



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
**SELECT BOARD**  
**APPROVED MINUTES**

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REGULAR MEETING –JUNE 9, 2014 –7PM  
NORTH HAMPTON TOWN HALL  
231 ATLANTIC AVENUE

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**1. Call to Order**

Chair Maggiore called the meeting to order at 7:00 PM. Those in attendance were Selectman Miller, Selectman Stanton and Town Administrator Apple.

Chair Maggiore led the Pledge of Allegiance.

**2. First Public Comment Session**

Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals ordinarily will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

**3. Consent Calendar**

- 3.1 Accounts Payable Manifest in the amount of \$727,078.84
- 3.2 Accounts Payable Manifest in the amount of \$39,945.23
- 3.3 Payroll Manifest in the amount of \$67,841.57
- 3.4 Payroll Manifest in the amount of \$52,238.03
- 3.5 Payroll Manifest in the amount of \$647.96
- 3.6 Payroll Manifest in the amount of \$59,635.29
- 3.7 Signature of Cemetery Deeds
- 3.8 PSNH Petition & Pole License to Replace Pole #63-0574
- 3.9 Ratification of Property Tax Warrant

Selectman Stanton asked to add the following items to the Consent Calendar:

Payroll Manifest in the amount of \$3,800.55; Payroll Manifest in the amount of \$111,911.61; Payroll Manifest in the amount of \$1,872.64; and Payroll Manifest in the amount of \$53,995.08

**Motion by Selectman Miller to approve the Consent Calendar as presented and as amended. Seconded by Selectman Stanton. Motion carries 3-0.**

**4. Communications to the Select Board**

- 4.1 Correspondence from Comcast

Chair Maggiore read a letter from Jay Somers, Senior Manager of Government and Regulatory Affairs with Comcast, that noted two increases effective August 1, 2014 due to increased operational costs.

**5. Report of the Town Administrator**

**Motion by Selectman Stanton to dispense with the PA-28 (Inventory Form) . Seconded by Selectman Miller. Motion carries 3-0.**

Town Administrator Apple reported on the end of year financial situation, and a deficit is not expected. Air exchange for the Public Works Department, earned time liability, reconstruction of the town clerk's building MS-4 permitting process, economic development committee survey of industrial business commercial zone, merit pool and annual reviews, investment policy, committee updates, tax collection agencies, clean up around the fire department union shed, Hampton Rod and Gun Club water testing were among topics discussed in Town Administrator Apple's report.

**6. New Business**

**6.1 Seacoast Health Region – Mary Cook**

Mary Cook representing Seacoast Public Health Region, gave an overview on public health and emergency preparedness initiatives to the Select Board.

Nancy Parker, volunteer coordinator for the Seacoast Public Health Region introduced herself and gave an overview of her role in providing training to volunteers.

**6.2 Proposal to Add Additional Name to Soldier's Memorial**

Chair Maggiore stated that a gentleman named Woodbury Fogg had contacted the Heritage Commission and noted that his name was not on the Soldiers Memorial in front of the Town Clerk/Tax Collector's office. He was a North Hampton native and had served in Vietnam. Upon further investigation by Donna Etela, it was revealed that Mr. Fogg was the great grandson of Levi W. Fogg who was the first librarian in North Hampton, and the person responsible for building the library.

Mrs. Etela explained she had invited Mr. Fogg to attend the North Hampton Library Day celebration that is planned and would like to surprise him by having his name inscribed on the Memorial.

**Motion by Selectman Stanton to add Woodbury Fogg to the Soldiers Memorial. Seconded by Selectman Miller. Motion carries 3-0.**

**6.3 Appointment of Health Officer and Deputy Health Officer**

Chair Maggiore stated one of the responsibilities of the Fire Chief and Building Inspector in North Hampton is that of Health Officer and Deputy Health Officer respectively.

Selectman Miller stated the Board of Health in towns is the Select Board, and in his four years serving, he has never attended a meeting of the Board of Health. He further suggested not voting on the appointments at the meeting, and convene a meeting of the Board of Health.

Discussion ensued.

