

Freedom Town Office Advisory Committee

Materials for Discussion January 11, 2024

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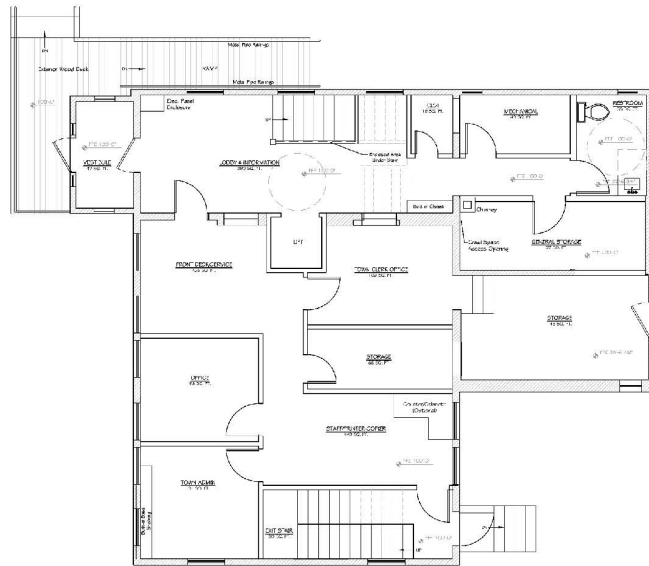
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 - What the building will look like from the outside
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Renovate Existing Town Office Building

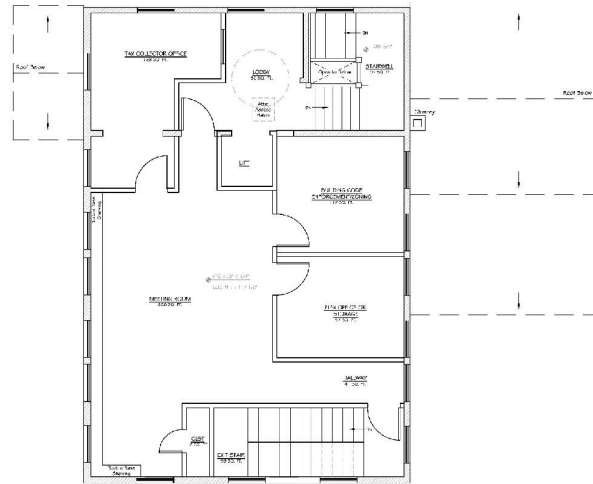


Renovate Existing Town Office Building

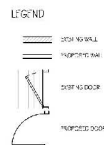
The information presented in these drawings was developed from photographic and physical information collected on site. All dimensions are to be considered to be of reasonably true tolerances and can be readily used for planning and conceptual design purposes. The data used or derived on these drawings, which shall constitute a reference, shall not be used for any purpose other than that intended. Failure to verify existing conditions to what is shown on these drawings before making any detailed or final design will be at the user's own risk. Please contact Bergeron Technical Services for any assistance that is needed.
 Drawing number: 1507-00-01



F1 SCHEMATIC FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



F2 SCHEMATIC SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



OPTION 1 FLOOR PLANS
 TOWN OF FREEDOM
 TOWN OFFICE
 33 OLD PORTLAND ROAD, FREEDOM, NH

PROJECT NUMBER	2021-111
SCALE	As Shown
DATE	07/12/2022
DRAWN BY	RS
CHECKED BY	DB

Option 1

NOTE:

Since this plan was completed, a new fire escape has been added to the outside of the building. This leaves additional square footage for office space:

- Exit stair Floor 1: 99 sq. ft.
- Exit stair Floor 2: 99 sq. ft.
- Total 198 sq. ft.

