

Warner Fire Station

Proposed Design & Efforts to Date
March 12, 2014

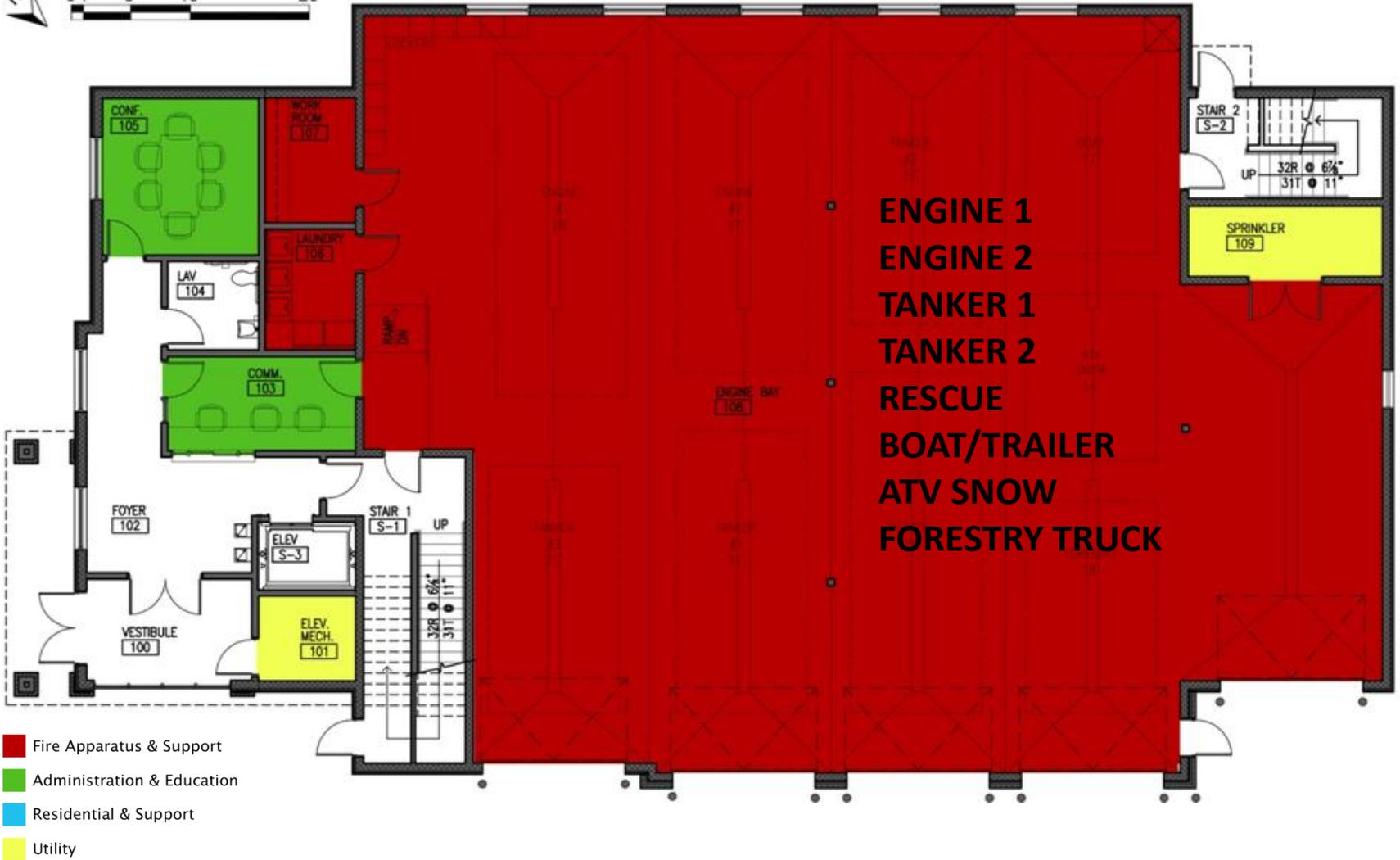


Warner Fire Station

Warner, New Hampshire March 12, 2014

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