

**Town of Sanbornton**  
**Building Construction Committee**  
**Recommendations Report – December 2020**

**1.0 Introduction**

In August 2019, the Sanbornton Building Construction Committee (BCC) submitted a report to the Board of Selectmen (BoS) outlining its analysis efforts and recommending the Committee be authorized to pursue two of the design options in more detail. Funding was authorized to develop architectural drawings for the options in order to develop more complete cost estimates. The Committee also developed a public engagement strategy to inform residents about the Committee's efforts, present the recommended options, and to gain their feedback on the designs, the anticipated costs, and the potential tax impacts.

**2.0 Design Development**

In its initial report, the BCC worked with the construction firm of Bonnette, Page & Stone (BPS) to explore a wide range of construction and renovation options. The Committee recommended two designs be pursued. They are referred to by their numbering from the report, as two of the eight options that were presented. The two options are briefly outlined below.

Option 1: A single-story addition (3,200 sq ft) to the current Town Office building, which would add 500 sq ft to the Town Office area. The current Town Office area (2660 sq ft) would be converted into the Police Department (PD). A fire suppression (sprinkler) system would be added to protect the new combined structure.

Option 3b: Construction of a standalone PD building (2660 sq ft) in the Town-owned property behind Old Town Hall. The current Town Office building would be renovated but no area added. Both buildings would have fire suppression systems added.

The architectural firm of H.L. Turner was engaged to develop plans for these two options, to include interior space arrangement and elevation views. Those plans are shown in Appendix A.

**3.0 Updated Cost Estimates**

The cost estimates in the initial report were done on a "Rough Order of Magnitude" (ROM) basis. Parametric values were used for construction and renovation costs that allowed a comparison of different designs based on the size and location of a proposed structure. These ROM's were not meant to be budgeting numbers but they were intended to provide a sense of the scope of the costs (\$1 million vs. \$2 million vs. \$3 million). In the second phase of the process, BPS took the two architectural drawings and performed a more detailed cost estimate based upon the actual design. These drawings allowed them to estimate costs based on actual square footage, numbers of doors and windows, wall area, etc. These costs estimates were developed using actual market data for the cost of the various components and services required.

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Not surprisingly, the estimates for both options (Appendix B) showed increases from the ROM estimates. The Committee worked with BPS to understand the costs, and to identify areas to reduce the estimates for each option. Areas for potential reduction included furnishings, finishes, reuse of existing materials, and down scoping of systems like mechanical and electrical. The Committee was committed to providing proper and adequate systems, but “extras” and “nice to have” costs were reviewed closely to identify potential cost savings. It should also be noted that the estimates from BPS are “Not to Exceed” numbers, so they represent a maximum cost.

The Committee paid particular attention to the potential tax impact of the options, especially in light of the new 2021 tax rate. Because that rate already includes an increase, the Committee felt it was especially important to find a balance between meeting the safety, security, and employee needs from a building project with the willingness of the voters to support an additional tax burden. More details on the financing and tax impacts are provided in Section 7.0.

The public discussion (discussed below) also generated some additional ideas and approaches to be considered. To the extent possible, the actual costs developed for Options 1 and 3b were used to create fairly accurate estimates for the other proposals. Those additional cost estimates are also presented in Appendix B.

#### **4.0 Public Engagement**

An important part of the Committee’s efforts since August has been outreach to the public. It was important to present the proposals to as many residents as possible and try to collect their feedback. The Committee was interested in their view on:

- Option 1 vs Option 3b
- Cost and Tax Impact
- Issues with either/both of the options such as location, impact on traffic/parking, etc.
- Any other concerns they wanted to raise

In order to engage the public, the Committee set up a series of 8 public presentations of the design options. Originally, they were scheduled as in-person meetings, but based on feedback from residents, they were changed to a mix of 4 in-person and 4 virtual presentations. The meetings were spread over a variety of days (Mon, Tue, Thu, and Sat) with a mix of in-person and virtual options to allow maximum opportunity for participation. One afternoon session and one Saturday session were included to accommodate people with alternate work and family schedules.

Although the notice of the meetings generated a fair amount of discussion on social media, participation in the meetings themselves was very low. The number of participants ranged from

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1 to 6 per meeting. While the numbers were low, the insights and feedback the participants provided were very valuable and helped shape the Committee's recommendations.

**5.0 General Issues and Concerns**

The residents who participated in the meetings offered several concerns and issues that they saw with the proposals. A list of their general comments (in no particular order) is provided below:

- Tax rate impact
- Keeping the location of the PD building near the Fire Department
- Ability for the voters to decide on a final design rather than a single recommendation from the Building Committee
- 10-yr versus 20-yr bond term to reduce overall cost
- Lack of inclusion of any repairs or updates to Old Town Hall
- Limitations of Option 1 to allow for any future expansion of either the Town Office or PD
- Improving parking conditions for Town Office
- Drainage issues associated with expanding the current Town Office and encroaching further on the fire pond
- Lack of basements planned for any new construction

The residents who did participate seemed to appreciate the information that was available and the efforts of the Committee to date. Although the low rate of participation was disappointing, the comments and suggestions received were very valuable.

**6.0 Additional Option Considerations**

Between the public engagement and the review of the updated cost estimates, the Committee considered some other alternatives for the proposed design. One idea, suggested by resident Justin Howe, was to site the PD building in Option 3b directly behind the Old Town Hall. It included the recommendation for a new access through the Town-owned property to the south of Old Town Hall (Tax Map 26, Lot 67) off Meetinghouse Hill Rd. This would eliminate the need for residents to drive past the entrance to Old Town Hall, which is a narrow lane and somewhat dangerous. This is really just a variation of Option 3b, but Mr. Howe made the point that if cost is a factor, the standalone PD could be built at a lower cost than Option 1. He emphasized that consideration should be given to only building the new PD building (no renovation at Town Office - Option 3 from the original Committee report) if that is what is required to achieve zero tax impact and get a project approved by voters.

From an architectural perspective, the PD design is the same width as the Old Town Hall, and proper placement and building technique (matching rooflines, siding, window style) could make the new PD simply look like an extension of the historic structure. The placement would leave

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the front view of the Town's three iconic buildings from Meeting House Hill Rd undisturbed, while presenting an appropriate look from the side. That option would require excavation to create enough space behind the current structure, but Mr. Howe believed it had the potential to reduce the cost compared to a placement further back in the field that requires a longer access drive. Additionally, the material from the excavation could potentially be used as fill on site and potentially reduce some of the site work cost. An assessment by BPS did not believe the location of the new structure immediately behind Old Town Hall would generate any significant cost savings, as the benefits of material reuse would be offset by greater excavation requirements. The Committee did not, therefore, update any of the cost estimates to reflect specific placement of a standalone building. BPS was able to provide an estimate for the cost to build the proposed access drive from Meetinghouse Hill Rd, which was incorporated into the cost estimates in Tables 1 and 2 below.

In light of the increased costs for both options and the number of residents who were concerned that Option 1 limited future growth, the Committee took a hard look at Option 3b. The three major negative factors for that option (aside from a slightly higher price compared to Option 1) were:

- The lack of additional space at Town Office for the Welfare and Recreation Directors
- The addition of another Town building to be maintained,
- The potential need to change the approved purpose of the land behind Old Town Hall (Tax Map 26, Lot 45).

The cost of an additional building as well as the additional cost of Option 3b over Option 1 becomes the "cost" of keeping the option for future expansion (beyond what was already envisioned in the design) open.

As far as the purpose of the Town-owned land, it was acquired at the 2006 Town Meeting under Warrant article #9,

"To see if the Town will vote to raise and appropriate the sum of forty-nine thousand five hundred dollars (\$49,5000) to purchase approximately 2.0 +/- acres of land being a portion of Tax Map 26.047 for the purpose of protecting the horizons behind the three historic buildings and preparing a site for a future Town Office Building. The land is located behind the Library, the Congregational Church, and the Town Hall on Meeting House Hill Road"

It is the opinion of Town Counsel that the article as written is broad enough to allow it to be interpreted to conclude that a Police Department building would be allowed without needing a change to the purpose of the property. Of course, if the option to put the Town Office on that site is pursued, then there would be no issue. It does not appear, however, that an additional

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warrant article would be needed if Option 3b (or a variation) is pursued. (Note: When the land was purchased, it was subdivided from Lot 47 – and subsequently merged with the property where Old Town Hall sits (Map 45).

To address the lack of space in Option 3b for the two department heads who currently lack adequate workspace, the Committee brainstormed alternatives. One option was to repurpose the space being vacated by the PD in the Life-Safety Building, and using those as offices for Recreation and Welfare. Although that is a viable option, it was considered less than optimal due to the lack of parking near that location and the necessity for visitors to walk past the active fire station exit to access it.

A second alternative was to eliminate the Selectmen's Meeting Room from the current Town Office footprint and repurpose that space as additional work space and to add the desired restroom. Meetings could be relocated to the Old Town Hall, which is being used successfully by a number of Boards and Committees as a result of the ongoing COVID-19 emergency. Although not as convenient as having a meeting space in the Town Office, it was considered completely adequate, especially in light of the fact that it would allow the significant space needs of the employees to be addressed without the need for additional construction. In the event of future renovation to Old Town Hall, alternate locations such as the Woodman Room in the Town Library or the Life-Safety Building could be used for meetings. Although not as convenient as Old Town Hall, they would suffice as temporary meeting spaces during any construction work.

Another cost saving option the Committee considered was the elimination of the fire suppression system at the Town Office under Option 3b. (Note: That was presented as Option 3a in the original BCC report.) Fire suppression is not a legal requirement in the Town Office building, even though it is a wise investment in protecting the Town's infrastructure. Elimination of the fire suppression system could reduce the project cost by over \$200,000. In considering that change, the Committee opted to include the cost of installing the necessary sprinkler piping during renovation of the Town Office, to allow for less costly implementation of a fire suppression system for both the Town Office and Life-Safety Building in the future.

As a result of discussions about eliminating the meeting room and the use of Old Town Hall, the Committee also included exploring the option to put a new Town Office behind Old Town Hall and renovate the current building for the PD. This was included as Option 4 in the original Committee report, although that option included a 1,000 sq ft expansion of the Town Office space and was therefore more expensive than Option 3b. In the case where the new building was set directly behind Old Town Hall, Option 4 provides the same architectural benefits in terms of appearance of the building, with the added benefit that the meeting space in Old Town Hall would be easily accessible to the employees who would use it the most. It was noted

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in that case, the excavation required for Option 4 would be more than Option 3b, because the location of the sally port allowed that outside wall to back up to the retaining wall. With Option 4, the excavation would be extended 10-15 feet to provide the ability to include windows to provide adequate natural light for employees. The Committee engaged H.L. Turner to develop a design for a standalone Town Office facility using the same footprint (2660 sq ft) as the current building but without a large conference room (shown in Appendix A). This allows the incorporation of space for the Welfare and Recreation Directors, and adds an additional staff restroom. BPS was able to provide a rough cost estimate for Option 4 based on removing some of the PD-specific items (like additional masonry and sally port doors) from the pricing for Option 3b (which has the exact same footprint), but a final cost estimate for the new H.L. Turner design is still in progress.

**BPS Cost Reduction Candidates**

In order to help identify areas where costs could be reduced, BPS provided a list of cost reduction candidates. Some were major items (e.g., elimination of the fire suppression system for the Town Office building) while others were more minor (e.g., reduce the carpet allowance from \$7/sq yd to \$5/sq yd). Altogether, BPS offered the Committee over \$480,000 in cost reduction opportunities. In reviewing the options, the Committee felt that the elimination of the fire suppression system was a viable alternative (saving \$205,000) – although it was agreed to keep the interior piping in the building to reduce the cost of any future effort to install a full system. In total, the Committee felt that up to \$190,000 worth of the recommendations could be implemented (plus the option to remove the fire suppression system). Those cost reductions reduce the tax impact of the designs from \$0.02-\$0.04, depending on the design. This was viewed as an important cost saving effort.

The Committee is also aware that other cost savings might be found through grants for equipping the facilities. Many grants are “matching” in nature, which means the Town has to show an investment in order to receive funds. Because the receipt of grants is uncertain, it cannot be included in the estimated price *savings/reductions*, but it is possible that upwards of \$100,000 could be saved on things like generators or furnishings. Although not included in the cost estimates, every effort will be made to identify and secure grant funding.

**7.0 Tax Impact and Financing Options**

With the detailed cost estimates for the options from BPS, the Committee took a hard look at the tax impacts and options to mitigate them. Based on the revised costs, the tax impacts of the various options (not including the cost reduction candidates discussed above) were calculated as follows (Table 1):

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It should be noted that the cost for Option 4 is extrapolated from the costs provided for Option 1 and 3b, as confirmed by BPS. Fire suppression can be added back to either Option 3b or Option 4 with a net increase of about \$0.04 to the tax rate on a 10-yr bond. Also, the tax impact already includes the offsetting amount of the expired Highway Garage bond, as explained in the next section below.

	<b><u>Option 1</u></b> Single-story addition to TO Co-locate PD	<b><u>Option 3b</u></b> Standalone PD, renovate TO w/fire suppression	<b><u>Option 3a</u></b> Standalone PD (Renovate TO, No fire suppression at TO)	<b><u>Option 4</u></b> Standalone TO (No fire supp), renovate TO for PD
<b>Base Cost</b>	\$3,204,342	\$3,340,148	\$3,135,147	\$3,185,901
<b>10-yr Total Cost</b>	\$3,401,729	\$3,545,901	\$3,328,272	\$3,382,152
<b>10-yr Tax Rate Impact</b>	<b>\$0.42</b>	<b>\$0.45</b>	<b>\$0.40</b>	<b>\$0.42</b>
<b>20-yr Total Cost</b>	\$3,850,337	\$4,013,522	\$3,767,193	\$3,828,178
<b>20-yr Tax Rate Impact</b>	<b>\$0.16</b>	<b>\$0.18</b>	<b>\$0.15</b>	<b>\$0.16</b>

*Table 1- Initial Option Cost and Tax Impact*

**Calculating Cost and Tax Impact**

Total financing costs were calculated using the bond rate information that was available. As of November 2020, the New Hampshire Municipal Bond Bank (NHMBB) rates for municipal bonds were as follows:

10-yr Bond – 0.87%

20-yr Bond – 1.67%

Bond rates are set at semi-annual bond auctions. The next bond auction is set for January 2021. If a building bond is approved by voters, the Town of Sanbornton would participate in the bond auction in July 2021. It is likely that the bond rates will change from their current rates, so for estimating purposes, one quarter percentage point (0.25%) was added to the current rates for calculating the total cost of the bond. That rate can certainly go up or down, depending upon market fluctuations but the Committee used the best information available at the time. So for

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the purposes of the tables in this report, rates of 1.12% (10-yr) and 1.92% (20-yr) were used for all calculations.

