

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

January 4, 2017



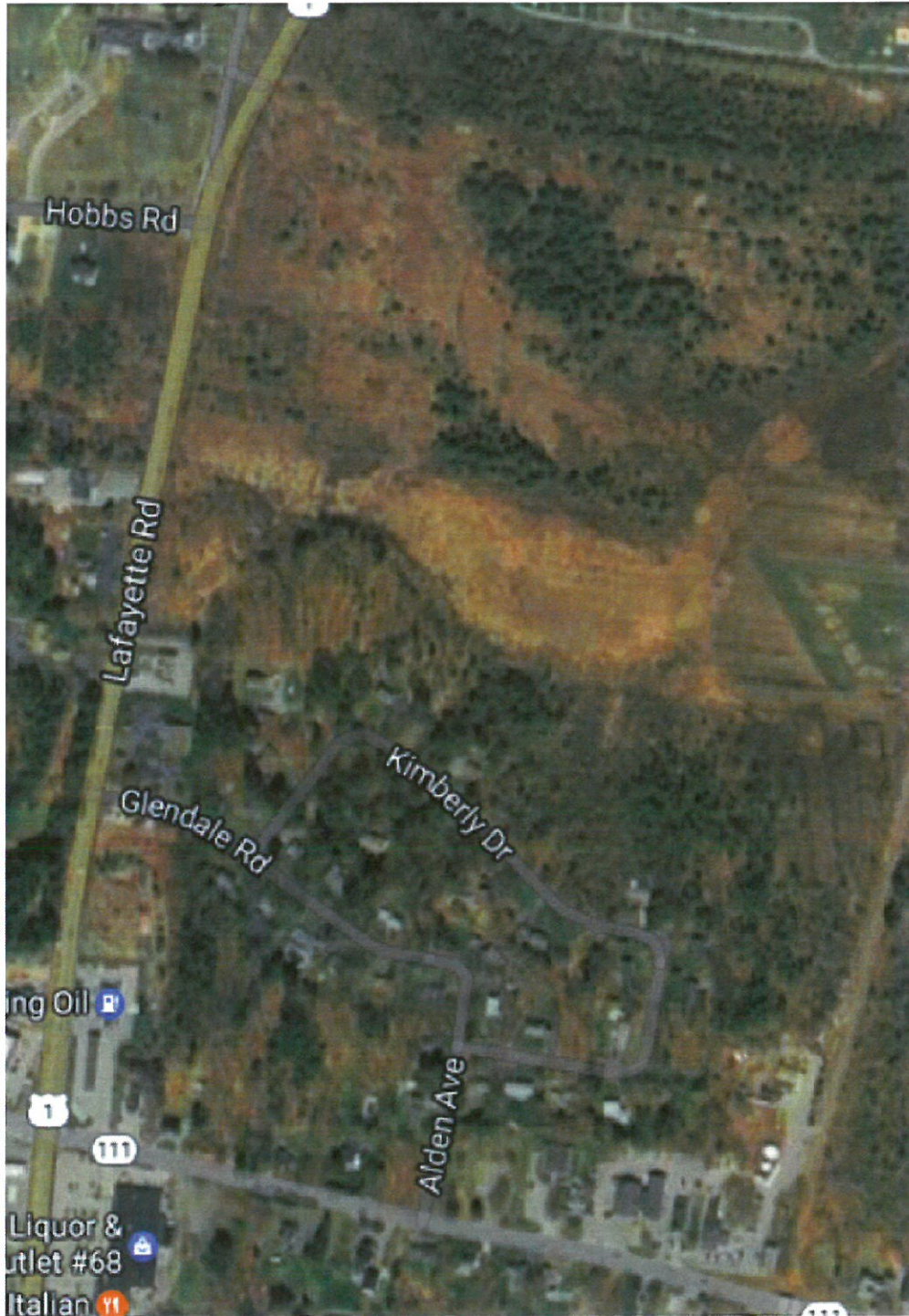
**JDL CASTLE CORPORATION**  
DEVELOPMENT

 **CASTAGNA**  
CONSULTING GROUP

  
**STEWART**  
CONSTRUCTION  
A WELL BUILT WORLD

BERARD MARTEL ARCHITECTURE, INC.