**Motion by Selectman Stanton to nominate Dennis Cote as Health Officer, and Kevin Kelley as Deputy Health Officer. Seconded by Chair Maggiore. Motion carries 3-0.**

**6.4 Town Campus Presentation**

Ron Lamarre, Lavallo Brensinger Architects reviewed the new proposals for renovating the police and fire departments and building a new library and town offices on the homestead property.

Mr. Lamarre pointed out by renovating the existing two buildings, they would not be brought up to code as far as seismic and hurricane compliances.

Keith McBey, Vice President of Bonnette, Page and Stone Corporation presented the Select Board an overview of the initial cost study for proposed renovations and additions to the existing Police and Fire facility. A budget scope outline and record documentation utilized was also presented, indicating the project will be a 14 month phase construction.

*(Secretary's Note: A complete copy of Mr. McBey's report is attached to these minutes.)*

The proposed cost for the new public safety building was \$3.66 million and the proposed cost for renovations is \$3.9 million.

Discussion ensued regarding the town offices and where they would go during the construction, and what the needs would be should it not work with going in the library.

The Select Board suggested having time to "digest" this new information and take it up at the June 30 Select Board meeting to determine what the next steps to take should be.

*(Secretary's Note: Someone from the audience asked questions of Mr. Lamarre, but could not be heard as they did not speak at the podium.)*

Arthur Nadeau, 34 Pine Road asked what the bottom line numbers were between renovation and building new.

Donna Etela stated she was concerned with renovating the buildings when they would still not be hurricane compliant.

#### 6.5 Discussion of Tax Abatement Issues

**Motion by Selectman Stanton to vacate the previous order of abatement on Map 013, Lot 073-108. Seconded by Chair Maggiore. Motion carries 3-0.**

**Motion by Selectman Stanton to vacate the previous order of abatement on Map 002, Lot 077; Map 003, Lot 031; Map 003, Lot 033; Map 003, Lot 036; Map 003, Lot 037; Map 003, Lot 040; Map 003, Lot 041 of all principal, interest and penalties now accrued or arising hereafter with respect to Tax Year 2013. Seconded by Selectman Miller. Motion carries 3-0.**

#### 6.6 Update on Lead Testing by NHDES at the Hampton Rod & Gun Club

Town Administrator Apple stated a complaint had been received from residents with respect to ongoing operations at the gun club. The building inspector had reason to believe there might have been wetlands violations on the site. Based on that, the building inspector reported that to the State of New Hampshire Department of Environmental Services which has jurisdiction over wetlands in the State of New Hampshire. The DES has undertaken a program of investigation and the gun club proposed Exeter Environmental as the firm that would do the analysis. The DES agreed and the testing began. The test results from Exeter Environmental concludes that there is some lead in the soil, but concludes there is no ground water contamination of lead.

The complainants have commissioned a critique of the scope of work that was provided by Exeter Environmental, and suggest the scope of work is not adequate to fully ascertain whether or not there has been contamination of the ground water especially in the area of the gun club.

The town has taken the position that the DES is in the lead with respect to this investigation, and the critique of the scope of work by Exeter Environmental has been submitted to the DES, and the process is still ongoing. In the meantime, the building inspector has held off on making determinations on some of the other items in the complaint including the land use issue until the DES has finished their investigation and water analysis.

Chair Maggiore stated that at the last Water Commission meeting, one of the complainants appeared before the commission to present most of what Town Administrator Apple had stated.

Chair Maggiore stated some of the Water Commissioners were unaware of the complaint, and one of the commissioners who is an engineer suggested the commission look at the reports allowing time to "digest" them and be able to report back to the town.

Selectman Stanton asked to have all of the various reports on the complaint be available on the website.

David (inaudible) Board of Directors of the Hampton Rod and Gun Club stated the ground water test at the Hampton Rod and Gun Club show no lead contamination at this point. Three of the four wells showed zero lead, and one well show two parts per billion which is well under the limits from the DES. He further stated the Hampton Rod and Gun Club announced that ground water tests at the Hampton Rod and Gun Club show no evidence of lead contamination. The tests which were set by parameters of the state and federal regulations. The environmental investigation and the wetlands mapping being conducted by Exeter Environmental and West Environmental Mr. ? read the following statement into the record from James Clemence, President of the Rod and Gun Club.

