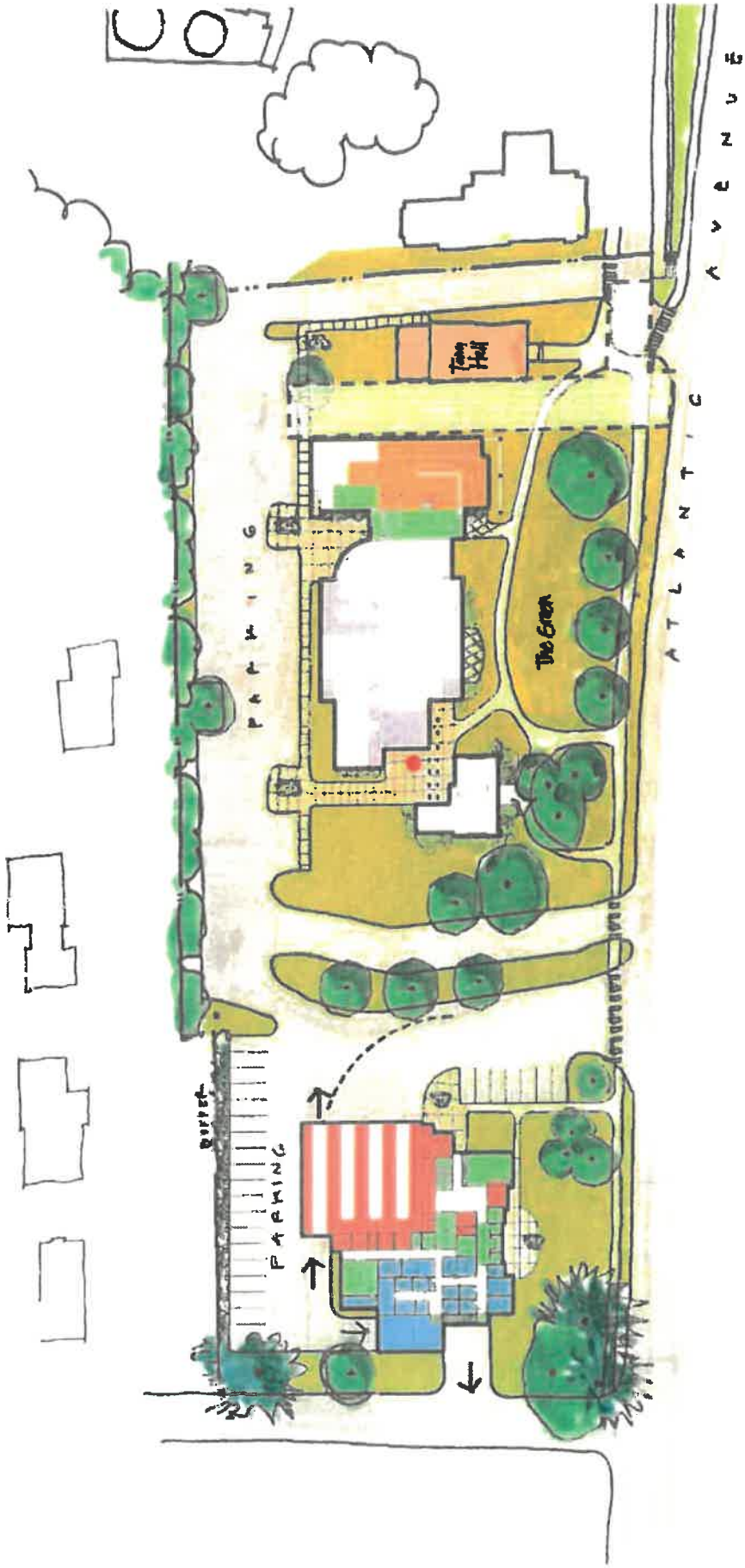


2<sup>ND</sup> FLOOR

**POLICE DEPARTMENT & FIRE DEPARTMENT**

/ OCTOBER 28<sup>th</sup>, 2013

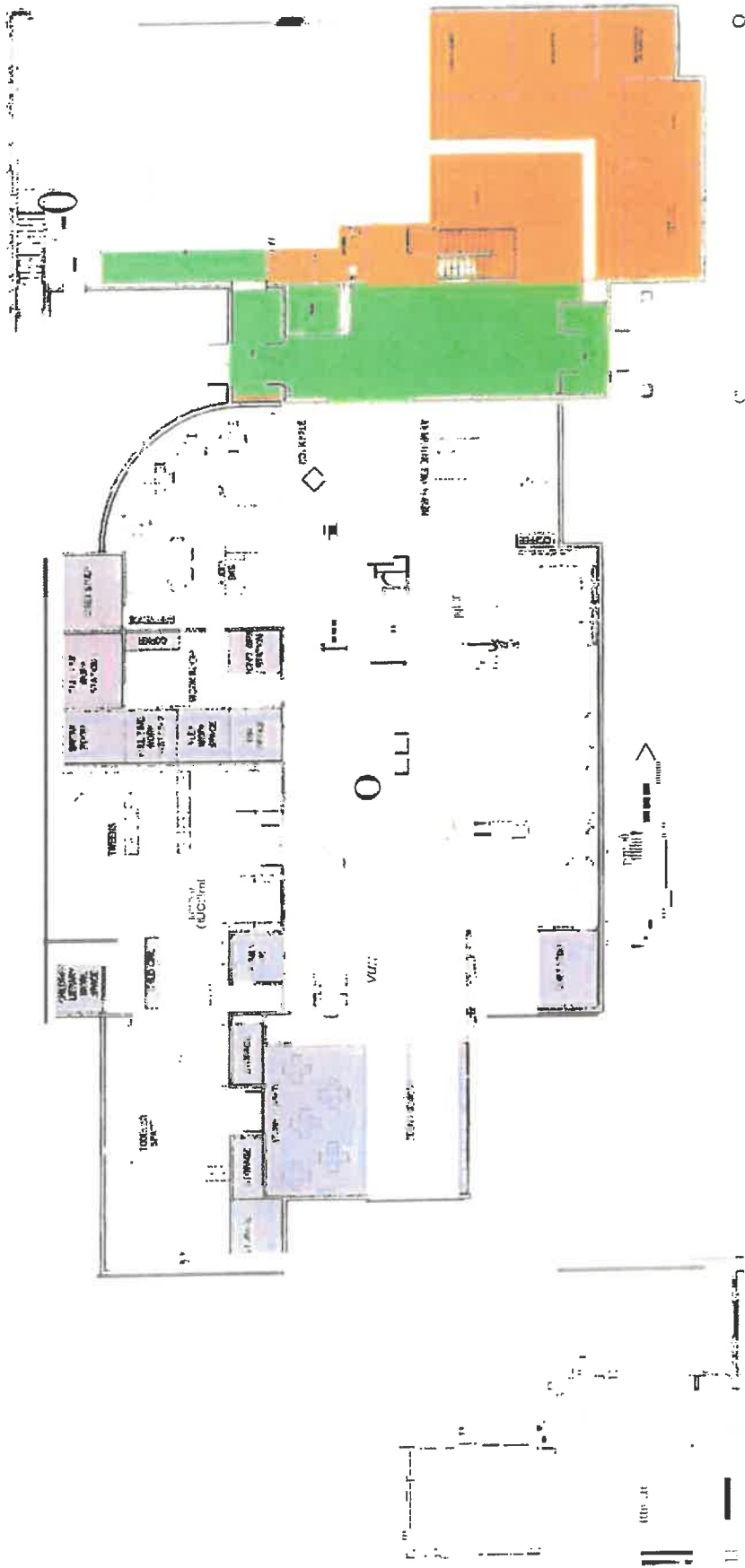




LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton



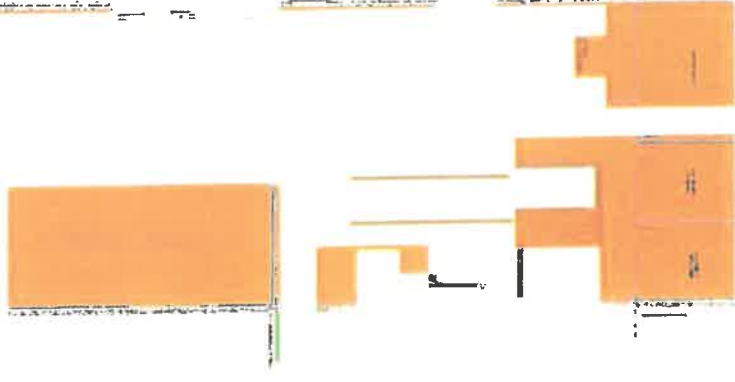


LIBRARY / TOWN OFFICES-LVL 1  
/ OCTOBER 28TH, 2013





rrdt: 11/11/13



**LIBRARY / TOWN OFFICES-LVL 2**

/ OCTOBER 28TH, 2013

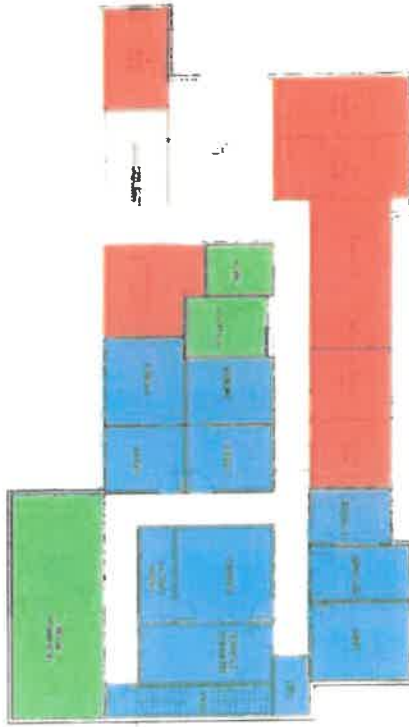


LAVALLEE | BRENSINGER ARCHITECTS

Town of North Hampton



1ST FLOOR



2ND FLOOR

**POLICE DEPARTMENT & FIRE DEPARTMENT**

/ OCTOBER 28<sup>th</sup> 2013

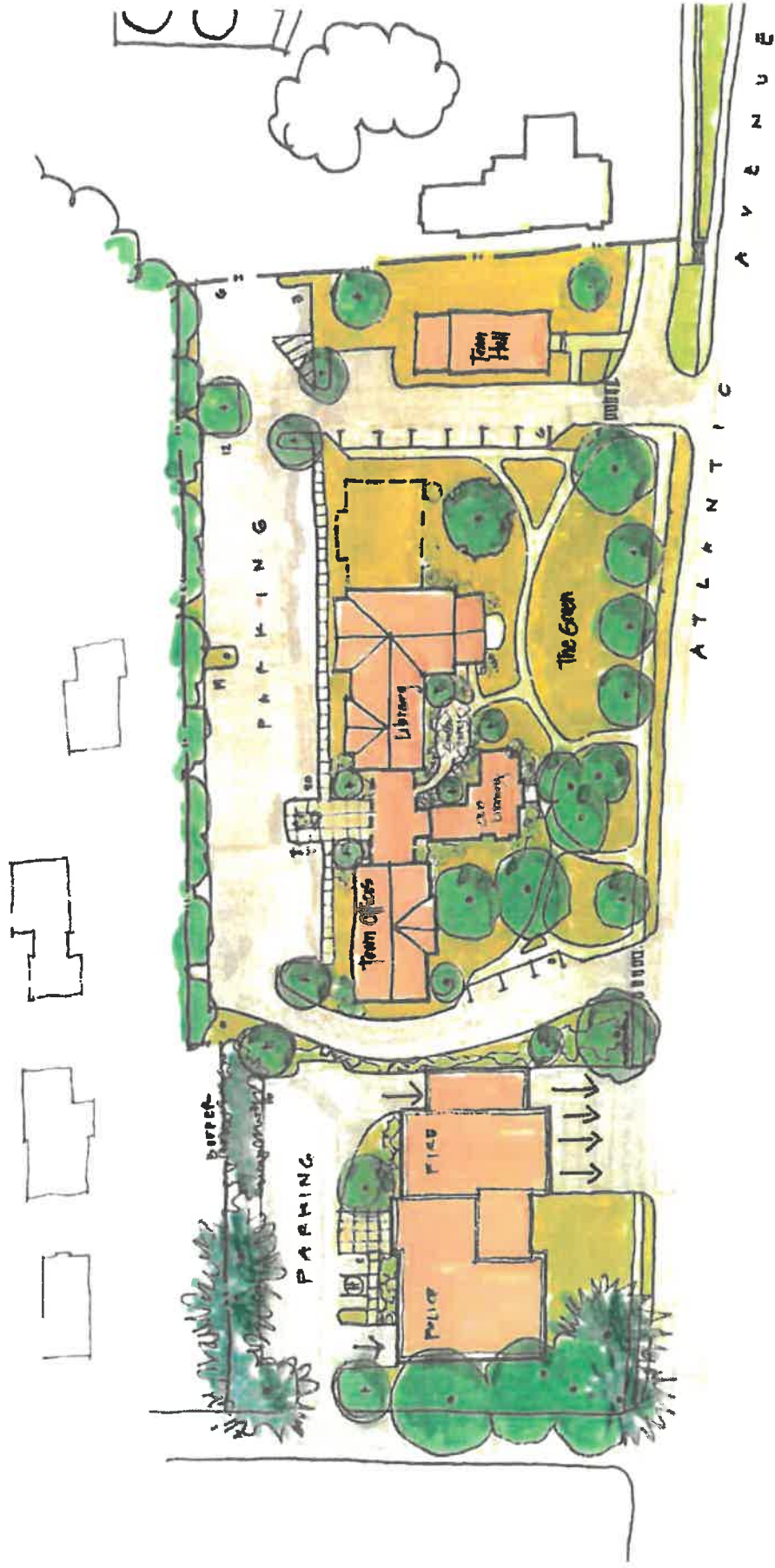




Town of North Hampton

LAVALLEE BRENSINGER ARCHITECTS





**PLAN NEW HAMPSHIRE - RESULTS**



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton



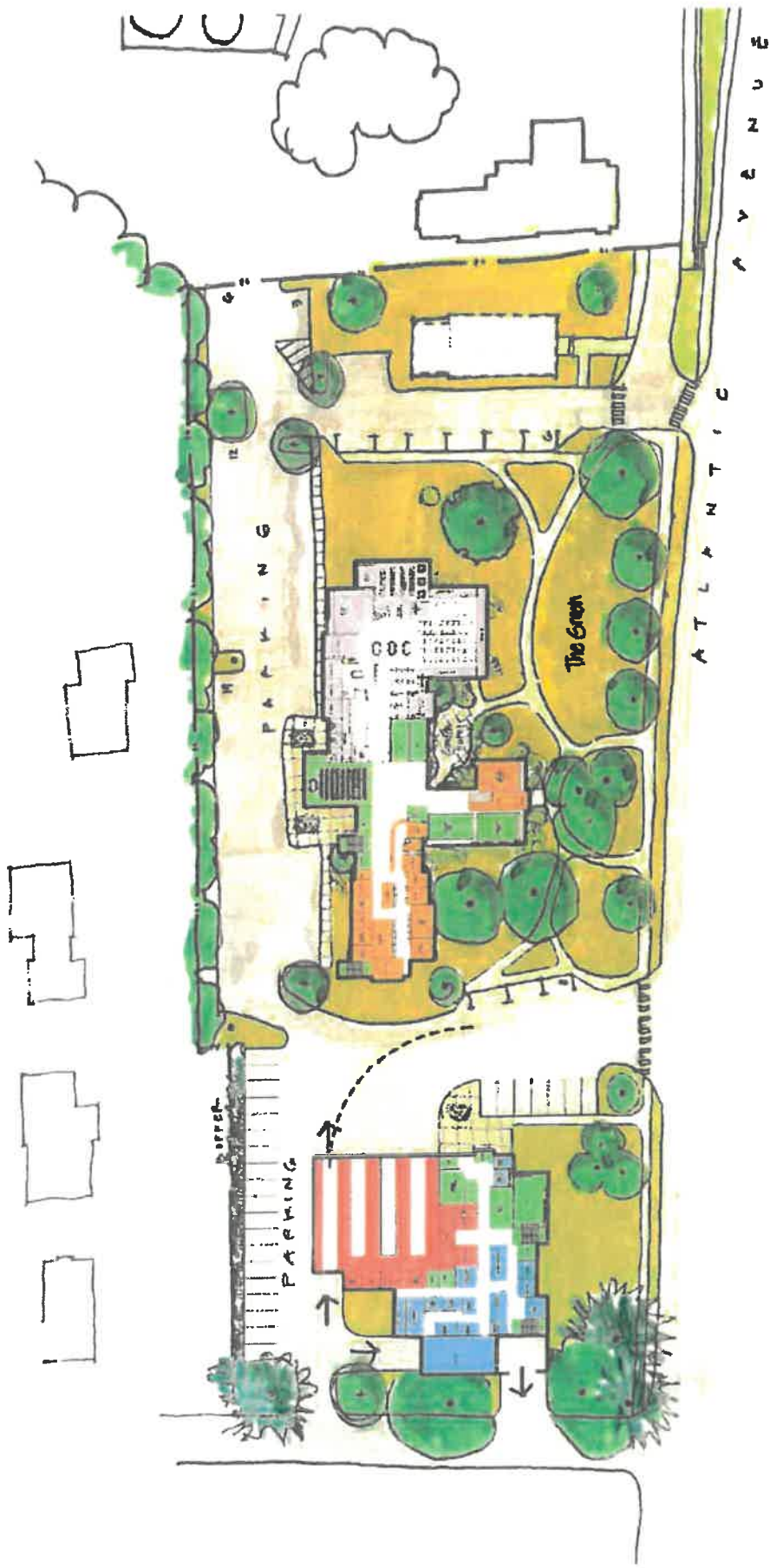


**PLAN NEW HAMPSHIRE - RESULTS**



LAVALLEE BRENSINGER ARCHITECTS

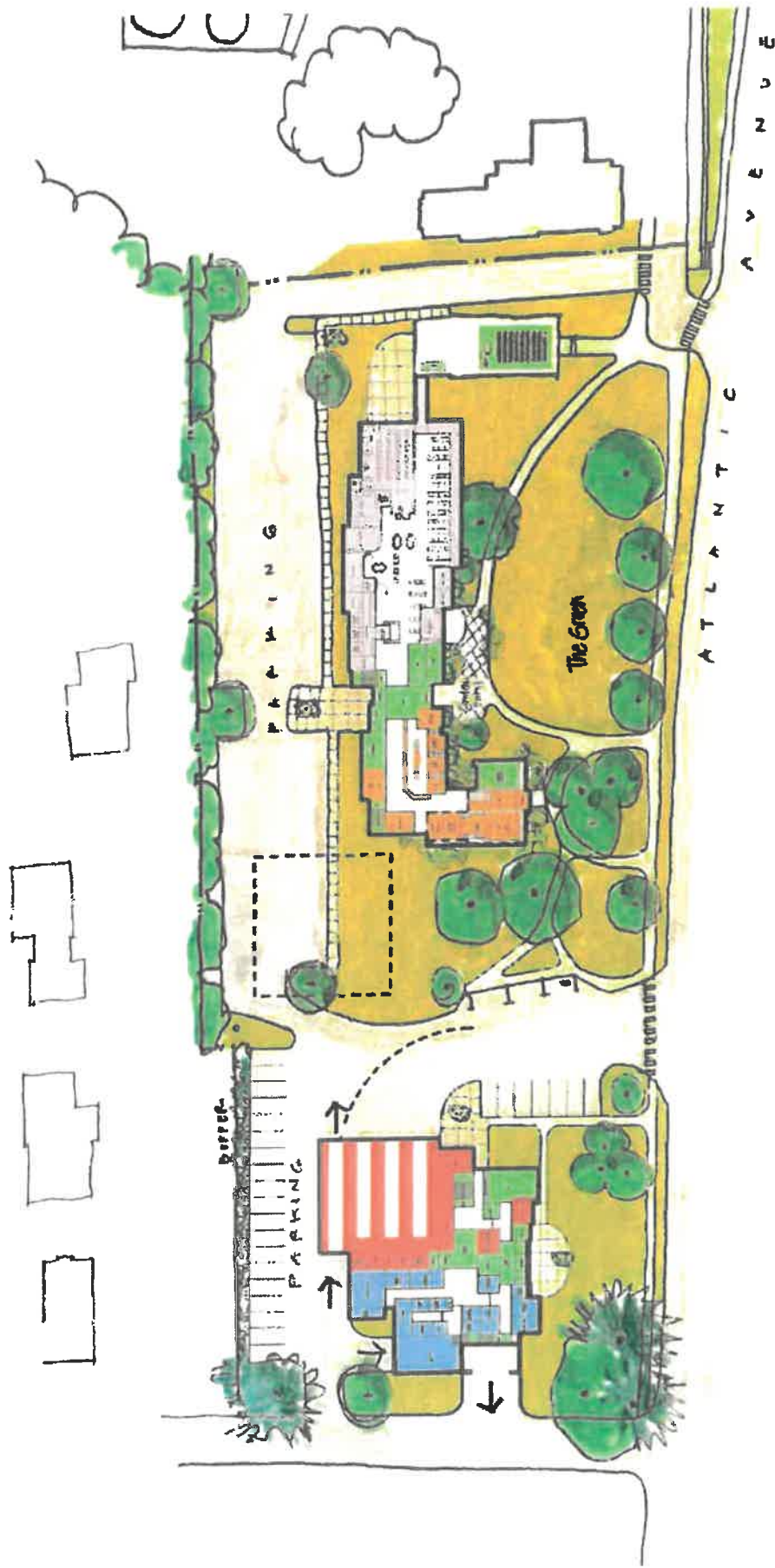
Town of North Hampton



LAVALLEE BRENSINGER ARCHITECTS

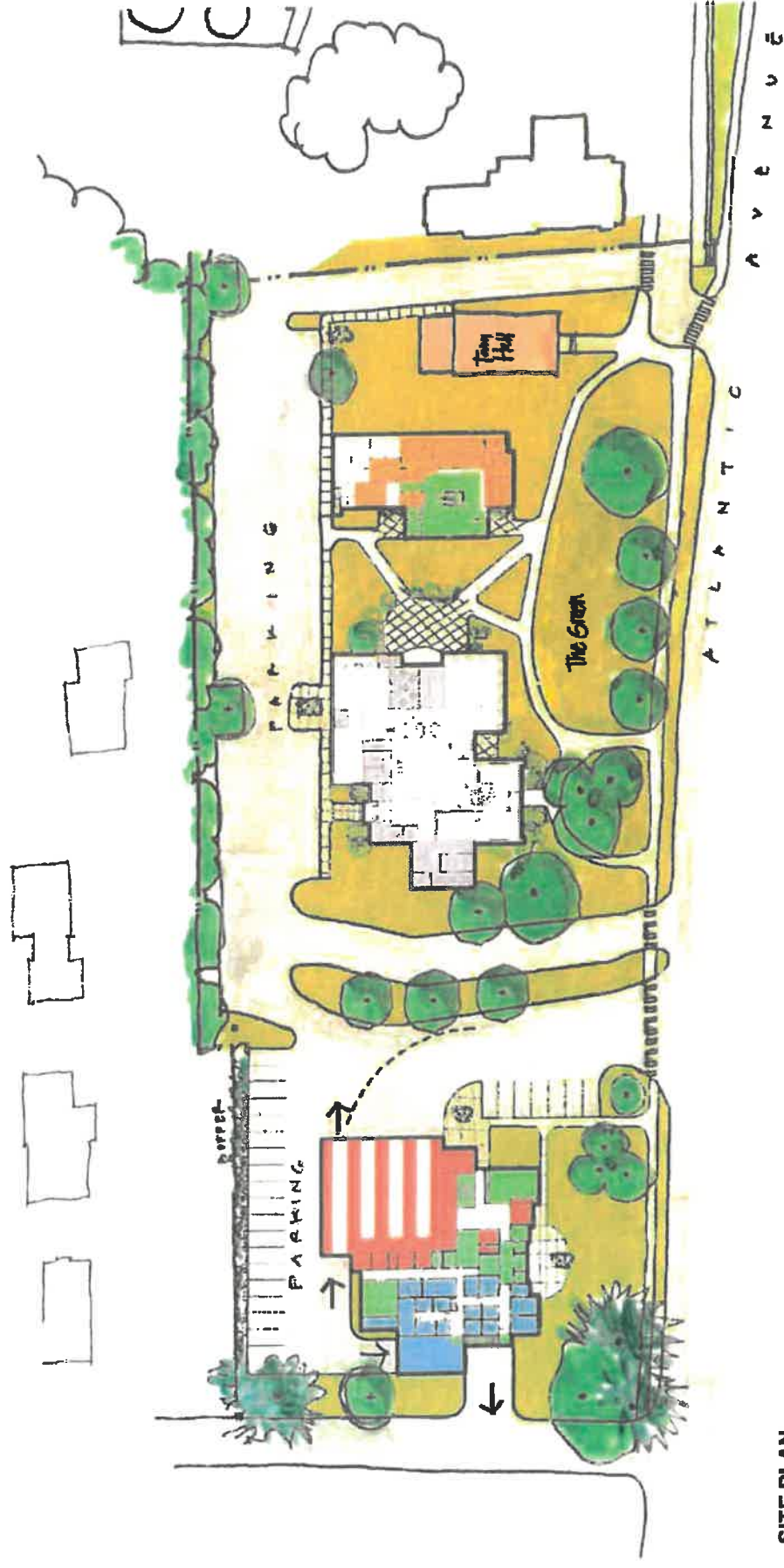
Town of North Hampton





**SITE PLAN**  
**SEPTEMBER 04<sup>TH</sup>, 2013**





**SITE PLAN**  
**OCTOBER 14TH, 2013**







**SITE PLAN**

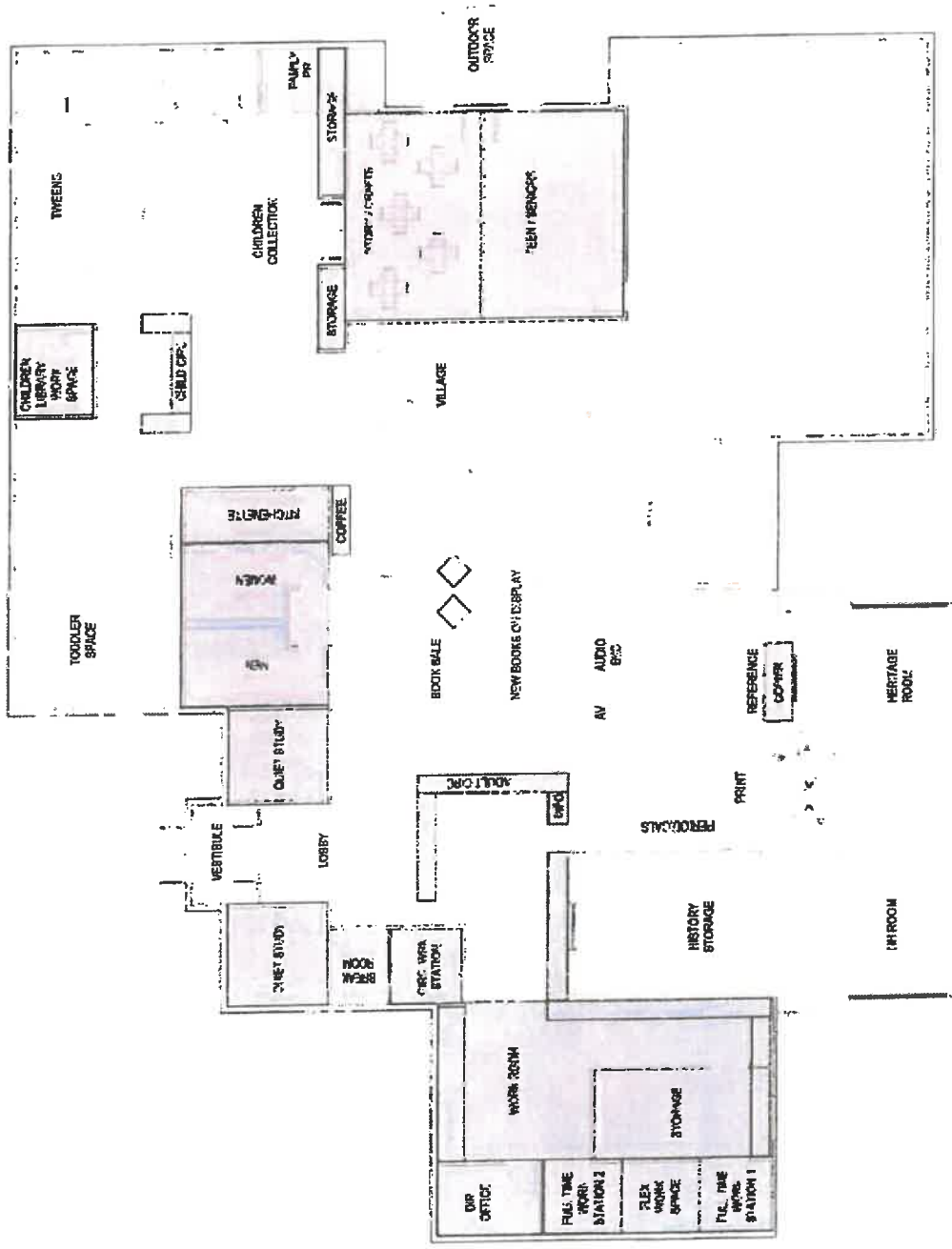
**OCTOBER 14TH, 2013**



LAVALLEE BRENSINGER ARCHITECTS

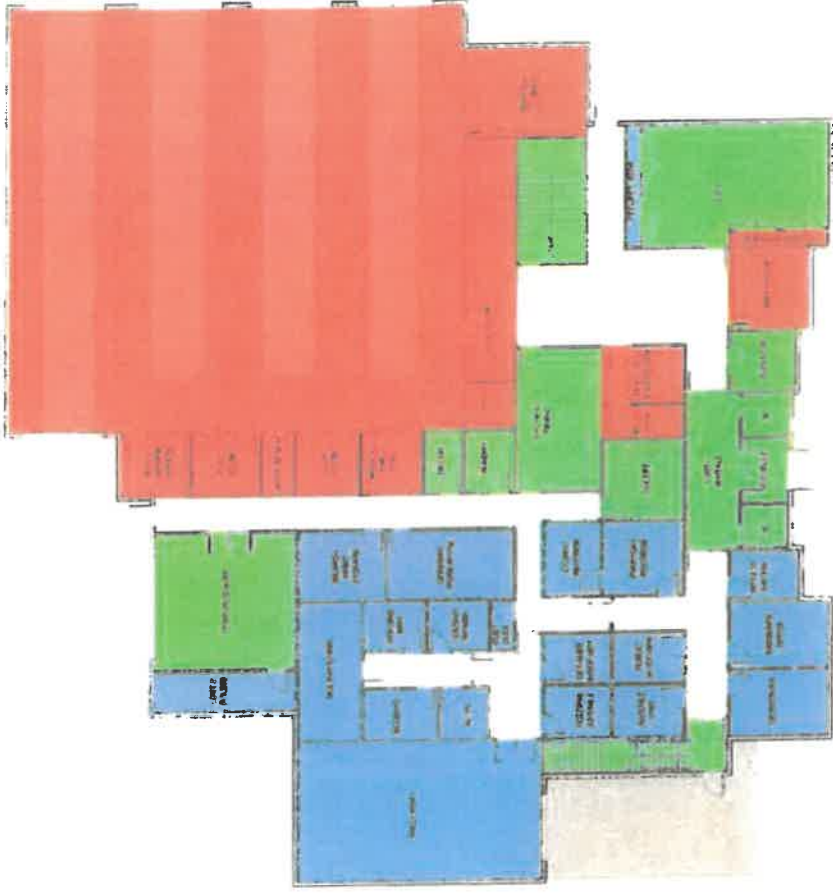
Town of North Hampton





LIBRARY / OCTOBER 14TH, 2013





1ST FLOOR

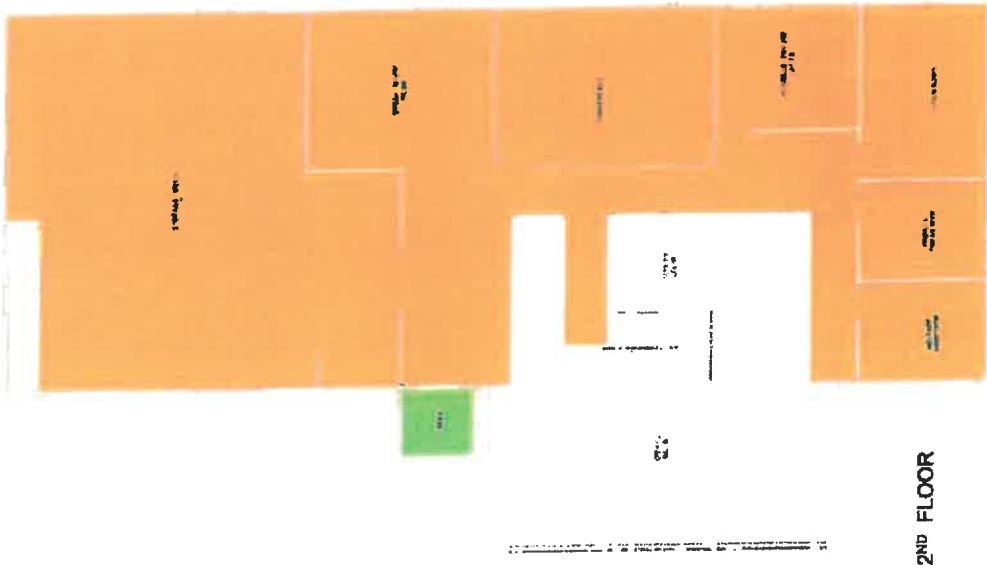


2ND FLOOR

POLICE DEPARTMENT & FIRE DEPARTMENT

10 / OCTOBER 14th, 2013





**TOWN OFFICES**  
 / OCTOBER 14<sup>th</sup>, 2013



PHASING: 18 MONTHS

OCTOBER 14<sup>TH</sup>, 2013



LAVALLEE BRENSINGER ARCHITECTS

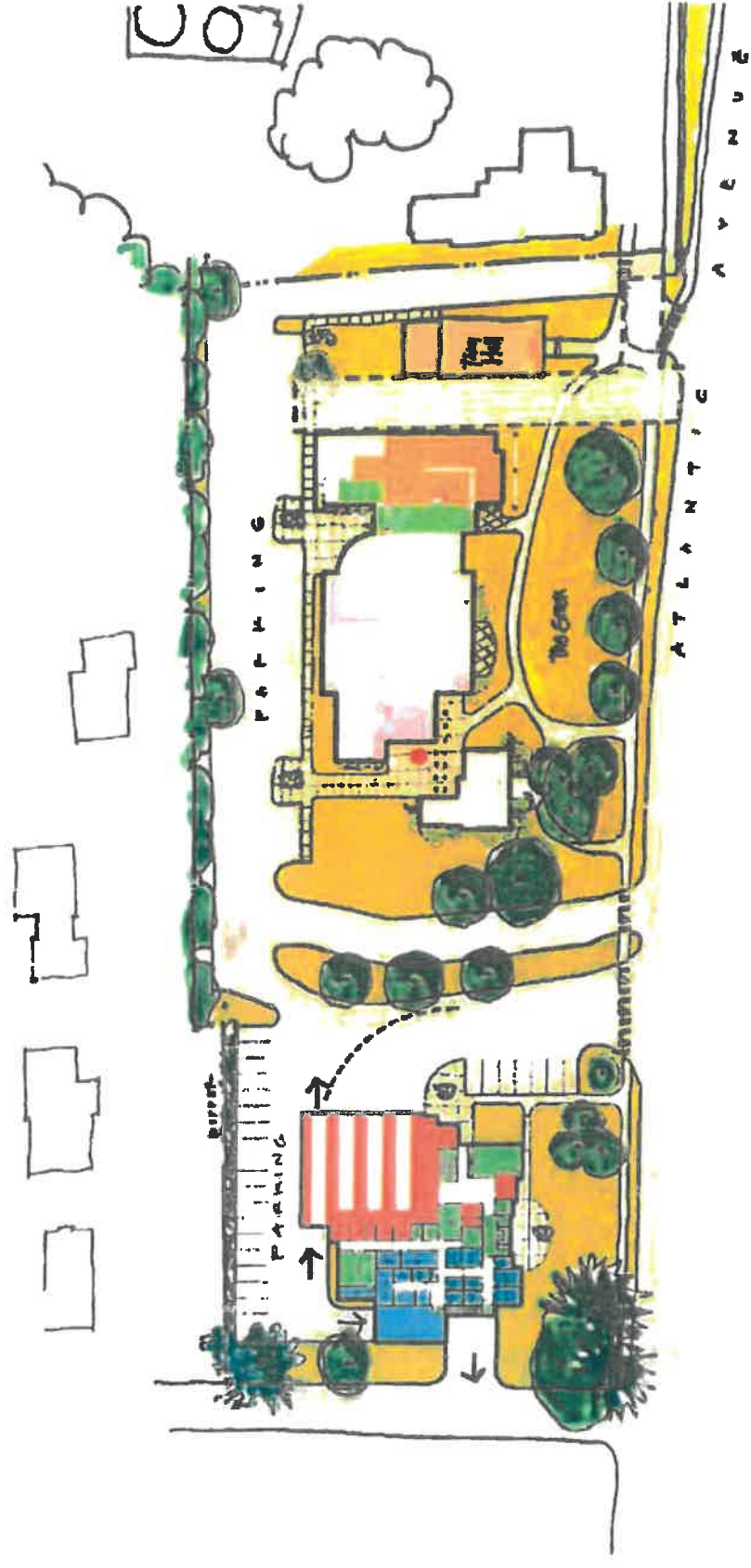
Town of North Hampton

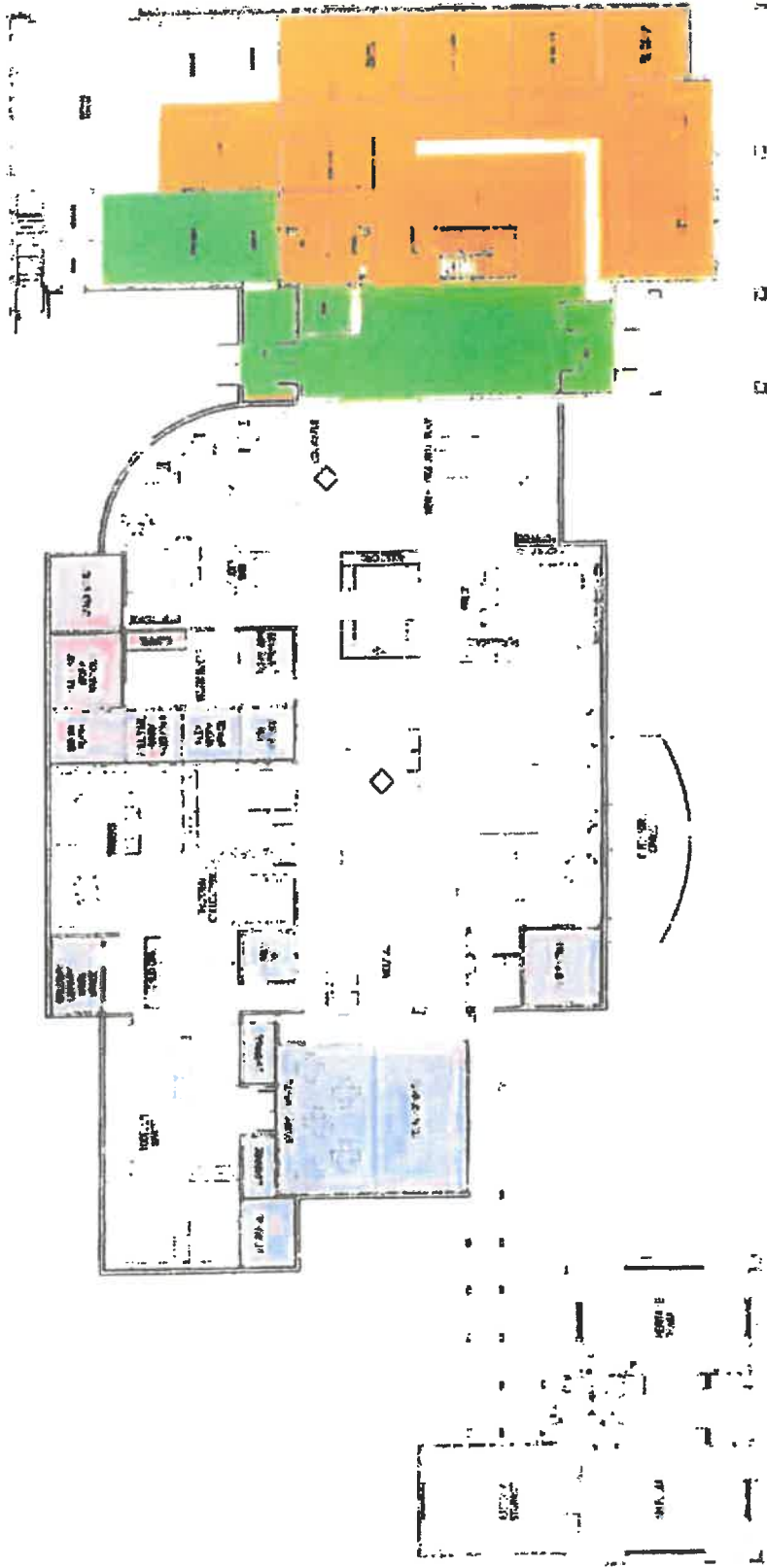
**PHASING: 30 MONTHS**  
**SEPTEMBER 04<sup>TH</sup>, 2013**



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton





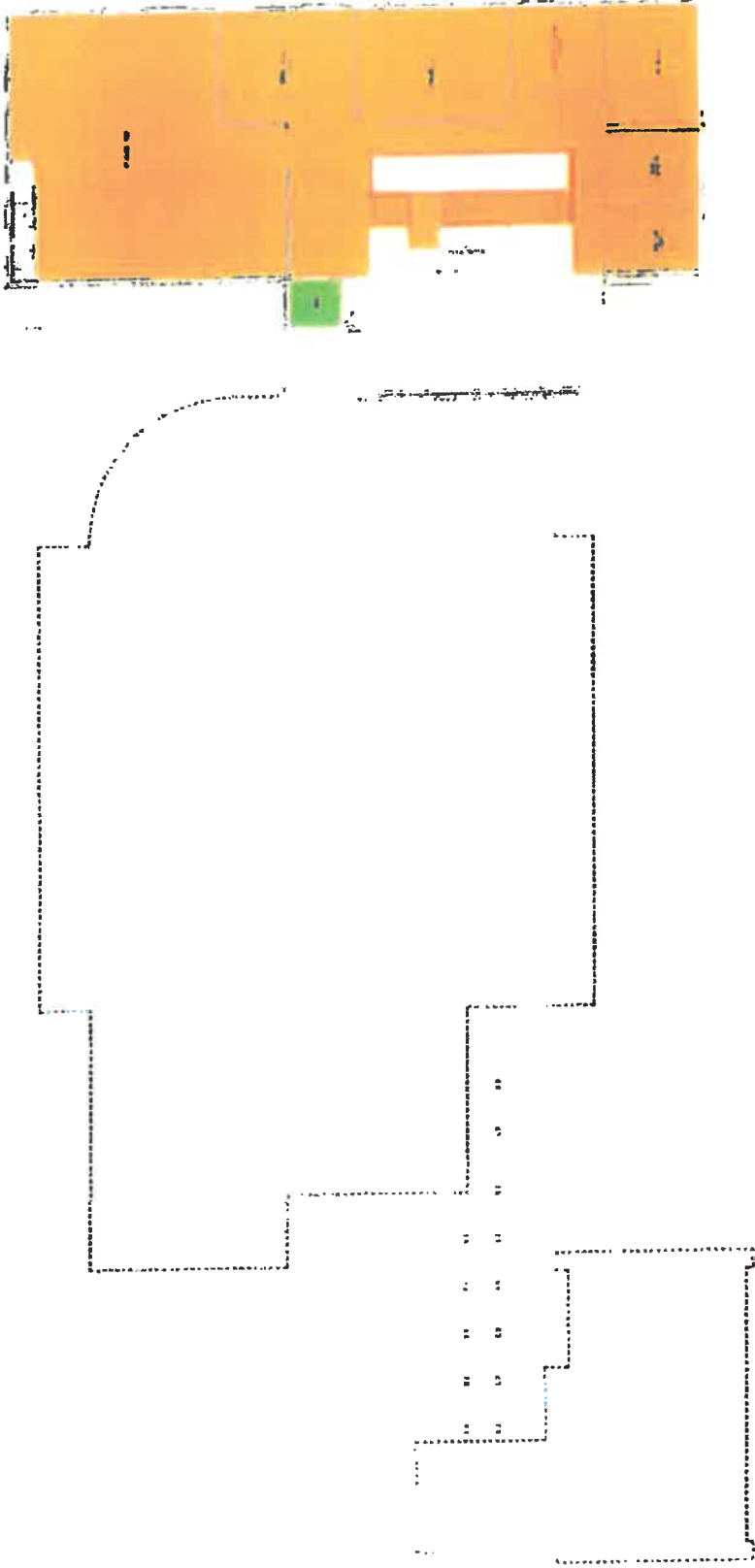
**LIBRARY / TOWN OFFICES - LVL 1**  
**/ OCTOBER 28TH, 2013**



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton



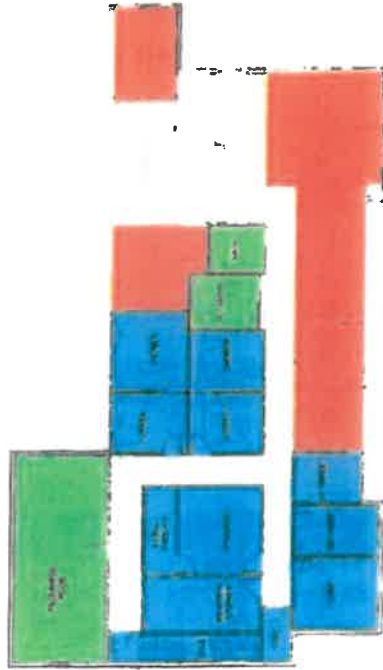


**LIBRARY / TOWN OFFICES - LVL 2**  
/ OCTOBER 28TH, 2013





1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

**POLICE DEPARTMENT & FIRE DEPARTMENT**

**/ OCTOBER 28<sup>TH</sup>, 2013**



LAVALLEE | BRENSINGER ARCHITECTS

Town of North Hampton

## Facilities Project Tentative Timetable

### **October 28 thru 31 – Schedule a time for Review by Stakeholders**

- Public Update the project status (BOS decision on the 28<sup>th</sup>)