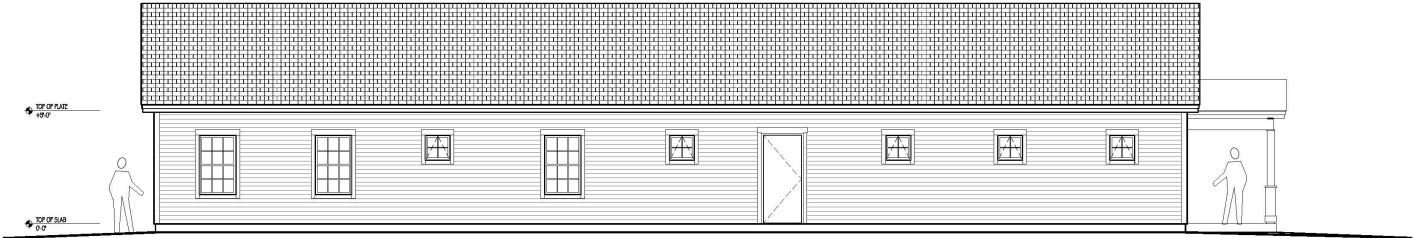
In addition, part of the hallways leading to the exist stairs will become available for office space:

- Hallway Floor 1: 91 sq. ft.
- Hallway Floor 2: 41 sq. ft.