Tax impact depends on the total annual bond payment. For estimating purposes, the Committee used the current Town valuation of \$532,120,102 (rounded to \$532 million). In order to calculate tax impact (which is assessed on a value per \$1,000 of property value), any proposed payment is divided by 532,000 to determine the additional tax burden. For example, if the proposed bond payment is \$260,000 per year then  $\$260,000 / 532,000 = \$0.50$  in additional tax burden.

The Committee also operated from the assumption that the bond payment for the Highway Department garage, which expired with the final payment in Fiscal Year (FY) 2021 would be “carried over” as part of the payment on any future project. That payment (\$135,000) is already part of the current tax rate, so it adds no tax burden. It is equal to about \$0.25 on the tax rate. Using the example above, the \$260,000 payment that generated \$0.50 in new tax burden: since \$135,000 of that \$260,000 payment would be covered by “rolling over” the Highway Garage bond, that means the actual tax increase would only be \$0.25.

#### Bond Term

The majority of the residents who expressed opinions on the bond term were clear: they preferred a shorter-term bond – with its higher tax rate impact – over the longer-term bond in order to reduce the total project cost. When comparing the 10-yr versus 20-yr project costs in Table 1, it can be seen that the 10-yr bond term saves anywhere from \$400,000 - \$460,000, depending on the total cost of the project. That is a significant savings and it seems that more people would prefer to keep the total cost of the project as low as possible.

Another important issue raised by one resident is that the Town has a limited capacity to absorb large bond payments. To the maximum extent possible, it is best to keep the total bond commitment as low as possible, staggering bonds as necessary to avoid a large long-term debt burden. Financing a project with a 20-yr bond could severely limit the ability of the Town to address any major expenses that could arise during the term of the bond. By limiting the bond to 10 years, *it then* provides additional flexibility in either the timing of another bond or at least in limiting the period of overlap between two large bonds.

The Committee did present these options to the Town Budget Committee, and the Budget Committee members unanimously agreed that a 10-yr bond was the only best option to consider.

The Committee recommends that the Board pursue a 10-yr bond.



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Unassigned Fund Balance

Another option the Committee explored is the use of the Town's Unassigned Fund Balance (UFB) to offset the total cost of a project. UFB is revenue that was previously received – either through appropriation, fees, payments, or grants – that was not spent in the fiscal year in which it was generated. The funds remaining at the end of the FY are placed in the UFB for use by the Town as directed by the Legislative Body (Town Meeting). The Selectboard is allowed to use UFB without approval of the Body to offset the tax rate, but other uses require voter approval. For example, in 2020 the voters approved the use of \$175,000 from the UFB to fund required upgrades to the Life-Safety Building including a water purification system, showers, and a security entrance. Since UFB is money that has already been collected, its use has no direct impact on the tax rate.

The Committee is aware that the Town is due a payment from the State Department of Transportation (DoT) for more than \$700,000 as a result of the State's cost sharing in the Lower Bay Rd reconstruction project. The State covered 80% of the project cost through a reimbursement to the Town. To finance the project, the Town took out a 10-yr bond for the construction amount. Because of the nature of the bond, it cannot be paid off early, so the Town will continue to pay through its expiration in 2029. At the end of FY21 (June 30, 2021), that payment from DoT will be moved from the General Fund into the UFB for future use.

In light of this reimbursement, the Committee recommends the Town authorize the use of up to \$600,000 from the FY22 UFB to offset the cost of the building project. When interest is considered, that translates into a roughly \$0.14 decrease in the total tax burden for the options being considered. Because the UFB is healthy right now, use of the DoT payment will not create any undue risk for the Town, while having a very positive impact on the tax rate implications for a project.

In investigating the finance options, the Committee became aware of another current bond that is expiring within the anticipated time frame of the building project. That bond was for an American Recovery & Reinvestment Act (ARRA) project on Maple Circle. The current bond payment is \$53,000 per year, which equates to \$0.10 on the tax rate, and it has an outstanding balance of \$104,000. By paying the ARRA bond off early with money from the Unassigned Fund Balance, it could lessen the impact of the building project bond by \$0.08. It does not reduce the tax impact by the full \$0.10 of the current ARRA bond payment because it results in a higher amount being bonded for the building project, so the net reduction is \$0.08. In light of the importance of tax impact to the residents, and the relatively low cost of bonding an additional \$100,000, the Committee recommends the ARRA bond be paid off early and the remaining \$600,000 from the UFB be applied to reduce the cost of the project.

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Table 2 summarizes the various cost reduction and offset opportunities discussed in the preceding sections. For estimating purposes, every \$100,000 in the amount of UFB applied decreases the tax rate by \$0.02. For example, applying \$400,000 would reduce the tax rate impact by \$0.08.

Use of Town Building Improvement Capital Reserve Fund

Another option to reduce the total tax impact is to use funds from the Town Building Improvement & Design Capital Reserve Fund (CRF). That CRF is specifically designated for “planning, design, and retrofitting of Town facilities”, with the Board of Selectmen as the expending agent. That fund will have approximately \$303,000 in it in FY22. The Board of Selectmen could authorize the use of the CRF to pay the design and architectural fees for the project, which would be roughly about \$170,000, depending on the design chosen. This would reduce the amount to be bonded and eliminate roughly \$0.03 more from the tax rate impact. Given the purpose of the CRF, it seems to make good sense to apply it to this project. That fund should also be used to pay the first year (interest only) bond payment (as described below) to avoid any FY22 tax impacts.

	<b>Base Cost</b>	<b>Cost Reduction Candidates</b>	<b>UFB Offset</b>	<b>Apply Design CRF</b>	<b>Net Cost</b>	<b>Tax Impact (2023)</b>	<b>ARRA Bond Offset</b>	<b>Total Tax Impact</b>
<b>Option 1</b>	\$3,204,342	-\$120,871	- \$600,000	-\$177,624.	\$2,305,847	\$0.23	-\$0.10	\$0.13
<b>Option 3b</b>	\$3,340,148	-\$194,821	- \$600,000	-\$167,635	\$2,377,692	\$0.24	-\$0.10	\$0.14
<b>Option 3a</b>	\$3,135,147	-\$194,821	- \$600,000	-\$167,635	\$2,172,691	\$0.20	-\$0.10	\$0.10
<b>Option 4</b>	\$3,185,901	- \$144,821	- \$600,000	-\$167,635	\$2,273,445	\$0.22	-\$0.10	\$0.12

*Table 2- Impact of Cost Reductions, UFB, and Expiring Bond on 10-yr Bond Tax Rate*

Real-Life Tax Implications

Because not everyone is intimately familiar with tax rates and the impact of change, the Committee thought it would be useful to provide some real-life examples to help people relate the tax rate discussion to their own situation. Table 4 provides a comparison of the impact that the various options would have in 2023 (the first year of full bond payments) based on the value of an individual’s property for a 10-yr bond term. It assumes all of the cost reduction savings, the \$600,000 offset from the UFB, and prepayment of the ARRA bond shown in Table

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2. Tax changes for property values in between the ones listed can be interpolated between the presented values, since the tax is a linear function of the property value, i.e, the value for a \$250,000 is half way between the values for \$200,000 and \$300,000.

	\$200,000	\$300,000	\$400,000	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	\$1,000,000
<b>Option 1</b>	\$26	\$39	\$52	\$65	\$78	\$91	\$104	\$117	\$130
Per Tax Bill	\$13	\$19.50	\$26	\$32.50	\$39	\$40.50	\$52	\$58.50	\$65
<b>Option 3b</b>	\$28	\$42	\$56	\$70	\$84	\$98	\$112	\$126	\$140
Per Tax Bill	\$14	\$21	\$28	\$35	\$42	\$49	\$56	\$63	\$70
<b>Option 3a</b>	\$20	\$30	\$40	\$50	\$60	\$70	\$80	\$90	\$100
Per Tax Bill	\$10	\$15	\$20	\$25	\$30	\$35	\$40	\$45	\$50
<b>Option 4</b>	\$24	\$36	\$48	\$60	\$72	\$84	\$96	\$108	\$120
Per Tax Bill	\$12	\$18	\$24	\$30	\$36	\$42	\$48	\$54	\$60

*Table 3- Tax Examples*

As the table shows, for a property worth \$300,000 (which is the average value of residential property in Sanbornton), the property owner could expect to pay \$30-\$40 per year more in property taxes, or roughly \$2-\$3 per month. Half of the projected increases would show up in each semi-annual (June and December) tax bill. The Committee believes that is a reasonable investment in the future of the Town.

### **8.0 Bonding Process**

The process for municipalities to bond a project is complicated. It requires the involvement of specially qualified “bond counsel” to give the prospective lender a certification that the proposed bond item is legal and binding. That opinion involves the draft of the warrant article as well as an evaluation of the municipality’s financial status to ensure the bonding complies with applicable RSA’s.

For the purpose of a construction project, there are several steps that need to be completed:

- Process Timeline
- Determination of a bond amount
- Drafting of a warrant article
- Consultation with bond counsel
- Selection of a bond issuer
- Public hearing on bond issue

Each of these items will be discussed below.

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Process Timeline

The timeline for the bond process varies based on the source of the loan. The most restrictive timeline is for bonds issued through NHMBB, so that will be the one discussed. For NHMBB bonds, there are semi-annual (January and July) bond “sales” on the public bond market that determine the final interest rate that will be paid. For any proposed building project, the Town would want to submit its application by April 30 to be part of the July bond sale. Proceeds from the bond are generally available in early August. The only payment in that fiscal year will be in February following the bond issue, and it will be an interest-only payment. Beginning the following August (1-yr anniversary of bond issuance), there will be two payments each FY: one of principal and interest in August and another interest-only payment in February. If the Town advances a building project at the 2021 Town Meeting, the FY22 payment will be interest-only and the first full payment will be made in the Town’s FY23.

Bond Amount

The bond amount must be determined for the warrant article. The primary difficulty is predicting interest rates six months in advance of the actual issuance. The bond amount chosen is generally a maximum amount, leaving the Board the option to bond a final amount that is lower if cost savings can be realized. The bond amount approved at Town meeting cannot, however, be exceeded – so if costs increase beyond the funding anticipated, the extra must come from other sources – not a larger bond. Bond counsel will assist with setting the proper bond amount.

Drafting of the Warrant Article

The wording of the article is important. There are templates available but bond counsel will help ensure the wording is adequate to the purpose. For example, if the warrant article were worded for a bond to “Build a new Police Station”, that money could not be used to purchase furnishings to go in the building. The wording needs to encompass all of activities within the project so that the use of the bonded funds is not artificially limited.

Another consideration is that bond articles must be the first articles on the warrant, and any other articles related to the building project will come later. The bond article is also considered a “special warrant article”, so the positions of the Board of Selectmen and the Budget Committee must appear with the article (“Recommended by the Board of Selectmen, Recommended by the Budget Committee” – as applicable).

Consultation with Bond Counsel

There are a limited number of certified bond counsels available in the state. It is important to engage with one or more early in order to make sure they have the resources available to

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support the development of the Town’s warrant article (if the decision is made to put one forward). Waiting too long may leave the Town without access to counsel, which will mean a bond cannot be pursued. A list of bond counsels approved by the New Hampshire Municipal Bond Bank (NHMBB), the largest bond issuer for New Hampshire municipalities, is available here: <http://www.nhmbb.org/index.php/loan-program/approved-bond-counsel>

Bond counsel charges for their services, but the fees are typically only due if the bond article succeeds. There is no cost to the Town if the article is not passed. In the event that the article is successful, the Town can expect to pay roughly \$5,000 - \$7,500 in fees to the bond counsel that was selected to help prepare the article.

**Selection of a Bond Issuer**

There are a number of sources for municipal bonds. As mentioned above, NHMBB is the largest issuer for NH towns. They offer a full range of bond terms, and the staff can help the municipality with the entire process. The downside of NHMBB is that because they sell bonds on the public bond market, there is no option to pay off the bond early. It also means that the precise interest rate will not be known until the next bond sale (January and July each year).

Local banks also offer municipal bonds, but there may be limitations on the amount and the term of the bond. Generally, small banks will not issue bonds over a 10-yr term. Existing relationships with a local bank could influence the interest rate, and often banks do not impose penalties for early payoff.

The Town has the option of selling its own bonds on the public market, but that is not practical for a small town like Sanbornton.

The Committee recommends that the Town check with local lenders – especially banks where a deposit relationship already exists – to get information on available bond rates to compare to what is currently offered through NHMBB. It is not unusual for bonds from local banks to include the option for early payment, which offers the option to retire the debt early if funding became available.

**Public Hearing on the Bond Article**

Statute requires a public bond hearing be held within a prescribed time. For the March 2021 Town Meeting, the following schedule applies:

<b><u>Activity</u></b>	<b><u>Earliest Date</u></b>	<b><u>Latest Date</u></b>
Notice of Bond Hearing for amounts >\$100,000	January 1	February 15
Bond Hearing	January 8	February 22

**Town of Sanbornton**  
**Building Construction Committee**  
**Recommendations Report – December 2020**

It should be noted that if a review of the bond proposal has not been conducted by bond counsel and something is subsequently changed, the validity of the bond hearing may be called into question. It is strongly recommended that bond counsel is engaged and any concerns addressed before the hearing date.

Voter engagement prior to Town Meeting is critical to successful passage of any bond article. Despite the concerted efforts of the Committee to reach out to the public, participation has been limited. The Committee recommends, therefore, that the Board consider sending a letter to every property owner advising them of the bond hearing. Recent public hearings on other issues have shown significantly higher participation when the notice is mailed versus just posted in the required places and advertised on social media. The place to have discussions about the bond is at the public hearing – not at Town Meeting.