- Prepare initial presentation of exterior campus design based on preferred concept.
- Obtain Feedback from Community members (on the 28<sup>th</sup>) regarding thoughts on the concept.
- Establish Initial Budget (presented at the last BOS meeting)

### **October 29 thru November 8 – Schedule two meeting times (Library and Town Hall) and (Fire and Police)**

- Finalize the interior spatial design and volume design of each building
- Finalize the interior finish materials for each space within each building
- Finalize the existing and new furniture & equipment requirements

### **November 11 thru 15 – Schedule a time for Review by Stakeholders**

- Update the exterior architecture and aesthetic (scale, massing, and landscaping) for each building and the complex
- Update the exterior envelope (wall and roof) materials, products, and systems for each building
- Update the HVAC, Plumbing, Fire Protection, and Electrical systems for each building
- Update the foundation, framing, and roofing systems for each building
- Update the preferred Phasing Plan & Cost Estimate
- Obtain feedback from the community

### **November 18 thru 22 – Schedule a Community Presentation**

- Kick-off the Community Campaign of getting out information
- Obtain feedback from the community

### **November 25 –Selectmen Meeting**

- Finalize the exterior architecture and aesthetic (scale, massing, and landscaping) for each building and the complex
- Finalize the exterior envelope (wall and roof) materials, products, and systems for each building
- Finalize the HVAC, Plumbing, Fire Protection, and Electrical systems for each building
- Finalize the foundation, framing, and roofing systems for each building
- Finalize the preferred Phasing Plan & Cost Estimate
- Obtain feedback from the community

### **December thru end of Feb**

- Conduct the community engagement process to inform the voters
- Create and mail flyers
- Meet with Town-wide groups to present the project.

Throughout this proposed schedule there are other tasks taking place between the meetings; such as:

- Meet with the local inspectors to review building type and size for code information
- Create renderings and community information mailers for review and comment by all Stakeholders

**Preliminary Cost Estimate for Proposed Municipal Facilities Concept**

**Safety Complex**

17,000 square feet @ \$240 per square foot **\$4,200,000**

**Includes Architectural Costs (Pre and Post Bond)**  
**Includes 10% Contingency**

**Town Administration**

7,000 square feet @ \$100 per square foot **\$ 700,000**