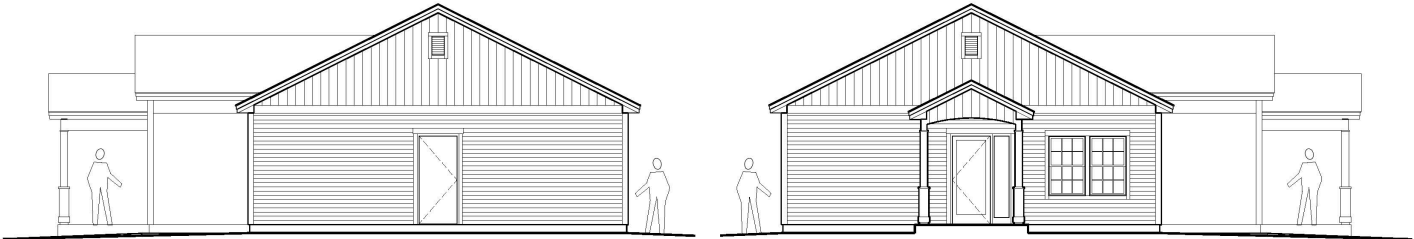
New Town Office Building on Eaton Road



FRONT ELEVATION



REAR ELEVATION

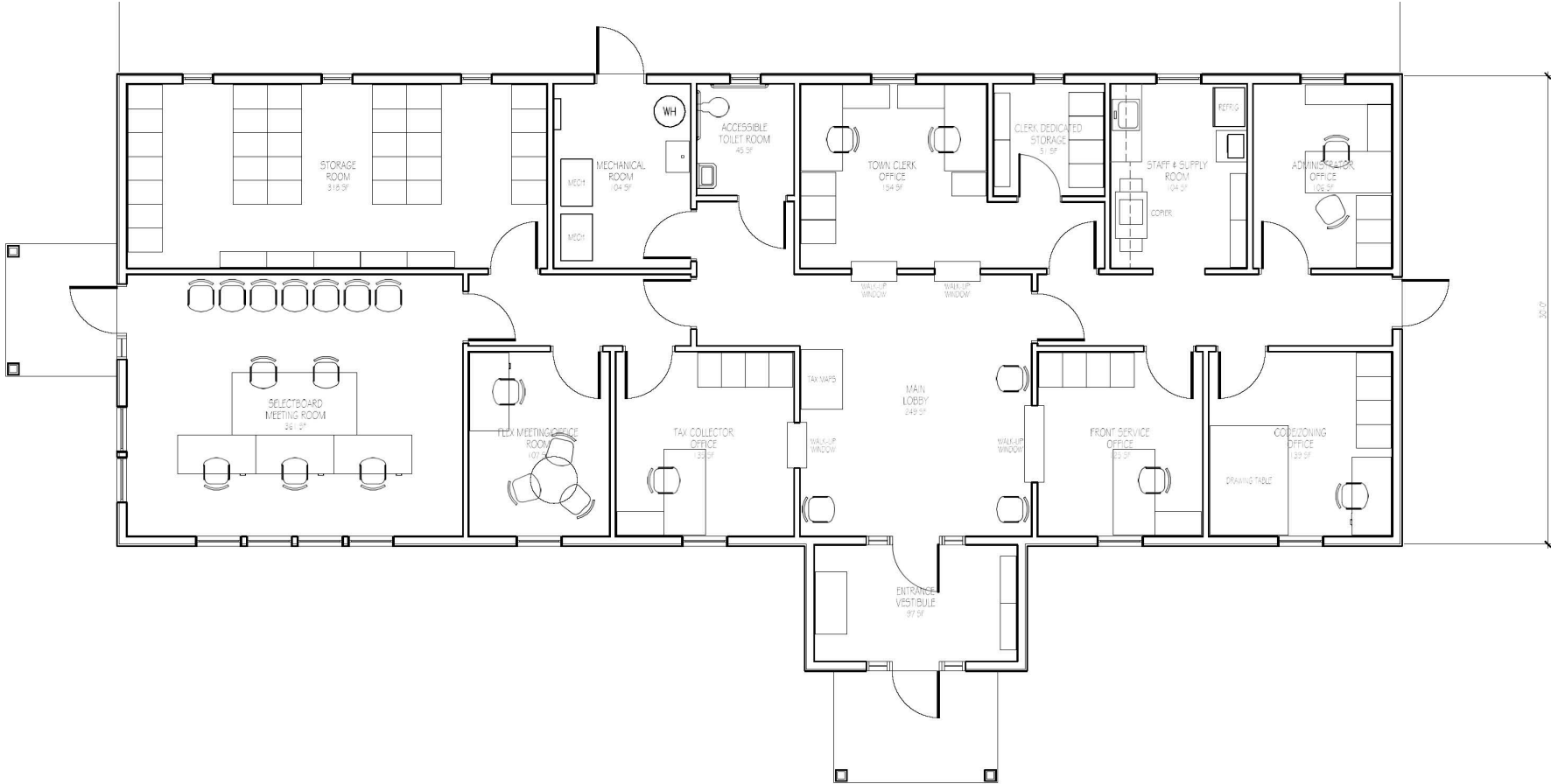


SIDE ELEVATION

SIDE ELEVATION

■ NEW TOWN OFFICES ■
TOWN OF FREEDOM, NEW HAMPSHIRE
MISIASZEK TURPIN PLLC
28 AUGUST 2023

New Town Office Building on Eaton Road



FLOOR PLAN



SCALE: 1/4" = 1'-0"

Summary Cost Comparison

Comparison of two cost estimates 1/3/2024		DA estimate		Comments
Spec Section		Turnstone	Bergeron	
		New Bldg.	Exist Bldg.	
01	General Conditions	\$ 198,699.00	\$ 149,220.00	
02	Abatement & demolition	\$ 38,420.00	\$ 238,080.00	
03	Foundation & concrete	\$ 73,140.00	\$ 5,000.00	
06	Carpentry	\$ 94,183.00	\$ 133,716.00	More specialty cuts, fewer premade trusses
07	Insulation, roofing, siding	\$ 101,519.00	\$ 211,153.00	Remove interior finish before insulating
08	Doors & windows	\$ 54,043.00	see 07	
09	Finishes	\$ 77,032.00	\$ 132,816.00	
10	Specialties: signage, etc.	\$ 9,008.00	\$ 9,000.00	Added by Denny--somewhere else? OK?
14	Lift	none needed	\$ 28,750.00	
22/23	HVAC/plumbing	\$ 97,700.00	\$ 63,559.00	
26	Electrical	\$ 120,195.00	\$ 33,774.00	
26	Fire alarm & security)	\$ 25,000.00	\$ 45,000.00	
32	Sitework	\$ 305,700.00	\$ 10,000.00	Sitework around building post construction
32	Septic	included	in place	
	Contingency	\$ 63,781.00	\$ 104,106.00	Likely more unexpected "events"
	General Liability Insurance	\$ 5,102.00	\$ 5,000.00	OK?
	CM Fee	\$ 51,024.00	\$ 51,000.00	OK?
	Escalation costs	\$ 31,890.00	\$ 32,000.00	OK?
	Performance & payment bond	\$ 9,720.00	\$ 10,000.00	OK?
	Sub total	\$ 1,356,156.00	\$ 1,262,174.00	
	Other items needed			
	- Architectural fee	\$ 25,000.00	\$ 25,000.00	OK?
	- Civil engineer for site	\$ 12,500.00	\$ 12,500.00	Estimate???
	- Survey	\$ 10,000.00	not needed	
	- Testing	\$ 5,000.00	in 02	OK?
	- Kitchen appliances	\$ 3,500.00	\$ 3,500.00	OK?
	- Furniture	\$ 30,000.00	\$ 30,000.00	OK?
	- Security system	\$ 7,500.00	in #26	
	-Emergency Generator	\$ 25,000.00	\$ 25,000.00	OK?
	- Window treatment	\$ 5,000.00	\$ 5,000.00	OK?
	Total cost	\$ 1,479,656.00	\$ 1,363,174.00	