**JDL CASTLE CORPORATION**  
DEVELOPMENT



### 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The current North Hampton facility at Town Center is obsolete and expansion proposals including renovation and expansion of library too costly and does not meet functional needs of first responders.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 or 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 operations and management.

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

**JDL CASTLE CORPORATION**

D E V E L O P M E N T

## COMPARE AND CONTRAST

### 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 40-50 year solution.

### Functions:

- 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 steep and impacts town;
- Current interest rate environment offers opportunity to lock-in low rate and secure benefits for life of bond payment.

**JDL CASTLE CORPORATION**

D E V E L O P M E N T

**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 760 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			Hedged Amortized		
Project Cost	6,250,000		Project Cost	6,250,000	
Bond Counsel	150,000		Bond Counsel	150,000	
Underwriting	250,000		Underwriting	250,000	
<b>Total Bond</b>	<b>6,650,000</b>		<b>Total Bond</b>	<b>6,650,000</b>	
Rate	2.75%		Rate	2.25%	
Level Payment	221,667		Amortized		
Year One Payment	387,917		Year One Payment	305,028	
Average Annual	307,563		Average Annual	305,028	
<b>Total Payment</b>	<b>9,226,890</b>		<b>Total Payment</b>	<b>9,150,840</b>	

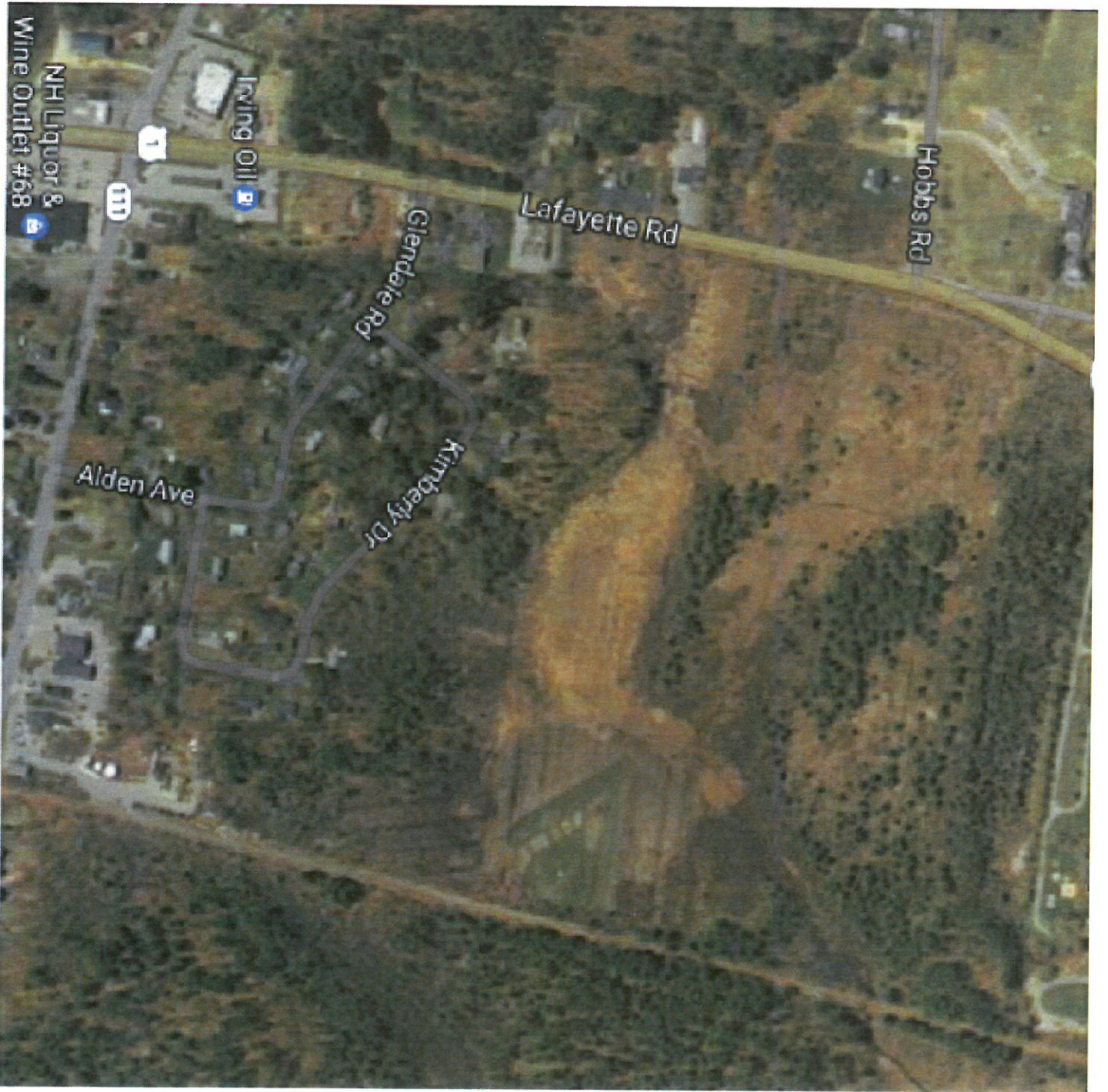
**Analysis of Bond Rate Sensitivity on Annual Cost**