**Plus 10% Contingency** **\$ 70,000**

**Subtotal Cost to Town of Town Administration** **\$ 770,000**

**Library**

9,000 square feet @ \$240 per square foot **\$2,160,000**

**Includes Architectural Costs (Pre and Post Bond)**  
**Includes 10% Contingency**

**Less Library Capital Contribution of 50%** **\$1,080,000**

**Subtotal Cost to Town of Library** **\$1,080,000**

**TOTAL** **\$6,050,000**

**Debt Service: Year 1: 50 cents;**  
**Year 15: 35 cents;**  
**Year 30: 20 cents**

**Demolition Costs: Fire Department/Library: \$70,000** **Included**

## Renovation Comparison

### Option 1: Renovate Library/New Administration Building

Library	\$1,000,000
New Roof	
New Thermal Envelope	
New Windows	
New Heating Plant	
Police Department	\$ 425,000
Renovate Second Floor for Police Expansion	
Sallyport Expansion	
Minor Renovations to First Floor	
Fire Department	\$ 520,000
Bay Addition	
Town Administration	
6,900 square feet @ \$200 per sq. ft.	\$1,380,000
Parking and Site Improvements	\$ 300,000
Site Work	\$ 686,000
Subtotal	\$4,011,000
Contingency (10%)	\$ 401,100
Construction Total	\$4,412,100
Soft Costs	\$ 663,170
TOTAL	\$5,075,270
Continuity of Operation	\$1,350,000 -- \$1,687,500
Commercial Space rents, on average, at \$7.50 per square foot. We would need 15,000 square feet of space for 12 – 15 months	
TOTAL	\$6,425,270 -- \$6,762,770

## Renovation Comparison

### Option 2: New Library/Renovate Everything Else

New Library	\$2,397,500
Less Library's Capital Contribution	(\$1,198,750)
Cost to Town of New Library	\$1,198,750
Parking Lot	\$ 216,000
Renovate Existing Library for Town Offices	\$ 594,000
Police Department	\$ 425,000
Renovate Second Floor for Police Expansion	
Sallyport Expansion	
Minor Renovations to First Floor	
Fire Department	\$ 520,000
Bay Addition	
Parking and Site Improvements	\$ 300,000
Site Work	\$ 686,000
Subtotal	\$3,939,750
Contingency (10%)	\$ 393,975
Construction Total	\$4,333,725
Soft Costs	\$ 513,850
TOTAL	\$4,847,575
Continuity of Operation	\$1,350,000 – \$1,687,500
Commercial Space rents, on average, at \$7.50 per square foot. We would need 15,000 square feet of space for 12 – 15 months	
TOTAL	\$6,197,575 – \$6,535,075

**NH Municipal Bond Bank**  
**25 Triangle Park Drive**

LEVEL PRINCIPAL  
 25 YEAR ESTIMATED DEBT SCHEDULE FOR  
 TOWN OF NORTH HAMPTON

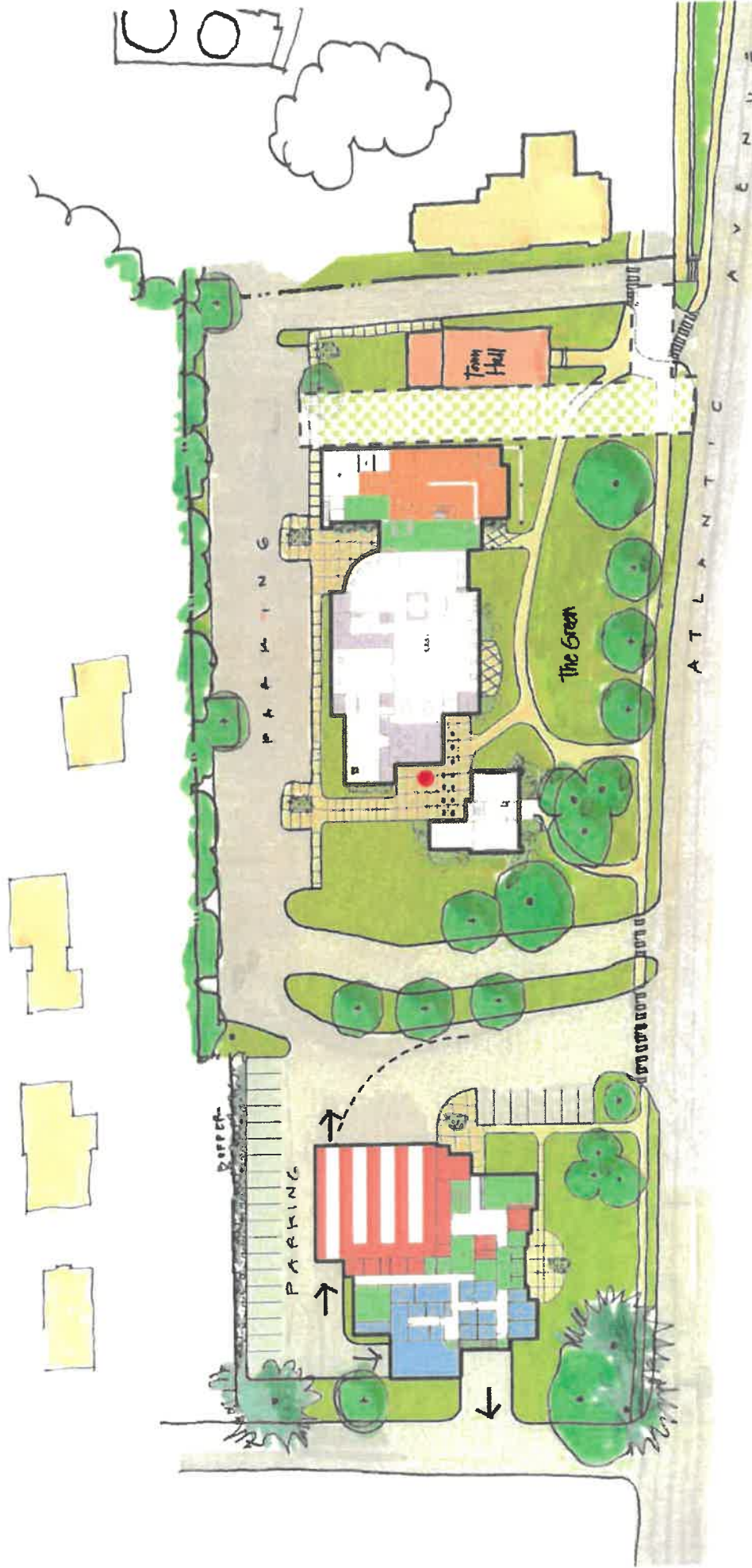
2012 ASSESSED VALUATION: \$1,014,588,100  
 ESTIMATED YEARLY INCREASE: 0%  
 DATE PREPARED: 10/28/13  
 BONDS DATED: JUNE 2014 06/15/14  
 INTEREST START DATE: 207 Days 07/18/14  
 FIRST INTEREST PAYMENT: 02/15/15  
 NET INTEREST COST: 4.7490%