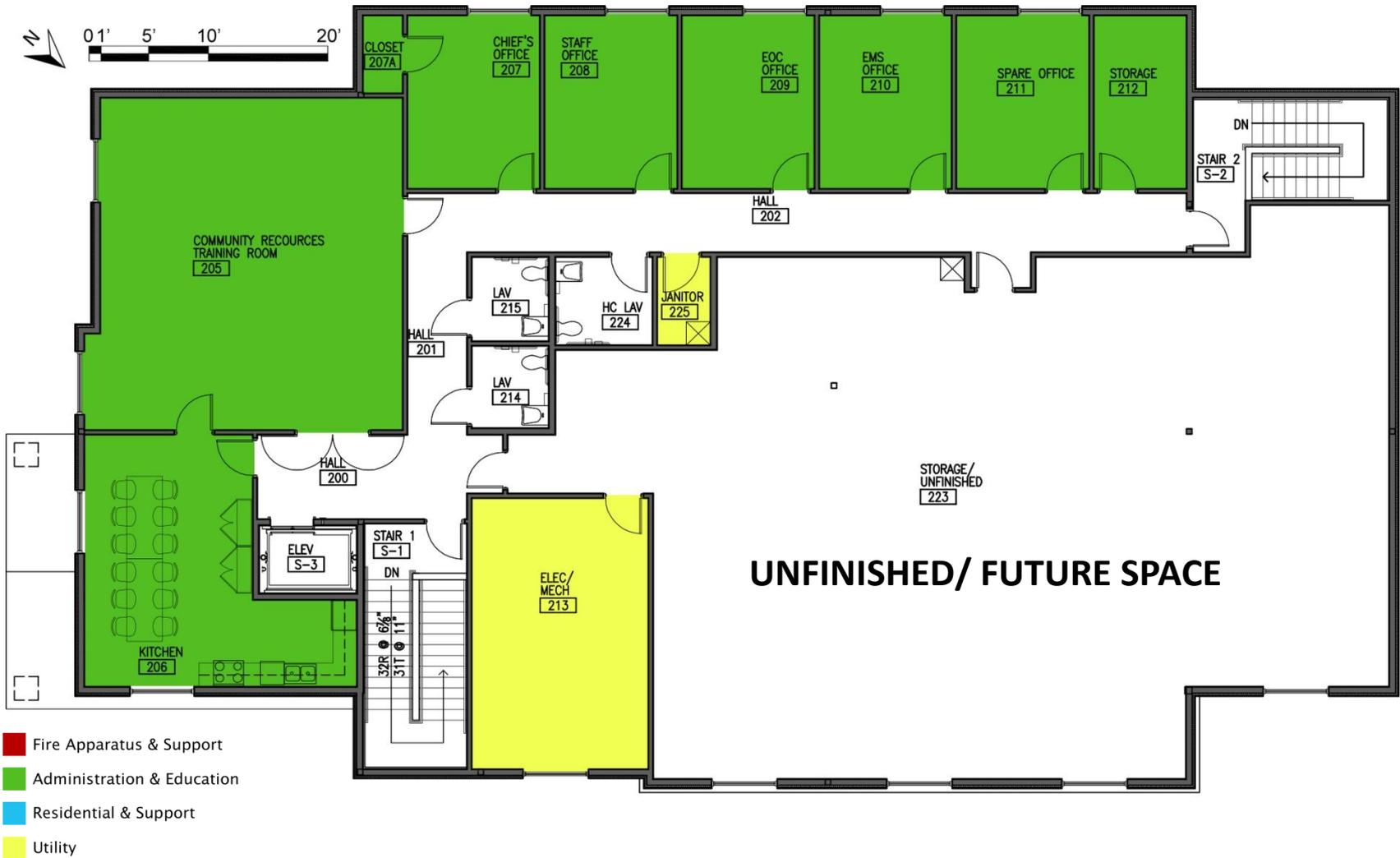
First Floor (6,734 GSF)

TOTAL PROPOSED BUILDING = 13,468 GSF



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Second Floor (6,734 GSF) with +/- 3,300 GSF to be completed Phase I.