"As local residents and outdoor enthusiasts, our club members want to ensure that the Little River and local wetlands are preserved for many generations to come. The groundwater tests conducted in March by the state-licensed firm of Exeter Environmental show that there is no lead contamination in the water wells. Unfortunately, the local activists who filed the complaint with the state have made misleading and unscientific statements about the potential threat of lead contamination in order to advance their longstanding personal agenda against the Club," said James Clemence, President of the Rod and Gun Club.

"Members are not shooting lead into Little River. After 70 years of shooting, the groundwater on our site has been tested to be clean from contamination. We are committed to complying with the investigation process as requested by NHDES," added Clemence.

Due to the severe weather of this past winter, the groundwater investigation could not start until March 7, 2014. After four test wells were drilled to test the groundwater, the laboratory results released on April 8, 2014 showed no evidence of lead contamination in three of the wells and a trace amount in one well which scientists consider to be below drinking water standards.

In compliance with a NHDES request, the Club has refrained from shooting over wetlands while the investigation is ongoing. Soil and surface water testing of the site has begun and will be completed this summer."

Discussion ensued between Selectman Miller and Mr.( inaudible)

Michael Harris, member of the Board of Directors at the Hampton Rod and Gun Club stated Selectman Miller was correct in stating there is lead in the soil, because that is where the bullets land. He further stated there is a great deal of difference between lead that is sitting and lead that is contaminating wetlands and ground water and is a hazard to the community.

Mr. Harris invited the Select Board to the gun club to see how it is laid out and to get a better idea of how it is set up.

Discussion ensued between Selectman Miller and Mr. Harris regarding "liming the wetlands."

Mr. Harris stated the Gun Club had done pH testing and they were adding lime to the soil to raise the pH levels at the pistol range, rifle range and skeet range.

Selectman Miller handed out copies of the section of the North Hampton Zoning Ordinance that applies to wetlands. He stated that it is not up to the DES to monitor the zoning ordinances it is up to the Board of Health, which is the Select Board. He further stated there are numerous investigations ongoing in town and that something must be done to prevent future problems from occurring and not let them go for decades without addressing.

**Motion by Selectman Miller to have the Select Board vote to affirm their sworn responsibility to be proactive in protecting the health, safety and welfare of North Hampton and its citizens as prescribed by law. Seconded by Chair Maggiore for discussion.**

**Discussed ensued.**

**Selectman Stanton called the question.**

**Motion fails 1-2. Miller – aye, Maggiore – nay, Stanton - nay**

## 6.7 Discussion of Director of Public Safety

Selectman Stanton stated he sees this position as an ideal opportunity to get ready for the Safety Complex. He further stated he envisions this individual in charge of administration and budgets, as well as the go to person during the construction process. He further stated the position would be an assistant to the Town Administrator. He further stated he sees it as an improvement of the town's management process of the town in terms of administration, and to sit over both departments in an administrative way but not interfere with any of the operational requirements of the fire chief or the police chief. This position would be an adjunct title whereby there would not be any change in personnel as you could have a fire chief and director of public safety or a police chief and a director of public safety.

Selectman Miller stated that he would envision creating the position that would have the latitude similar to that of the Town Administrator.

Chair Maggiore stated he did not want to make any decisions without the input from the police and fire chief.