DEBT YEAR	PERIOD ENDING	PRINCIPAL OUTSTANDING	PRINCIPAL	RATE	INTEREST	TOTAL PAYMENT	FISCAL YEAR TOTAL PAYMENT	ASSESSED VALUATION	FY-EST. TAX RATE INC.
	02/15/15				\$165,240.63	\$165,240.63	\$165,240.63		0.16
1	08/15/15	\$6,050,000.00	\$245,000.00	4.750%	143,687.50	388,687.50		1,014,588,100	
	02/15/16				137,888.75	137,888.75	526,556.25		0.52
2	08/15/16	5,805,000.00	245,000.00	4.750%	137,888.75	382,888.75		1,014,588,100	
	02/15/17				132,050.00	132,050.00	514,918.75		0.51
3	08/15/17	5,560,000.00	245,000.00	4.750%	132,050.00	377,050.00		1,014,588,100	
	02/15/18				126,231.25	126,231.25	503,221.25		0.50
4	08/15/18	5,315,000.00	245,000.00	4.750%	126,231.25	371,231.25		1,014,588,100	
	02/15/19				120,412.50	120,412.50	491,843.75		0.49
5	08/15/19	5,070,000.00	245,000.00	4.750%	120,412.50	365,412.50		1,014,588,100	
	02/15/20				114,593.75	114,593.75	480,006.25		0.47
6	08/15/20	4,825,000.00	245,000.00	4.750%	114,593.75	359,593.75		1,014,588,100	
	02/15/21				108,775.00	108,775.00	468,288.75		0.46
7	08/15/21	4,580,000.00	245,000.00	4.750%	108,775.00	353,775.00		1,014,588,100	
	02/15/22				102,956.25	102,956.25	456,731.25		0.45
8	08/15/22	4,335,000.00	245,000.00	4.750%	102,956.25	347,956.25		1,014,588,100	
	02/15/23				97,137.50	97,137.50	445,093.75		0.44
9	08/15/23	4,090,000.00	245,000.00	4.750%	97,137.50	342,137.50		1,014,588,100	
	02/15/24				91,318.75	91,318.75	433,456.25		0.43
10	08/15/24	3,845,000.00	245,000.00	4.750%	91,318.75	336,318.75		1,014,588,100	
	02/15/25				85,500.00	85,500.00	421,818.75		0.42
11	08/15/25	3,600,000.00	240,000.00	4.750%	85,500.00	325,500.00		1,014,588,100	
	02/15/26				79,680.00	79,680.00	405,300.00		0.40
12	08/15/26	3,355,000.00	240,000.00	4.750%	79,680.00	319,680.00		1,014,588,100	
	02/15/27				74,100.00	74,100.00	393,900.00		0.39
13	08/15/27	3,120,000.00	240,000.00	4.750%	74,100.00	314,100.00		1,014,588,100	
	02/15/28				68,400.00	68,400.00	382,500.00		0.38
14	08/15/28	2,880,000.00	240,000.00	4.750%	68,400.00	308,400.00		1,014,588,100	
	02/15/29				62,700.00	62,700.00	371,100.00		0.37
15	08/15/29	2,640,000.00	240,000.00	4.750%	62,700.00	302,700.00		1,014,588,100	

TOWN OF NORTH HAMPTON

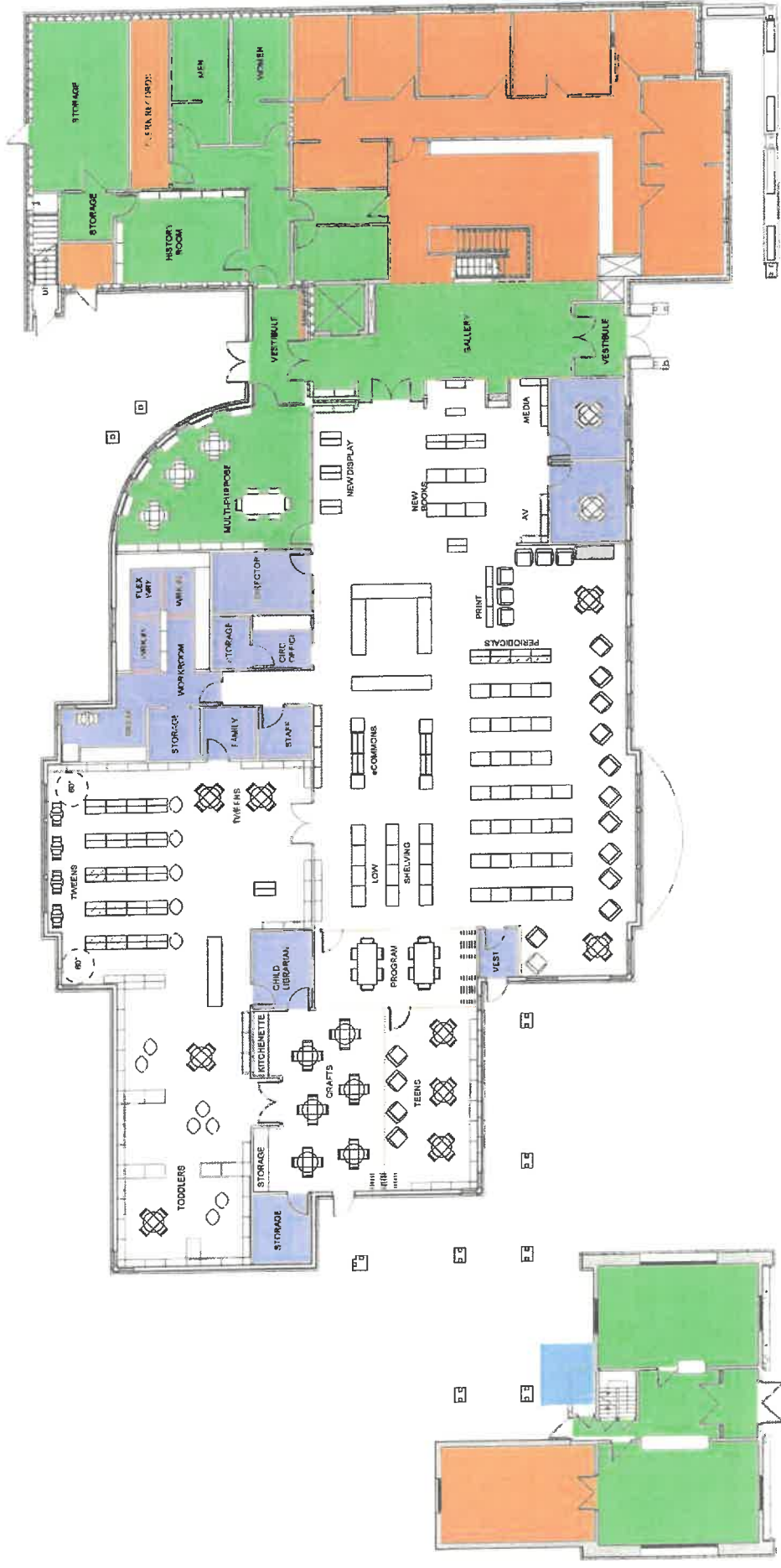
DEBT YEAR	PERIOD ENDING	PRINCIPAL OUTSTANDING	PRINCIPAL	RATE	INTEREST	TOTAL PAYMENT	FISCAL YEAR TOTAL PAYMENT	ASSESSED VALUATION	FY-EST. TAX RATE INC.
	02/15/30				57,000.00	57,000.00	359,700.00		0.36
16	08/15/30	2,400,000.00	240,000.00	4.750%	57,000.00	297,000.00		1,014,588,100	
	02/15/31				51,300.00	51,300.00	348,300.00		0.34
17	08/15/31	2,160,000.00	240,000.00	4.750%	51,300.00	291,300.00		1,014,588,100	
	02/15/32				45,600.00	45,600.00	338,900.00		0.33
18	08/15/32	1,920,000.00	240,000.00	4.750%	45,600.00	285,800.00		1,014,588,100	
	02/15/33				39,900.00	39,900.00	326,500.00		0.32
18	08/15/33	1,680,000.00	240,000.00	4.750%	39,900.00	279,800.00		1,014,588,100	
	02/15/34				34,200.00	34,200.00	314,100.00		0.31
20	08/15/34	1,440,000.00	240,000.00	4.750%	34,200.00	274,200.00		1,014,588,100	
	02/15/35				28,500.00	28,500.00	302,700.00		0.30
21	08/15/35	1,200,000.00	240,000.00	4.750%	28,500.00	258,500.00		1,014,588,100	
	02/15/36				22,800.00	22,800.00	291,900.00		0.29
22	08/15/36	960,000.00	240,000.00	4.750%	22,800.00	262,800.00		1,014,588,100	
	02/15/37				17,100.00	17,100.00	279,900.00		0.28
23	08/15/37	720,000.00	240,000.00	4.750%	17,100.00	257,100.00		1,014,588,100	
	02/15/38				11,400.00	11,400.00	268,500.00		0.26
24	08/15/38	480,000.00	240,000.00	4.750%	11,400.00	251,400.00		1,014,588,100	
	02/15/39				5,700.00	5,700.00	257,100.00		0.25
25	08/15/39	240,000.00	240,000.00	4.750%	5,700.00	245,700.00		1,014,588,100	0.24
			<b>TOTALS</b>						
			\$6,050,000.00		\$3,739,615.63	\$8,789,615.63	\$8,789,615.63		