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Second Floor Add-Alternate

6,734 GSF



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SOUTH



EAST



NORTH
Elevations



WEST



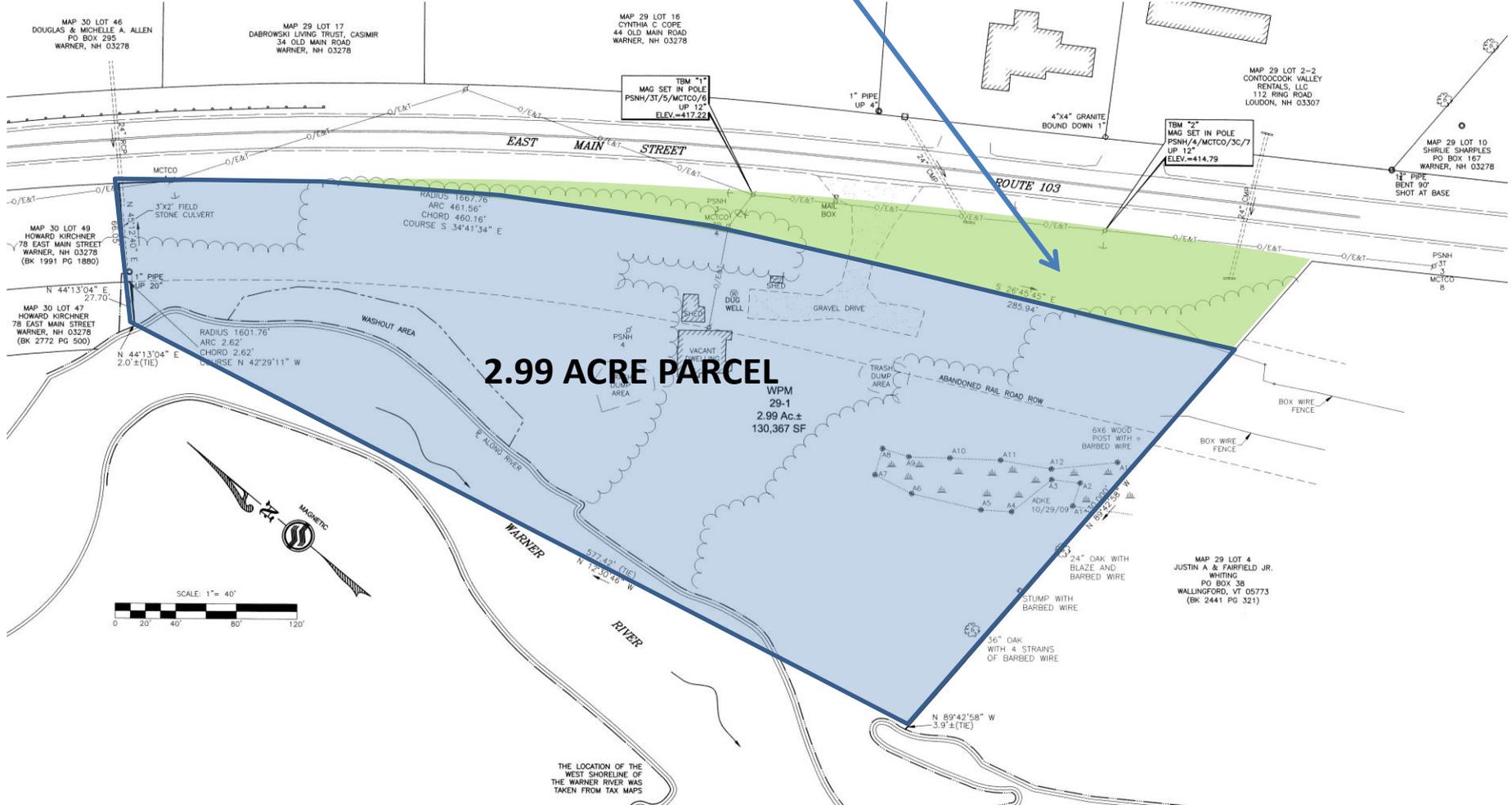
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PENDING NHDOT LAND PURCHASE

