

Capital Improvements Plan (CIP) for FY2016-FY2021

Attachment B

FIRE DEPARTMENT / POLICE DEPARTMENT

Bonnette, Page & Stone
Estimate of Renovation Costs

2014 Jun 4



- 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

Dear 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:

Keith McBey, Vice President
June 4, 2014

Cc: Ron Lamarre; Lavallee Brensinger Architects





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	%OfCost	
	General Requirements (01)											
		Site Supervision (01-101)				\$183,000.00	\$9,526.00	\$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 Service (01-105)				\$1,050.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,550.00	
		Temporary Barriades (01-106)				\$2,205.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$3,705.00	
		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)				\$20,453.00	\$18,900.00	\$0.00	\$0.00	\$0.00	\$39,353.00	
		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	\$1,200.00	\$0.00	\$0.00	\$0.00	\$2,250.00	
		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)				\$1,260.00	\$200.00	\$0.00	\$0.00	\$0.00	\$1,460.00	
		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	\$16,600.00	\$0.00	\$0.00	\$0.00	\$16,600.00	
		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	
		Tolls (01-127)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00	
		OSHA Requirements (01-139)				\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00	
		General Superintendent (01-135)				\$36,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,600.00	
		Subtotal: General Requirements (01)				\$256,531.00	\$137,121.00	\$45,000.00	\$1,200.00	\$0.00	\$438,852.00	
		Sitework (02)										
		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

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TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubCont	Other	TotalCost	
	Misc. Sitework (02-265)											
						\$315.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,815.00	
		Subtotal: Sitework (02)				\$7,329.00	\$11,518.00	\$0.00	\$49,545.00	\$0.00	\$68,492.00	
	Concrete (03)											
		Concrete (03-300)				\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	
		Spread Footings (03-305)				\$17,343.70	\$7,700.00	\$0.00	\$0.00	\$0.00	\$25,043.70	
		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)				\$18,390.36	\$11,035.92	\$0.00	\$13,726.40	\$0.00	\$43,152.68	
		Concrete Reinforcement (03-360)				\$0.00	\$12,735.00	\$0.00	\$5,925.00	\$0.00	\$18,660.00	
		Miscellaneous Concrete (03-390)				\$5,250.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$6,750.00	
		Subtotal: Concrete (03)				\$55,396.56	\$70,129.92	\$15,000.00	\$19,351.40	\$0.00	\$159,871.88	
	Masonry (04)											
		Masonry (04-400)				\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	
		Backup Block (04-410)				\$45,703.88	\$21,763.75	\$0.00	\$0.00	\$0.00	\$67,467.63	
		Cultured Stone (04-430)				\$8,300.00	\$2,000.00	\$0.00	\$57,380.00	\$0.00	\$75,680.00	
		Grout & Reinforcing (04-445)				\$3,570.00	\$6,648.00	\$0.00	\$1,565.00	\$0.00	\$12,083.00	
		Subtotal: Masonry (04)				\$55,573.88	\$30,708.75	\$15,000.00	\$68,945.00	\$0.00	\$170,227.63	
	Metals (05)											
		Structural Steel (05-510)				\$0.00	\$30,080.00	\$0.00	\$6,466.00	\$0.00	\$36,546.00	
		Miscellaneous Steel (05-540)				\$14,290.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$45,790.00	
		Subtotal: Metals (05)				\$14,290.00	\$30,080.00	\$0.00	\$37,966.00	\$0.00	\$82,336.00	
	Woods and Plastics (06)											
		Rough Carpentry (06-605)				\$168,974.40	\$113,004.00	\$17,500.00	\$0.00	\$0.00	\$299,478.40	
		Finish Carpentry (06-610)				\$139,537.00	\$76,692.00	\$0.00	\$0.00	\$0.00	\$216,229.00	
		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	
		Subtotal: Woods and Plastics (06)				\$308,511.40	\$204,696.00	\$17,500.00	\$45,000.00	\$0.00	\$575,707.40	