LAVALLEE|BRENSINGER ARCHITECTS COPYRIGHT 2013

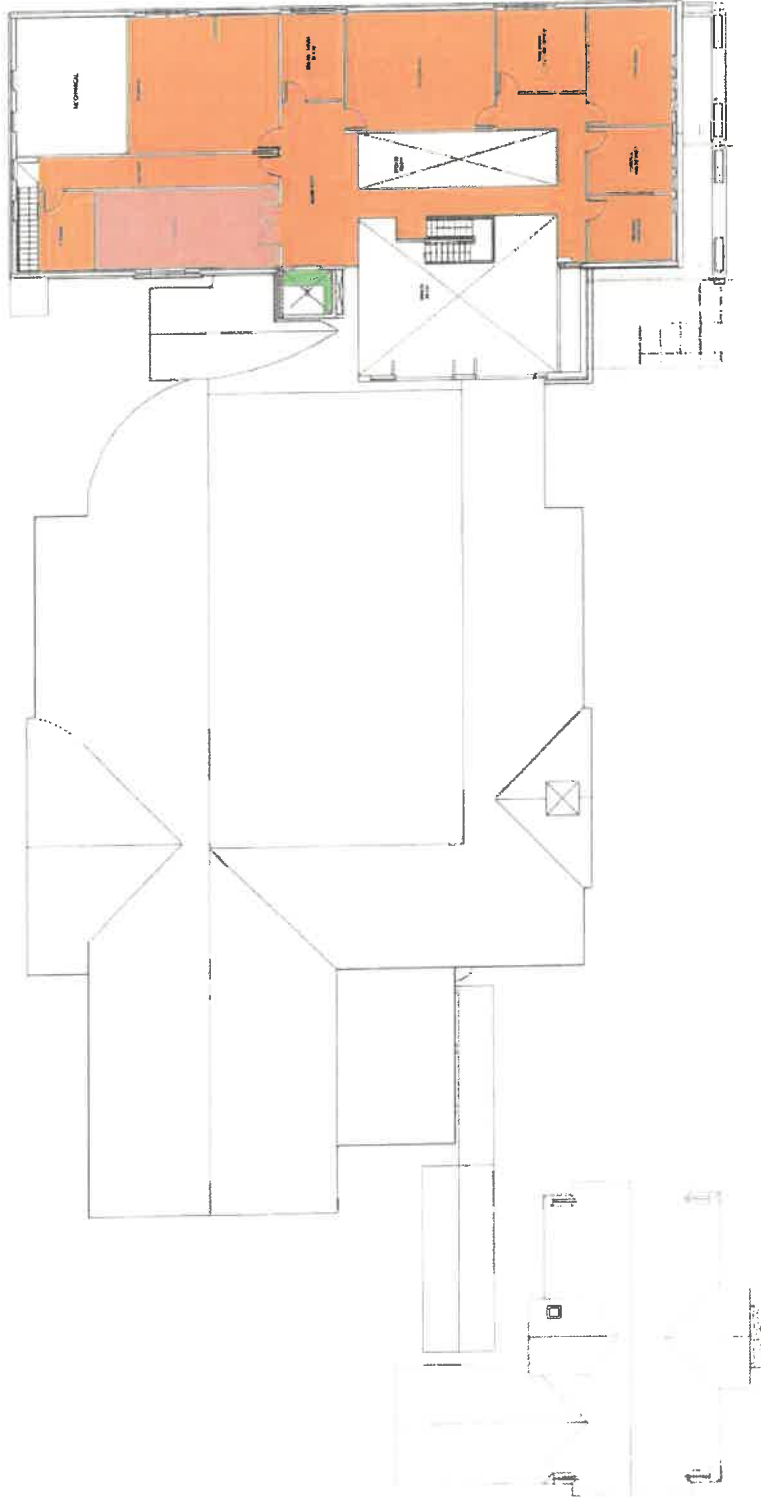
CONCEPT PLANS 11-22-13



CONCEPT PLANS 11-22-13

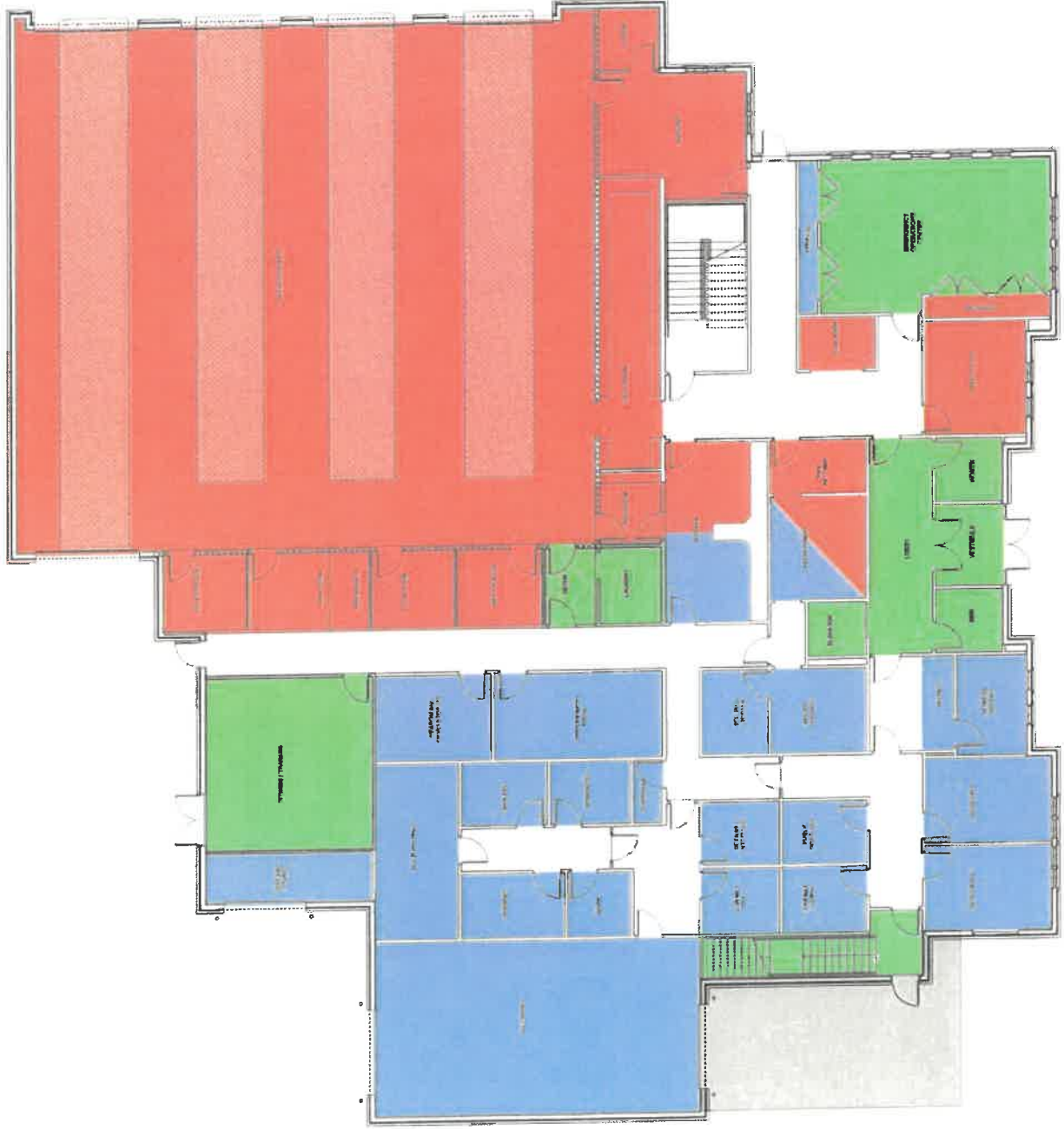
COPYRIGHT 2013

LAVALLEE BRENSINGER



CONCEPT PLANS 11-22-13

LAVALLEE BRENSINGER ARCHITECTS COPYRIGHT 2013

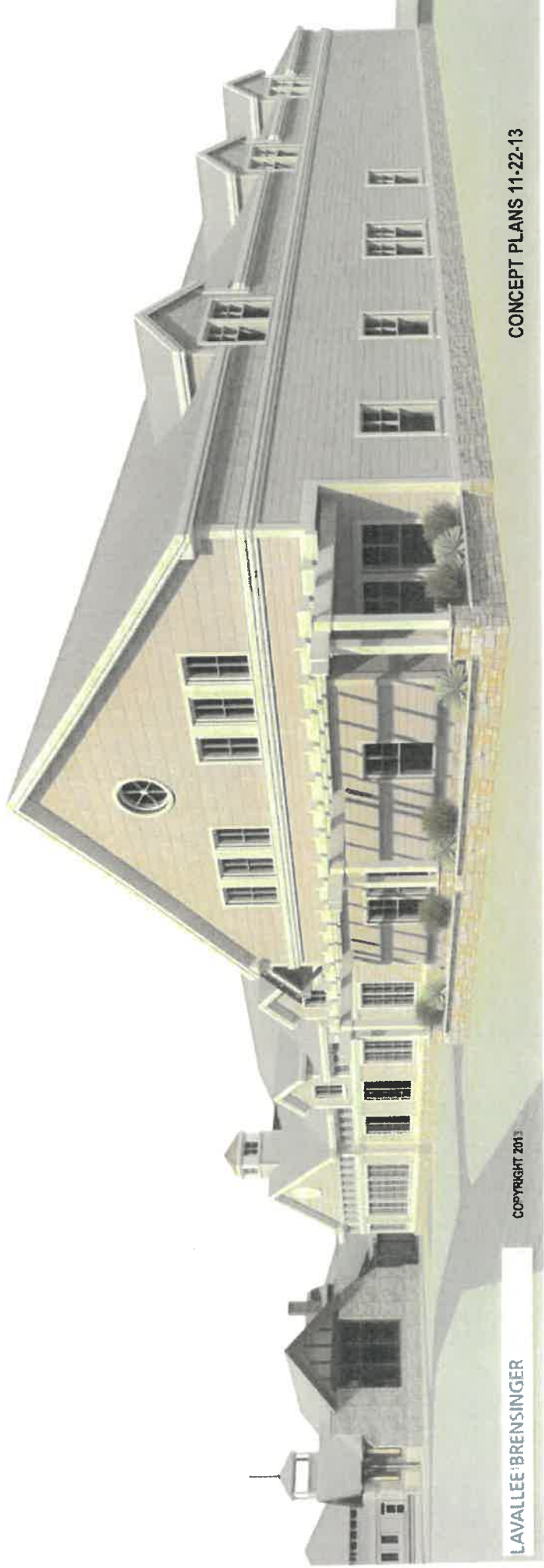


CONCEPT PLANS 11-22-13

COPYRIGHT 2013

LAVALLEE BRENSINGER

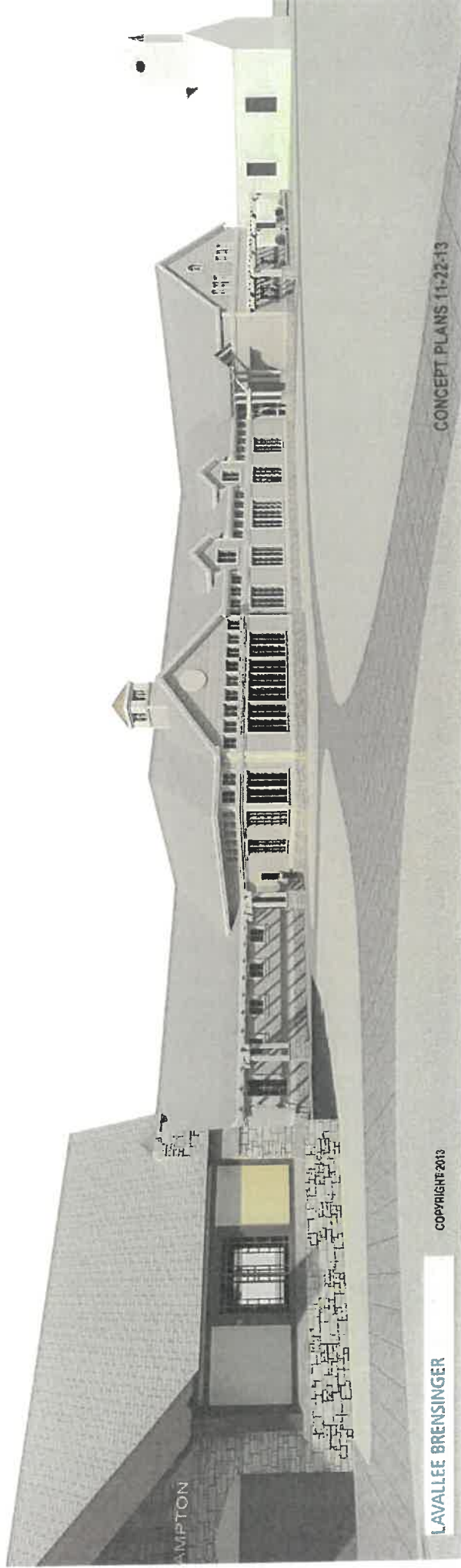




CONCEPT PLANS 11-22-13

COPYRIGHT 2013

LAVALLEE BRENSINGER

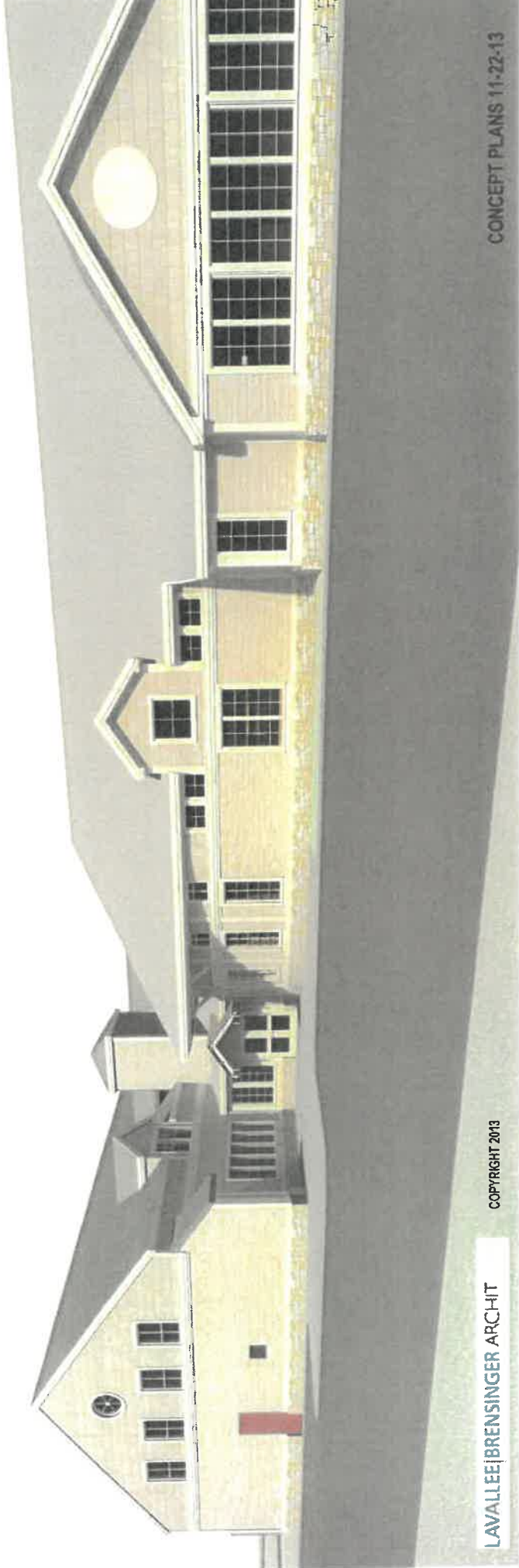


AMPTON

LAVALLEE BRENSINGER

COPYRIGHT 2013

CONCEPT PLANS 11-22-13

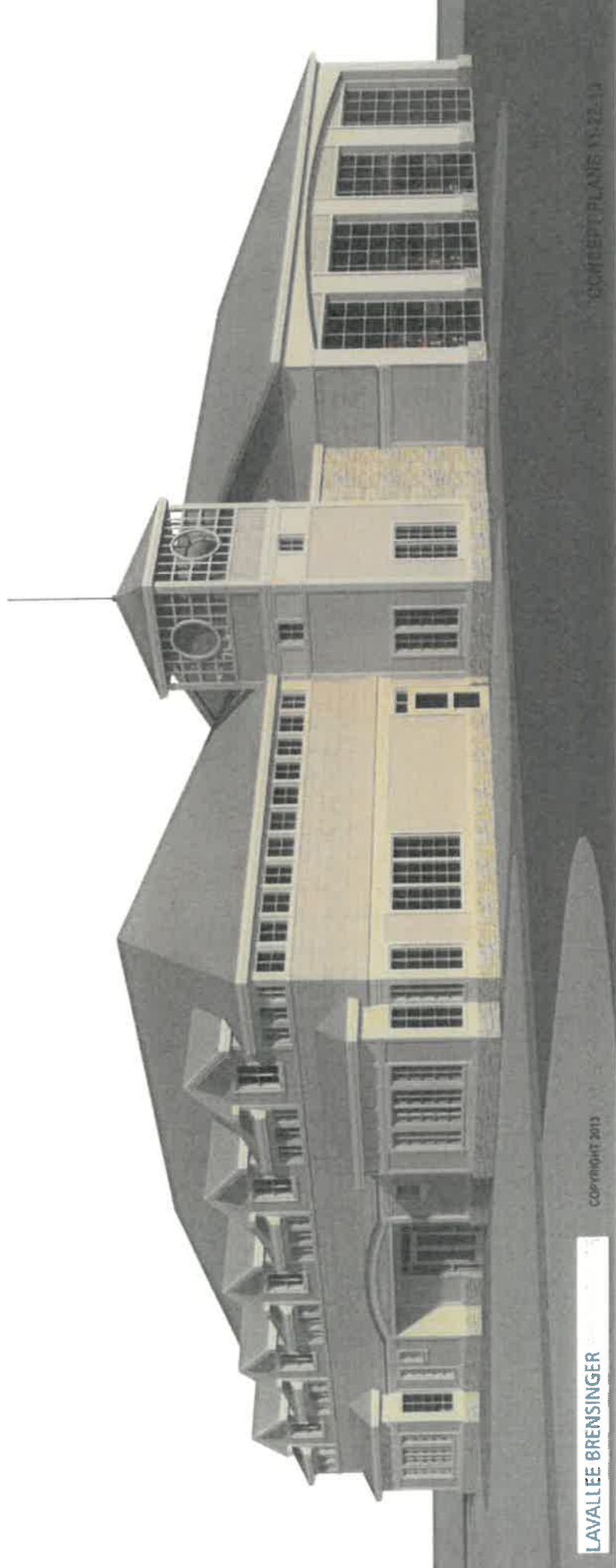


LAVALLEE|BRENSINGER ARCHIT

COPYRIGHT 2013

CONCEPT PLANS 11-22-13





LAVALLÉE BRENSINGER

COPYRIGHT 2013

CONCEPT PLANS 11.22.13

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 7

# A Long Range Facilities Plan for North Hampton

## Introduction

It is the responsibility of the Select Board, as the governing body to provide a safe and functional work environment for Town employees. It has been known for several years that the Fire Department facility was structurally compromised by years of snow load, resulting in bowed roof trusses and weak wall attachment points. The lack of structural integrity has been documented in the structural engineering report of Foley, Buhl, Roberts & Associates (see addendum to FY 2016 CIP report).

After three years of submitting a municipal complex with a safety center and a library and not getting sufficient voter approval; and last year providing an option for just a safety center, none of these proposals received the required 60% approval rate. Therefore we will still have to pay to shovel the FD roof when the snow is in excess of six inches. It cost us almost \$30K in FY 2015. And....the problem of having a deficient structure remains.

In July 2016 the cost to repair the FD building on site was investigated with an estimated cost provided by Ricci Construction of between \$2.5M and \$3.0M. But, to that figure must be added relocation costs and space rental for Town Admin (TA) for 18 months, relocation costs for fire dispatch both to and from vacated TA space. All of these costs do not add one dollar of value.

A concerned citizen who has followed this process from the beginning and who has expertise as a construction consultant put the Select Board in touch with a commercial development firm that specializes in government and municipal buildings called JDL Castle Corporation out of Winston-Salem, NC. Their concept, which we as a Select Board have now subscribed to, is to acquire the property, build an 18,000 SF Safety Complex and then sell the completed facility to the Town. They understand our cost constraints of an approved bond and have offered that this project can be done for a cost impact of between 31 and 39 cents on the tax rate. For example, a \$4.25 M bond would result in approximately a 32 cent increase in the tax rate, assuming a 30 year bond with the least cost per annum.

## Steps/Priority

### 1. Safety Complex

JDL Castle Corp. has a history of experience with similar projects; one example is Hackett Hill Fire station in Manchester. Their current proposal is to work with North Hampton Properties, LLC of Chestnut Hill, MA to purchase or have donated *five* acres of upland behind Home Depot and Shaw's and bring it out of conservation. Then, build an 18,000 SF facility (see Figure 1).

JDL Castle would be responsible for all drawings, cost estimates, participate in a public charette to explain the project and perform all project management including contractor selection and management.

The Town would have to approve a bond and then the Select Board could enter a contract with JDL Castle.

The advantages of this approach are a facility close to the Town's epicenter, off of Lafayette Road and out of a residential neighborhood; AND, there is no cost to the Town prior to voter approval.

Warrant Article would be set for March 2017 with construction to start June 2017 and completed by June 2018.

## **2. Raze old fire station and remodel first floor (Police) for Town Administration**

Repurpose the Police and Town Admin building by putting Town Administration on the first floor and Town records and documents on the second floor.

Preliminary estimate to raze FD building is \$46K to include removing all concrete. Next, landscape the area that has been vacated (e.g. quadrangle with bushes, benches and flowers) with a budget of \$15K.

Where the Fire Department wall was adjoining Mary Herbert Room put new entrance and siding, retaining Mary Herbert room for TA meetings. Remodel first floor for Town Administration (minimum necessary for functionality), budget is \$50K. Repair all current leaks by replacing roof and siding with a budget of \$50K.

Warrant Article for this phase of the plan is proposed for March 2019 at \$175K.

### **3A. New Library**

Background: The library has been and will continue to be a Town facility. Both the Town and the Library have raised funds for either a new library or its renovation. Currently there is approximately \$250K in taxpayer raised Town funds and \$200K in Library Trustee funds. Currently, the Library Trustees cannot agree on their preferred course of action; one is for a new library on the Homestead property, one if a new library on Dearborn Park and one is for an addition to and remodel of the current library.

A Memorandum of Understanding was recently agreed upon by the Select Board and the Library Trustees. In essence it states that the Town will be responsible for the outside and the Library will be responsible for the inside of the structure. Therefore, the concept of this phase of the facilities plan is for the Town to build the library shell with doors and windows, heat and air conditioning. The Library will be responsible for completing all of the interior to include bathrooms, kitchen facilities, decor and all furnishings.

A Town-built facility will be built on the Kingston Library model. It was designed by Lavalley-Brensinger Architects (see Figure 2) for a lot that is very similar to the Homestead property. If the size is kept to less than 10,000 SF it keeps cost lower because there will be no need for a sprinkler system.

All design details are done; the Kingston Library staff are quite pleased with their facility. Our Town will only have to pay an architectural license fee and for the construction contract which is estimated at \$2.0 M.

The bond cost for the warrant article will be \$2.0 M less \$250K raised previously by taxes, which means a \$1.75 M bond.

Vote is proposed for March 2020 with construction from August 2020 to July 2021

### **3B. Remodel with Addition to current Library**

This alternative has not been priced. Until recently it was not an option.

### **4A. Remodel old library for Town Community and Senior Center**

If a new library is constructed on the Homestead property then the old library can be re-purposed for a Community and Senior Center.

It is assumed that prior to that a new ADA entry and ADA bathroom would be completed in FY2018 with an estimated cost of \$80K-\$90K, new windows at \$75K in FY 2018, and replace ducting and furnace in FY 2019

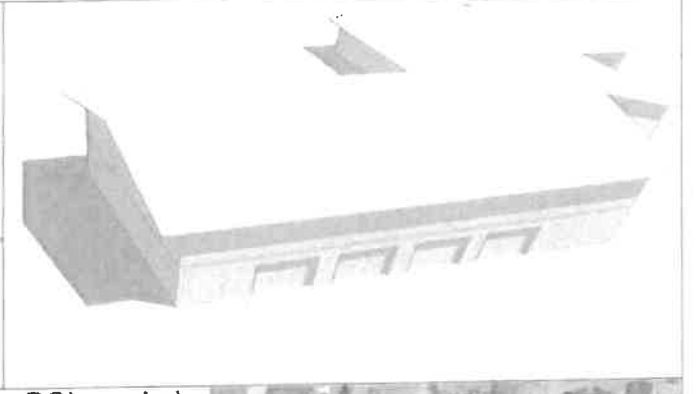
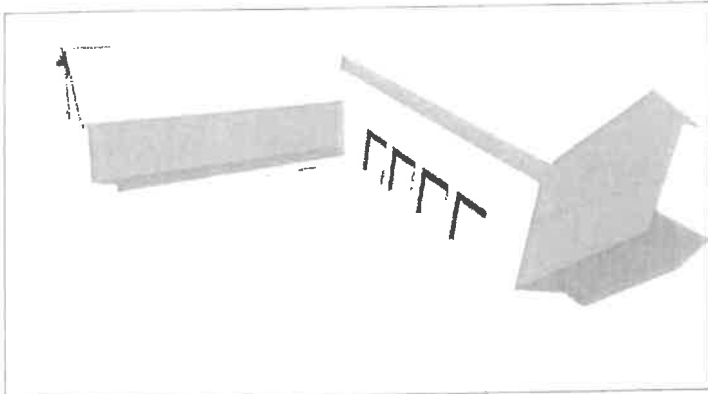
To remodel the old library for Town Community and Senior Center will have a budget of \$60K.

