



- 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:

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 (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 Service ( 01-105)				\$1,050.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,550.00
		Temporary Barricades ( 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)				\$20,496.00	\$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
		Tolls ( 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>Sitework ( 02)</b>											
		Incidental Site Work ( 02-210)				\$7,014.00	\$10,018.00	\$0.00	\$49,645.00	\$0.00	\$66,677.00



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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>\$49,645.00</b>	<b>\$0.00</b>	<b>\$68,492.00</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)					\$18,390.36	\$41,033.92	\$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>\$55,396.56</b>	<b>\$70,123.92</b>	<b>\$15,000.00</b>	<b>\$19,351.40</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	\$6,945.00	\$0.00	\$1,565.00	\$0.00	\$12,080.00
	<b>Subtotal: Masonry (04)</b>					<b>\$55,573.88</b>	<b>\$30,708.75</b>	<b>\$15,000.00</b>	<b>\$68,945.00</b>	<b>\$0.00</b>	<b>\$170,227.63</b>
	<b>Metals ( 05)</b>										
	Structural Steel ( 05-510)					\$0.00	\$30,060.00	\$0.00	\$6,466.00	\$0.00	\$36,526.00
	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>\$30,060.00</b>	<b>\$0.00</b>	<b>\$37,966.00</b>	<b>\$0.00</b>	<b>\$82,306.00</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)					\$139,587.00	\$76,992.00	\$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>\$204,996.00</b>	<b>\$17,500.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$576,057.40</b>



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TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtraCost
<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	\$2,421.76	\$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)				\$8,820.00	\$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>\$7,421.76</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	\$31,825.00	\$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	\$2,500.00	\$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



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		Fire Protection Specialties ( 10-145)				\$1,680.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$4,680.00
		Toilet & Bath Accessories ( 10-165)				\$0.00	\$6,300.00	\$0.00	\$0.00	\$0.00	\$6,300.00
		<b>Subtotal: Specialties (10)</b>				<b>\$10,080.00</b>	<b>\$31,682.00</b>	<b>\$0.00</b>	<b>\$9,240.00</b>	<b>\$0.00</b>	<b>\$51,002.00</b>
		<b>Furnishings ( 12)</b>									
		Detention Equipment ( 11-160)				\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	\$10,400.00
		<b>Subtotal: Furnishings (12)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,400.00</b>	<b>\$0.00</b>	<b>\$10,400.00</b>
		<b>Mechanical ( 15)</b>									
		Mechanical ( 15-100)				\$0.00	\$0.00	\$0.00	\$706,648.00	\$0.00	\$706,648.00
		Fire Protection ( 15-400)				\$0.00	\$0.00	\$0.00	\$108,388.00	\$0.00	\$108,388.00
		<b>Subtotal: Mechanical (15)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$815,036.00</b>	<b>\$0.00</b>	<b>\$815,036.00</b>
		<b>Electrical ( 16)</b>									
		Electrical ( 16-100)				\$0.00	\$0.00	\$0.00	\$390,516.00	\$0.00	\$390,516.00
		<b>Subtotal: Electrical (16)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$390,516.00</b>	<b>\$0.00</b>	<b>\$390,516.00</b>
		<b>Demo Cut and Patch ( 17)</b>									
		Demo Cut and Patch ( 17-100)				\$0.00	\$0.00	\$0.00	\$97,629.00	\$0.00	\$97,629.00
		<b>Subtotal: Demo Cut and Patch (17)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$97,629.00</b>	<b>\$0.00</b>	<b>\$97,629.00</b>
		<b>Allowances ( 18)</b>									
		Bonds ( 01-128)				\$0.00	\$26,400.00	\$0.00	\$0.00	\$0.00	\$26,400.00
		CM Contingency ( 18-100)				\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00
		<b>Subtotal: Allowances (18)</b>				<b>\$0.00</b>	<b>\$176,400.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$176,400.00</b>
		<b>CM Fee ( FIN.02)</b>									
		CM Fee ( FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$148,722.00	\$148,722.00
		<b>Subtotal: CM Fee (FIN.02)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$148,722.00</b>	<b>\$148,722.00</b>
		<b>GRAND TOTAL</b>				<b>\$755,196.74</b>	<b>\$859,521.43</b>	<b>\$92,500.00</b>	<b>\$2,037,231.60</b>	<b>\$148,722.00</b>	<b>\$3,853,171.77</b>