**Motion by Selectman Stanton to create a town management position with the title of Director of Public Safety who's duties will be administrative of both the police and the fire departments. The administrative duties are specifically to prepare and monitor budgets and to provide administrative oversight during the renovation or construction of the safety complex. This position is not directly responsible for managing the grievance procedure under the collective bargaining agreements, those will remain the responsibility of the respective chiefs or officer in charge. This title will be an adjunct title to the current positional titles of chief of police or fire chief. This position will not change the organizational form or function of either department rather it will assign the administration of each department to a single director. Operational control of personnel shall remain with the respective chief as currently specified in RSA's 105 and 154 for the respective departments. This motion is subject to the following provisions: that there will not be any increase in authorized personnel; any stipend amount will be negotiated as an increase to the current contracted salary or as a part time contract; and that a position description and scope of duties with associated responsibilities be drafted by the Town Administrator in a form and substance that is acceptable to the Select Board. Seconded by Selectman Miller for discussion. Motion carries 3-0.**

## 7. Any Other Item that may legally come before the Board

The Board reserves the right to take action on any item relative to the prudential administration of the Town's affairs which circumstances may require.

## 8. Second Public Comment Session

See Item 2, above.

Arthur Nadeau, 34 Pine Road spoke about the complaint he had filed regarding the illegal business operating behind the school and the processing of materials.

## 9. Approval of Minutes of Previous Meetings

### 9.1 Minutes of April 24, 2014, Non-Public Session I

**Motion by Selectman Stanton to approve the minutes of April 24, 2014 with a correction to line 24. Seconded by Chair Maggiore. Motion carries 3-0.**

### 9.2 Minutes of April 24, 2014, Non-Public Session II

**Motion by Selectman Miller to approve the minutes of April 24, 2104 with a correction to line 24. Seconded by Selectman Stanton. Motion carries 3-0.**

### 9.3 Minutes of April 28, 2014, Non-Public Session I

**Motion by Selectman Miller to approve the minutes of April 28, 2014 with a correction to line 27. Seconded by Selectman Stanton. Motion carries 3-0.**

9.4 Minutes of May 1, 2014

**Motion by Selectman Miller to approve the minutes of May 1, 2014 as presented. Seconded by Selectman Miller. Motion carries 3-0.**

9.5 Minutes of May 1, 2014, Non-Public Session I

**Motion by Selectman Stanton to approve the minutes of May 1, 2014 as presented. Seconded by Selectman Miller. Motion carries 3-0.**

9.6 Minutes of May 1, 2014, Non-Public Session II

**Motion by Selectman Miller to approve the minutes of May 1, 2014 as presented. Seconded by Selectman Stanton. Motion carries 3-0.**

9.7 Minutes of May 19, 2014

**Motion by Selectman Stanton to approve the minutes of May 19, 2014 with corrections to line 17, 20 and 98. Seconded by Selectman Miller. Motion carries 3-0.**

9.8 Minutes of June 2, 2014

**Motion by Selectman Stanton to approve the minutes of June 2, 2014 as presented. Seconded by Selectman Miller. Motion carries 3-0.**

#### **10. Adjournment**

Chair Maggiore adjourned the meeting at 10:30 PM.

Respectfully submitted,  
Janet L. Facella, Administrative Assistant



- A Better Building
- A Shorter Schedule
- A Substantial Savings

Phone: 603-524-3611

Fax: 603-524-4641

www.bpsnh.com

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 ICS 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)				\$163,000.00	\$8,528.00	\$0.00	\$0.00	\$0.00	\$191,528.00
		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)				\$20,495.00	\$18,900.00	\$0.00	\$0.00	\$0.00	\$39,395.00
		Telephones & 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)				\$1,260.00	\$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	\$16,800.00	\$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
		Toilets ( 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>				\$255,531.00	\$137,121.00	\$45,000.00	\$1,200.00	\$0.00	\$438,852.00
<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