### **9.0 Design Selection**

While the Committee ended its initial effort believing they had recommended the two best available options, the update to the cost estimates and the ideas put forth during the public engagement have shown that some of the other options still deserved further consideration. The Committee members spent countless hours reviewing the options and their pros and cons. After taking into consideration the public feedback and some of the identified risks, the Committee has concluded that Option 4 – a standalone Town Office behind Old Town Hall and the renovation of the current building for the PD – makes the most sense. It should be noted that the facilities for the new PD were identical in all the options that were considered.

The two biggest factors leading to the decision to choose Option 4 were the impact on the parking situation at the Life-Safety Campus and the improved opportunity for expansion in the future, if it is required. Option 1 left no room for expansion, short of building another facility 20-30 years from now. Given that the cost of construction will be higher then, it made sense to make that investment now, when the total cost will be substantially lower. While additional parking could be created at the Life-Safety Building campus by putting in a small parking lot off Currier Rd, those spots would require residents to walk a significant distance (down a ramp/stairs) to reach the Town Office. Even though the total number of spaces could increase, that was not considered to be an even trade off for the spaces lost in front of the current building.

Another factor was the utilization of Old Town Hall. The Town Office will be designed without a large meeting space, with the intent that Old Town Hall or another Town facility (such as the Library or the Life-Safety Building) be used for meetings. By placing the Town Office close to Old Town Hall, it puts the staff who are most likely to use the building in closest proximity to it. It is

**Town of Sanbornton  
Building Construction Committee  
Recommendations Report – December 2020**

hoped that the increased use of the Old Town Hall will spur greater attention on the building and lead to future investments to preserve it for the Town. The design and placement of the new Town Office would allow for future expansion if/when it is needed.

The Committee does not have a specific recommendation yet on exact placement of the Town Office on the lot. There are pros and cons to various locations, including “docked” directly behind Old Town Hall, in the field directly above/behind Old Town Hall, or in a location further back in the field. The discussion of the exact placement is best had with the architect and contractor to avoid unnecessary cost and impact on the design. It is expected that those details can be worked out prior to Town Meeting.


**10.0 Summary of Committee Recommendations**

In conclusion, the Committee is making the following recommendations to the Board of Selectmen:

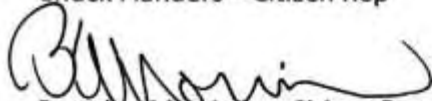
1. No later than January 6, 2021, vote to include an article on the 2021 Town Meeting Warrant for a 10-yr bond to fund a standalone Town Office building on Tax Map 26 Lots 45/47 and to renovate the current Town Office building to become the new Police Department. The exact bond amount will be determined based on further discussion with BPS, H.L. Turner, and bond counsel.
2. Include approval of the use of up to \$600,000 from the Unassigned Fund Balance in the bond warrant article.
3. Include a separate warrant article to use \$104,000 from the Unassigned Fund Balance to pay off the bond for the ARRA/Maple Circle project to reduce the tax impact of the project.
4. Approve the use of the Town Building Improvement & Design CRF to pay for the architectural and design fees associated with the project.
5. Engage with bond counsel as soon as possible to begin laying the groundwork for a successful bond article.
6. Contact local banks to determine available options for bond financing, to compare with the options available from NHMBB.
7. Establish a date for the required bond hearing to avoid conflict with other statutory hearings.
8. Engage in a community outreach program to invite residents to participate in the public hearing on the proposed bond article and gain public support.

**Town of Sanbornton  
Building Construction Committee  
Recommendations Report – December 2020**

  
Nina Gardner – Chair

  
Steve Cobb – Vice Chair

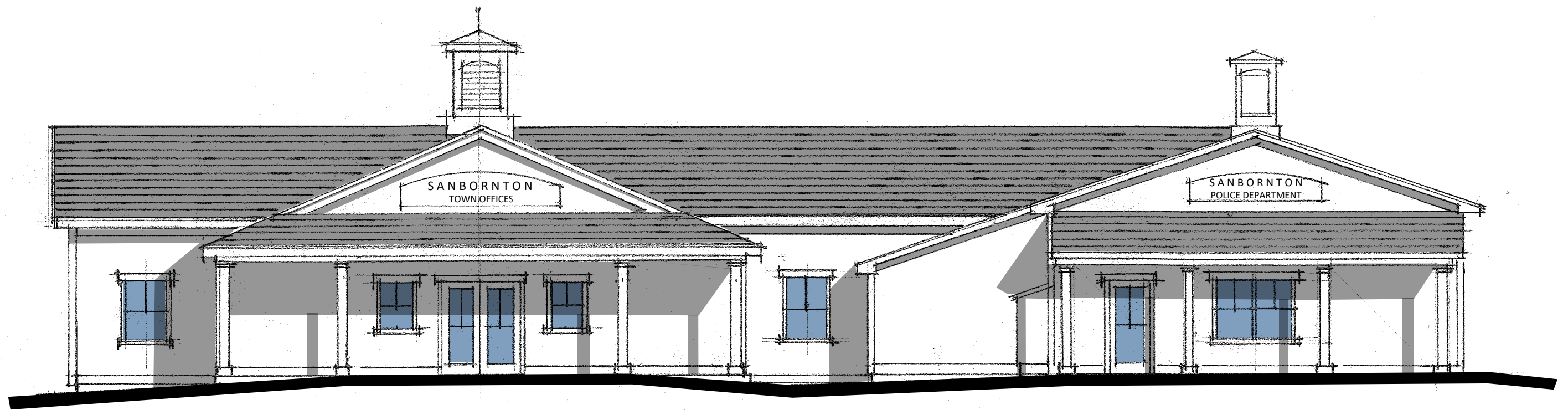
  
Chuck Flanders – Citizen Rep

  
Brendan Morrison – Citizen Rep

  
Ken Carleton – Employee Rep

  
Jim Dick – Selectmen's Rep





## Town Hall & Police Department Elevation

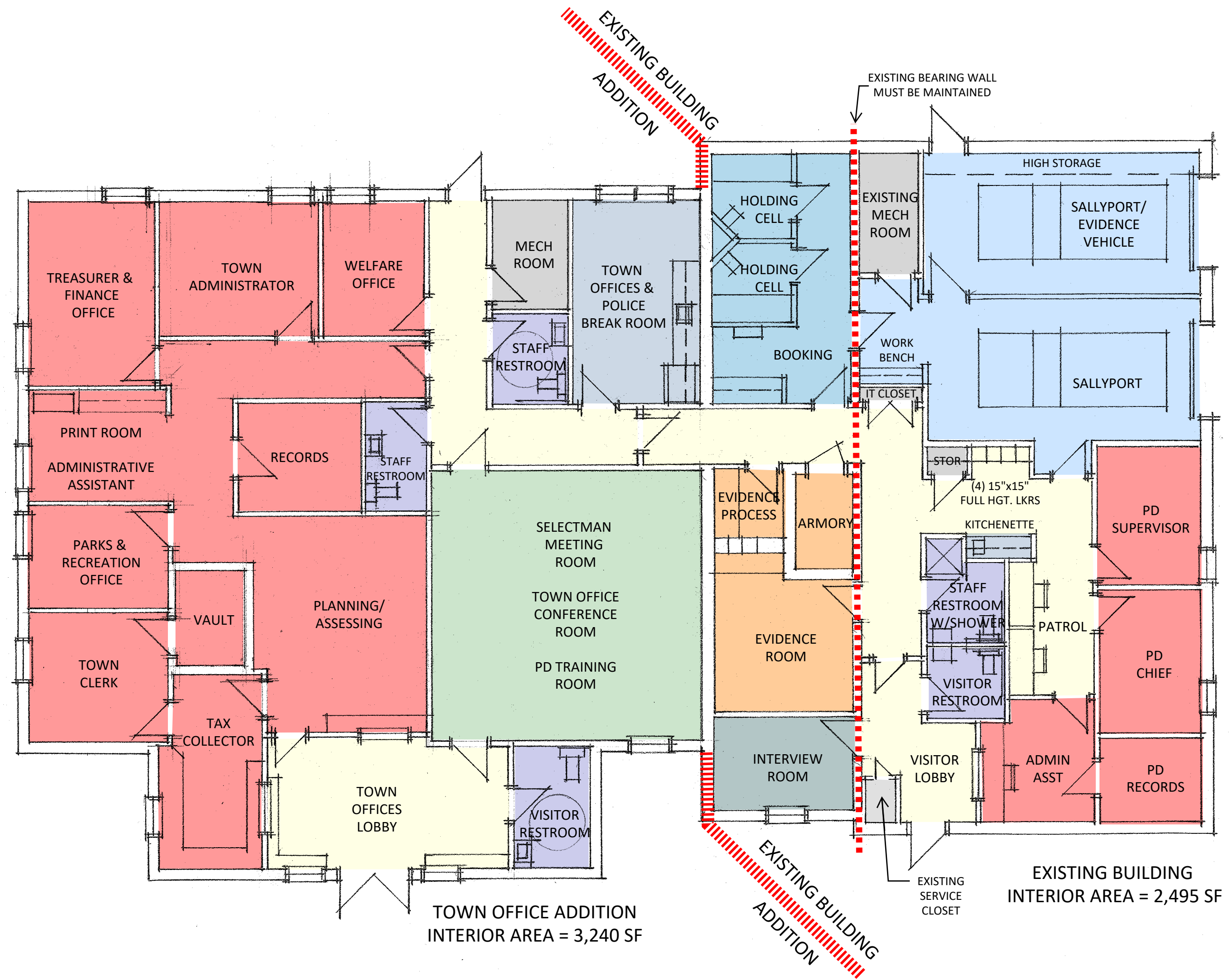
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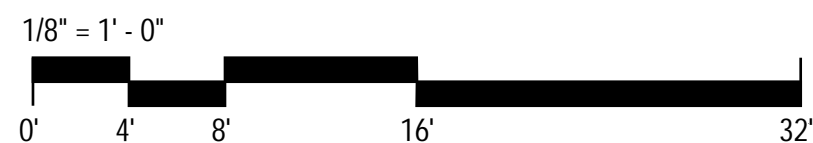
Building Elevation Option - 1