NOTES ON NUMBERS PRESENTED
HERE:

Turnstone numbers have been
reviewed

BTS numbers not yet reviews\ed.
Numbers presented at Public
Hearing may be different.

27 April 2023

BERGERON

TECHNICAL SERVICES LLC



P.O. Box 241
North Conway, New Hampshire 03860

Anne B. Cunningham, Chair
Town Office Advisory Committee
Town of Freedom
P.O. Box 227
Freedom, NH 03836

Dear Anne,

Please find in the information that follows Bergeron Technical Service budget cost estimate for the full renovation and improvements to the Freedom Town Office building located at 33 Old Portland Road. Please know that the way we develop this type of estimate is as if we were to own the building. What we mean by that is we do not platinum plate any item but on the other hand, we make a sincere effort to carry adequate funds to use good quality materials and methods. After one of our projects is complete, we do not want to hear of any significant problems shortly thereafter. In today's engineering world we are told that buildings should be designed for a useful life of sixty years. We don't feel that way. Instead, we feel a properly constructed building should last, granted with some improvements, maintenance and repairs, for at least a century. This building can have a good life into the future.

Existing Building Information

- International Code Council Type VB construction. NFPA Type V (0,0,0).
- Occupancy Classification (International Code Council and NFPA) "B" Business.
- The length around the building perimeter at grade level is 185'.
- The length around the building perimeter at upper level is 140'.
- Occupied building area at grade level is 1,560 square feet.
- Occupied building area at upper level is 1,097 square feet.
- The total occupied building area including both levels is 2,657 square feet.
- Interior partitions at main level – 170 linear feet.
- Interior partitions at upper level – 116 linear feet.
- The area of exterior wall facing Old Portland Road is 1,051 square feet including the dormer.
- The area of exterior rear wall towards the cemetery is 943 square feet.
- The area of gable end wall at parking lot side is 1,004 square feet.
- The area of gable end wall at the fire escape end of the building is 982 square feet.
- The total area of all exterior walls is 3,980 square feet.
- Distance between the main level floor surface and the floor surface at the second floor +- 12'-4"
- The distance between the upper-level floor and attic floor surface above is +- 12'-0"
- Exterior windows: double hung 33 units at (outside of sash dimension) 3'-3"x 6'-4".
(Note: some of these smaller windows are fixed units) 2 small windows at rear of bldg. towards parking 1'-9"x3'-0".
2 small windows at sidewalls of main entry 1'-9"x1'-9".
1 small window at rear storage room 1'-11"x 3'-4".
1 half-round at front dormer 5' wide (2.5' radius) stained glass.

- Front entry door 3'-0" x 6'-8" with two 1'-5" x 6'-8" sidelights, one at each side of the door.
- Rear door from the storage area towards the cemetery 3'-0" x 6'-8".
- Rear door from Town Administrators room towards the cemetery 3'-0" x 6'-8".
- Upper-level door leading to the fire escape 2'-6"x 6'-8."
- Roof areas
 - Dormer 180 square feet
 - Main front roof (less dormer) 825 square feet
 - Main building rear (towards cemetery) 945 square feet
 - Small front entry roof 90 square feet
 - Low slope roof at rear addition 188 square feet
 - Steeper slope roof at rear addition 408 square feet
 - Total of all roof areas is 2,636 square feet.