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TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	Sub-Contr	Other	ExtCost
		Thermal and Moisture Protection (07)									
		Fire Stopping & Sealants (07-719)				\$11,025.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$13,525.00
		Building Insulation (07-720)				\$722.40	\$2,421.76	\$0.00	\$21,736.00	\$0.00	\$24,660.16
		Shingle Roofing (07-725)				\$0.00	\$0.00	\$0.00	\$98,276.00	\$0.00	\$98,276.00
		Joint Sealers (07-760)				\$8,820.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$11,320.00
		Subtotal: Thermal and Moisture Protection (07)				\$20,567.40	\$7,421.76	\$0.00	\$120,012.00	\$0.00	\$148,001.16
		Doors and Windows (08)									
		Steel Doors & Frames (08-905)				\$10,500.00	\$31,825.00	\$0.00	\$0.00	\$0.00	\$42,325.00
		Wood Doors (08-915)				\$5,880.00	\$22,400.00	\$0.00	\$0.00	\$0.00	\$28,280.00
		Access Doors (08-920)				\$1,575.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$4,075.00
		Specialty Doors (08-925)				\$0.00	\$0.00	\$0.00	\$57,900.00	\$0.00	\$57,900.00
		Aluminum Windows (08-935)				\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$31,500.00
		Wood Windows (08-940)				\$9,922.50	\$41,850.00	\$0.00	\$0.00	\$0.00	\$51,772.50
		Finish Hardware (08-945)				\$0.00	\$90,915.00	\$0.00	\$0.00	\$0.00	\$90,915.00
		Glass & Glazing (08-950)				\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
		Subtotal: Doors and Windows (08)				\$27,877.50	\$159,490.00	\$0.00	\$99,400.00	\$0.00	\$286,767.50
		Finishes (09)									
		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	\$65,036.00	\$0.00	\$65,036.00
		Subtotal: Finishes (09)				\$0.00	\$0.00	\$0.00	\$272,839.20	\$0.00	\$272,839.20
		Specialties (10)									
		Visual Display Boards (10-105)				\$0.00	\$6,632.00	\$0.00	\$0.00	\$0.00	\$6,632.00
		Toilet Compartments (10-110)				\$0.00	\$0.00	\$0.00	\$9,240.00	\$0.00	\$9,240.00
		Signage (10-135)				\$525.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$7,025.00
		Lockers (10-140)				\$7,875.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$19,125.00



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TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XiiaCost
		Fire Protection Specialties (10-145)				\$1,560.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$4,560.00
		Toilet & Bath Accessories (10-155)				\$0.00	\$6,300.00	\$0.00	\$0.00	\$0.00	\$6,300.00
		Subtotal: Specialties (10)				\$10,080.00	\$9,682.00	\$0.00	\$0,240.00	\$0.00	\$51,002.00
		Furnishings (12)									
		Detention Equipment (11-160)				\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
		Subtotal: Furnishings (12)				\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
		Mechanical (15)									
		Mechanical (15-100)				\$0.00	\$0.00	\$0.00	\$708,648.00	\$0.00	\$708,648.00
		Fire Protection (15-400)				\$0.00	\$0.00	\$0.00	\$108,388.00	\$0.00	\$108,388.00
		Subtotal: Mechanical (15)				\$0.00	\$0.00	\$0.00	\$815,036.00	\$0.00	\$815,036.00
		Electrical (16)									
		Electrical (16-100)				\$0.00	\$0.00	\$0.00	\$390,516.00	\$0.00	\$390,516.00
		Subtotal: Electrical (16)				\$0.00	\$0.00	\$0.00	\$390,516.00	\$0.00	\$390,516.00
		Demo Cut and Patch (17)									
		Demo Cut & Patch (17-100)				\$0.00	\$0.00	\$0.00	\$97,629.00	\$0.00	\$97,629.00
		Subtotal: Demo Cut and Patch (17)				\$0.00	\$0.00	\$0.00	\$97,629.00	\$0.00	\$97,629.00
		Allowances (18)									
		Bonds (01-125)				\$0.00	\$26,400.00	\$0.00	\$0.00	\$0.00	\$26,400.00
		CM Contingency (18-105)				\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00
		Subtotal: Allowances (18)				\$0.00	\$176,400.00	\$0.00	\$0.00	\$0.00	\$176,400.00
		CM Fee (FIN.02)									
		CM Fee (FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$148,722.00	\$148,722.00
		Subtotal: CM Fee (FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$148,722.00	\$148,722.00
		TOTAL				\$755,196.74	\$659,521.43	\$92,500.00	\$2,837,231.80	\$148,722.00	\$5,893,171.77