Town Offices & Police Department  
Sanbornton, New Hampshire

TTG 5085  
DP 10/12/2020



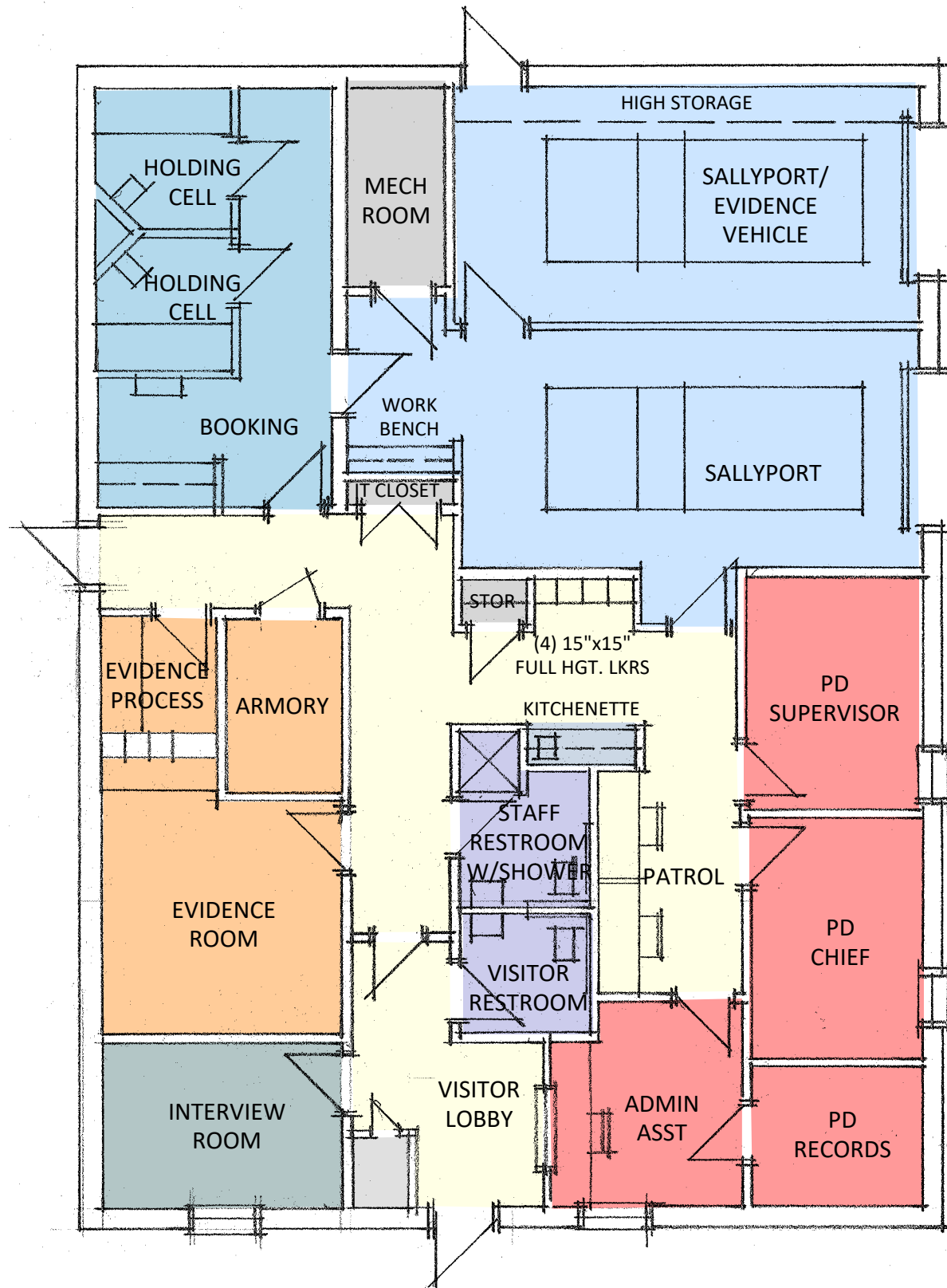
## Floor Plan



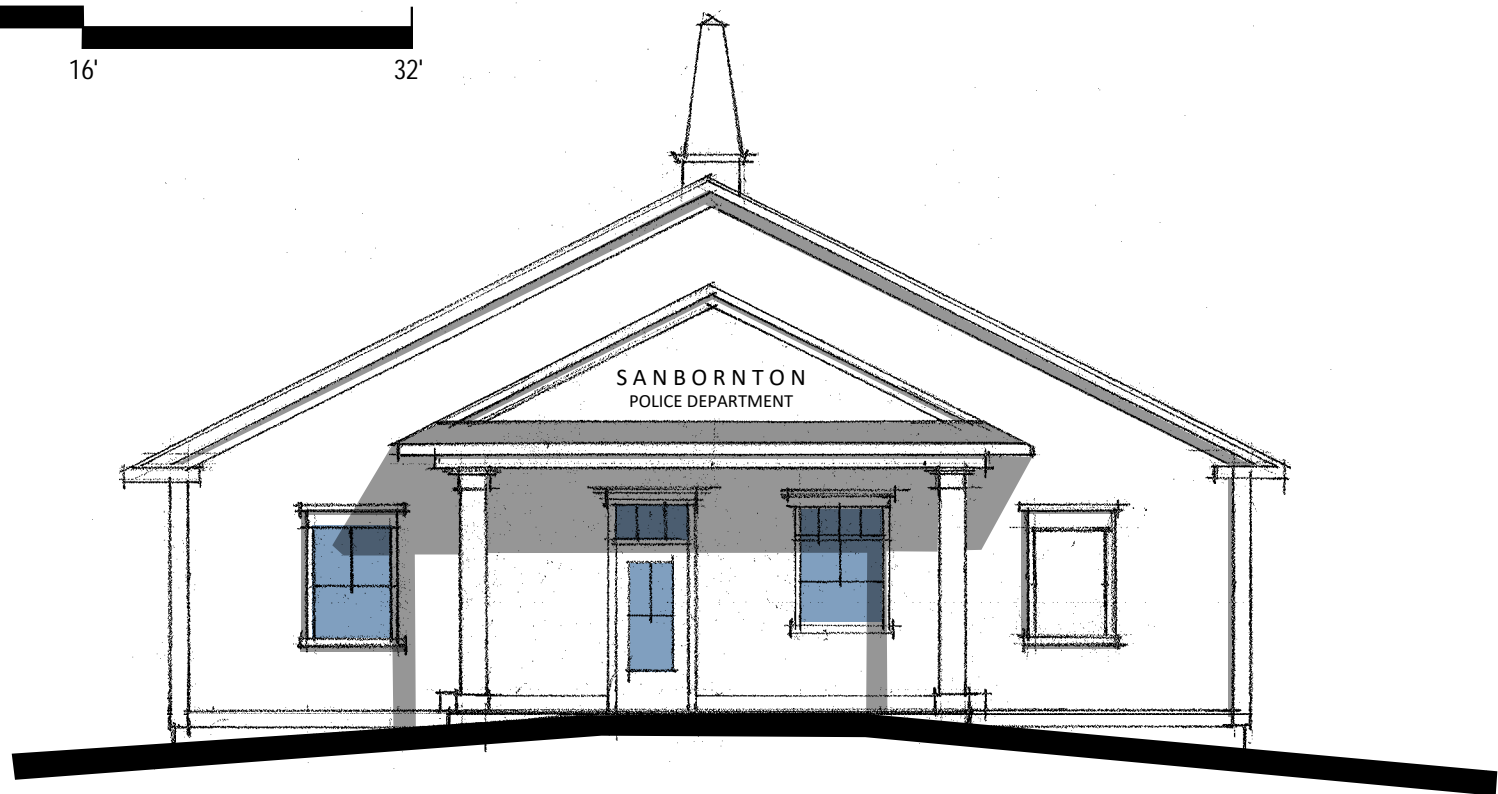
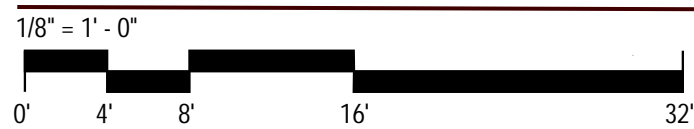
## Addition Floor Plan-Option 1

Town Offices & Police Department  
Sanbornton, New Hampshire

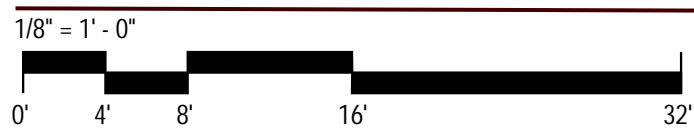
TTG 5085  
DP 10/08/2020



Floor Plan



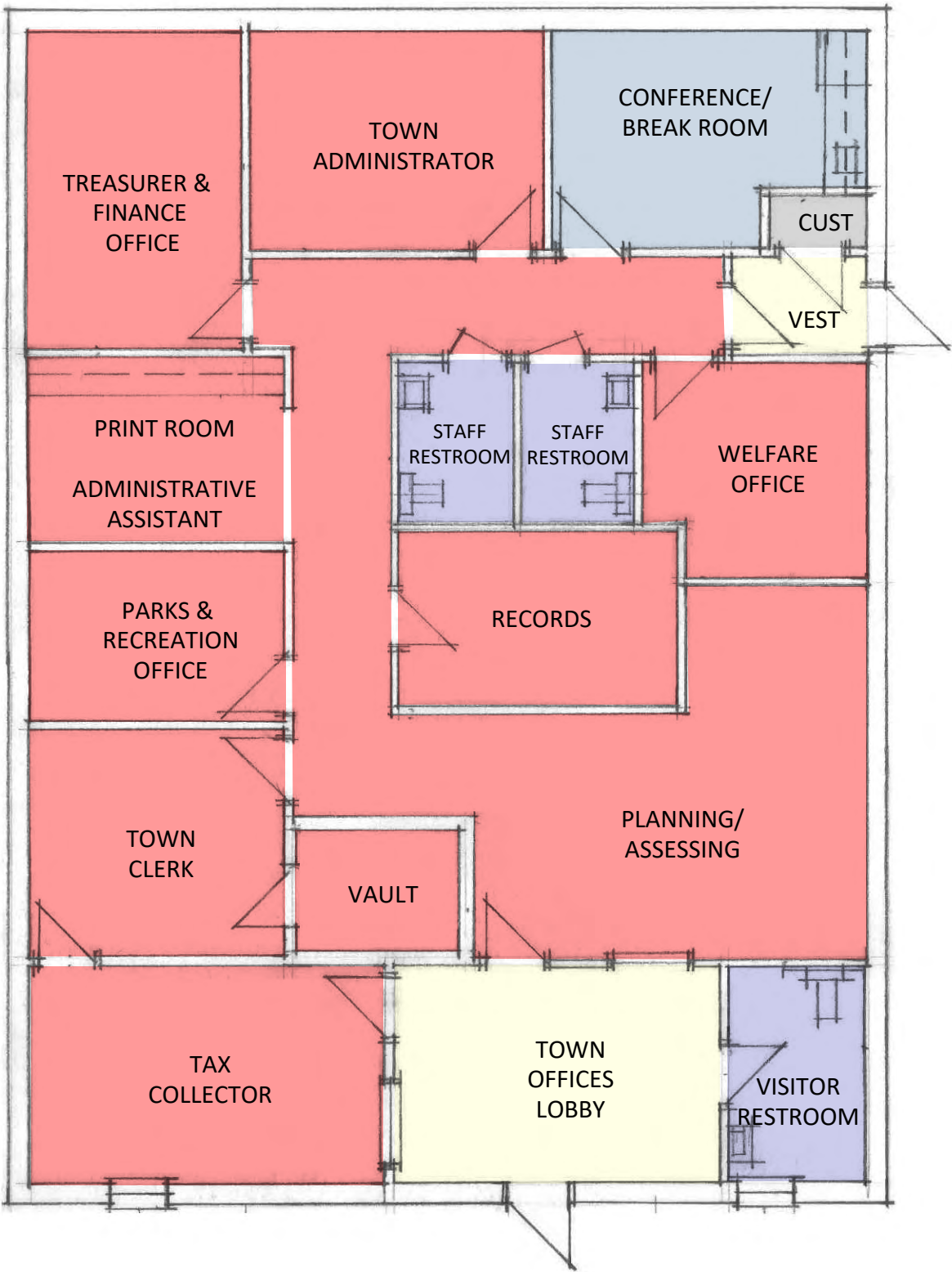
Front Elevation



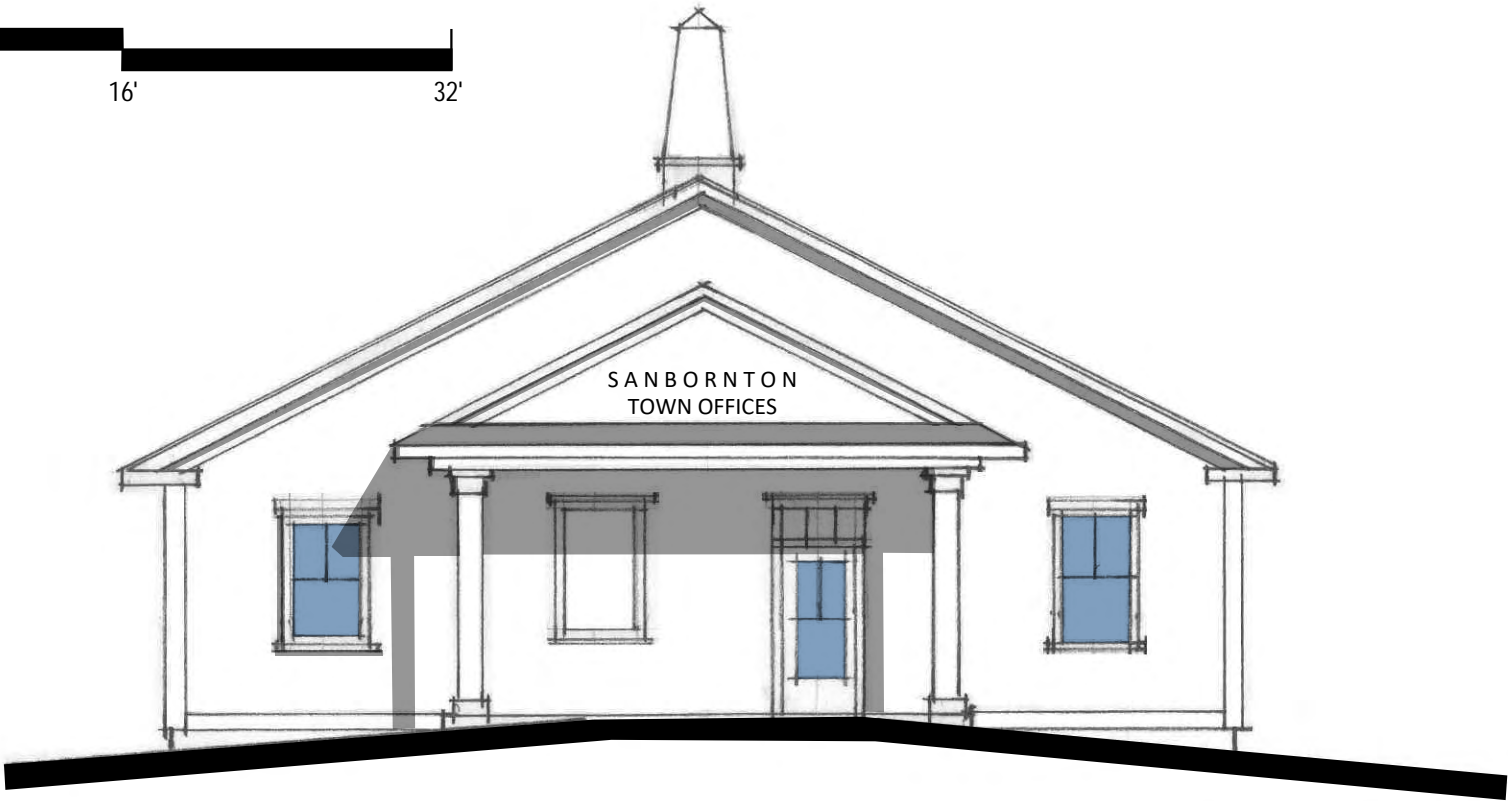
Police Department Building - Option 3-b  
Sanbornton, New Hampshire

TTG 5085  
DP 10/09/2020





Floor Plan



Front Elevation



Town Office Building - Option 4  
Sanbornton, New Hampshire

TTG 5085  
DP 12/15/2020

**DRAFT**

**Sanbornton Police & Town Hall Additions & Renovations**

Sanbornton, New Hampshire  
2-Nov-20

# Total Project Budget Worksheet Option 1

1	CLERK OF THE WORKS	\$50,000
2	PRE-DESIGN SERVICES	
	Geotech / borings	\$7,500
3	ARCHITECTURAL & ENGINEERING FEES	
	Design Fees:	\$177,624
	Reimbursables (Allowance)	\$5,000
4	TESTING OF SOILS, MATERIALS, SPECIAL INSPECTIONS, ETC.	\$10,000
5	Cable TV wiring	\$2,500
6	Television & equipment	
	COMPUTER/DATA SYSTEM	\$1,400
	Cable wiring	\$0
	Computers & equipment	\$5,000
7	SECURITY SYSTEM (Owner's Vendor)	\$10,500
8	TELEPHONE SYSTEM (Owner's Vendor)	\$16,500
9	CCTV	\$10,500
10	ASBESTOS REMOVAL	\$0
11	MOVING FURNISHINGS	\$5,000
12	FURNISHINGS	\$25,000
13	FIRE ALARM & SECURITY TIE-IN	\$3,500
14	TECHNOLOGY INFRASTRUCTURE	\$0
15	PSNH CONNECTION & TRANSFORMER	\$10,000
16	LP GAS connection	\$0
17	GENERATOR AT TOWN OFFICES	\$50,000
18	PERMITS	
	Septic system	\$2,500
	Water system (well)	\$2,500
19	OWNER'S CONTINGENCY (6%)	\$142,100

<b>TOTAL SOFT COST BUDGET</b>	<b>\$537,124</b>
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**HARD COST CONSTRUCTION BUDGET**

<b>SITework ALLOWANCE:</b>	<b>\$183,967</b>
<b>ADDITIONS &amp; RENOVATIONS:</b>	<b>\$2,134,353</b>
<b>CM CONTINGENCY:</b>	<b>\$50,000</b>
<b>TOTAL HARD CONSTRUCTION BUDGET:</b>	<b>\$2,368,320</b>

**FIRE SUPPRESSION ALLOWANCES**

<b>CISTERN &amp; EXCAVATION:</b>	<b>\$80,000</b>
<b>INTERIOR FIRE SUPPRESSION PIPING:</b>	<b>\$46,408</b>
<b>FIRE SUPPRESSION PUMP HOUSE:</b>	<b>\$35,000</b>
<b>ELECTRICAL:</b>	<b>\$15,000</b>
<b>FIRE SUPPRESSION PUMP &amp; PLUMBING:</b>	<b>\$75,000</b>
<b>TOTAL FIRE SUPPRESSION BUDGET:</b>	<b>\$251,408</b>

<b>TOTAL PROJECT COST:</b>	<b>\$3,156,852</b>
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Soft cost numbers are carried over from the previous budget effort and should be verified by the Ownership Team.



# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022

## Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		General Requirements (01)				\$222,630.00	\$137,775.00	\$0.00	\$0.00	\$0.00	\$360,405.00
		Sitework (02)				\$7,467.00	\$0.00	\$0.00	\$176,500.00	\$0.00	\$183,967.00
		Concrete (03)				\$29,721.42	\$49,554.87	\$7,500.00	\$45,951.00	\$0.00	\$132,727.28
		Masonry (04)				\$32,648.40	\$18,761.00	\$2,500.00	\$0.00	\$0.00	\$53,909.40
		Metals (05)				\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
		Woods and Plastics (06)				\$96,467.00	\$156,768.00	\$43,500.00	\$69,150.00	\$0.00	\$365,885.00
		Thermal and Moisture Protection (07)				\$5,337.50	\$11,800.00	\$0.00	\$90,663.20	\$0.00	\$107,800.70
		Doors and Windows (08)				\$24,810.00	\$109,060.00	\$0.00	\$64,000.00	\$0.00	\$197,870.00
		Finishes (09)				\$33,227.00	\$73,254.35	\$25,000.00	\$176,864.45	\$0.00	\$308,345.80
		Specialties (10)				\$3,857.00	\$7,826.00	\$0.00	\$6,200.00	\$0.00	\$17,883.00
		Equipment (11)				\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
		Furnishings (12)				\$896.00	\$4,500.00	\$0.00	\$2,380.00	\$0.00	\$7,776.00
		Mechanical (15)				\$7,467.00	\$0.00	\$0.00	\$208,836.00	\$0.00	\$216,303.00
		Electrical (16)				\$7,467.00	\$0.00	\$0.00	\$118,920.50	\$0.00	\$126,387.50
		Demo Cut and Patch (17)				\$48,613.00	\$46,940.00	\$0.00	\$0.00	\$0.00	\$95,553.00
		Design, Allowances & Contingencies (18)				\$0.00	\$75,028.00	\$0.00	\$0.00	\$0.00	\$75,028.00
		CM Fee (FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$112,777.00	\$112,777.00
						\$522,930.32	\$694,647.22	\$78,500.00	\$959,465.15	\$112,777.00	\$2,368,319.68



# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022 Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>General Requirements ( 01)</b>											
		Site Supervision ( 01-101)				\$218,400.00	\$17,600.00	\$0.00	\$0.00	\$0.00	\$236,000.00
		Time / Project Management ( 01-102)				\$0.00	\$58,800.00	\$0.00	\$0.00	\$0.00	\$58,800.00
		Building Permits ( 01-104)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Temporary Water Service ( 01-105)				\$150.00	\$500.00	\$0.00	\$0.00	\$0.00	\$650.00
		Temporary Barricades ( 01-106)				\$4,080.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$7,080.00
		Temporary Buildings and Storage ( 01-107)				\$0.00	\$20,800.00	\$0.00	\$0.00	\$0.00	\$20,800.00
		Communication Services ( 01-109)				\$0.00	\$5,200.00	\$0.00	\$0.00	\$0.00	\$5,200.00
		Small Tools ( 01-110)				\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
		Project Signs ( 01-112)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Temporary Toilet Facilities ( 01-113)				\$0.00	\$11,200.00	\$0.00	\$0.00	\$0.00	\$11,200.00
		Temp Power ( 01-114)				\$0.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00
		Project Transportation ( 01-118)				\$0.00	\$8,925.00	\$0.00	\$0.00	\$0.00	\$8,925.00
		Printing and Reproduction Services ( 01-123)				\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		Project Manuals and As-Builts ( 01-124)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		OSHA Requirements ( 01-130)				\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
		<b>Subtotal: General Requirements (01)</b>				<b>\$222,630.00</b>	<b>\$137,775.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$360,405.00</b>
<b>Sitework ( 02)</b>											
		Site Construction ( 02-200)				\$7,467.00	\$0.00	\$0.00	\$176,500.00	\$0.00	\$183,967.00
		<b>Subtotal: Sitework (02)</b>				<b>\$7,467.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$176,500.00</b>	<b>\$0.00</b>	<b>\$183,967.00</b>
<b>Concrete ( 03)</b>											
		Concrete ( 03-300)				\$7,467.00	\$0.00	\$7,500.00	\$0.00	\$0.00	\$14,967.00
		Spread Footings ( 03-305)				\$2,576.00	\$5,290.00	\$0.00	\$10,350.00	\$0.00	\$18,216.00
		Low Wall Concrete ( 03-320)				\$2,632.00	\$5,405.00	\$0.00	\$11,745.00	\$0.00	\$19,782.00
		Concrete Slab on Grade ( 03-345)				\$12,042.42	\$19,869.87	\$0.00	\$16,656.00	\$0.00	\$48,568.28
		Concrete Reinforcement ( 03-380)				\$504.00	\$11,740.00	\$0.00	\$7,200.00	\$0.00	\$19,444.00

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Estimator: Barry Beauregard

Bonnette, Page and Stone Corp.

Page: 1





# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022

Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Miscellaneous Concrete ( 03-390)				\$4,500.00	\$7,250.00	\$0.00	\$0.00	\$0.00	\$11,750.00
		<b>Subtotal: Concrete (03)</b>				<b>\$29,721.42</b>	<b>\$49,554.87</b>	<b>\$7,500.00</b>	<b>\$45,951.00</b>	<b>\$0.00</b>	<b>\$132,727.28</b>
		<b>Masonry ( 04)</b>									
		Masonry ( 04-400)				\$1,500.00	\$2,000.00	\$2,500.00	\$0.00	\$0.00	\$6,000.00
		Interior Block ( 04-425)				\$29,610.00	\$14,100.00	\$0.00	\$0.00	\$0.00	\$43,710.00
		Grout & Reinforcing ( 04-445)				\$1,538.40	\$2,661.00	\$0.00	\$0.00	\$0.00	\$4,199.40
		<b>Subtotal: Masonry (04)</b>				<b>\$32,648.40</b>	<b>\$18,761.00</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$53,909.40</b>
		<b>Metals ( 05)</b>									
		Miscellaneous Steel ( 05-540)				\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
		<b>Subtotal: Metals (05)</b>				<b>\$2,118.00</b>	<b>\$2,730.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,848.00</b>
		<b>Woods and Plastics ( 06)</b>									
		Rough Carpentry ( 06-605)				\$71,176.00	\$116,929.00	\$28,500.00	\$0.00	\$0.00	\$216,605.00
		Finish Carpentry ( 06-610)				\$25,291.00	\$32,339.00	\$15,000.00	\$0.00	\$0.00	\$72,630.00
		Rough Hardware ( 06-620)				\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00
		Architectural Woodwork ( 06-675)				\$0.00	\$0.00	\$0.00	\$69,150.00	\$0.00	\$69,150.00
		<b>Subtotal: Woods and Plastics (06)</b>				<b>\$96,467.00</b>	<b>\$156,768.00</b>	<b>\$43,500.00</b>	<b>\$69,150.00</b>	<b>\$0.00</b>	<b>\$365,885.00</b>
		<b>Thermal and Moisture Protection ( 07)</b>									
		Waterproofing ( 07-710)				\$0.00	\$0.00	\$0.00	\$6,650.00	\$0.00	\$6,650.00
		Fire Stopping & Sealants ( 07-715)				\$1,840.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$2,840.00
		Building Insulation ( 07-720)				\$997.50	\$3,800.00	\$0.00	\$36,626.20	\$0.00	\$41,423.70
		Shingle Roofing ( 07-725)				\$0.00	\$5,000.00	\$0.00	\$44,462.00	\$0.00	\$49,462.00
		Sheet Metal Flashing & Trim ( 07-745)				\$0.00	\$0.00	\$0.00	\$2,925.00	\$0.00	\$2,925.00





# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022

Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Joint Sealers ( 07-760)				\$2,500.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$4,500.00
		<b>Subtotal: Thermal and Moisture Protection (07)</b>				<b>\$5,337.50</b>	<b>\$11,800.00</b>	<b>\$0.00</b>	<b>\$90,663.20</b>	<b>\$0.00</b>	<b>\$107,800.70</b>
		<b>Doors and Windows ( 08)</b>									
		Steel Doors & Frames ( 08-805)				\$3,350.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$23,350.00
		Wood Doors ( 08-815)				\$1,450.00	\$17,475.00	\$0.00	\$0.00	\$0.00	\$18,925.00
		Access Doors ( 08-820)				\$1,632.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$4,132.00
		Specialty Doors & Windows ( 08-825)				\$0.00	\$8,000.00	\$0.00	\$22,500.00	\$0.00	\$30,500.00
		Entrances & Storefront ( 08-830)				\$0.00	\$0.00	\$0.00	\$24,500.00	\$0.00	\$24,500.00
		Aluminum Windows ( 08-835)				\$5,202.00	\$17,360.00	\$0.00	\$0.00	\$0.00	\$22,562.00
		Finish Hardware ( 08-845)				\$13,176.00	\$43,725.00	\$0.00	\$7,000.00	\$0.00	\$63,901.00
		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>\$24,810.00</b>	<b>\$109,060.00</b>	<b>\$0.00</b>	<b>\$64,000.00</b>	<b>\$0.00</b>	<b>\$197,870.00</b>
		<b>Finishes ( 09)</b>									
		Gypsum Drywall ( 09-910)				\$33,227.00	\$13,500.00	\$25,000.00	\$114,158.00	\$0.00	\$185,885.00
		Tile ( 09-920)				\$0.00	\$12,698.00	\$0.00	\$0.00	\$0.00	\$12,698.00
		Acoustical Ceilings ( 09-925)				\$0.00	\$0.00	\$0.00	\$20,017.50	\$0.00	\$20,017.50
		Resilient Flooring ( 09-940)				\$0.00	\$2,030.35	\$0.00	\$13,479.45	\$0.00	\$15,509.80
		Carpet ( 09-945)				\$0.00	\$0.00	\$0.00	\$13,800.00	\$0.00	\$13,800.00
		Painting & Finishing ( 09-955)				\$0.00	\$45,026.00	\$0.00	\$14,463.00	\$0.00	\$59,489.00
		Specialty Flooring ( 09-965)				\$0.00	\$0.00	\$0.00	\$946.50	\$0.00	\$946.50
		<b>Subtotal: Finishes (09)</b>				<b>\$33,227.00</b>	<b>\$73,254.35</b>	<b>\$25,000.00</b>	<b>\$176,864.45</b>	<b>\$0.00</b>	<b>\$308,345.80</b>
		<b>Specialties ( 10)</b>									
		Louvers & Vents ( 10-115)				\$816.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$2,316.00



# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022

## Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Signage ( 10-135)				\$651.00	\$930.00	\$0.00	\$5,000.00	\$0.00	\$6,581.00
		Lockers ( 10-140)				\$612.00	\$516.00	\$0.00	\$1,200.00	\$0.00	\$2,328.00
		Fire Protection Specialties ( 10-145)				\$1,260.00	\$3,450.00	\$0.00	\$0.00	\$0.00	\$4,710.00
		Toilet & Bath Accessories ( 10-165)				\$518.00	\$1,430.00	\$0.00	\$0.00	\$0.00	\$1,948.00
		<b>Subtotal: Specialties (10)</b>				<b>\$3,857.00</b>	<b>\$7,826.00</b>	<b>\$0.00</b>	<b>\$6,200.00</b>	<b>\$0.00</b>	<b>\$17,883.00</b>
		<b>Equipment ( 11)</b>									
		Residential Equipment ( 11-120)				\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
		<b>Subtotal: Equipment (11)</b>				<b>\$204.00</b>	<b>\$650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$854.00</b>
		<b>Furnishings ( 12)</b>									
		Entrance Mats ( 12-130)				\$896.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$5,396.00
		Window Treatments ( 12-140)				\$0.00	\$0.00	\$0.00	\$2,380.00	\$0.00	\$2,380.00
		<b>Subtotal: Furnishings (12)</b>				<b>\$896.00</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$2,380.00</b>	<b>\$0.00</b>	<b>\$7,776.00</b>
		<b>Mechanical ( 15)</b>									
		Mechanical ( 15-100)				\$7,467.00	\$0.00	\$0.00	\$208,836.00	\$0.00	\$216,303.00
		<b>Subtotal: Mechanical (15)</b>				<b>\$7,467.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$208,836.00</b>	<b>\$0.00</b>	<b>\$216,303.00</b>
		<b>Electrical ( 16)</b>									
		Electrical ( 16-100)				\$7,467.00	\$0.00	\$0.00	\$118,920.50	\$0.00	\$126,387.50
		<b>Subtotal: Electrical (16)</b>				<b>\$7,467.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$118,920.50</b>	<b>\$0.00</b>	<b>\$126,387.50</b>
		<b>Demo Cut and Patch ( 17)</b>									
		Demo Cut & Patch ( 17-100)				\$48,613.00	\$46,940.00	\$0.00	\$0.00	\$0.00	\$95,553.00
		<b>Subtotal: Demo Cut and Patch (17)</b>				<b>\$48,613.00</b>	<b>\$46,940.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$95,553.00</b>