- Current Labor Rates for Planning

Foreman/Lead Carpenter	\$ 85.00/hr
Carpenter	\$ 70.00/hr
Laborer	\$ 55.00/hr
Master Electrician	\$125.00/hr
Apprentice Electrician	\$ 65.00/hr
Master Plumber	\$130.00/hr
Apprentice Plumber	\$120.00/hr
HVAC Master Tech	\$125.00/hr
HVAC Apprentice	\$120.00/hr
Architectural/Engineering	\$180.00/hr
Project Admin/Code/Technical	\$165.00/hr

Project Intent and Description

The existing Town Office building will be improved in its present location and within the footprint of the building as it currently exists. The anticipated project duration from start to finish is twelve months. Regarding the schedule, no provisions are made within this budget for relocating town personnel and programs during the project. No area of the building will be occupiable while this work is ongoing.

As estimated, the project highlights will include:

1. Removal of heating ducts, electrical wiring and any other building related infrastructure that has been installed beneath the building in the crawl space.
2. General clean-up of the crawl space – in the future there will be no need to access this area as all building systems will be moved into the occupied building areas. An access opening will be provided, however.
3. Reset the few pieces of granite foundation blocks that have worked out of position, brace in place and “point” the granite to improve air tightness.
4. Remove the majority of the exterior finishes including the roofing, siding, windows, and doors, down to the exterior wall and roof sheathing. Corner boards, frieze boards, soffits and crown moldings will be left and repaired, as necessary.
5. Fully abate all lead painted materials at the interior and exterior of the building. There is one caveat to this however, the estimated cost “keeps” the building’s corner boards, frieze boards and roof trim.

6. Remove the majority of the interior finishes including flooring, wall finishes, ceiling finishes, non-loadbearing partitions, electrical wiring and related components, fire alarm wiring and related components, plumbing fixtures and related components, all heating ducts, and the furnace. All building areas where the finishes are removed will be removed to expose wall framing and the interior surface of the exterior wall sheathing. NOTE: The main interior entry hall and stairs between building levels are to be preserved. At this point “preserved” is not fully defined, however, any demolition that takes place in this area of the building needs to be done in a manner that protects and preserves what’s there now.
7. When the “demolition” is complete, the exterior of the building will be stripped down to the exterior wall and roof sheathing with only the exterior trim referenced in number five (above) remaining.
8. The exterior will receive new (painted) clapboard wood siding, new exterior doors, and new windows. The intent is to maintain the existing accessible ramp and improve as necessary.
9. The interior will receive new electrical, plumbing, HVAC, flooring, new partitions where indicated on the plans, new insulation at the exterior walls, floors, and ceilings. Interior finishes will be commercial carpeted floors in most areas with more durable flooring at the entries and restroom. Walls will generally be painted gypsum. There will be a “double” ceiling with gypsum applied to the underside of the ceiling/floor framing with an acoustical ceiling suspended beneath. A new platform lift will be installed to provide code compliant accessibility between the lower and upper building levels.
10. Heating and cooling will be “split” air-to-air heat pump units with separate systems for each floor. Backup electric baseboard will also be installed to supplement the heat pump units during extremely cold periods.
11. The new restroom will meet all Accessibility Code requirements.
12. Domestic water heating will be an “on demand” electric (non-storage) water heater.

Budget Estimate – based on description above and Bergeron Technical Option 1 plan sheets OP1.1 and OP1.2
Dated (revision) November 23, 2022.

General Conditions	\$149,220
Lead abatement, demolition, disposal	\$223,080
Interior Reconstruct	\$133,716
Preservation of entry during demo/reconstruct	\$ 15,000
Budget for Foundation Improvements	\$ 5,000
Closed cell spray foam insulation	\$ 41,793
Siding, windows, exterior doors, roofing, exterior trim	\$169,350
Accessibility “lift” between floor levels	\$ 28,750
Painting – interior and exterior	\$ 90,304
Flooring	\$ 26,570
Acoustical ceilings	\$ 15,942
Plumbing, hot water and plumbing fixtures	\$ 14,175
HVAC	\$ 49,384
Fire Alarm & Security	\$ 45,000
Electrical	<u>\$ 33,774</u>
Sub-Total	\$1,041,058
Recommended Contingency (10%)	<u>104,106</u>
Total Recommended Budget	\$1,145,164

The estimated cost per occupied square foot = $1,041,058 \div 2,657 = \$391.82$ per square foot.