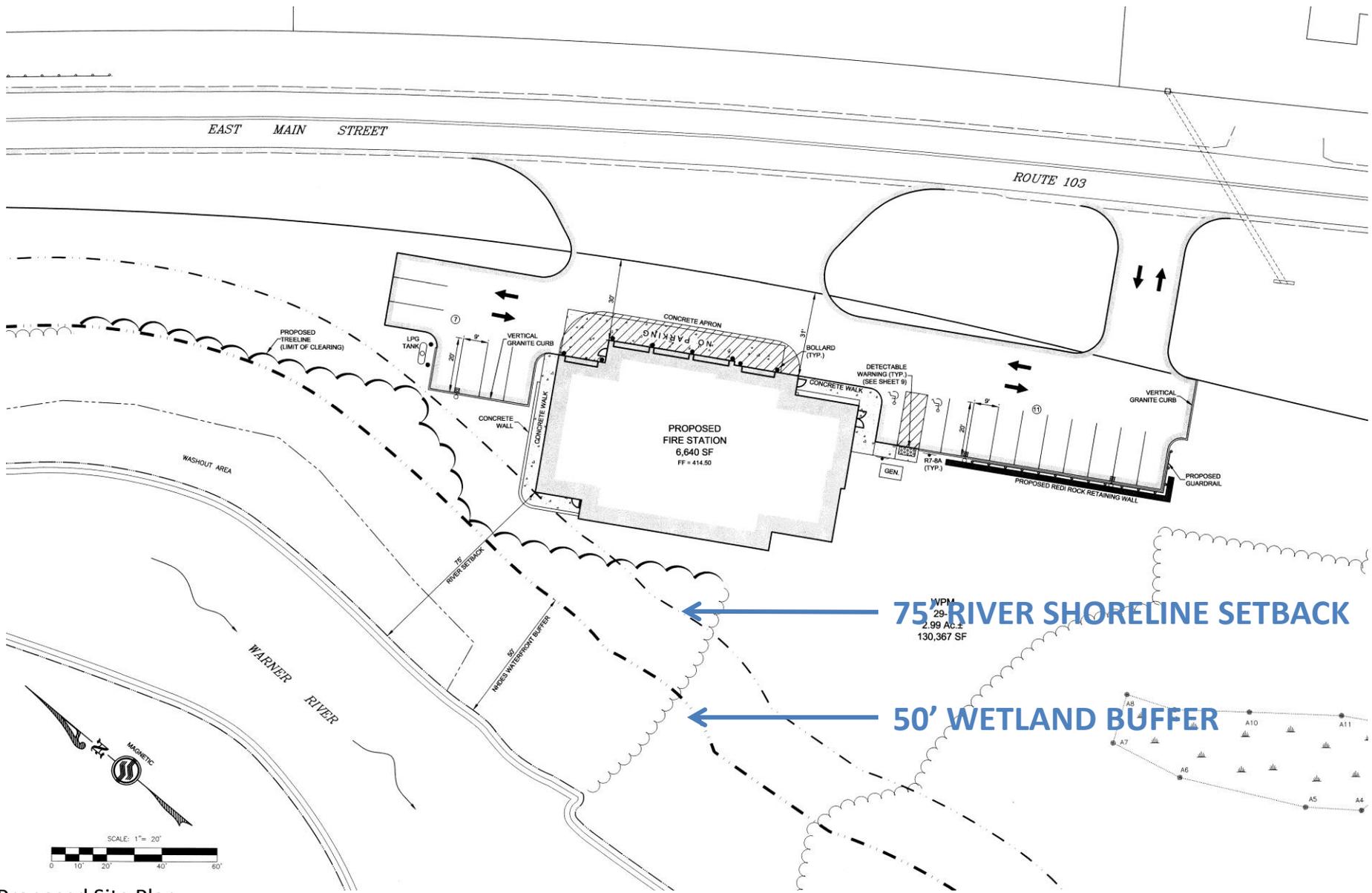


Existing Site Plan



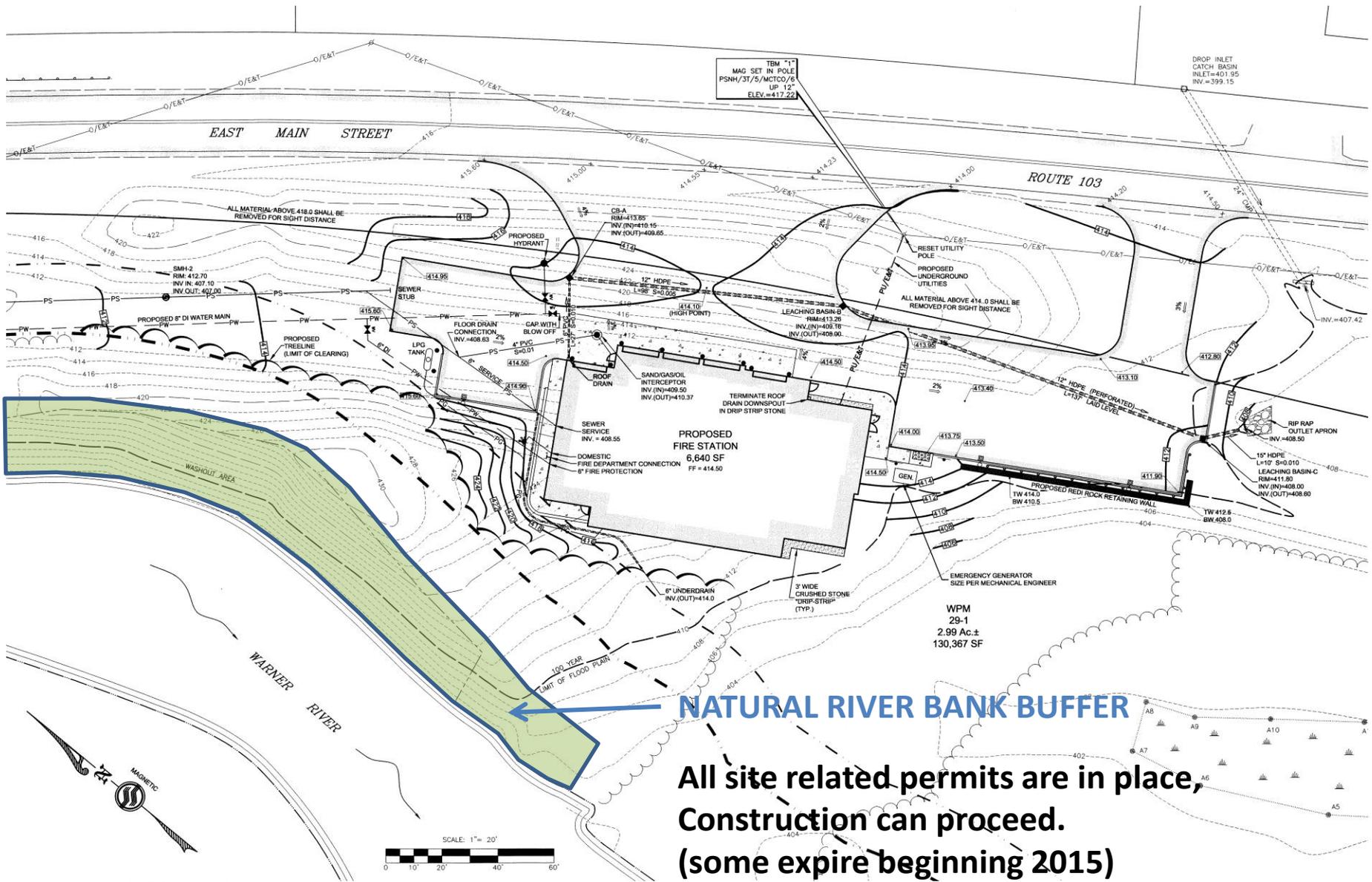
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Proposed Site Plan





NATURAL RIVER BANK BUFFER

**All site related permits are in place,
Construction can proceed.
(some expire beginning 2015)**

Proposed Site Plan



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JOB #	2012.59	WARNER NH FIRE STATION / Warrenstreet Architects					
DIVISION		M TRL	EQPMT	SUB	LABOR	OTHER	TOTAL
							12/13/2013
1	General Conditions	2,050	17,000	14,500	66,400	81,150	181,100
2	Existing Conditions			X			0
3	Concrete	49,380		17,960	29,435		96,775
4	Masonry			126,140			126,140
5	Steel	84,690	9,000		36,000		129,690
6	Carpentry	60,580	13,500	20,475	57,000		151,555
7	Thermal/Moisture			150,685			150,685
8	Doors/Glass			111,025			111,025
9	Finish			225,365			225,365
10	Specialties			21,050			21,050
11	Equipment			56,000			56,000
12	Furnishings			X			0
13	Special Construction			X			0
14	Conveying Equipment			67,500			67,500
21	Fire Suppression			61,970			61,970