# North Hampton Safety Complex Initial Cost Study 001

Job: 121821476 - North Hampton Safety Complex ICS 1, North Hampton, NH

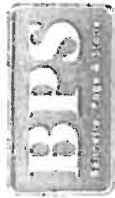
TY	Reference	Description	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Misc. Sitework ( 02-265)				\$315.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,815.00
		<b>Subtotal: Sitework (02)</b>				<b>\$7,329.00</b>	<b>\$11,518.00</b>	<b>\$0.00</b>	<b>\$49,645.00</b>	<b>\$0.00</b>	<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)				\$18,380.33	\$41,033.92	\$0.00	\$13,726.40	\$0.00	\$73,150.65
		Concrete Reinforcement ( 03-380)				\$0.00	\$12,735.00	\$0.00	\$6,925.00	\$0.00	\$18,380.00
		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>\$18,351.40</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)				\$45,703.68	\$21,763.75	\$0.00	\$0.00	\$0.00	\$67,467.43
		Cultured Stone ( 04-420)				\$5,300.00	\$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>\$55,573.68</b>	<b>\$30,708.75</b>	<b>\$15,000.00</b>	<b>\$68,945.00</b>	<b>\$0.00</b>	<b>\$170,227.43</b>
		<b>Metals (05)</b>									
		Structural Steel ( 05-510)				\$0.00	\$30,060.00	\$0.00	\$8,468.00	\$0.00	\$38,528.00
		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>\$37,968.00</b>	<b>\$0.00</b>	<b>\$82,308.00</b>
		<b>Woods and Plastics (06)</b>									
		Rough Carpentry ( 06-605)				\$162,974.40	\$113,004.00	\$17,500.00	\$0.00	\$0.00	\$293,478.40
		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>\$302,561.40</b>	<b>\$204,996.00</b>	<b>\$17,500.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$570,057.40</b>



# 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	XtdCost
<b>Thermal and Moisture Protection (07)</b>											
		<b>Fire Stopping &amp; Sealants ( 07-715)</b>				\$11,025.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$13,525.00
		<b>Building Insulation ( 07-720)</b>				\$722.40	\$2,421.76	\$0.00	\$21,736.00	\$0.00	\$24,880.16
		<b>Shingle Roofing ( 07-725)</b>				\$0.00	\$0.00	\$0.00	\$88,276.00	\$0.00	\$88,276.00
		<b>Joint Sealers ( 07-780)</b>				\$8,820.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$11,320.00
		<b>Subtotal: Thermal and Moisture Protection (07)</b>				\$20,567.40	\$7,421.76	\$0.00	\$120,012.00	\$0.00	\$148,001.16
<b>Doors and Windows (08)</b>											
		<b>Steel Doors &amp; Frames ( 08-806)</b>				\$10,500.00	\$31,825.00	\$0.00	\$0.00	\$0.00	\$42,325.00
		<b>Wood Doors ( 08-815)</b>				\$5,880.00	\$22,400.00	\$0.00	\$0.00	\$0.00	\$28,280.00
		<b>Access Doors ( 08-820)</b>				\$1,575.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$4,075.00
		<b>Specialty Doors ( 08-825)</b>				\$0.00	\$0.00	\$0.00	\$57,900.00	\$0.00	\$57,900.00
		<b>Aluminum Windows ( 08-835)</b>				\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$31,500.00
		<b>Wood Windows ( 08-845)</b>				\$9,922.50	\$41,350.00	\$0.00	\$0.00	\$0.00	\$51,772.50
		<b>Finish Hardware ( 08-845)</b>				\$0.00	\$80,915.00	\$0.00	\$0.00	\$0.00	\$80,915.00
		<b>Glass &amp; Glazing ( 08-850)</b>				\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
		<b>Subtotal: Doors and Windows (08)</b>				\$27,377.50	\$159,490.00	\$0.00	\$99,400.00	\$0.00	\$286,767.50
<b>Finishes (09)</b>											
		<b>Gypsum Drywall ( 09-910)</b>				\$0.00	\$0.00	\$0.00	\$94,860.00	\$0.00	\$94,860.00
		<b>Acoustical Ceilings ( 09-925)</b>				\$0.00	\$0.00	\$0.00	\$34,840.00	\$0.00	\$34,840.00
		<b>Resilient Flooring ( 09-940)</b>				\$0.00	\$0.00	\$0.00	\$78,103.20	\$0.00	\$78,103.20
		<b>Painting &amp; Finishing ( 09-955)</b>				\$0.00	\$0.00	\$0.00	\$65,086.00	\$0.00	\$65,086.00
		<b>Subtotal: Finishes (09)</b>				\$0.00	\$0.00	\$0.00	\$272,889.20	\$0.00	\$272,889.20
<b>Specialties (10)</b>											
		<b>Visual Display Boards ( 10-105)</b>				\$0.00	\$5,632.00	\$0.00	\$0.00	\$0.00	\$5,632.00
		<b>Toilet Compartments ( 10-110)</b>				\$0.00	\$0.00	\$0.00	\$9,240.00	\$0.00	\$9,240.00
		<b>Signage ( 10-135)</b>				\$525.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$6,025.00
		<b>Lockers ( 10-140)</b>				\$7,875.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$19,125.00