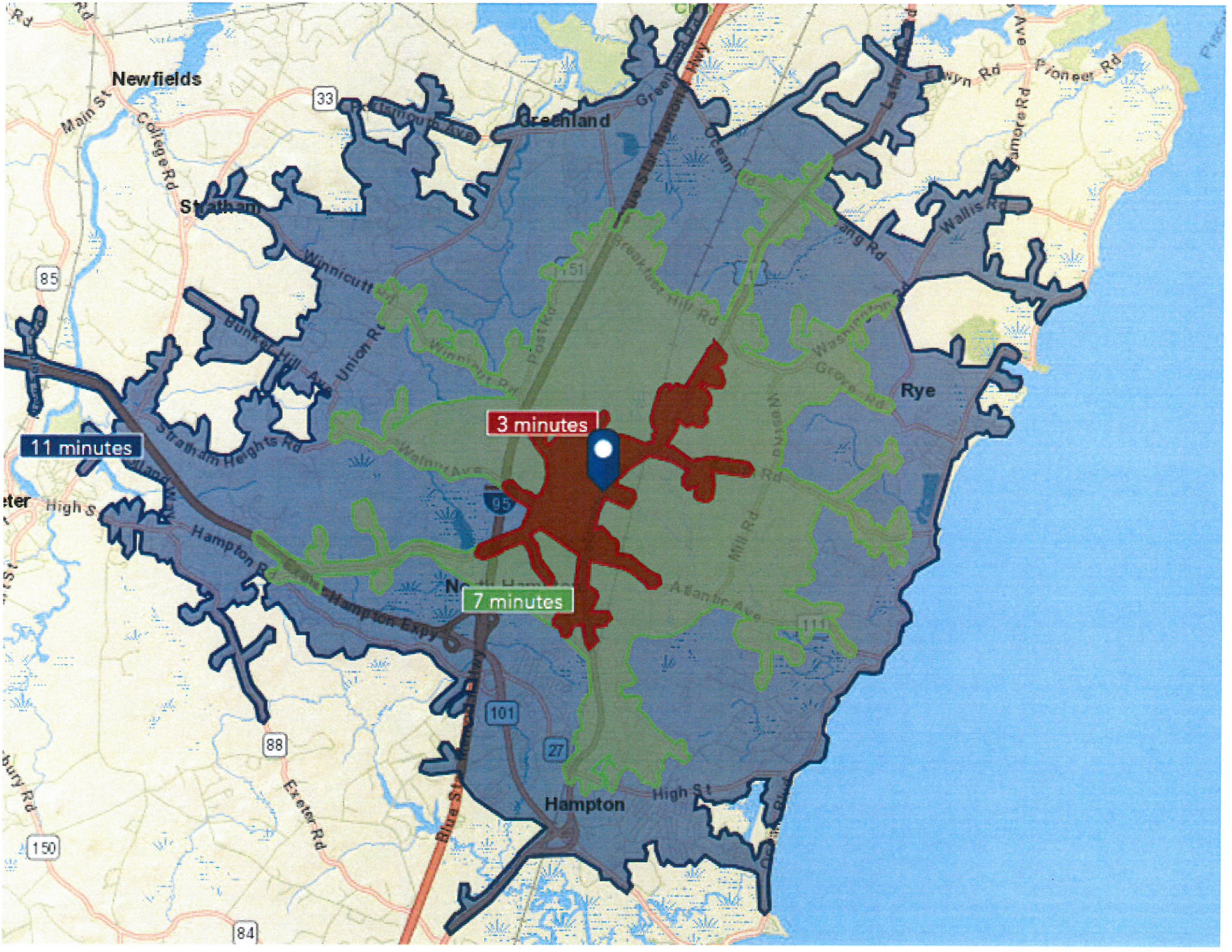
# Conservation Summary

## North Hampton

Total Acreage	8923	100%
Total Conservation Acreage	1376	15.4%
Safety Complex Donation Acreage	80	5.8%