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

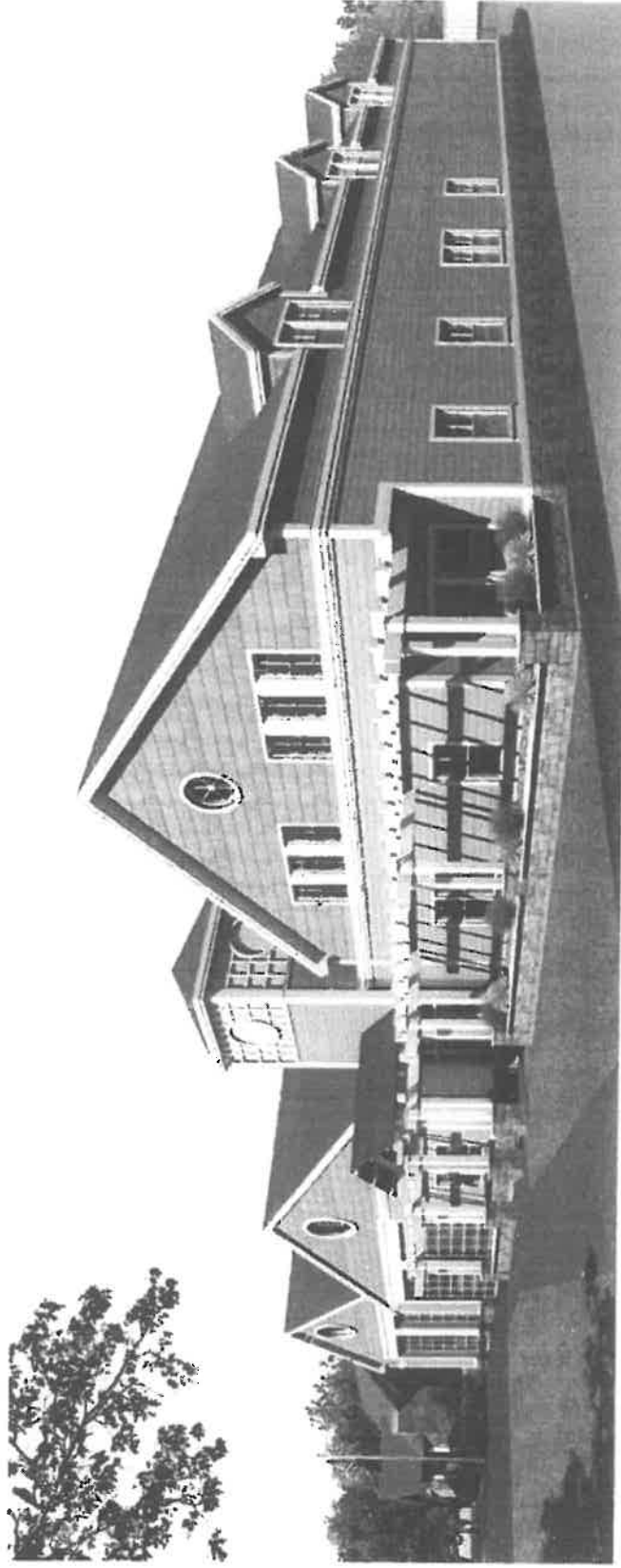
demolition allowed at \$97,629 until scope is established through design

Allowances

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

Clarifications

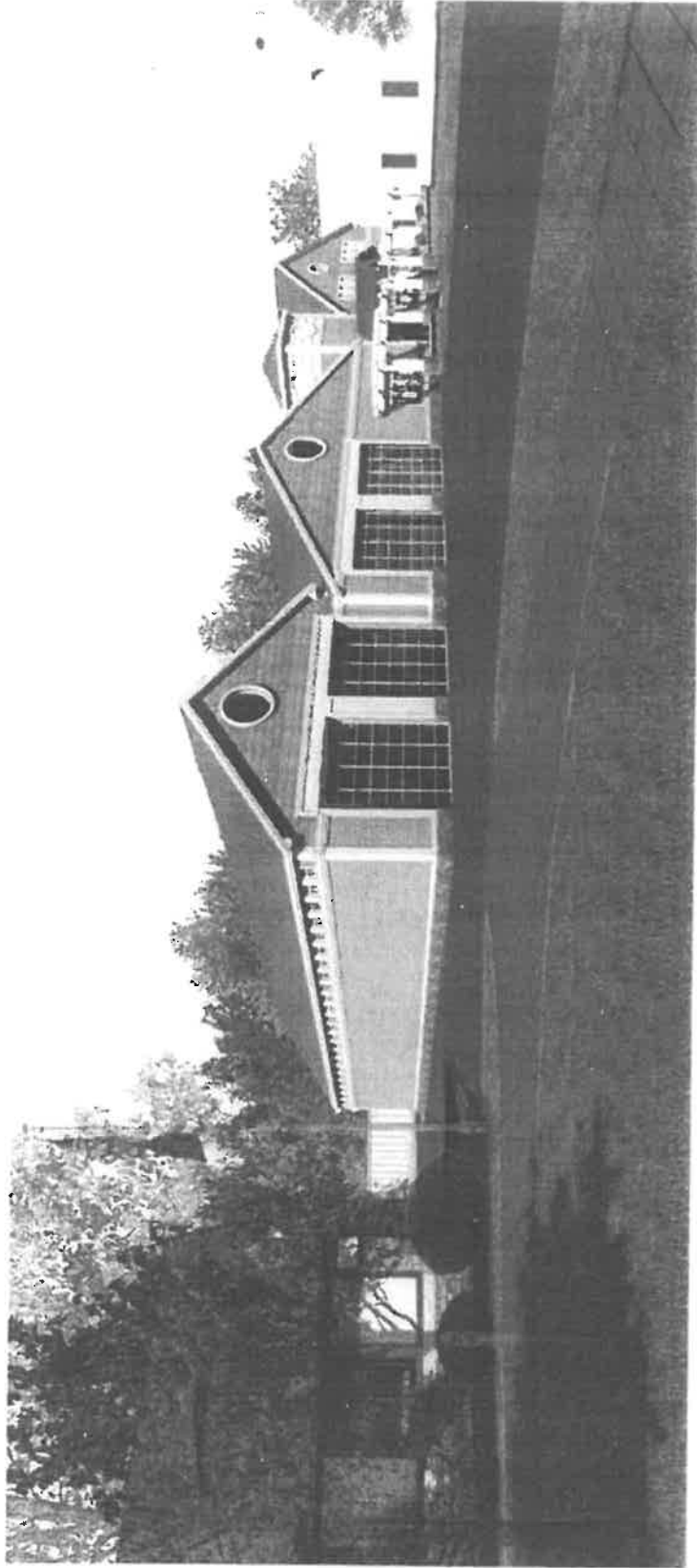
no funds carried for seismic upgrades to existing building at this time
excludes window treatment
excludes projection screens
excludes the removal of ledge or unsuitable materials
excludes the removal or disposal of hazardous materials
excludes Architectural & Design fees
excludes items typically considered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