**Table 1.A Long Range Plan for North Hampton Facilities**

<b>Priority</b>	<b>Project</b>	<b>Project Cost</b>	<b>Warrant Timing</b>	<b>Project Completion</b>
1	Safety Complex	\$4.25M	MAR 2017	JUN 2018
2	Town Admin	\$175K	MAR 2018	OCT 2018
3	New Library	\$1.75M	MAR 2019	JUN 2020
4	Community Center*	\$50K	Budget	SEP 2020

\* Assumes ADA entrance, ADA bathrom and new windows (\$175K) in FY 2018, new furnace and ducting (\$100K) in FY 2019.

**Figure 1. Proposed Safety Center**



N

Automatic

Layers

POI

لبنان

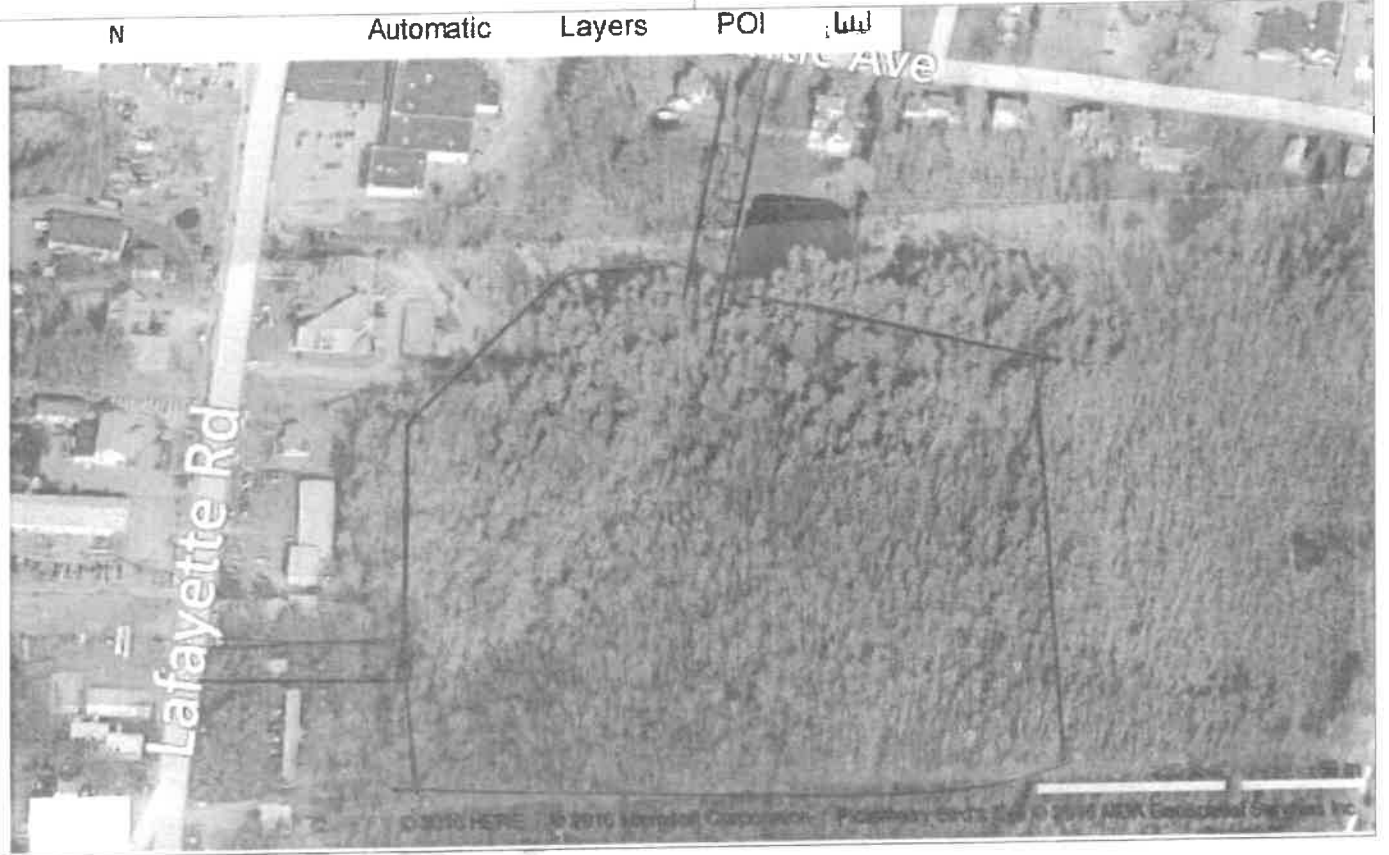


Figure 2. Kingston Library



MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 8



# **Comprehensive Plan for North Hampton Town Buildings**

**9-16-19**

## **Background Information**

For many years, several Select Boards have tried to pass construction projects which would address the Town's antiquated buildings. Highest priority has been the task of updating the Fire/Rescue/Police building. To date, none of the associated Warrant Articles has passed at election. Our last election confirmed the voters would not consider buying a site for expansion. Thus, the focus of this plan is to use the buildings and land the Town has now to their best purpose. Results, cost, utility, opportunity and time are all considered factors.

The Police building which was built in 1990 to accommodate a total of 8 employees had an unfinished second story. The space was intended for the future growth of the Police Department. Today, the total Police staff numbers 14.

The Police Department now has male and female officers. The making of gender appropriate facilities available has stretched the first-floor space to its limit. Outside storage of records in the parking lot is now, unfortunately, necessary.

Since 2001, the second floor of the Police building has been the home of our Town employees. This space no longer adequately serves these employees, their records, storage of artifacts and records of the Heritage Commission and the Historical Society or the North Hampton citizens who go there to conduct their affairs.

The Fire Department building was constructed in 1968 for a Fire Department with 1 fulltime employee. In 1986, the Town voted to have 24-hour protection. The staff increased to 1 chief and 12 firefighters. Today, the force is a Chief, Deputy Chief and 12 firefighters. We also have 24-hour Paramedic service. We also have a female firefighter who is also a Medic. Professional and personal accommodations are very inadequate. Gender accommodating facilities are necessary for any professional workplace and a key component to employee retention.

**The deficiencies in the Fire/Rescue Building include-**

- **The building is in a state of disrepair in which the front wall has begun separating from the remainder of the building.**
- **The roof trusses are warped and should be repaired or replaced.**
- **Due to the truss problem, our insurance has stated they will not cover a loss if the roof is not shoveled when more than 6 inches of snow has accumulated on the roof.**
- **Proper spacing between apparatus and walls/equipment does not meet today's best practices and creates a safety hazard.**
- **Lack of storage space requires that we store equipment on the bottom of the roof trusses in the attic area which it is not rated for both weight as well as properly fire separated.**
- **There is no separation for opposite sex employees to include bathroom, shower and bunk room facilities.**
- **A lack of office space creates a crowded work environment in the dispatch area where a 9 x 15 foot area houses 3 employee work stations in addition to office equipment, dispatch radios and department files.**
- **The construction of the building (height and width of bay doors) limits the equipment that may be purchased by the Town.**
- **Storage of equipment in the bays creates an environment where employees cannot walk completely around apparatus.**
- **Size of bays creates a situation where town equipment is stored outside and has led to multiple electrical issues with those vehicles.**
- **A lack of public meeting space has caused the Towns EOC to be used as a public meeting space and not as intended by the department**
- **The department lacks a dedicated fire/police training space.**
- **EMS supplies and equipment are stored in the kitchen with no facility to properly decontaminate supplies and equipment.**

- The floor of the bays has separated from the foundation and has been repaired with cold patch in order to get by.
- Plans review and customer meetings are held in the kitchen due to no available meeting space.
- Due to no PPE storage space, gear is exposed to direct sunlight as well as artificial light which has caused premature degradation of the equipment.
- Two office spaces are directly off the bays and not sealed from vehicle noise and operational contaminants on the bay floor.
- Emergency radio equipment stored in an attic space with temperatures ranging from below zero to 140 degrees due to space considerations
- Lack of secured area for emergency dispatch equipment, files and employees.
- Lack of records storage space.
- Lack of proper storage for flammable/combustible liquids and equipment.
- Lacking space for fitness equipment for Fire and Police employees.

### **North Hampton's Public Facilities Conundrum**

There are no alternative locations for the Town employees. And yet, they must be relocated in order to allow the FD/PD Safety Center to be improved. There is no alternate location for the FD/PD services. We have 1 and only 1 undeveloped location.

## **A Plan for a Long Term Solution**

### **Phase 1**

The highest responsibility for any Select Board is the health and safety of its citizens, ALL of THEM. Improvement of the Public Safety facility is 10-15 years past due. Therefore, the redevelopment the FD/PD buildings needs attention first.

However, there is no way to seriously address the gross deficiencies in this building while the Town employees are located above the Police station. This

2500sf space is also grossly inadequate for the employees, record storage and accessibility for the public. We must provide them another location.

The best, fastest and most economical way to accomplish this is to build 1 new Town building. That building is a new stand-alone North Hampton Public Library on the Homestead lot. This is beneficial to ALL Residents.

Once the new Library Building is completed and occupied, the old Library can be quickly repurposed to be the new home for the Town employees.

In future years, with the second floor of the Police Department vacant, plans to renovate the FD/PPD building can be executed.

I have attached two scaled drawings of a new North Hampton Public Library Building sited on the Homestead lot which meet all the requisite municipal setbacks. Augmented parking is included. A place for a new septic system is also included. See pages 9 and 10.

#### **Why not expand the North Hampton Public Library in place?**

The present North Hampton Public Library expansion plan calls for expansion of a building never intended to be expanded. Many architects have told us the building is not suited for expansion. The plan also includes NO additional parking. The plan requires construction while the library is open. The design options for a new library space are limited by the condition and location of the existing building, the location of its leach field and the proximity to the historic Stone building. The expansion of the existing building does not conform with the present and future needs of the other Town public facilities. The expansion plan of the Library building does NOT comply with the setback requirements of our Town Zoning Ordinance. However, the existing Library building is very well suited for the future location of the Town employees and their record storage needs. The Heritage Commission and Historical Society could store their records and artifacts as well.

The reuse of the North Hampton Public Library building saves > \$1,000,000 and 1-2 years minimum of time-imposed inflation cost. Plus, only 1 new building is

needed, not 2 buildings (1 for the NHPL expansion and 1 for the Town employees).

**This plan benefits everyone in North Hampton.**

The Select Board should meet with the NHPL Trustees to discuss this plan and its advantages of cost, quality, utility, opportunity and time for the Town.

The builder I approached for ideas recently estimated <\$2.4MM using superior finishes for a 10,625sf 1 story building, not including soft costs. **Unless, all the elements of the present Guaranteed Maximum Price are bid, there is only 1 cost quotation.** The parking lot and septic will be additional.

The NHPL Trustees have spent ~\$95,000 on the plan for expansion. Maybe some of this design and planning can be incorporated in a design of a new building sited on the Homestead lot.

I believe the Select Board and the NHPL Trustees should work together to get a completed design and GMP in order to put on the March ballot a Warrant article bond to fund a stand-alone NHPL building on the Homestead lot. 1 year later, 2021, the new NHPL building will be occupied and the old NHPL building can be repurposed as the new Town Administration building.

After the Town employees move from their present location above the Police Department, plans can be executed to address the Safety Building for the long term.

## Phase 2

Simultaneous with Phase 1., the Select Board shall create an RFP to study the rebuilding or replacement of the Fire Station Building in place. This request will be sent to at least 6 architectural firms. The present drive through space between the Town Clerk Office and the NHFD must be included in a rebuild plan. The parking spaces along the FD building west wall will likely be eliminated.

### Phase 3

Next, I am asking the Select Board to direct the Town Administrator to plan the use of the existing Library as a new home for the Town employees now housed above the NHPD.

Using a blowup of the NHPL building, engage the employees in laying out the use of the building. Consider creating- Easier access and more space for the public, a computer kiosk for accessing public records, appropriately sized employee spaces, a break room, a conference room, appropriate storage space for documents and artifacts.

We have new cost figures for the updating of the entrance and restrooms to meet ADA standards.

### Phase 4

The long-term plan for the Town Clerk/Tax collector is to remain in their present location. This historic building has been refurbished. It a jewel in our Town. The Town has repaved the present Library parking lot. It will serve well the traffic needs of the Town Clerk and the Town Offices once they are so located. No action needed.

### Phase 5

Inquire of the NH Bond bank the cost of a 20, 25 and 30-year fixed rate and fixed payment bonds for \$2.5MM and \$3.0MM.

### Phase 6

The Select Board places the necessary Bond Warrant article on the 2020 ballot.

## **CONCLUSION**

**The best, fastest and most economical way to address the Town's inadequate Public buildings is to construct 1 new Town building. That**

building is a new stand-alone North Hampton Public Library on the Homestead lot.

Because it benefits all citizens, this plan has the best chance of achieving a 60% yes vote.

## COST DIFFERENCE TO THE TOWN

### Build old or build new

<p>Expand existing Library Building</p> <p>\$3,438,200 (10,625sf@\$323.59/sf) TC</p> <p>\$2,607,200 (10,625sf@\$245.59/sf) GMP</p> <p>Add-</p> <p>\$275,000      Parking lot</p> <p>\$50,000      Clerk of the Works</p> <p>\$ need quote      Ledge mitigation</p> <p><b>\$2,932,200</b></p> <p>Build new building for Town employees</p> <p>\$1,375,304 (5600sf@\$245.59/sf)</p>	<p>Build a new Library on Homestead lot</p> <p>\$3,438,200 (10,625sf@\$323.59/sf)</p> <p>\$2,607,200 (10,625sf@\$245.59/sf)</p> <p>\$275,000      Parking lot</p> <p>\$50,000      Clerk of the Works</p> <p>\$45,000      Septic System</p> <p>\$ need quote      Architect fee</p> <p>\$ need quote      Ledge mitigation</p> <p><b>\$2,977,200</b></p> <p>Renovate vacated Library</p> <p>\$105,325      ADA compliance</p>
--	--

\$68,756	5% Inflation/year for every	\$250,000	New HVAC
	Year of postponement	\$50,000	retrofit allowance
\$45,000	Septic system (Homestead)	\$15,000	Furnace (if needed)

Total

**\$4,421,260**

**\$3,397,525**

**Difference, \$1,023,735**

Requires building 2 new buildings

Builds 1 new bldg., renovates 1 bldg.

Requires 2 Bond Warrant Articles

Requires 1 Bond Warrant Article

Takes a minimum of 3 years

Takes a maximum of 2 years

Two buildings crowded on 1 lot

Plenty of space

Minimizes library design options

Maximizes library design options

Separated by 10' minus the width of

no crowding

The handicap ramp for the Town Clerk

Not conforming to Town set back stds.

Meets all Town set back stds.

**Expanding the NHP Library costs a minimum difference of \$1,023,735 wasted taxpayer money with a grossly compromised result.**

**Building a new NHP Library saves ~ \$1,000,000, at least two years of inflation and benefits everyone in Town.**



NORTH

10' SET BACK

ALDEN AVE

4.11 PARKING SPACES

14

12

13

HC

HC

SERVICE

STEPS TO PARKING LOT

SETBACK

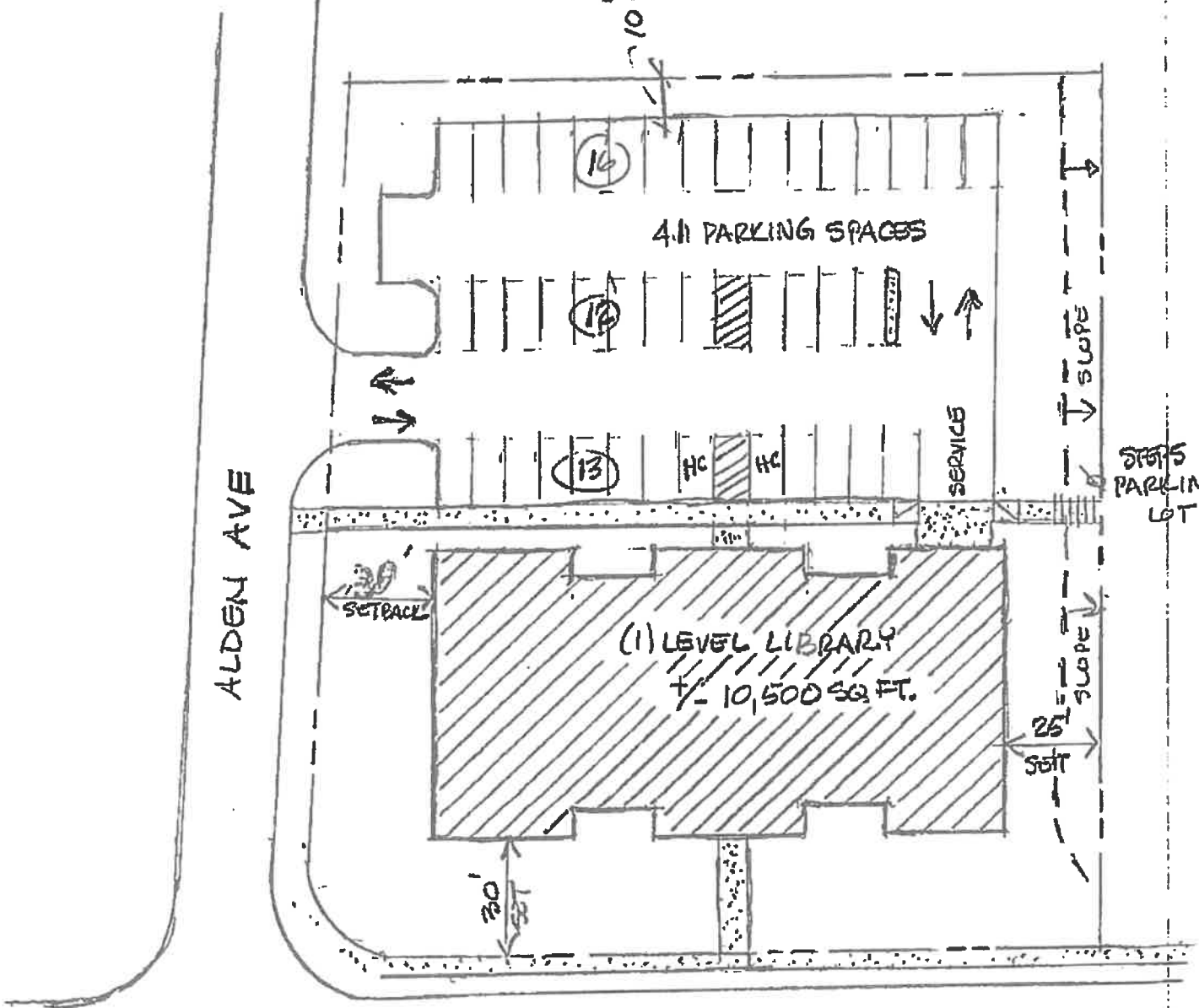
(1) LEVEL LIBRARY  
± 10,500 SQ. FT.