RS Means 2023 Square Foot Cost Comparison:

“Means” comparison would be approximately \$311 per square foot for a new building however, that does not include fire alarm, accessible lift, personnel transaction windows, lead abatement, site development costs and the “cost” of determining what to do with this existing Town Office building. With the addition of the “known” items (fire alarm, lift, transaction windows and lead abatement) the Means square footage cost becomes \$399 per square foot which doesn’t include site design costs, site permitting costs, site development costs and costs to “carry” the existing building.

Lastly, looking towards the future. No one has a crystal ball but in more than four decades in this industry we have never seen costs move downward. To that end, we recommend the Town of Freedom budget no less than a five-percent increase for each year that this project is delayed.

Thank you for the opportunity to collaborate with you on this project. We look forward to answering questions that arise.

Sincerely,
Bergeron Technical Services, LLC


Shawn G. Bergeron, Sr.
Project Manager/Owner


Katharine M. Richardson
Project Manager/Owner

Cc: file

Freedom Town Offices Budget
Preliminary 12/18/2023
Freedom, NH

Freedom Town Offices		12.18.2023
Division		Total
Division 01 General Conditions		\$198,669
General Conditions		
Builders Risk		
Division 02 Existing Conditions		\$38,420
Building Demolition		
Division 03 Concrete		\$73,140
Concrete		
Division 06 Woods, Plastics, and Composites		\$94,183
Rough Carpentry		
Interior Finish Carpentry & Millwork		
Division 07 Thermal & Moisture Protection		\$101,519
Dampproofing		
Insulation		
Asphalt Shingle Roofing		
Vinyl Siding & Exterior Trim		
Caulking		
Division 08 Openings		\$54,043
Doors, Frames & Hardware		
Vinyl Windows		
Glazing		
Division 09 Finishes		\$77,832
Drywall		
Acoustical Ceilings		
Flooring (LVT & Carpet)		
Painting		
Division 10 Specialties		\$9,008
Specialties		
Exterior Signage Allowance		
Division 22/23 HVAC/Plumbing		\$97,700
HVAC		
Plumbing		
Division 26 Electrical		\$145,195
Electrical		
Site Lighting		
Division 32 Sitework		\$305,700
Sitework		
Asphalt Walks & Granite Curbs		
Well Allowance		
Landscaping Allowance		
Sub Total		\$1,195,409

General Liability Insurance	\$5,102
CM Fee	\$51,024
CM Contingency	\$63,781
Escalation	\$31,890
Performance and Payment Bond	\$9,720

Project Total	\$1,356,926
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Allowances	Description	
1	Exterior Building Signage	\$5,000
2	Well	\$15,000
3	Landscaping	\$10,000

Exclusions & Qualifications

Budget proposal based upon the drawings prepared by Misiaszek Turpin PLC dated August 28, 2023 (Option 01)

Excludes Architectural or Engineering Fees

Excludes the cost of a building permit

Excludes material field testing costs

Excludes hazardous material testing or abatement

Transaction windows are not bulletproof (window with open slot)

Does not include any appliances

Does not include any flag poles

Includes an allowance of \$5,000 for an exterior building sign, does not include any electrical feed (lighting)

Does not include any window treatments

Excludes removal or replacement of unsuitable materials (test pits should be done to determine if any present)

Excludes any ledge removal

Based on bituminous asphalt sidewalks

Includes an allowance of \$15,000 for the well

Includes an allowance of \$10,000 for Landscaping

Does not include a fire suppression (sprinkler) system

Does not include an access control system (card readers) or security system/cameras

Does not include an emergency generator

Excludes any utility company fees