3 minutes

7 minutes

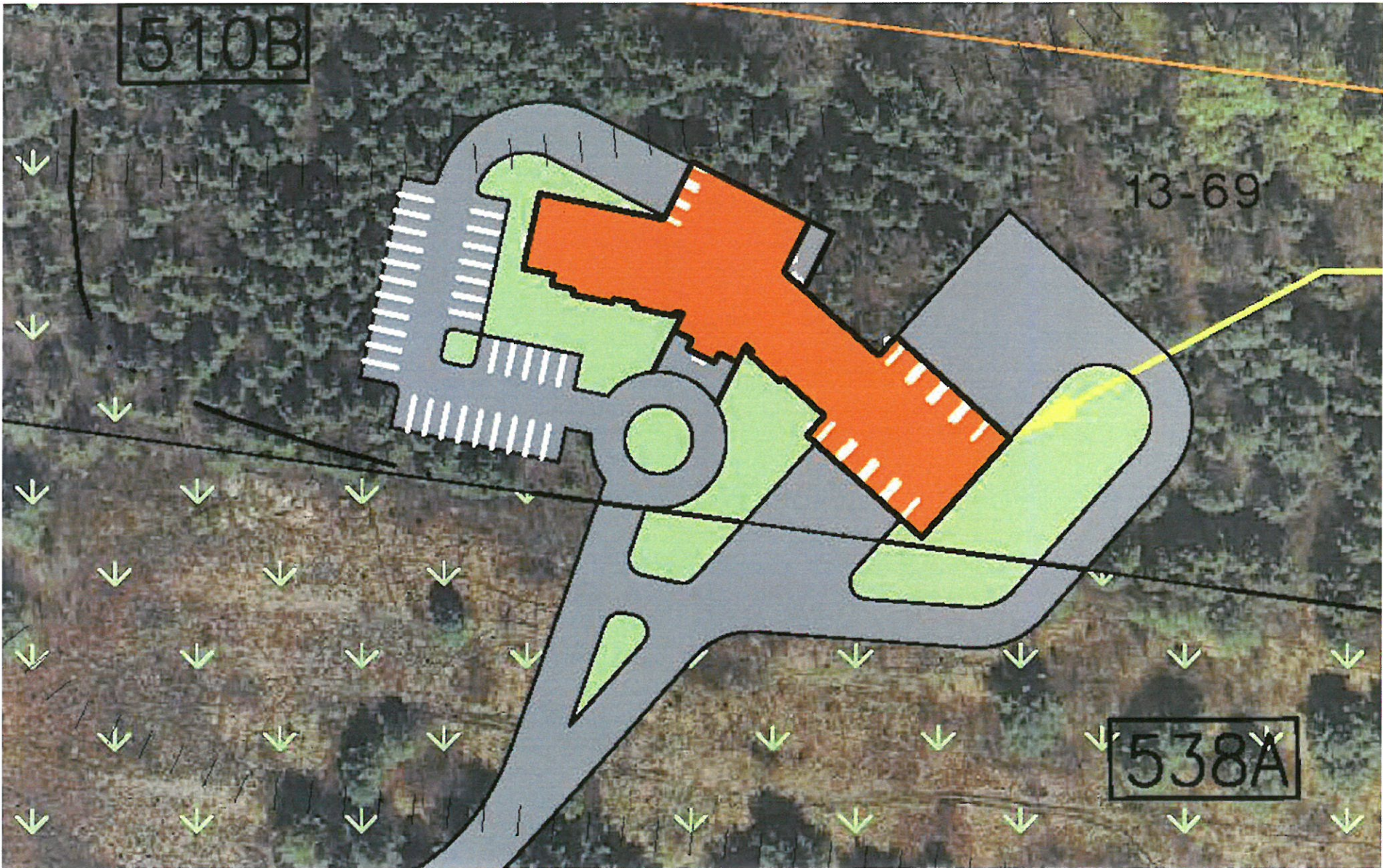
11 minutes



510B

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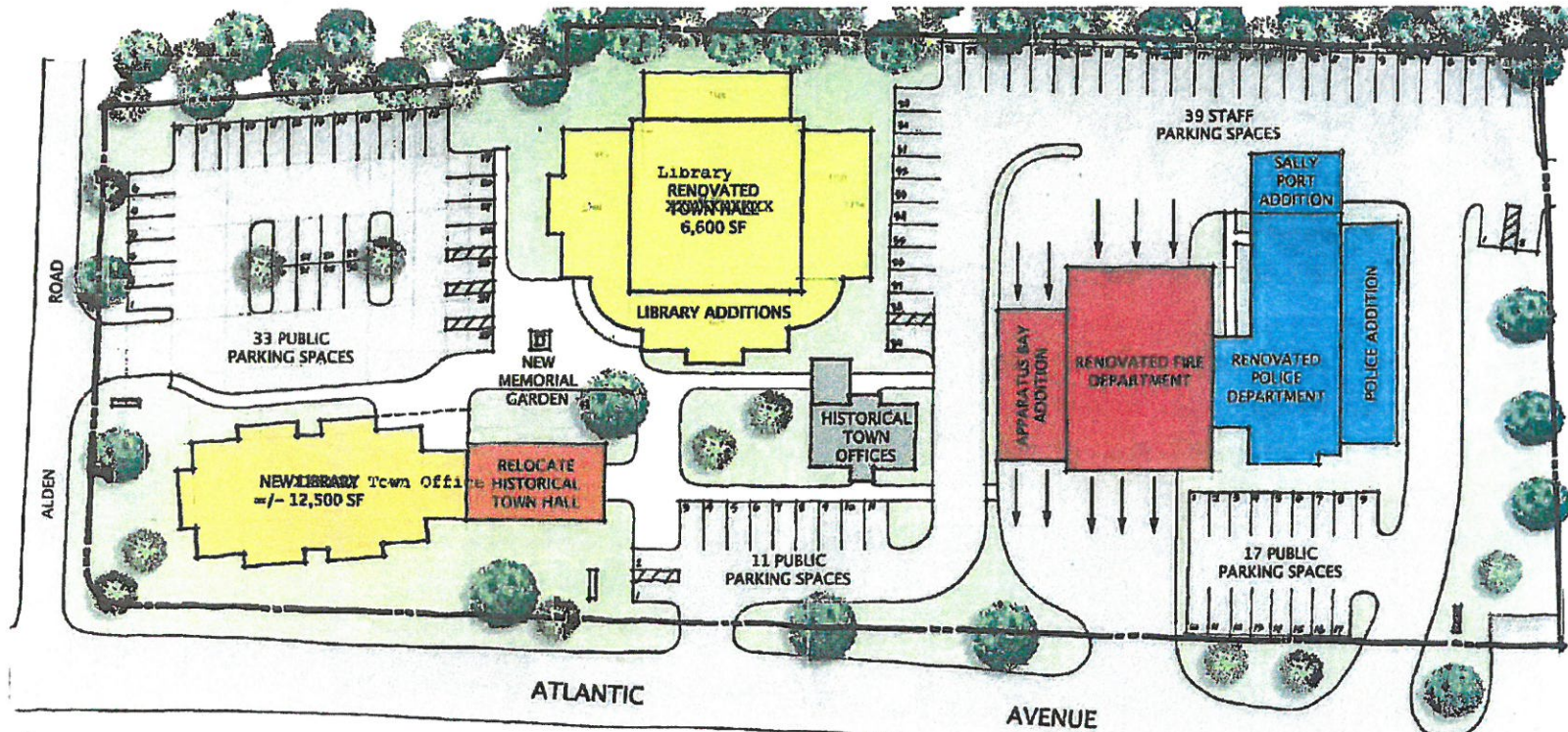
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**North Hampton Municipal Campus - Concept 2**  
 North Hampton, NH  
 January 29, 2011

**WARRENSTREET**  
 An Architecture & Engineering Design Cooperative

## JDL CASTLE CORPORATION CONSTRUCTION MANAGEMENT PLAN

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### **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.