25' SET

30' SET

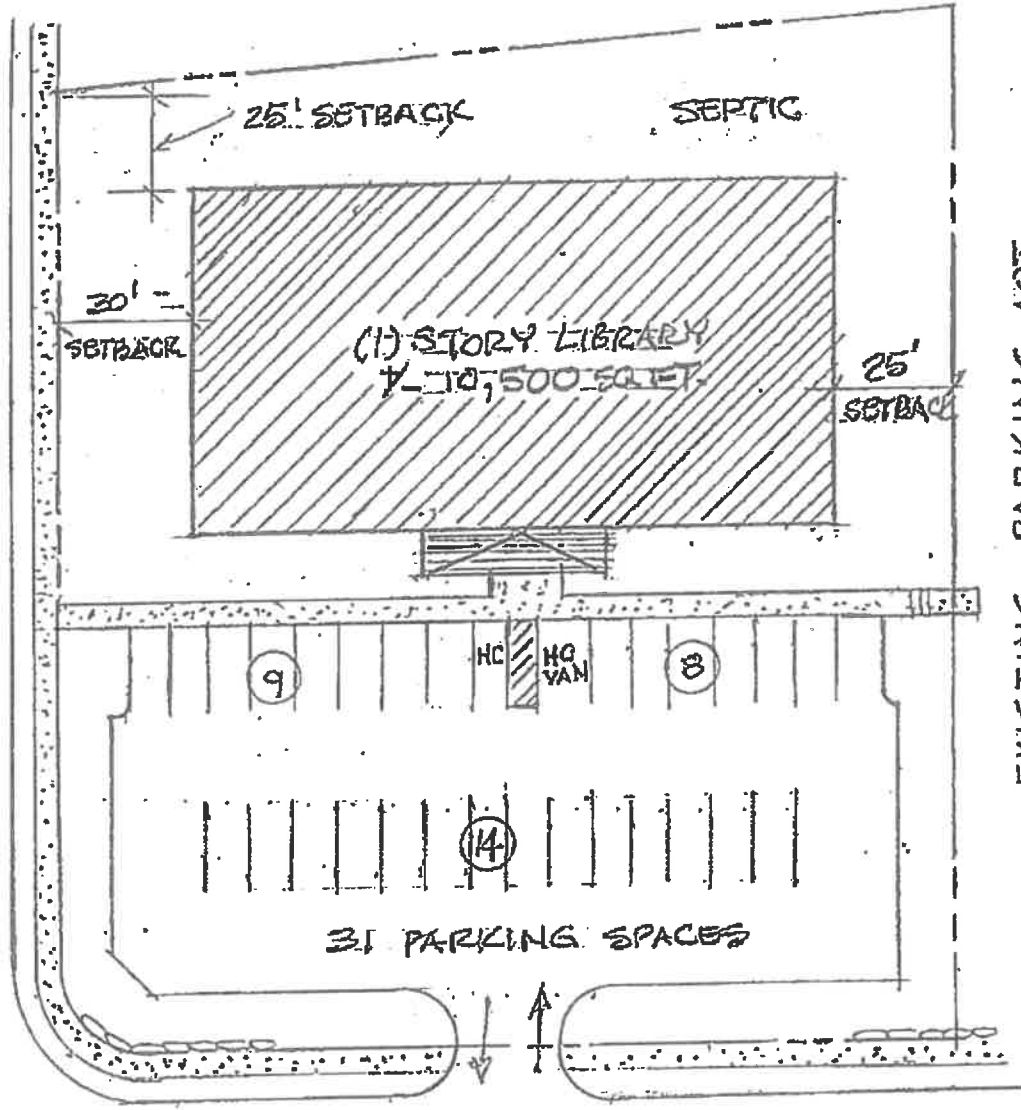
239 ATLANTIC AVE

1" = 40'-0"





ALDEN AVE



EXISTING PARKING LOT

ATLANTIC AVENUE

SCALE 1" = 40'-0"

North Hampton Public Library  
July 10, 2019

Site Acquisition and Fees		Notes
HAZMAT Disposal	TBD	\$0 None known
Hazardous materials identification, testing, removal		\$0 None known
Financing costs		\$0 TBD
Insurance Fees		\$0 Included in CM Costs?
Legal Fees + State Fire Marshall Fees		\$5,000
Site Permitting Costs (Planning BD and DES)		\$10,000
Site Permitting Fees (Site Specific - AOT)		\$0 not required
Construction Permit		\$0 assumed to be waived
Power company back charges		\$25,000 UG Power Service
Utility Impact Fees (sewer)		\$0
Water Meter Fees		\$1,000
Other Permitting Fees	TBD	\$0 assumed as not required
Other Local Fees	TBD	\$0 assumed as not required
<b>Subtotal</b>		<b>\$41,000</b>
<b>Site Data</b>		
Site Survey		\$0 by Owner - existing
Geotechnical Investigations post vote		\$12,000
Phase I Environmental Site Assessment	TBD	\$0 assumed as not required
Wetlands Mapping	TBD	\$0 assumed as not required
<b>Subtotal</b>		<b>\$12,000</b>
<b>Architectural/Engineering Design Fees</b>		
Architectural/Engineering Basic Services Fees		\$250,000
A/E Reimbursable expenses (estimate)		\$17,500
Permitting Related Engineering Services	TBD	\$0 assumed as not required
Other Fees	TBD	\$0
<b>Subtotal</b>		<b>\$267,500</b>

**Independent Consultants (Additional to A/E Fees)**

Acoustic Consultant		\$0 assumed as not required
Technology Consultant		\$0 assumed as not required
HAZMAT Monitoring and Bid Docs	TBD	\$0 not required
<b>Subtotal</b>		\$0

**Furnishings - Equipment - Technology**

Furniture and Equipment-reusing items for future replacement		\$75,000
Specialty Equipment		\$0 assumed as not required
Other		\$0 assumed as not required
IT / AV Systems -reusing items for future replacement		\$50,000
Security Management System		\$35,000
Relocation Budget		\$40,000
<b>Subtotal</b>		\$200,000

**Subtotal - Soft Costs** \$520,500

**Construction Costs**

Building Construction Cost		\$2,607,000	GMP by CM**
Construction Contingency = 5%		\$130,350	
Performance Bonds		\$0	Included
CM Fee		\$0	Included
Inflation= 5%	summer 2020	\$130,350	
<b>Subtotal - Construction Costs</b>		<u>\$2,867,700</u>	

Rebates through Utility Company(s)		\$0	
Construction Inspection & Testing	TBD	\$0	Included in GMP
Owner Contingency	TBD	\$50,000	
<b>Total Project Estimate</b>		<u>\$3,438,200</u>	

Not-to-Exceed Budget

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)

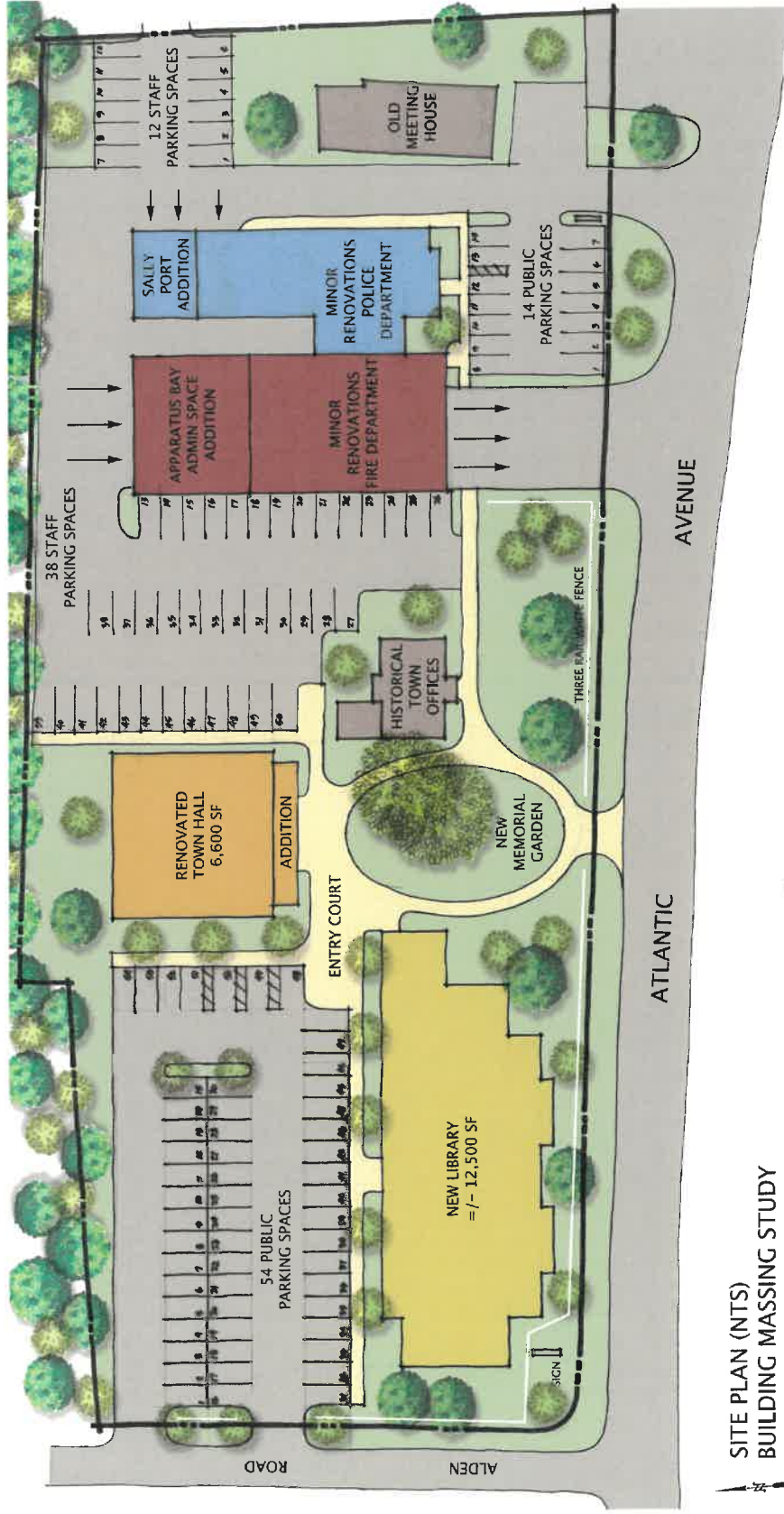


MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

ATTACHMENT 9



SITE PLAN (NTS)  
BUILDING MASSING STUDY



North Hampton Municipal Campus  
North Hampton, New Hampshire

OPTION ONE  
February 8, 2011

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative

**North Hampton Municipal Complex Option One Estimate**

Option #1 - New Library Construction Civil Summary	DOASP	1.8P	CGETS
1.00 New One story wood frame slab on grade building	12,500		\$450
2.00 54 Space Public Parking Lot and drainage	54		\$218,000
3.00 New Memorial Courtyard garden			\$30,000
4.00 84 Space parking and site improvements	1		\$370,000
5.00 Renovate existing library to Town Offices	6,000		\$80
6.00 Renovate second floor for Police expansion	2,500		\$100
7.00 Police Station Addition	1,000		\$100
8.00 Minor renovations to first floor for police	2,500		\$50
9.00 Fire Apparatus bay Addition/Sprinkler/generator	4,000		\$200
<b>Total</b>	<b>29,100</b>		<b>\$4915,000</b>

**Project Civil Works Allowances**

3.10 Site Costs	548,000	LS	
3.11 Water Service Well	\$15,000	LS	\$0
3.12 Geothermal Heating and Cooling	\$0	LS	\$0
3.13 Solar	\$0	LS	\$0
3.14 Sewer/Sanitic	\$10,000	LS	\$0
3.15 Power	\$20,000	LS	\$0
3.16 Security	\$20,000	LS	\$0
3.17 Telecommunications	\$20,000	LS	\$0
3.18 On Site costs (Impact Fee)	\$0	LS	\$0
3.19 On Site costs (Impact Fee)	\$0	LS	\$0
3.20 Wetland mitigation	\$100,000	LS	\$0
3.21 Landscape (Soil and Hydrology)	\$711,000	LS	\$0
<b>Sub-Total (Site Costs)</b>	<b>\$4,389,000</b>		
4.10 Building Cost/s (F From above)	\$0	LS	\$0
4.20 Land Purchase	\$10,000	LS	\$0
4.30 Riprap Easement/Approaches	\$0	LS	\$0
4.40 Furniture/Furniture	\$3,379,000	LS	\$0
<b>Sub-Total (Building, Land, and FF&amp;E)</b>	<b>\$4,399,000</b>		
4.50 Escalation to Construction Start (2013)	\$152,700	3%	\$152,700
4.60 Owners Contingency	\$455,170	10%	\$455,170
<b>Sub-Total (Hard Costs)</b>	<b>\$5,006,870</b>		

**Project Civil Works Allowances**

5.1 Attorney Fees/Bond Fees	\$39,000		
5.2 Architect/ MEP Engineering Fee	\$435,000		
5.3 Civil Engineering/Survey/Wetland/Environmental Fees	\$42,800		
5.4 Cost Estimating/Value Engineering	\$5,086		
5.5 Construction Testing	\$40,000		
5.6 Clerk of the Works	\$80,000		
5.7 Interest during Construction	\$0		
5.8 Hazardous Waste Mitigation	\$0		
5.9 Take during Construction	\$0		
5.10 Utility Revoke	\$25,000		
5.11 Builders Risk Insurance	\$20,000		
5.12 Permitting and Building Permit Fees	\$14,240		
5.13 Administrative Expenses	\$14,240		
5.14 Off-Site Improvement/Expenses	\$0		
5.15 Traffic Study	\$7,500		
5.16 Impact Studies	\$10,000		
5.17 DDC Construction Special Inspections	\$20,000		
5.18 Combsoling	\$0		
5.19 Leads Certification	\$785,005		
<b>Sub-Total</b>	<b>\$8,400,975</b>		

Total Option at Project Costs per square foot: **\$6.5M**

**North Hampton Municipal Complex Option Two Estimate**

Option #2 - New Town Hall/Combustion Civil Summary	DOASP	3.1P	CGETS
1.00 New One story wood frame slab on grade Town Hall	6,000		\$200
2.00 Renovate existing Town Hall and relocate	1,800		\$100,000
3.00 33 Space Public Parking Lot and drainage	33		\$4,000
4.00 New Memorial Courtyard garden			\$50,000
5.00 84 Space parking and site improvements	1		\$500,000
6.00 Renovate existing library for Library Use	6,000		\$75
7.00 Library Addition	7,000		\$225
8.00 Renovate second floor for Police Expansion	2,500		\$50
9.00 Police Station Addition	1,000		\$100,000
10.00 Fire Apparatus Bay Addition	2,000		\$200
11.00 Fire House renovation/Sprinkler System/generator	2,000		\$400,000
<b>Total</b>	<b>29,900</b>		<b>\$8,127,000</b>

**Project Civil Works Allowances**

3.10 Site Costs	482,000	LS	
3.11 Water Service Well	\$15,000	LS	\$0
3.12 Geothermal Heating and Cooling	\$0	LS	\$0
3.13 Solar	\$0	LS	\$0
3.14 Sewer/Sanitic	\$0	LS	\$0
3.15 Power	\$10,000	LS	\$0
3.16 Security	\$20,000	LS	\$0
3.17 Telecommunications	\$20,000	LS	\$0
3.18 On Site costs (Impact Fee)	\$0	LS	\$0
3.19 On Site costs (Impact Fee)	\$0	LS	\$0
3.20 Wetland mitigation	\$100,000	LS	\$0
3.21 Landscape (Soil and Hydrology)	\$100,000	LS	\$0
<b>Sub-Total (Site Costs)</b>	<b>\$4,276,000</b>		
4.10 Building Cost/s (F From above)	\$0	LS	\$0
4.20 Land Purchase	\$10,000	LS	\$0
4.30 Riprap Easement/Approaches	\$0	LS	\$0
4.40 Furniture/Furniture	\$4,328,000	LS	\$0
<b>Sub-Total (Building, Land, and FF&amp;E)</b>	<b>\$4,338,000</b>		
4.50 Escalation to Construction Start (2013)	\$147,960	3%	\$147,960
4.60 Owners Contingency	\$443,256	10%	\$443,256
<b>Sub-Total (Hard Costs)</b>	<b>\$5,032,216</b>		