**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 safig 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

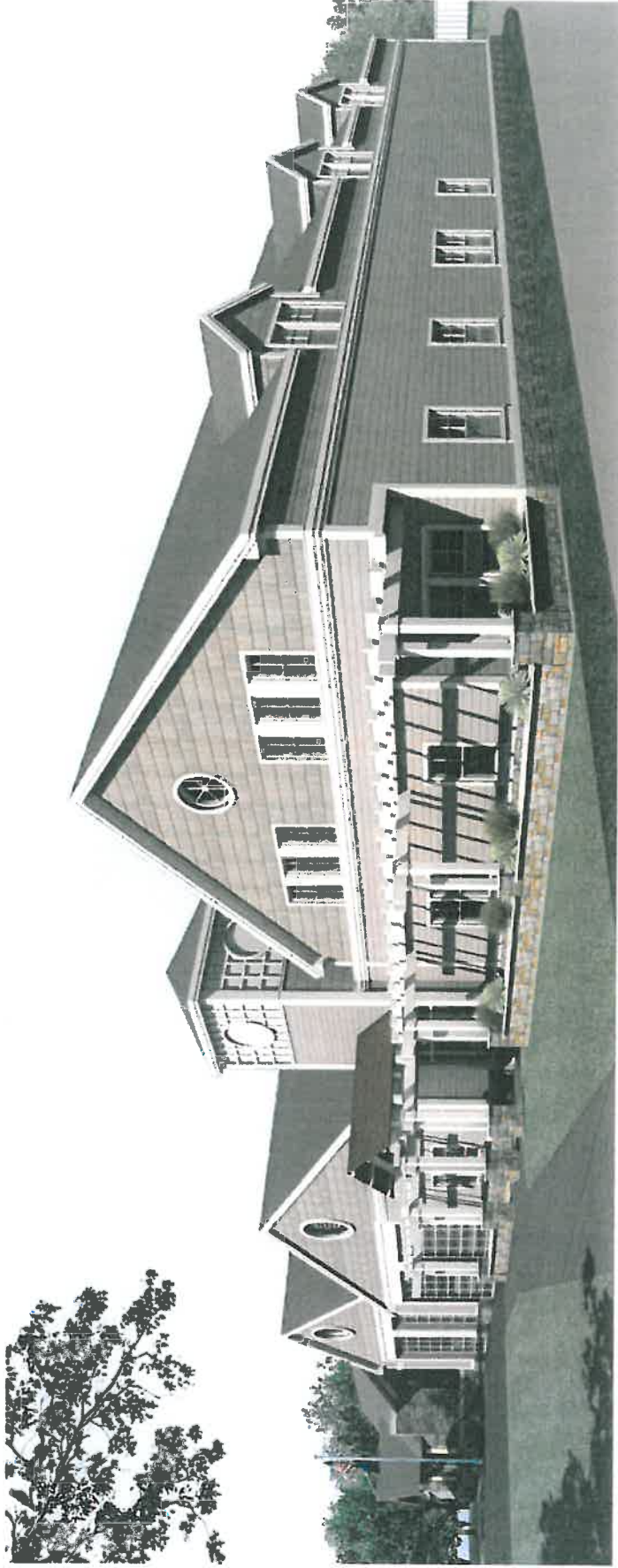


**Allowances**

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

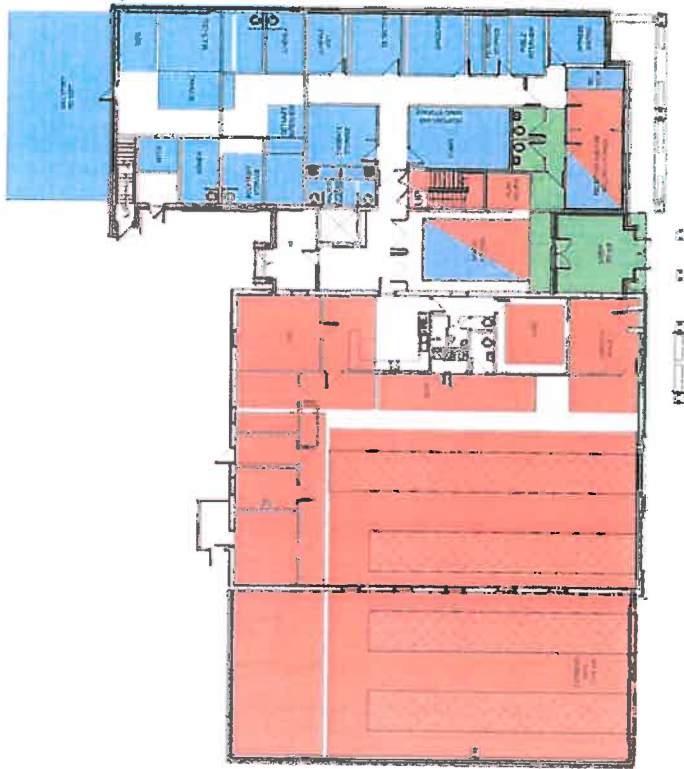
May 15 2014



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton





**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