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 8 1/2 x 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.

### **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.

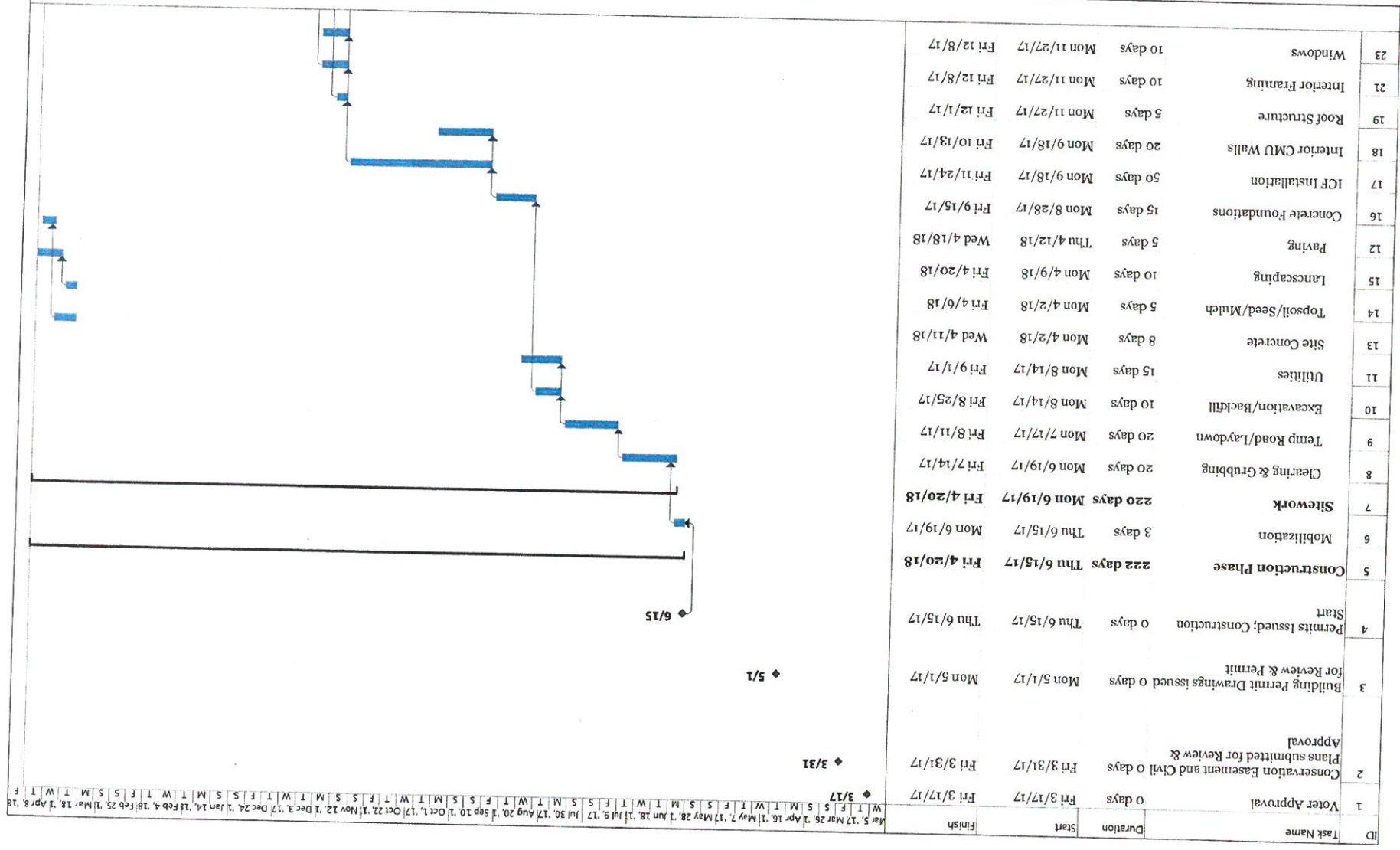
### **Coordination with Field Organizations**