# SANBORNTON TOWN OFFICES & POLICE ADDITION & RENOVATION 201022 Option 1

Job: 121822611 - SANBORNTON TOWN OFFICES AND POLICE 201022

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Design, Allowances &amp; Contingencies ( 18)</b>											
		Design, Allowances & Contingency ( 18-100)				\$0.00	\$75,028.00	\$0.00	\$0.00	\$0.00	\$75,028.00
<b>Subtotal: Design, Allowances &amp; Contingencies (18)</b>						<b>\$0.00</b>	<b>\$75,028.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,028.00</b>
<b>CM Fee ( FIN.02)</b>											
		CM Fee ( FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$112,777.00	\$112,777.00
<b>Subtotal: CM Fee (FIN.02)</b>						<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$112,777.00</b>	<b>\$112,777.00</b>
						<b>\$522,930.32</b>	<b>\$694,647.22</b>	<b>\$78,500.00</b>	<b>\$959,465.15</b>	<b>\$112,777.00</b>	<b>\$2,368,319.68</b>

**DRAFT**

## Sanbornton Police New Facility & Renovations to Existing Town Offices

Sanbornton, New Hampshire  
2-Nov-20

# Total Project Budget Worksheet Option 3b

1	CLERK OF THE WORKS	\$50,000
2	PRE-DESIGN SERVICES	
	Geotech / borings	\$7,500
3	ARCHITECTURAL & ENGINEERING FEES	
	Design Fees:	\$167,635
	Reimbursables (Allowance)	\$5,000
4	TESTING OF SOILS, MATERIALS, SPECIAL INSPECTIONS, ETC.	\$10,000
5	Cable TV wiring	\$5,000
6	Television & Equipment	
	COMPUTER/DATA SYSTEM	\$1,400
	Cable wiring	\$0
	Computers & equipment	\$5,000
7	SECURITY SYSTEM (Owner's Vendor)	\$10,500
8	TELEPHONE SYSTEM (Owner's Vendor)	\$16,500
9	CCTV	\$10,500
10	ASBESTOS REMOVAL	\$0
11	MOVING FURNISHINGS	\$5,000
12	FURNISHINGS	\$25,000
13	FIRE ALARM & SECURITY TIE-IN	\$3,500
14	TECHNOLOGY INFRASTRUCTURE	\$0
15	PSNH CONNECTION & TRANSFORMER	\$10,000
16	LP GAS connection	\$0
17	GENERATOR (Carried \$50,000 at both locations)	\$100,000
18	PERMITS	
	Septic system	\$2,500
	Water system (well)	\$2,500
19	OWNER'S CONTINGENCY (6%)	\$134,108

<b>TOTAL SOFT COST BUDGET</b>	<b>\$571,643</b>
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### NEW POLICE FACILITY HARD COST CONSTRUCTION BUDGET

SITEWORK ALLOWANCE:	\$269,160
NEW POLICE FACILITY:	\$1,232,746
CM CONTINGENCY:	\$50,000
<b>TOTAL HARD COST CONSTRUCTION BUDGET:</b>	<b>\$1,551,906</b>

### FIRE SUPPRESSION @ NEW POLICE FACILITY ALLOWANCES

CISTERN & EXCAVATION:	\$80,000
INTERIOR FIRE SUPPRESSION PIPING:	\$30,104
FIRE SUPPRESSION PUMP HOUSE:	\$35,000
ELECTRICAL:	\$15,000
FIRE SUPPRESSION PUMP & CISTERN:	\$75,000
<b>TOTAL FIRE SUPPRESSION BUDGET:</b>	<b>\$235,104</b>

### TOWN OFFICE RENOVATION HARD COST CONSTRUCTION BUDGET

SITEWORK ALLOWANCE:	\$25,000
NEW POLICE FACILITY:	\$633,231
CM CONTINGENCY:	\$25,000
<b>TOTAL HARD COST CONSTRUCTION BUDGET:</b>	<b>\$683,231</b>

### FIRE SUPPRESSION @ RENOVATED TOWN OFFICES ALLOWANCES

CISTERN & EXCAVATION:	\$80,000
INTERIOR FIRE SUPPRESSION PIPING:	\$24,363
FIRE SUPPRESSION PUMP HOUSE:	\$35,000
ELECTRICAL:	\$15,000
FIRE SUPPRESSION PUMP & CISTERN:	\$75,000
<b>TOTAL FIRE SUPPRESSION BUDGET:</b>	<b>\$229,363</b>

<b>TOTAL PROJECT COST:</b>	<b>\$3,271,247</b>
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Soft cost numbers are carried over from the previous budget effort and should be verified by the Ownership Team.



# SANBORNTON TOWN OFFICE RENOVATION 201105

Job: 121822620 - SANBORNTON TOWN OFFICES RENOVATION 201105, SANBORNTON, NH

Option 3b -  
Renovation

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
	General Requirements (01)					\$71,030.00	\$23,915.00	\$0.00	\$0.00	\$0.00	\$94,945.00
	Sitework (02)					\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
	Masonry (04)					\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
	Metals (05)					\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
	Woods and Plastics (06)					\$9,977.00	\$21,570.00	\$3,500.00	\$35,275.00	\$0.00	\$70,322.00
	Thermal and Moisture Protection (07)					\$2,740.00	\$6,750.00	\$0.00	\$42,328.80	\$0.00	\$51,818.80
	Doors and Windows (08)					\$7,112.00	\$31,300.00	\$0.00	\$13,500.00	\$0.00	\$51,912.00
	Finishes (09)					\$13,067.00	\$7,447.45	\$10,000.00	\$77,313.90	\$0.00	\$107,828.35
	Specialties (10)					\$1,820.00	\$4,765.00	\$0.00	\$2,976.00	\$0.00	\$9,561.00
	Equipment (11)					\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
	Furnishings (12)					\$224.00	\$2,500.00	\$0.00	\$1,680.00	\$0.00	\$4,404.00
	Mechanical (15)					\$7,467.00	\$0.00	\$0.00	\$97,452.00	\$0.00	\$104,919.00
	Electrical (16)					\$0.00	\$0.00	\$0.00	\$32,484.00	\$0.00	\$32,484.00
	Demo Cut and Patch (17)					\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00
	Design, Allowances & Contingencies (18)					\$0.00	\$36,800.00	\$0.00	\$0.00	\$0.00	\$36,800.00
	CM Fee (FIN.02)					\$0.00	\$0.00	\$0.00	\$0.00	\$32,535.00	\$32,535.00
						\$140,759.00	\$168,427.45	\$13,500.00	\$328,009.70	\$32,535.00	\$683,231.15





# SANBORNTON TOWN OFFICE RENOVATION 201105

Option 3b -  
Renovation

Job: 121822620 - SANBORNTON TOWN OFFICES RENOVATION 201105, SANBORNTON, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>General Requirements ( 01)</b>											
		Site Supervision ( 01-101)				\$68,640.00	\$3,825.00	\$0.00	\$0.00	\$0.00	\$72,465.00
		Time / Project Management ( 01-102)				\$0.00	\$9,240.00	\$0.00	\$0.00	\$0.00	\$9,240.00
		Temporary Water Service ( 01-105)				\$150.00	\$500.00	\$0.00	\$0.00	\$0.00	\$650.00
		Temporary Barricades ( 01-106)				\$2,240.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$3,740.00
		Communication Services ( 01-109)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Small Tools ( 01-110)				\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		Temporary Toilet Facilities ( 01-113)				\$0.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$1,750.00
		Temp Power ( 01-114)				\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
		Project Transportation ( 01-118)				\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
		Printing and Reproduction Services ( 01-123)				\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		Project Manuals and As-Builts ( 01-124)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		OSHA Requirements ( 01-130)				\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
		<b>Subtotal: General Requirements (01)</b>				<b>\$71,030.00</b>	<b>\$23,915.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$94,945.00</b>
<b>Sitework ( 02)</b>											
		Site Construction ( 02-200)				\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
		<b>Subtotal: Sitework (02)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>
<b>Masonry ( 04)</b>											
		Masonry ( 04-400)				\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
		<b>Subtotal: Masonry (04)</b>				<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>
<b>Metals ( 05)</b>											
		Miscellaneous Steel ( 05-540)				\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
		<b>Subtotal: Metals (05)</b>				<b>\$2,118.00</b>	<b>\$2,730.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,848.00</b>
<b>Woods and Plastics ( 06)</b>											
		Rough Carpentry ( 06-605)				\$9,977.00	\$9,570.00	\$3,500.00	\$0.00	\$0.00	\$23,047.00



# SANBORNTON TOWN OFFICE RENOVATION 201105

Job: 121822620 - SANBORNTON TOWN OFFICES RENOVATION 201105, SANBORNTON, NH

Option 3b -  
Renovation

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
	Finish Carpentry ( 06-610)					\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$7,000.00
	Rough Hardware ( 06-620)					\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
	Architectural Woodwork ( 06-675)					\$0.00	\$0.00	\$0.00	\$35,275.00	\$0.00	\$35,275.00
	<b>Subtotal: Woods and Plastics (06)</b>					<b>\$9,977.00</b>	<b>\$21,570.00</b>	<b>\$3,500.00</b>	<b>\$35,275.00</b>	<b>\$0.00</b>	<b>\$70,322.00</b>
	Thermal and Moisture Protection ( 07)										
	Fire Stopping & Sealants ( 07-715)					\$1,240.00	\$750.00	\$0.00	\$0.00	\$0.00	\$1,990.00
	Building Insulation ( 07-720)					\$0.00	\$0.00	\$0.00	\$15,453.80	\$0.00	\$15,453.80
	Shingle Roofing ( 07-725)					\$0.00	\$5,000.00	\$0.00	\$23,950.00	\$0.00	\$28,950.00
	Sheet Metal Flashing & Trim ( 07-745)					\$0.00	\$0.00	\$0.00	\$2,925.00	\$0.00	\$2,925.00
	Joint Sealers ( 07-760)					\$1,500.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$2,500.00
	<b>Subtotal: Thermal and Moisture Protection (07)</b>					<b>\$2,740.00</b>	<b>\$6,750.00</b>	<b>\$0.00</b>	<b>\$42,328.80</b>	<b>\$0.00</b>	<b>\$51,818.80</b>
	Doors and Windows ( 08)										
	Steel Doors & Frames ( 08-805)					\$1,624.00	\$8,500.00	\$0.00	\$0.00	\$0.00	\$10,124.00
	Wood Doors ( 08-815)					\$728.00	\$7,075.00	\$0.00	\$0.00	\$0.00	\$7,803.00
	Access Doors ( 08-820)					\$224.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,424.00
	Specialty Doors & Windows ( 08-825)					\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00	\$7,500.00
	Finish Hardware ( 08-845)					\$4,536.00	\$14,525.00	\$0.00	\$3,500.00	\$0.00	\$22,561.00
	Glass & Glazing ( 08-850)					\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
	<b>Subtotal: Doors and Windows (08)</b>					<b>\$7,112.00</b>	<b>\$31,300.00</b>	<b>\$0.00</b>	<b>\$13,500.00</b>	<b>\$0.00</b>	<b>\$51,912.00</b>
	Finishes ( 09)										
	Gypsum Drywall ( 09-910)					\$13,067.00	\$6,500.00	\$10,000.00	\$34,814.00	\$0.00	\$64,381.00
	Acoustical Ceilings ( 09-925)					\$0.00	\$0.00	\$0.00	\$11,504.75	\$0.00	\$11,504.75
	Resilient Flooring ( 09-940)					\$0.00	\$947.45	\$0.00	\$20,167.15	\$0.00	\$21,114.60
	Painting & Finishing ( 09-955)					\$0.00	\$0.00	\$0.00	\$10,828.00	\$0.00	\$10,828.00
	<b>Subtotal: Finishes (09)</b>					<b>\$13,067.00</b>	<b>\$7,447.45</b>	<b>\$10,000.00</b>	<b>\$77,313.90</b>	<b>\$0.00</b>	<b>\$107,828.35</b>



# SANBORNTON TOWN OFFICE RENOVATION 201105

Option 3b -  
Renovation

Job: 121822620 - SANBORNTON TOWN OFFICES RENOVATION 201105, SANBORNTON, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Specialties ( 10)</b>											
		Visual Display Boards ( 10-105)				\$0.00	\$0.00	\$0.00	\$2,976.00	\$0.00	\$2,976.00
		Signage ( 10-135)				\$294.00	\$1,540.00	\$0.00	\$0.00	\$0.00	\$1,834.00
		Fire Protection Specialties ( 10-145)				\$630.00	\$1,725.00	\$0.00	\$0.00	\$0.00	\$2,355.00
		Toilet & Bath Accessories ( 10-165)				\$896.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$2,396.00
		<b>Subtotal: Specialties (10)</b>				<b>\$1,820.00</b>	<b>\$4,765.00</b>	<b>\$0.00</b>	<b>\$2,976.00</b>	<b>\$0.00</b>	<b>\$9,561.00</b>
<b>Equipment ( 11)</b>											
		Residential Equipment ( 11-120)				\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
		<b>Subtotal: Equipment (11)</b>				<b>\$204.00</b>	<b>\$650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$854.00</b>
<b>Furnishings ( 12)</b>											
		Entrance Mats ( 12-130)				\$224.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,724.00
		Window Treatments ( 12-140)				\$0.00	\$0.00	\$0.00	\$1,680.00	\$0.00	\$1,680.00
		<b>Subtotal: Furnishings (12)</b>				<b>\$224.00</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$1,680.00</b>	<b>\$0.00</b>	<b>\$4,404.00</b>
<b>Mechanical ( 15)</b>											
		Mechanical ( 15-100)				\$7,467.00	\$0.00	\$0.00	\$97,452.00	\$0.00	\$104,919.00
		<b>Subtotal: Mechanical (15)</b>				<b>\$7,467.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$97,452.00</b>	<b>\$0.00</b>	<b>\$104,919.00</b>
<b>Electrical ( 16)</b>											
		Electrical ( 16-100)				\$0.00	\$0.00	\$0.00	\$32,484.00	\$0.00	\$32,484.00
		<b>Subtotal: Electrical (16)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,484.00</b>	<b>\$0.00</b>	<b>\$32,484.00</b>
<b>Demo Cut and Patch ( 17)</b>											
		Demo Cut & Patch ( 17-100)				\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00
		<b>Subtotal: Demo Cut and Patch (17)</b>				<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>