22	Plumbing			125,935			125,935
23	HVAC			273,570			273,570
26	Electrical			225,465			225,465
27	Communications			X			0
28	Electronic Safety/Security			x			0
31	Earthwork			237,020			237,020
32	Exterior Improvements			74,995			74,995
33	Utilities			119,085			119,085
34	Transportation			X			0
35	Waterway/Marine			X			0
41	Material Handling			X			0
44	Pollution Control			X			0
SUBTOTAL		196,700	39,500	1,928,740	188,835	81,150	2,434,925
Overhead & Profit		5%				121,750	121,750
Volume Adjustment				not used due to project size			0
Complexity & Phasing							0
Contingency		5%		cost contingency (only)			121,750
Market & Inflation		Owner to add 2% minimum to 8% maximum per annum beyond 2011					0
Bonds					22,385		22,385
TOTAL		196,700	39,500	1,928,740	188,835	347,035	\$2,700,810
ANALYSIS		Building	\$173.88/sf & \$2,270,845 total			\$206.80sf & \$2,700,810	Building
		Pad	\$42,835 bldg pad prep;			13,060 sf total area = 6,530 sf 1st +	Project
		Ready	site beyond 5' excluded;			6,530 sf 2nd; exterior canopy	Complete
			building razing excluded			area ignored for calcs	