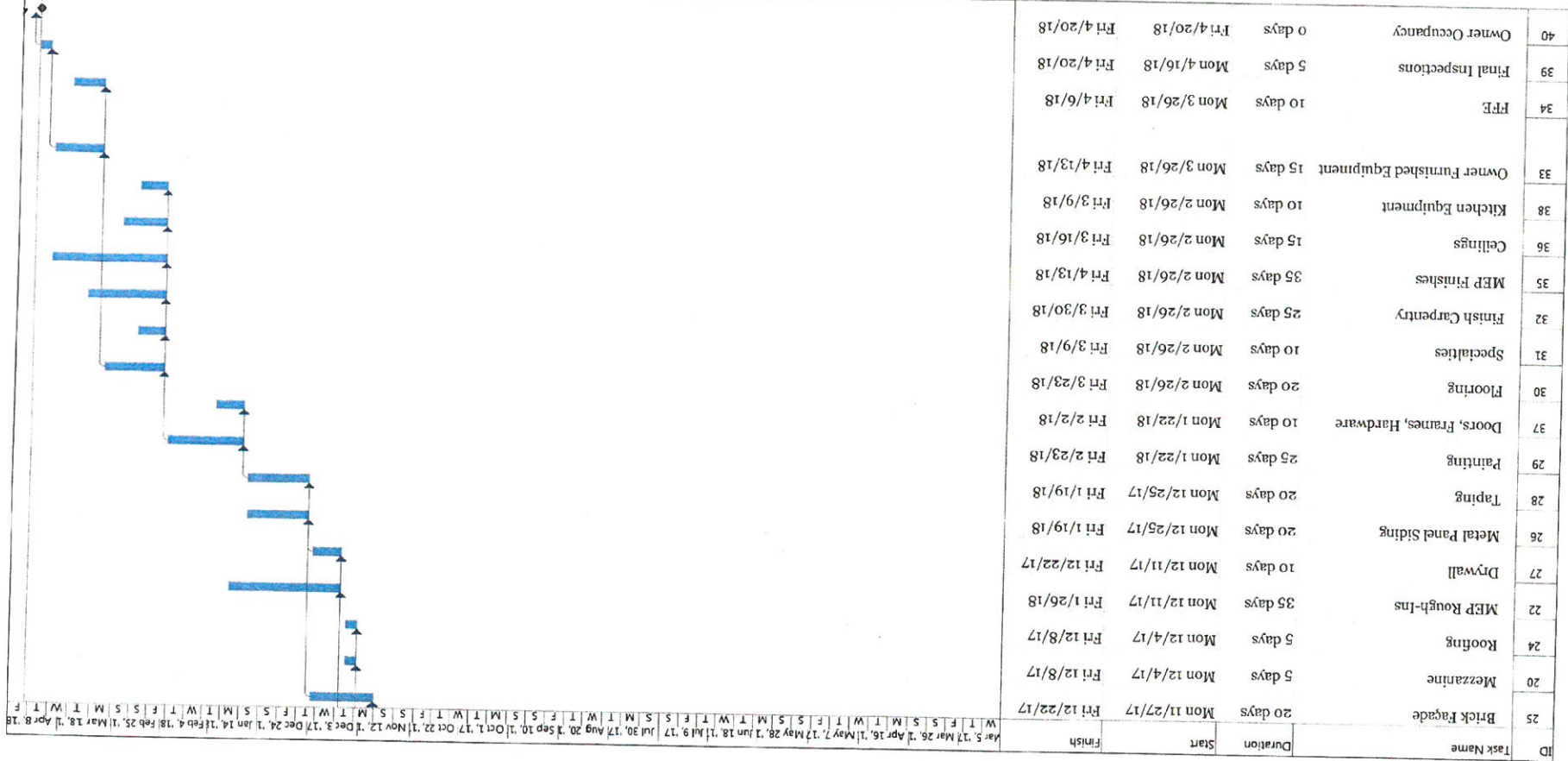
The Team maintains and utilizes their contacts with the local Authorities Having Jurisdiction (AHJ) and the local utility organizations to develop their design requirements and mesh them into the project's design documents.

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.



North Hampton Safety Complex





Mar 5, 17 Mar 26, 1 Apr 16, 1 May 7, 1 May 28, 1 Jun 18, 1 Jul 9, 1 Jul 30, 1 Aug 10, 1 Aug 20, 1 Sep 10, 1 Oct 1, 1 Oct 22, 1 Nov 12, 1 Dec 3, 1 Dec 24, 1 Jan 14, 1 Feb 4, 1 Feb 25, 1 Mar 18, 1 Apr 8, 18