# 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	%tdCost
		Fire Protection Specialties ( 10-145)				\$1,680.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$4,680.00
		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	\$31,682.00	\$0.00	\$0,240.00	\$0.00	\$51,002.00
		Furnishings ( 12)									
		Detention Equipment ( 11-180)				\$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	\$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
		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 ( 01-128)				\$0.00	\$20,400.00	\$0.00	\$0.00	\$0.00	\$20,400.00
		CM Contingency ( 18-100)				\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$150,000.00
		Subtotal: Allowances (18)				\$0.00	\$170,400.00	\$0.00	\$0.00	\$0.00	\$170,400.00
		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
						\$755,166.74	\$859,521.43	\$92,500.00	\$2,037,231.00	\$148,722.00	\$3,883,171.77

**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 5" 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 finishing 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 safting 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  
hollow 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

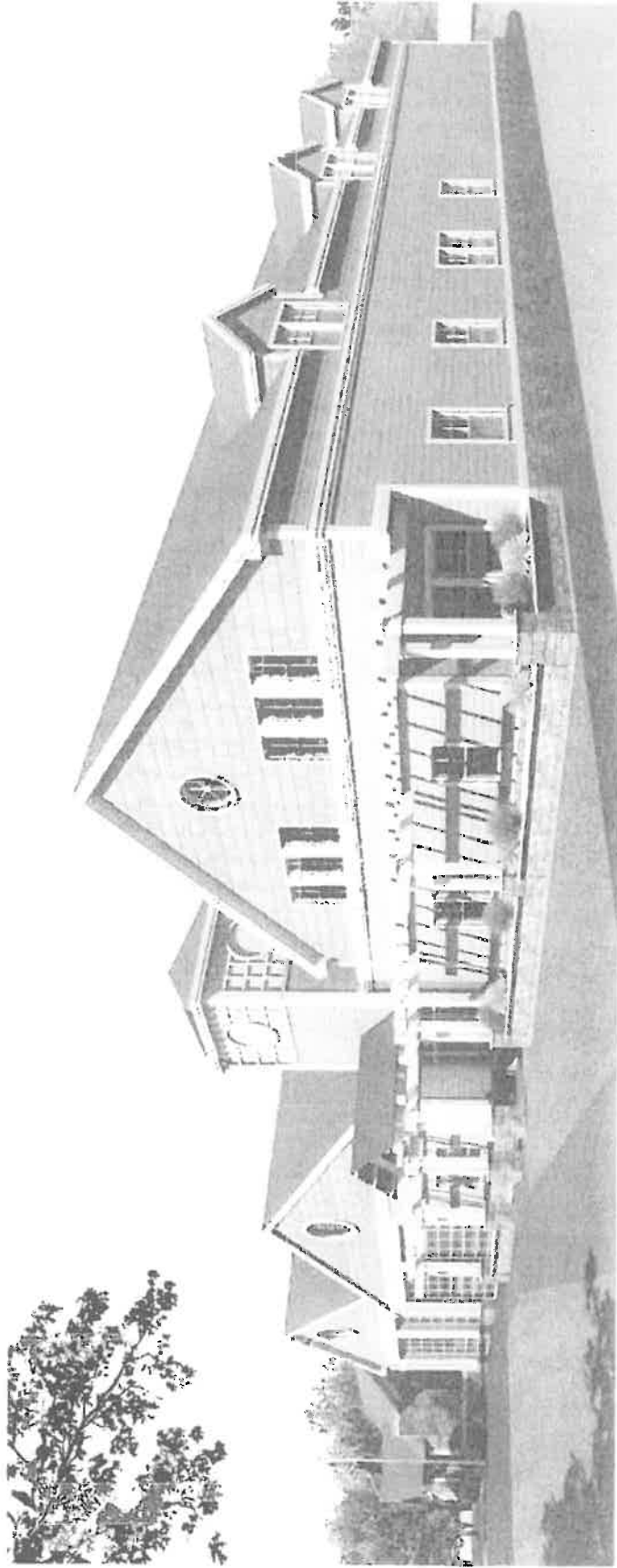
excludes the removal of ledge or unsuitable materials