JOB #	2010.41	WARNER NH FIRE STATION					WORKSHEETS (page 13)				
Qty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	SECTN	DIV'SN
12/13/2013											
ALTERNATES											
# 1. 2nd Floor Fitout Completion											
8	hrs	\$675	Birch veneer solid core interior door welded frame	0	5,400	0	5,400	0	5,400		
2	set	\$600	Hardware 2	0	1,200	0	1,200	0	1,200		
2	set	\$850	Hardware 4	0	1,700	0	1,700	0	1,700		
1	set	\$825	Hardware 9	0	825	0	825	0	825		
3	set	\$400	Hardware 10	0	1,200	0	1,200	0	1,200		
17	lf	\$90	Lavatory countertops plam w/blocking	0	1,530	0	1,530	0	1,530		
956	sf	\$6.25	2 x 6 wood stud partitions w/gyip 2.s. & batt insulation	0	5,970	0	5,970	0	5,970		
1,215	sf	\$5.75	2 x 4 wood stud partitions w/gyip 2.s. & batt insulation	0	6,990	0	6,990	0	6,990		
4,715	sf	\$2.75	Drywall ceilings on furring or suspended	0	12,970	0	12,970	0	12,970		
2,685	sf	\$4.50	Sheet vinyl w/rubber base 2nd floor	0	12,085	0	12,085	0	12,085		
7,425	sf	\$0.60	Paint drywall & doors	0	4,455	0	4,455	0	4,455		
1	ls	\$250	Signage ADA & directional	0	250	0	250	0	250		
1	ls	\$4,500	Toilet accessories-mirrors-grab bars	0	4,500	0	4,500	0	4,500		
6	set	\$75	Shower curtain & rod	0	450	0	450	0	450		
4	ee	\$1,200	Phenolic toilet partitions	0	4,800	0	4,800	0	4,800		
1	ee	\$875	Phenolic urinal partitions	0	875	0	875	0	875		
4	ea	\$1,850	HVC floor mount w/infrared flush w/rough	0	7,400	0	7,400	0	7,400		
2	ea	\$1,850	JR wallmount w/chair carrier & manual flush	0	3,700	0	3,700	0	3,700		
5	ea	\$1,850	JAV countertop & ADA timed fitting w/rough	0	9,250	0	9,250	0	9,250		
6	ea	\$3,500	SH fiberglass ADA unit w/seat & antiscald wall valve	0	21,000	0	21,000	0	21,000		
2	ea	\$800	FD nickel bronze top w/strainer	0	1,600	0	1,600	0	1,600		
4,715	sf	\$12	HVAC fitout heat pumps & baseboard & ERV duct extension	0	56,580	0	56,580	0	56,580		
4,715	sf	\$8	Electrical fitout lighting-telecomdata-fire alarm	0	37,720	0	37,720	0	37,720		\$48.91/sf
SubTotal				0	0	202,450	0	0	202,450		4,715 sf
Markups				0	0	0	0	32,395	32,395		
TOTALS				0	0	202,450	0	32,395	234,845		\$234,845
				0	0	0	0	0	0		

Markups = 5% Div. 1 Conditions + 5% GenCon O&P + 5% Cost Contingency + 1% Bonds = 16%
Excludes A&E fees, utility impact fees, hazmats, ledge & unsuitable soils. Owner movables furnishings, & inflation
Owner to add 2% minimum to 8% maximum inflation per year beyond Spring 2013

Estimated Building Costs
\$2,270,845.00 - \$173/sf

Estimated Site Costs
\$429,965 - \$33/sf

Total Project Estimate
\$2,700,810 - \$206/sf

Alternate deducts = \$235,000

Cost



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Efforts to Date:

This Project is fully designed, construction plans and specifications are complete, all site related permitting is in place. This project is ready to go to construction!

• 2009	Purchase of land	\$ 68,000
• 2010	Feasibility Study	\$ 8,000
• 2011	A/E Building Design	\$ 80,500
2011-2012	Civil/ Site/ Environmental Permitting	\$ 41,000
	Warrenstreets differed fee	(\$ 12,000)
	Dollars Expended to Date:	\$ 197,500

What's Next:

- Vote of Confidence ??? Worthy of continuing forward ???
- Request Warrant Article Vote 2015 ???