**Project Civil Works Allowances**

5.1 Attorney Fees/Bond Fees	\$20,000		
5.2 Architect/ MEP Engineering Fee	\$440,200		
5.3 Civil Engineering/Survey/Wetland/Environmental Fees	\$27,820		
5.4 Cost Estimating/Value Engineering	\$4,250		
5.5 Construction Testing	\$60,000		
5.6 Clerk of the Works	\$80,000		
5.7 Interest during Construction	\$0		
5.8 Hazardous Waste Mitigation	\$0		
5.9 Take during Construction	\$0		
5.10 Utility Revoke	\$25,000		
5.11 Builders Risk Insurance	\$20,000		
5.12 Permitting and Building Permit Fees	\$13,795		
5.13 Administrative Expenses	\$13,795		
5.14 Off-Site Improvement/Expenses	\$0		
5.15 Traffic Study	\$7,500		
5.16 Impact Studies	\$10,000		
5.17 DDC Construction Special Inspections	\$20,000		
5.18 Combsoling	\$80,000		
5.19 Leads Certification	\$783,343		
<b>Sub-Total</b>	<b>\$8,265,319</b>		

Total Option of Project Costs per square foot: **\$6.3M**

**OPPORTUNITIES / CONSTRAINTS**

**OPTION ONE NEW LIBRARY**

**PROS**

- > FOCUS ON NEW CONSTRUCTION BEING COMMUNITY BUILDING
- > MORE PUBLIC PARKING ASSOCIATED WITH PUBLIC USES
- > REDUCED CURB CUTS ON ATLANTIC AVE

**CONS**

- > ALL WORK WAITS FOR LIBRARY FUNDING
- > MORE EXPENSIVE OPTION
- > DEAD END PARKING BEHIND PUBLIC SAFETY COMPLEX

**OPTION TWO NEW TOWN HALL**

**PROS**

- > PROJECTS CAN MOVE FORWARD INDEPENDENTLY
- > LEAST EXPENSIVE OPTION
- > REUSE OF MEETING HOUSE CONNECTED TO TOWN HALL
- > ACCESS TO MORE RENOVATION TYPE GRANT FUNDING

**CONS**

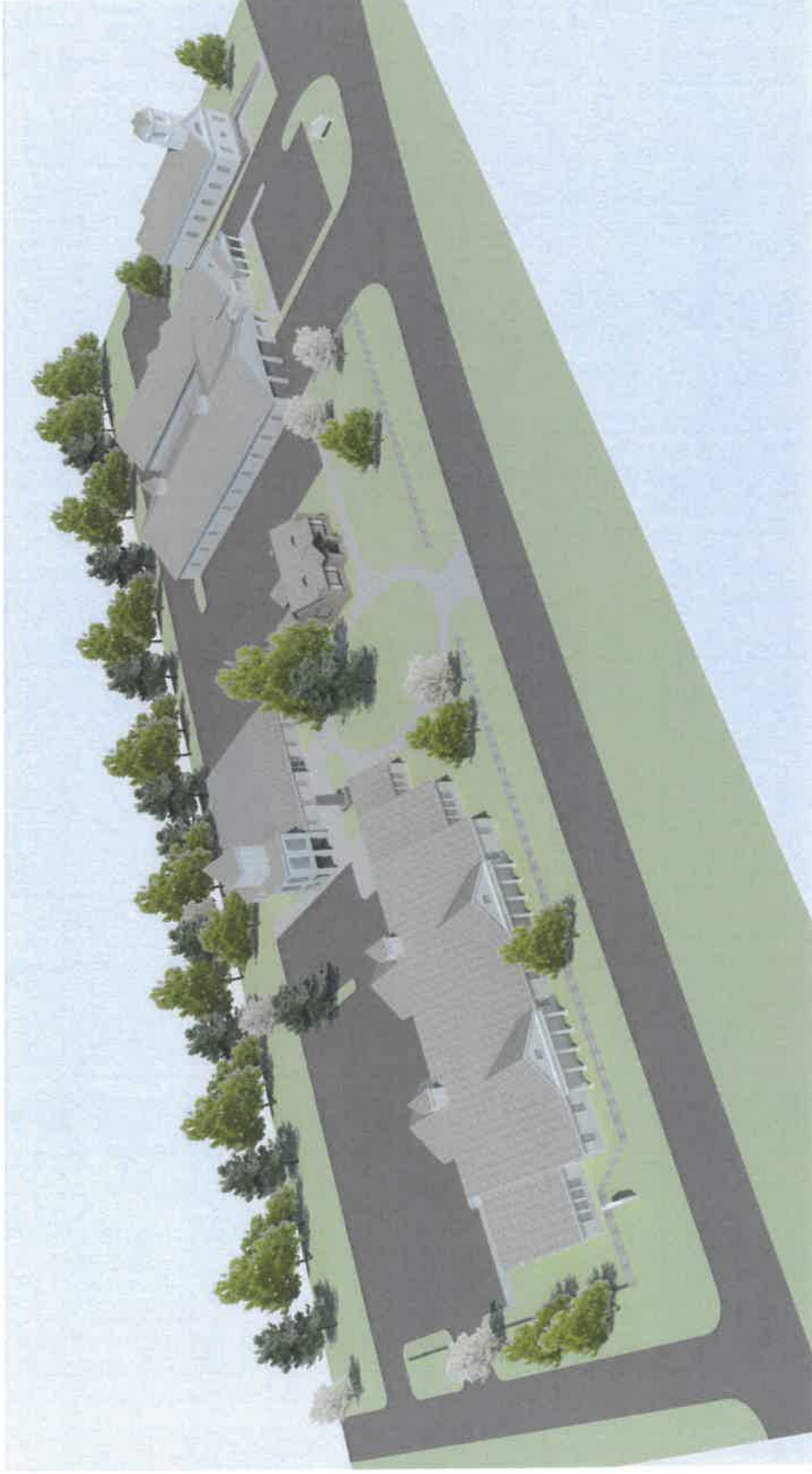
- > LEAST AMOUNT OF PUBLIC PARKING FOR LIBRARY EXPANSION
- > RESISTANCE TO MOVE OLD MEETING HOUSE



**North Hampton Municipal Complex**  
North Hampton, New Hampshire

**OPTIONS SUMMARY**  
February 8, 2011

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative



VIEW FROM ABOVE

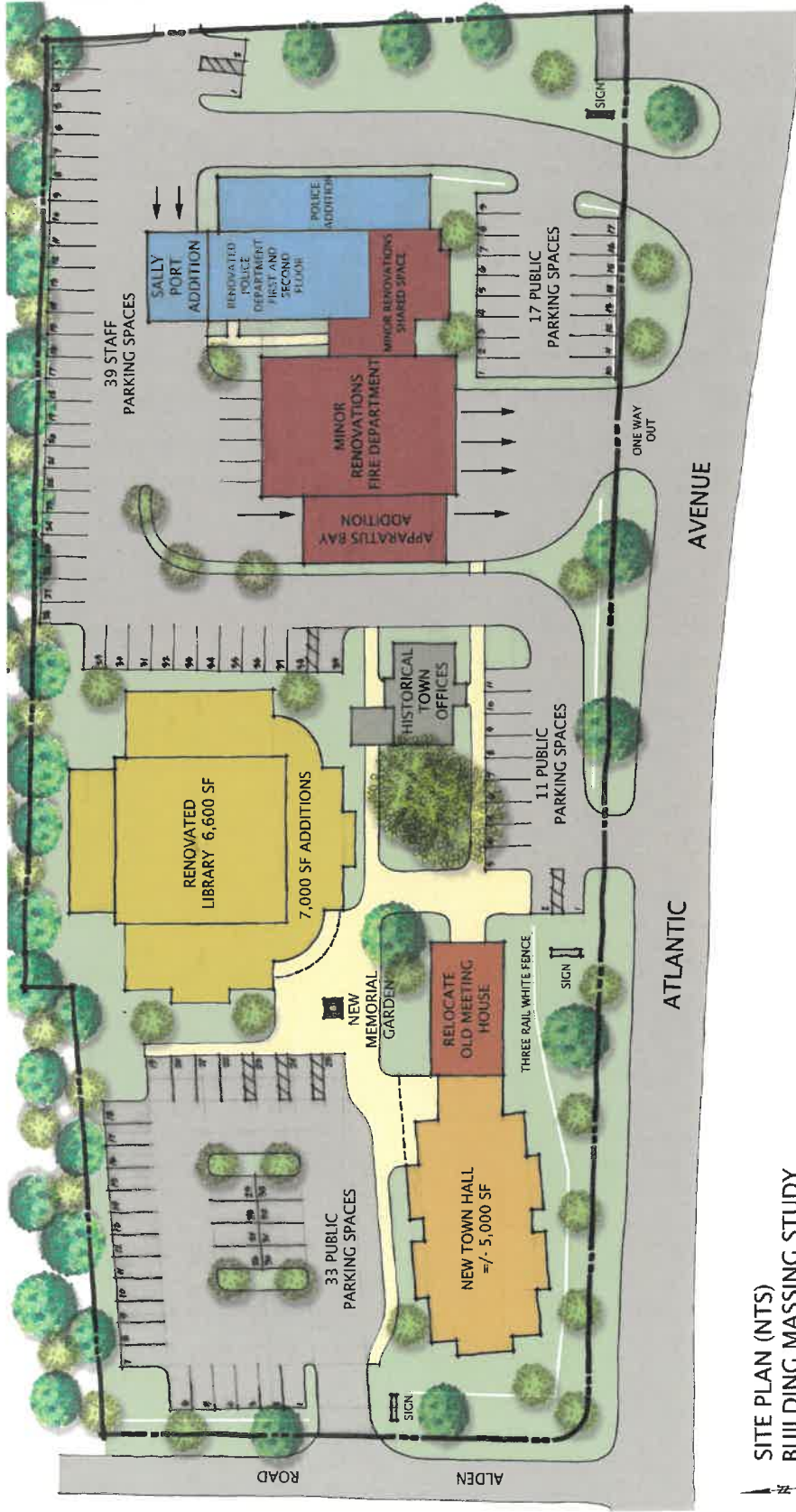


**North Hampton Municipal Campus**  
North Hampton, New Hampshire

**OPTION ONE**  
February 8, 2011

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative





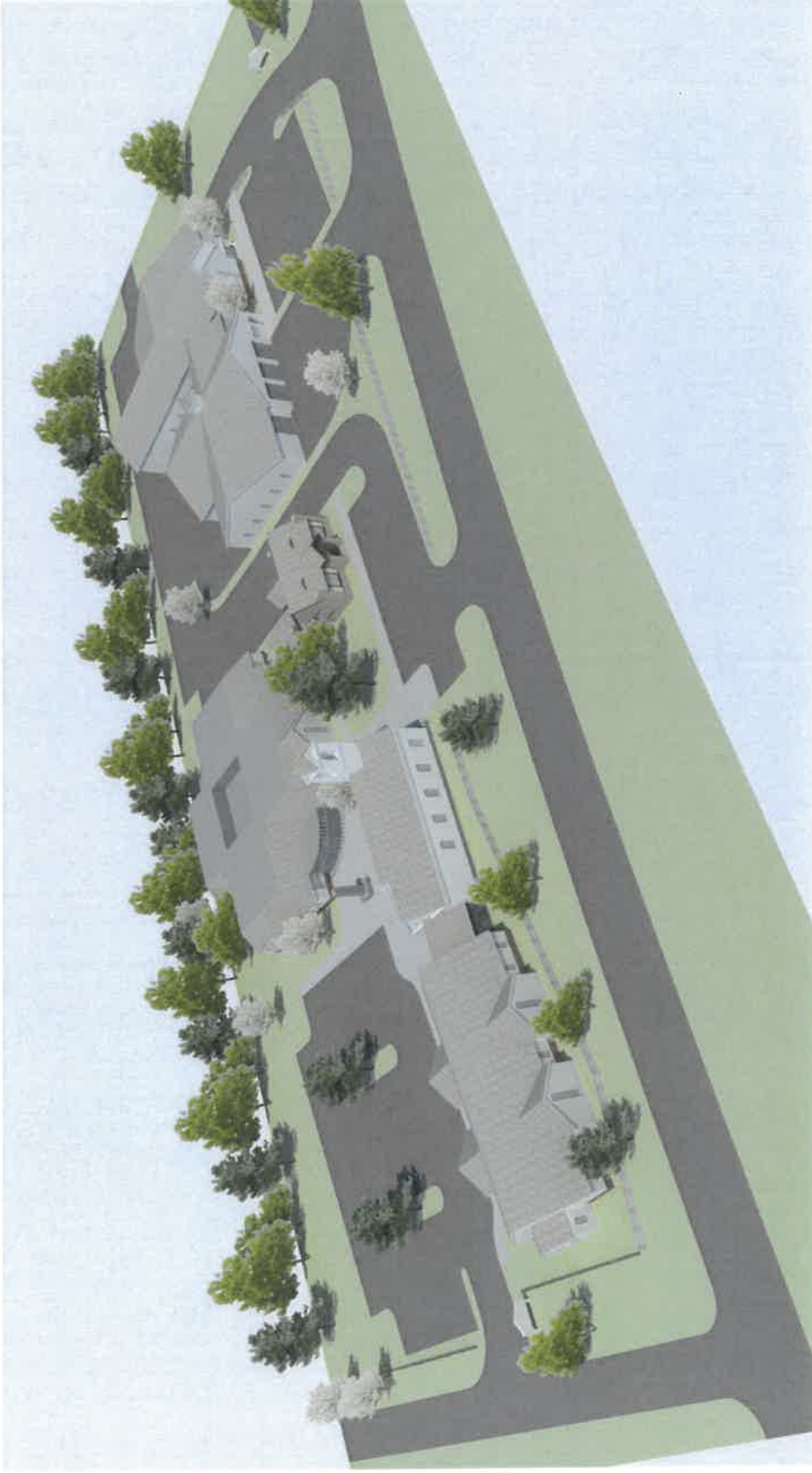
SITE PLAN (NTS)  
BUILDING MASSING STUDY



**North Hampton Municipal Campus**  
North Hampton, New Hampshire

**OPTION TWO**  
February 8, 2011

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative



VIEW FROM ABOVE



**North Hampton Municipal Campus**  
North Hampton, New Hampshire

**OPTION TWO**  
February 8, 2011

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative

### Town Administration Program

ROOMS	NEED	NOTES
Lobby	150	
Public Restrooms	200	
Town Admin Office	200	
Admin Asst Office	150	
Warehouse Office	200	
Building Inspector	200	
Plan Room	200	
Planner Office	200	
Planning Assn Office	300	12 seating
Conference Room	300	
Town Clerk Office	300	
Tax Collector	200	
Assessor Office	200	
Recreation Director Office	200	
Server Data Room	200	
Staff Work Room	300	
Staff Lunch Room/ Restrooms	400	
Conference Room	400	
Common Counter	250	
Meeting Room	1,000	30 seating

Subtotal	5,400
10% Circulation	540
<b>Program</b>	<b>5,940</b>
Existing	3,000
<b>Need</b>	<b>2,940</b>
New Space	3,000

### Police Space Program

ROOMS	NEED	NOTES
Support garage	1,000	2 cars and one motorcycle
Lobby	150	seats entry
Public Restrooms	200	ADA compliance
Chief's Office w/storage	400	
Sergeant/ Detective Office w/storage	400	two offices
Officers work area	400	
Interview Room	270	two rooms, address juveniles
Conference Room w/ storage	450	15 seating
Dispatch records	250	
Evidence Room	500	
Holding cells	600	4 cells, separate adult and juvenile areas
Booth Area	250	
Kitchen/locker Area	400	
Locker Room	500	male and female
General Storage	400	
Armory	300	
Janitor	64	
Elec/Mech Rooms	250	
10% Circulation	5,674	

Subtotal	6,186
10% Circulation	4,120
<b>Program</b>	<b>10,306</b>
Existing	2,066
<b>Need</b>	<b>8,240</b>
New Space	2,000

### Fire/ Rescue - EMS Safety Space Program

ROOMS	NEED	NOTES
Lobby	150	seated entry
Public Restrooms	200	ADA compliance
Chief's Office w/storage	400	
Training Office w/storage	300	
General Office personnel	200	
4 Station Officers Cubicle	400	
Dispatch Office	400	
EMT office and storage	400	12 seating
Conference Room (EUS)	1,250	50 seating
Meeting Room	500	25 seating
Restroom	500	gender specific
Storage	400	
EMS Storage	250	
Garage Storage	400	
Office, shop, waiting, PPE storage	500	
Janitor	64	
Communications shop	100	
Mechanics shop/ tool room	300	
Launch Deck	150	
Reception lobby	275	5 drive thru with 24 ft ht
24' x 48' x 10' storage	150	
Heat Tower	100	
Elec/Mech rooms	250	
10% Circulation	1,233	

Subtotal	12,388
10% Circulation	1,233
<b>Program</b>	<b>13,621</b>
Existing	6,500
<b>Need</b>	<b>7,063</b>
New Space	2,000

### Library Program

ROOMS	NEED	NOTES
Frontal Lobby	100	
Circulation Desk, Reference	1,000	
Staff & Volunteer Workroom	600	
Director's Office	150	
Photocopier Station	100	
New Book Display	150	
AV Materials	300	
Storage	300	
Book Storage	150	
Local History	300	
Adult non-fiction	800	
Adult Fiction	1,200	
Seating Adults	300	
Adult Sub-Tot	5,540	
Tablets Room	600	
With Computers	2,100	
Public Computers	375	
Public Computers	240	12 computers
Children's Services Desk, Office, Storage	300	dedict children's space
Children's story/craft room	300	
Children's Sub-Total	4,185	
Meeting Room	1,200	seating 80
Conference Room	900	seating 60
Storage	400	
Common Sub-Total	2,500	
10% Circulation/Utility/Restrooms	12,025	3040 parking spaces
Subtotal	12,721	

Subtotal	13,426
Program	13,426
Existing	5,625
<b>Need</b>	<b>7,801</b>
New Space	6,875

1/13/2010 building with questionnaire. (revised)  
 Definitions noted: new library study May 2010, updated June 2008, 12,500 - 13,000 ft one story recommended  
 Most potential for a capital fund raising event.  
 Assumed new building, present connection to town hall.  
 3) parking spaces requested.



**North Hampton Municipal Campus**  
 North Hampton, New Hampshire

**PROGRAM NEED SUMMARY**  
 February 8, 2011