excludes the removal or disposal of hazardous materials

excludes Architectural & Design fees

excludes items typically considered to be Owner soft cost

excludes furnishings



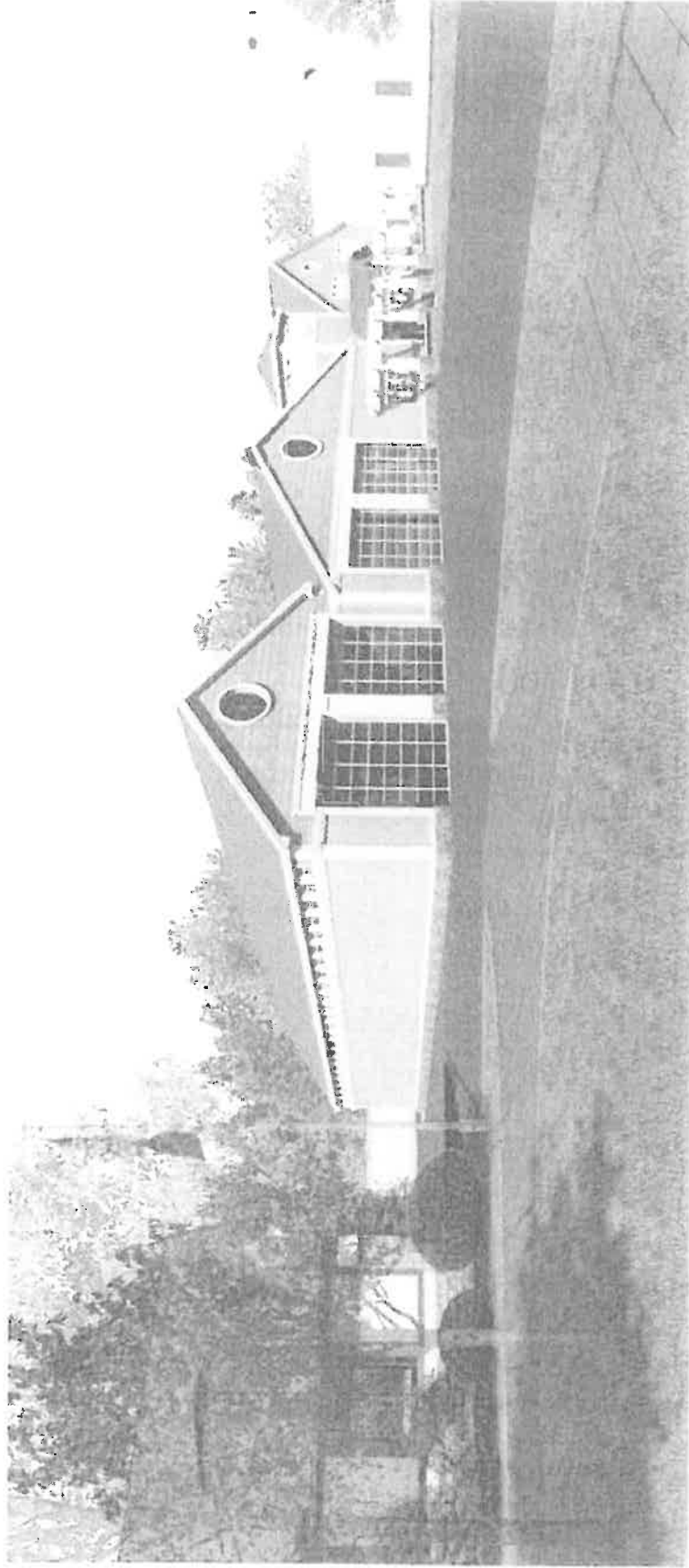
Fire Station -- First Floor

May 15 2014



LAVALLÉE BRENSINGER ARCHITECTS

Town of North Hampton



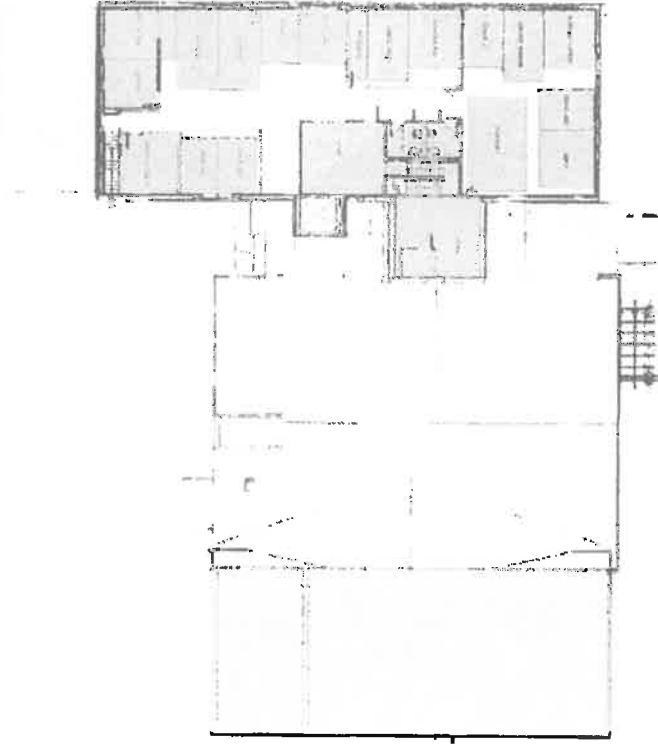
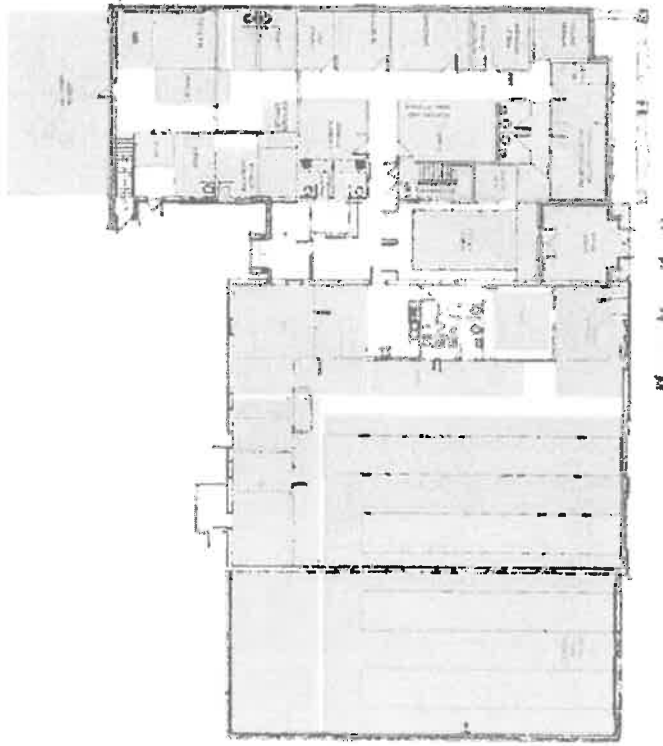
Fire Station – First Floor

May 16 2014



LAVALLÉE BRENSINGER ARCHITECTS

Town of North Hampton



Existing Bldg: 14,887 sqft  
 New Saliport: 782 sqft  
 New Bays: 2840 sqft  
 New Lobby: 247 sqft  
Total: 18,756 sqft

Fire / Police Station - First Floor

May 15 2014

Fire / Police Station - Second Floor



LAVALLEE BRENSINGER ARCHITECTS

Town of North Hampton