Fire Station - First Floor
May 15 2014



LAVALLEE BRENSINGER ARCHITECTS Town of North Hampton



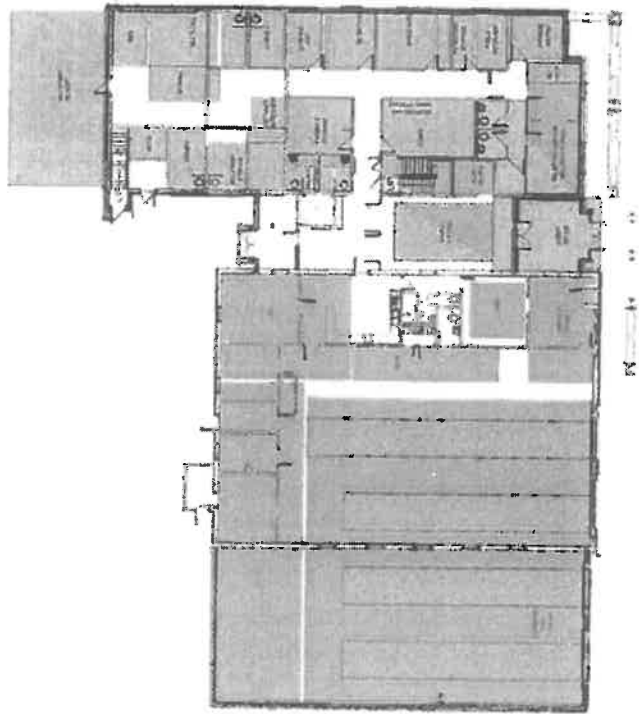
Fire Station – First Floor

May 15 2014

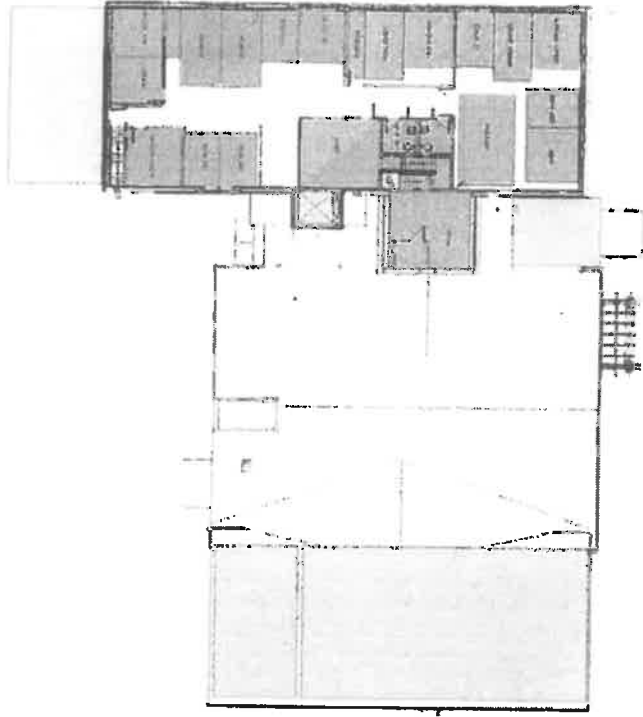


Town of North Hampton

LAVALLEE BRENSINGER ARCHITECTS



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

