

DRAFT
UNTIL APPROVED



Minutes of Meeting
Town Hall Preservation Committee
January 10, 2011
(There was no 12/27/10 meeting)

Present: Dave Ross, Russ Pelletier, James Walter, Joanne McHugh, Kathie Northrup.
Excused: Dan Pike. Absent: Nancy Van Scoy.

Meeting began at 6:40 p.m. at the Hooksett Public Library.

Joanne moved to accept the minutes of 12/13/10; Dave seconded. Approved.

Reviewed the contact/member list Kathie had prepared. Info is okay for those present.

Russ has prepared the rough estimate requested. A copy is attached (note by KN: the detail notes under each item are mine). Estimate totals \$75,200, plus or minus as some things may be added and some dropped, done by volunteers, etc. No design fees are included as we understand they are not required. No permit fees involved because it is a town-owned building. Discussed each item. Some are actual costs (e.g., new door = door plus standard labor charge for installation) while others are calculated by the square foot. If a general contractor is engaged, the typical fee is 10% of project cost.

Jim moved to accept the estimate; Joanne seconded. Unanimously approved. Our thanks to Russ for his efforts. This was a critical item in our forward progress.

Next we reviewed Russ's notes from the 12/2/10 meeting with P. Rowell, M. Hoisington, and C. Granfield. The items have been addressed or incorporated into the estimate.

Dave will contact C. Granfield on 1/11/11 to follow up on pending items and request an appointment with the council for their 1/26/11 meeting. He will ask her about: DRA involvement, assistance of counsel to draft article(s), and information on the deed issue (Probate route).

Discussed the status of our initial recommendation to council. Dave will draft our recommendation and email it to the members for review. It will be discussed and voted on at our next meeting on the 24th.

Meeting adjourned at 7:55 p.m.

Kathleen Northrup
Ex Officio Member
January 11, 2011

Attached: Estimate

Russell Pelletier Construction Services LLC
73 Granite Street
Hooksett, NH 03106
603-485-3580
E-mail RPCS1@comcast.net

Project: Old Town Hall, 16 Main Street, Hooksett, NH

This is a rough estimate to renovate the existing 1937 addition into rentable office space. The existing hall section would not be altered other than a new rear entrance and the required fire stops added.

Demolition	\$5,800	
		Removing interior features, paneling, ceiling, carpet, insulation, etc.
Debris removal	\$-0	
		Town-owned property, town hauls away
Front entry	\$1,300	
		Handicapped concrete ramp and railing (at now closed up front
door) Rear entry	\$5,200	
		Rebuild back steps, roof
Exterior doors/hardware	\$2,200	
		Front door, mechanical opener, back door
Exterior window modification	\$1,100	
		Move back window, move front window
Fire walls/blocks	\$6,500	
		2 nd floor attic/separation
Interior walls	\$4,300	
		Closets, bathroom, interior walls, if desired depending on configuration. About \$38 per foot for a wall.
Insulation	\$3,600	
		Exterior walls, ceiling
Electrical/safety	\$6,200	
		Reuse main power panel. Electrical disconnect from hall portion,
rewire. Plumbing	\$5,400	
		No upgrades to main pipe supplies. Kitchenette and unisex bath.
Heating	\$3,300	
		Reuse existing handler/boilers. New duct work.
Drywall	\$6,700	
		Installation/finishing
Painting	\$4,200	
		All interior painting
Interior doors/trim	\$5,900	
		Vinyl trim, solid core birch doors, hardware
Cabinets/tops	\$2,400	
		Kitchenette
Flooring	\$4,700	
		Commercial grade carpet
Drop ceiling	\$4,600	
		Possibility if scope of job makes it easier to replace than work around.
Emergency sign/fixtures	\$1,800	
		Fire extinguishers, signage

ESTIMATE TOTAL **\$75,200**

Notes: There are no general contractor fees. Would be around 10% of project cost.

If you figure this project at a basic renovation cost allowance of \$85 per sq. ft., total comes to \$124,000.

There are no design fees we understand they are not necessary.

There are no permit fees as it is a town-owned building.