# SANBORNTON TOWN OFFICE RENOVATION 201105

Job: 121822620 - SANBORNTON TOWN OFFICES RENOVATION 201105, SANBORNTON, NH

Option 3b -  
Renovation

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Design, Allowances &amp; Contingencies ( 18)</b>											
		Design, Allowances & Contingency ( 18-100)				\$0.00	\$36,800.00	\$0.00	\$0.00	\$0.00	\$36,800.00
<b>Subtotal: Design, Allowances &amp; Contingencies (18)</b>						<b>\$0.00</b>	<b>\$36,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$36,800.00</b>
<b>CM Fee ( FIN.02)</b>											
		CM Fee ( FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$32,535.00	\$32,535.00
<b>Subtotal: CM Fee (FIN.02)</b>						<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,535.00</b>	<b>\$32,535.00</b>
						<b>\$140,759.00</b>	<b>\$168,427.45</b>	<b>\$13,500.00</b>	<b>\$328,009.70</b>	<b>\$32,535.00</b>	<b>\$683,231.15</b>

**DRAFT**

Sanbornton Police New Facility  
Sanbornton, New Hampshire  
2-Nov-20

# Total Project Budget Worksheet Option 3b - New PD

1	CLERK OF THE WORKS	\$50,000
2	PRE-DESIGN SERVICES	
	Geotech / borings	\$7,500
3	ARCHITECTURAL & ENGINEERING FEES	
	Design Fees:	\$116,393
	Reimbursables (Allowance)	\$5,000
4	TESTING OF SOILS, MATERIALS, SPECIAL INSPECTIONS, ETC.	\$10,000
5	Cable TV wiring	\$2,500
6	Television & Equipment	
	COMPUTER/DATA SYSTEM	\$1,400
	Cable wiring	\$0
	Computers & equipment	\$5,000
7	SECURITY SYSTEM (Owner's Vendor)	\$6,000
8	TELEPHONE SYSTEM (Owner's Vendor)	\$6,000
9	CCTV	\$6,000
10	ASBESTOS REMOVAL	\$0
11	MOVING FURNISHINGS	\$5,000
12	FURNISHINGS	\$12,500
13	FIRE ALARM & SECURITY TIE-IN	\$3,500
14	TECHNOLOGY INFRASTRUCTURE	\$0
15	PSNH CONNECTION & TRANSFORMER	\$10,000
16	LP GAS connection	\$0
17	GENERATOR	\$50,000
18	PERMITS	
	Septic system	\$2,500
	Water system (well)	\$2,500
19	OWNER'S CONTINGENCY (6%)	\$93,115

<b>TOTAL SOFT COST BUDGET</b>	<b>\$394,908</b>
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## HARD COST CONSTRUCTION BUDGET

SITework ALLOWANCE:	\$269,160
NEW POLICE FACILITY:	\$1,232,746
CM CONTINGENCY:	\$50,000
<b>TOTAL HARD COST CONSTRUCTION BUDGET:</b>	<b>\$1,551,906</b>

## FIRE SUPPRESSION ALLOWANCES

CISTERN & EXCAVATION:	\$80,000
INTERIOR FIRE SUPPRESSION PIPING:	\$30,104
FIRE SUPPRESSION PUMP HOUSE:	\$35,000
ELECTRICAL:	\$15,000
FIRE SUPPRESSION PUMP & CISTERN:	\$75,000
<b>TOTAL FIRE SUPPRESSION BUDGET:</b>	<b>\$235,104</b>

<b>TOTAL PROJECT COST:</b>	<b>\$2,181,918</b>
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Soft cost numbers are carried over from the previous budget effort and should be verified by the Ownership Team.



# SANBORNTON NEW POLICE FACILITY 201022

Job: 121822614 - SANBORNTON PD OPTION 3B, Sanbornton, NH

Option 3b -  
New PD

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		General Requirements (01)				\$125,910.00	\$83,808.00	\$0.00	\$0.00	\$0.00	\$209,718.00
		Sitework (02)				\$4,160.00	\$0.00	\$0.00	\$265,000.00	\$0.00	\$269,160.00
		Concrete (03)				\$22,535.19	\$40,977.53	\$5,000.00	\$35,850.00	\$0.00	\$104,362.72
		Masonry (04)				\$28,303.00	\$16,952.50	\$2,500.00	\$900.00	\$0.00	\$48,655.50
		Metals (05)				\$0.00	\$2,980.00	\$0.00	\$2,220.00	\$0.00	\$5,200.00
		Woods and Plastics (06)				\$65,609.00	\$110,212.00	\$25,500.00	\$46,625.00	\$0.00	\$247,946.00
		Thermal and Moisture Protection (07)				\$2,661.50	\$4,020.00	\$0.00	\$50,437.15	\$0.00	\$57,118.65
		Doors and Windows (08)				\$11,096.00	\$54,971.00	\$0.00	\$24,500.00	\$0.00	\$90,567.00
		Finishes (09)				\$18,512.00	\$11,317.05	\$15,000.00	\$98,071.35	\$0.00	\$142,900.40
		Specialties (10)				\$2,147.00	\$3,876.00	\$0.00	\$3,700.00	\$0.00	\$9,723.00
		Equipment (11)				\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
		Furnishings (12)				\$408.00	\$2,664.00	\$0.00	\$700.00	\$0.00	\$3,772.00
		Mechanical (15)				\$4,160.00	\$0.00	\$0.00	\$135,468.00	\$0.00	\$139,628.00
		Electrical (16)				\$4,160.00	\$0.00	\$0.00	\$77,141.50	\$0.00	\$81,301.50
		Design, Allowances & Contingencies (18)				\$0.00	\$67,100.00	\$0.00	\$0.00	\$0.00	\$67,100.00
		CM Fee (FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$73,900.00	\$73,900.00
						\$289,865.69	\$399,528.08	\$48,000.00	\$740,613.00	\$73,900.00	\$1,551,906.77



# SANBORNTON NEW POLICE FACILITY 201022

Job: 121822614 - SANBORNTON PD OPTION 3B, Sanbornton, NH

Option 3b -  
New PD

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>General Requirements ( 01)</b>											
		Site Supervision ( 01-101)				\$121,680.00	\$9,900.00	\$0.00	\$0.00	\$0.00	\$131,580.00
		Time / Project Management ( 01-102)				\$0.00	\$32,760.00	\$0.00	\$0.00	\$0.00	\$32,760.00
		Building Permits ( 01-104)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Temporary Water Service ( 01-105)				\$150.00	\$500.00	\$0.00	\$0.00	\$0.00	\$650.00
		Temporary Barricades ( 01-106)				\$4,080.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$7,080.00
		Temporary Buildings and Storage ( 01-107)				\$0.00	\$11,700.00	\$0.00	\$0.00	\$0.00	\$11,700.00
		Communication Services ( 01-109)				\$0.00	\$2,925.00	\$0.00	\$0.00	\$0.00	\$2,925.00
		Small Tools ( 01-110)				\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
		Project Signs ( 01-112)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Temporary Toilet Facilities ( 01-113)				\$0.00	\$6,300.00	\$0.00	\$0.00	\$0.00	\$6,300.00
		Temp Power ( 01-114)				\$0.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00
		Project Transportation ( 01-118)				\$0.00	\$4,973.00	\$0.00	\$0.00	\$0.00	\$4,973.00
		Printing and Reproduction Services ( 01-123)				\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		Project Manuals and As-Builts ( 01-124)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		OSHA Requirements ( 01-130)				\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
		<b>Subtotal: General Requirements (01)</b>				<b>\$125,910.00</b>	<b>\$83,808.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$209,718.00</b>
<b>Sitework ( 02)</b>											
		Site Construction ( 02-200)				\$4,160.00	\$0.00	\$0.00	\$265,000.00	\$0.00	\$269,160.00
		<b>Subtotal: Sitework (02)</b>				<b>\$4,160.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$265,000.00</b>	<b>\$0.00</b>	<b>\$269,160.00</b>
<b>Concrete ( 03)</b>											
		Concrete ( 03-300)				\$4,160.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$9,160.00
		Spread Footings ( 03-305)				\$2,296.00	\$4,715.00	\$0.00	\$9,225.00	\$0.00	\$16,236.00
		Low Wall Concrete ( 03-320)				\$2,352.00	\$4,420.00	\$0.00	\$9,340.00	\$0.00	\$16,112.00
		Concrete Slab on Grade ( 03-345)				\$10,477.19	\$16,187.53	\$0.00	\$10,985.00	\$0.00	\$37,649.72
		Concrete Reinforcement ( 03-380)				\$0.00	\$9,905.00	\$0.00	\$6,300.00	\$0.00	\$16,205.00

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Estimator: Matt

Bonnette, Page & Stone Corp.

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# SANBORNTON NEW POLICE FACILITY 201022

Job: 121822614 - SANBORNTON PD OPTION 3B, Sanbornton, NH

Option 3b -  
New PD

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Miscellaneous Concrete ( 03-390)				\$3,250.00	\$5,750.00	\$0.00	\$0.00	\$0.00	\$9,000.00
		<b>Subtotal: Concrete (03)</b>				<b>\$22,535.19</b>	<b>\$40,977.53</b>	<b>\$5,000.00</b>	<b>\$35,850.00</b>	<b>\$0.00</b>	<b>\$104,362.72</b>
		<b>Masonry ( 04)</b>									
		Masonry ( 04-400)				\$1,500.00	\$2,000.00	\$2,500.00	\$0.00	\$0.00	\$6,000.00
		Interior Block ( 04-425)				\$26,271.00	\$12,510.00	\$0.00	\$0.00	\$0.00	\$38,781.00
		Grout & Reinforcing ( 04-445)				\$532.00	\$2,442.50	\$0.00	\$900.00	\$0.00	\$3,874.50
		<b>Subtotal: Masonry (04)</b>				<b>\$28,303.00</b>	<b>\$16,952.50</b>	<b>\$2,500.00</b>	<b>\$900.00</b>	<b>\$0.00</b>	<b>\$48,655.50</b>
		<b>Metals ( 05)</b>									
		Miscellaneous Steel ( 05-540)				\$0.00	\$2,980.00	\$0.00	\$2,220.00	\$0.00	\$5,200.00
		<b>Subtotal: Metals (05)</b>				<b>\$0.00</b>	<b>\$2,980.00</b>	<b>\$0.00</b>	<b>\$2,220.00</b>	<b>\$0.00</b>	<b>\$5,200.00</b>
		<b>Woods and Plastics ( 06)</b>									
		Rough Carpentry ( 06-605)				\$52,202.00	\$90,519.00	\$15,000.00	\$0.00	\$0.00	\$157,721.00
		Finish Carpentry ( 06-610)				\$13,407.00	\$14,193.00	\$10,500.00	\$5,000.00	\$0.00	\$43,100.00
		Rough Hardware ( 06-620)				\$0.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$5,500.00
		Architectural Woodwork ( 06-675)				\$0.00	\$0.00	\$0.00	\$41,625.00	\$0.00	\$41,625.00
		<b>Subtotal: Woods and Plastics (06)</b>				<b>\$65,609.00</b>	<b>\$110,212.00</b>	<b>\$25,500.00</b>	<b>\$46,625.00</b>	<b>\$0.00</b>	<b>\$247,946.00</b>
		<b>Thermal and Moisture Protection ( 07)</b>									
		Fire Stopping & Sealants ( 07-715)				\$368.00	\$500.00	\$0.00	\$0.00	\$0.00	\$868.00
		Building Insulation ( 07-720)				\$661.50	\$2,520.00	\$0.00	\$26,318.15	\$0.00	\$29,499.65
		Shingle Roofing ( 07-725)				\$0.00	\$0.00	\$0.00	\$22,094.00	\$0.00	\$22,094.00
		Sheet Metal Flashing & Trim ( 07-745)				\$0.00	\$0.00	\$0.00	\$2,025.00	\$0.00	\$2,025.00
		Joint Sealers ( 07-760)				\$1,632.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$2,632.00
		<b>Subtotal: Thermal and Moisture Protection (07)</b>				<b>\$2,661.50</b>	<b>\$4,020.00</b>	<b>\$0.00</b>	<b>\$50,437.15</b>	<b>\$0.00</b>	<b>\$57,118.65</b>





# SANBORNTON NEW POLICE FACILITY 201022

Job: 121822614 - SANBORNTON PD OPTION 3B, Sanbornton, NH

Option 3b -  
New PD

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Doors and Windows ( 08)</b>											
		Steel Doors & Frames ( 08-805)				\$2,650.00	\$17,050.00	\$0.00	\$0.00	\$0.00	\$19,700.00
		Wood Doors ( 08-815)				\$700.00	\$6,850.00	\$0.00	\$0.00	\$0.00	\$7,550.00
		Access Doors ( 08-820)				\$816.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,316.00
		Specialty Doors & Windows ( 08-825)				\$0.00	\$8,000.00	\$0.00	\$7,500.00	\$0.00	\$15,500.00
		Entrances & Storefront ( 08-830)				\$0.00	\$0.00	\$0.00	\$8,500.00	\$0.00	\$8,500.00
		Aluminum Windows ( 08-835)				\$1,530.00	\$5,546.00	\$0.00	\$0.00	\$0.00	\$7,076.00
		Finish Hardware ( 08-845)				\$5,400.00	\$17,025.00	\$0.00	\$3,500.00	\$0.00	\$25,925.00
		Glass & Glazing ( 08-850)				\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
		<b>Subtotal: Doors and Windows (08)</b>				<b>\$11,096.00</b>	<b>\$54,971.00</b>	<b>\$0.00</b>	<b>\$24,500.00</b>	<b>\$0.00</b>	<b>\$90,567.00</b>
<b>Finishes ( 09)</b>											
		Gypsum Drywall ( 09-910)				\$18,512.00	\$10,000.00	\$15,000.00	\$51,103.00	\$0.00	\$94,615.00
		Tile ( 09-920)				\$0.00	\$0.00	\$0.00	\$5,794.00	\$0.00	\$5,794.00
		Acoustical Ceilings ( 09-925)				\$0.00	\$0.00	\$0.00	\$8,423.50	\$0.00	\$8,423.50
		Resilient Flooring ( 09-940)				\$0.00	\$1,317.05	\$0.00	\$7,660.85	\$0.00	\$8,977.90
		Carpet ( 09-945)				\$0.00	\$0.00	\$0.00	\$5,120.00	\$0.00	\$5,120.00
		Painting & Finishing ( 09-955)				\$0.00	\$0.00	\$0.00	\$18,815.00	\$0.00	\$18,815.00
		Specialty Flooring ( 09-965)				\$0.00	\$0.00	\$0.00	\$1,155.00	\$0.00	\$1,155.00
		<b>Subtotal: Finishes (09)</b>				<b>\$18,512.00</b>	<b>\$11,317.05</b>	<b>\$15,000.00</b>	<b>\$98,071.35</b>	<b>\$0.00</b>	<b>\$142,900.40</b>
<b>Specialties ( 10)</b>											
		Louvers & Vents ( 10-115)				\$408.00	\$500.00	\$0.00	\$0.00	\$0.00	\$908.00
		Signage ( 10-135)				\$273.00	\$390.00	\$0.00	\$2,500.00	\$0.00	\$3,163.00
		Lockers ( 10-140)				\$612.00	\$516.00	\$0.00	\$1,200.00	\$0.00	\$2,328.00
		Fire Protection Specialties ( 10-145)				\$630.00	\$1,725.00	\$0.00	\$0.00	\$0.00	\$2,355.00
		Toilet & Bath Accessories ( 10-165)				\$224.00	\$745.00	\$0.00	\$0.00	\$0.00	\$969.00
		<b>Subtotal: Specialties (10)</b>				<b>\$2,147.00</b>	<b>\$3,876.00</b>	<b>\$0.00</b>	<b>\$3,700.00</b>	<b>\$0.00</b>	<b>\$9,723.00</b>

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Estimator: Matt

Bonnette, Page & Stone Corp.

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# SANBORNTON NEW POLICE FACILITY 201022

Job: 121822614 - SANBORNTON PD OPTION 3B, Sanbornton, NH

Option 3b -  
New PD

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Equipment ( 11)</b>											
		Residential Equipment ( 11-120)				\$204.00	\$650.00	\$0.00	\$0.00	\$0.00	\$854.00
		<b>Subtotal: Equipment (11)</b>				<b>\$204.00</b>	<b>\$650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$854.00</b>
<b>Furnishings ( 12)</b>											
		Entrance Mats ( 12-130)				\$408.00	\$2,664.00	\$0.00	\$0.00	\$0.00	\$3,072.00
		Window Treatments ( 12-140)				\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00
		<b>Subtotal: Furnishings (12)</b>				<b>\$408.00</b>	<b>\$2,664.00</b>	<b>\$0.00</b>	<b>\$700.00</b>	<b>\$0.00</b>	<b>\$3,772.00</b>
<b>Mechanical ( 15)</b>											
		Mechanical ( 15-100)				\$4,160.00	\$0.00	\$0.00	\$135,468.00	\$0.00	\$139,628.00
		<b>Subtotal: Mechanical (15)</b>				<b>\$4,160.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$135,468.00</b>	<b>\$0.00</b>	<b>\$139,628.00</b>
<b>Electrical ( 16)</b>											
		Electrical ( 16-100)				\$4,160.00	\$0.00	\$0.00	\$77,141.50	\$0.00	\$81,301.50
		<b>Subtotal: Electrical (16)</b>				<b>\$4,160.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$77,141.50</b>	<b>\$0.00</b>	<b>\$81,301.50</b>
<b>Design, Allowances &amp; Contingencies ( 18)</b>											
		Design, Allowances & Contingency ( 18-100)				\$0.00	\$67,100.00	\$0.00	\$0.00	\$0.00	\$67,100.00
		<b>Subtotal: Design, Allowances &amp; Contingencies (18)</b>				<b>\$0.00</b>	<b>\$67,100.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$67,100.00</b>
<b>CM Fee ( FIN.02)</b>											
		CM Fee ( FIN.02)				\$0.00	\$0.00	\$0.00	\$0.00	\$73,900.00	\$73,900.00
		<b>Subtotal: CM Fee (FIN.02)</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$73,900.00</b>	<b>\$73,900.00</b>
						<b>\$289,865.69</b>	<b>\$399,528.08</b>	<b>\$48,000.00</b>	<b>\$740,613.00</b>	<b>\$73,900.00</b>	<b>\$1,551,906.77</b>

Sanbornton New Town Offices & Renovated PD at Existing Town Facility

Sanbornton, New Hampshire  
15-Dec-20

Total Project Budget Worksheet    Option 4 - Standalone Town Office/PD Renovation

1	CLERK OF THE WORKS	\$50,000
2	PRE-DESIGN SERVICES	
	Geotech / borings	\$7,500
3	ARCHITECTURAL & ENGINEERING FEES	
	Design Fees:	\$167,635
	Reimbursables (Allowance)	\$5,000
4	TESTING OF SOILS, MATERIALS, SPECIAL INSPECTIONS, ETC.	\$10,000
5	Cable TV wiring	\$5,000
6	Television & Equipment	
	COMPUTER/DATA SYSTEM	\$1,400
	Cable wiring	\$0
	Computers & equipment	\$5,000
7	SECURITY SYSTEM (Owner's Vendor)	\$10,500
8	TELEPHONE SYSTEM (Owner's Vendor)	\$16,500
9	CCTV	\$10,500
10	ASBESTOS REMOVAL	\$0
11	MOVING FURNISHINGS	\$5,000
12	FURNISHINGS	\$25,000
13	FIRE ALARM & SECURITY TIE-IN	\$3,500
14	TECHNOLOGY INFRASTRUCTURE	\$0
15	PSNH CONNECTION & TRANSFORMER (allowance to be confirmed)	\$10,000
16	LP GAS connection	\$0
17	GENERATOR (Carried \$50,000 at both locations)	\$100,000
18	PERMITS	
	Septic system	\$2,500
	Water system (well)	\$2,500
19	OWNER'S CONTINGENCY (6%)	\$151,644

Soft cost numbers are carried over from the previous budget effort and should be verified by the Ownership Team.

These items represent PD-specific costs that can be subtracted from the construction cost to give a rough estimate of the cost for a Town Office structure.

TOTAL SOFT COST BUDGET	\$589,179
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NEW TOWN OFFICE HARD COST CONSTRUCTION BUDGET	
SITEWORK ALLOWANCE:	\$269,160
ENTRANCE DRIVE INTO BACK FIELD:	\$65,000
NEW POLICE FACILITY:	\$1,232,746
CM CONTINGENCY:	\$50,000
TOTAL HARD COST CONSTRUCTION BUDGET:	\$1,616,906

FIRE SUPPRESSION @ NEW TOWN OFFICE (alternate)	
CISTERN & EXCAVATION:	\$80,000
INTERIOR FIRE SUPPRESSION PIPING:	\$30,104
FIRE SUPPRESSION PUMP HOUSE:	\$35,000
ELECTRICAL:	\$15,000
FIRE SUPPRESSION PUMP:	\$75,000
TOTAL FIRE SUPPRESSION BUDGET:	\$235,104

POLICE STATION RENOVATION AT EXISTING TOWN OFFICES	
SITEWORK ALLOWANCE (includes employee parking area for 12 cars):	\$69,820
RENOVATED POLICE FACILITY:	\$815,690
CM CONTINGENCY:	\$25,000
TOTAL HARD COST CONSTRUCTION BUDGET:	\$910,510

FIRE SUPPRESSION @ RENOVATED TOWN OFFICES ALLOWANCES	
CISTERN & EXCAVATION:	\$80,000
INTERIOR FIRE SUPPRESSION PIPING:	\$24,363
FIRE SUPPRESSION PUMP HOUSE:	\$35,000
ELECTRICAL:	\$15,000
FIRE SUPPRESSION PUMP:	\$75,000
TOTAL FIRE SUPPRESSION BUDGET:	\$229,363

TOTAL PROJECT COST:	\$3,581,062
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Potential Savings at New Town Offices:	
Eliminate one (1) month of construction:	-\$22,025.00
Eliminate Masonry:	-\$48,655.00
Eliminate Misc. Steel:	-\$5,200.00
Eliminate cupola:	-\$5,264.00
Eliminate evidence lockers:	-\$8,000.00
Eliminate holding cell benches:	-\$5,200.00
Eliminate sallyport work area:	-\$3,575.00
Eliminate sallyport evidence storage:	-\$2,850.00
Eliminate Overhead Doors:	-\$8,000.00
Eliminate transaction window:	-\$7,500.00
Eliminate auto entrance:	-\$3,500.00
Eliminate bullet resistant sheathing at entrance:	-\$10,745.00
Eliminate personnel lockers	-\$1,608.00
Eliminate benches at lockers:	-\$720.00
Eliminate stainless steel toilet and isolated valves:	-\$7,000.00

Adjusted Total Project Cost:	\$3,441,220.00
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# Sanbornton Police Renovations @ Existing Town Offices

## ICS 001 201215

Job: 121822665 - SANBORNTON POLICE DEPARTMENT AT EXISTING TOWN OFFICES 201215, Sanbornton, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		<b>General Requirements (01)</b>				\$82,166.00	\$45,990.00	\$5,000.00	\$0.00	\$0.00	\$133,156.00
		<b>Sitework (02)</b>				\$8,320.00	\$0.00	\$0.00	\$61,500.00	\$0.00	\$69,820.00
		<b>Concrete (03)</b>				\$3,807.07	\$9,233.79	\$3,000.00	\$10,093.00	\$0.00	\$26,133.86
		<b>Masonry (04)</b>				\$26,184.60	\$15,247.50	\$2,500.00	\$0.00	\$0.00	\$43,932.10
		<b>Metals (05)</b>				\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
		<b>Woods and Plastics (06)</b>				\$29,957.00	\$42,902.00	\$6,500.00	\$35,950.00	\$0.00	\$115,309.00
		<b>Thermal and Moisture Protection (07)</b>				\$3,292.00	\$2,000.00	\$0.00	\$18,363.00	\$0.00	\$23,655.00
		<b>Doors and Windows (08)</b>				\$10,000.00	\$44,000.00	\$0.00	\$18,500.00	\$0.00	\$72,500.00
		<b>Finishes (09)</b>				\$9,568.00	\$40,969.30	\$4,500.00	\$68,086.10	\$0.00	\$123,123.40
		<b>Specialties (10)</b>				\$2,668.00	\$6,621.00	\$0.00	\$3,700.00	\$0.00	\$12,989.00
		<b>Furnishings (12)</b>				\$224.00	\$800.00	\$0.00	\$1,500.00	\$0.00	\$2,524.00
		<b>Mechanical (15)</b>				\$7,467.00	\$0.00	\$0.00	\$76,664.00	\$0.00	\$84,131.00
		<b>Electrical (16)</b>				\$0.00	\$0.00	\$0.00	\$52,569.60	\$0.00	\$52,569.60
		<b>Demo Cut and Patch (17)</b>				\$36,933.19	\$32,827.95	\$0.00	\$0.00	\$0.00	\$69,761.14
		<b>Design, Allowances &amp; Contingencies (18)</b>				\$0.00	\$32,700.00	\$0.00	\$0.00	\$0.00	\$32,700.00
		<b>CM Fee (FIN.02)</b>				\$0.00	\$0.00	\$0.00	\$0.00	\$43,358.00	\$43,358.00
						<b>\$222,704.86</b>	<b>\$276,021.54</b>	<b>\$21,500.00</b>	<b>\$346,925.70</b>	<b>\$43,358.00</b>	<b>\$910,510.10</b>



# Sanbornton Police Renovations @ Existing Town Offices

## ICS 001 201215

Job: 121822665 - SANBORNTON POLICE DEPARTMENT AT EXISTING TOWN OFFICES 201215, Sanbornton, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>General Requirements ( 01)</b>											
		Site Supervision ( 01-101)				\$81,120.00	\$6,600.00	\$0.00	\$0.00	\$0.00	\$87,720.00
		Time / Project Management ( 01-102)				\$0.00	\$17,940.00	\$0.00	\$0.00	\$0.00	\$17,940.00
		Temporary Water Service ( 01-105)				\$150.00	\$500.00	\$0.00	\$0.00	\$0.00	\$650.00
		Temporary Barricades ( 01-106)				\$896.00	\$500.00	\$0.00	\$0.00	\$0.00	\$1,396.00
		Temporary Buildings and Storage ( 01-107)				\$0.00	\$5,900.00	\$0.00	\$0.00	\$0.00	\$5,900.00
		Communication Services ( 01-109)				\$0.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00
		Small Tools ( 01-110)				\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
		Equipment Rental ( 01-111)				\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
		Project Signs ( 01-112)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		Temporary Toilet Facilities ( 01-113)				\$0.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00
		Temp Power ( 01-114)				\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
		Project Transportation ( 01-118)				\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00
		Printing and Reproduction Services ( 01-123)				\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		Project Manuals and As-Builts ( 01-124)				\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
		OSHA Requirements ( 01-130)				\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
		<b>Subtotal: General Requirements (01)</b>				<b>\$82,166.00</b>	<b>\$45,990.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$133,156.00</b>
<b>Sitework ( 02)</b>											
		Site Construction ( 02-200)				\$8,320.00	\$0.00	\$0.00	\$61,500.00	\$0.00	\$69,820.00
		<b>Subtotal: Sitework (02)</b>				<b>\$8,320.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$61,500.00</b>	<b>\$0.00</b>	<b>\$69,820.00</b>
<b>Concrete ( 03)</b>											
		Concrete ( 03-300)				\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
		Spread Footings ( 03-305)				\$728.00	\$1,495.00	\$0.00	\$2,925.00	\$0.00	\$5,148.00
		Low Wall Concrete ( 03-320)				\$392.00	\$805.00	\$0.00	\$1,575.00	\$0.00	\$2,772.00
		Concrete Slab on Grade ( 03-345)				\$1,437.07	\$3,103.79	\$0.00	\$3,843.00	\$0.00	\$8,383.86
		Concrete Reinforcement ( 03-380)				\$0.00	\$2,830.00	\$0.00	\$1,750.00	\$0.00	\$4,580.00



# Sanbornton Police Renovations @ Existing Town Offices

## ICS 001 201215

Job: 121822665 - SANBORNTON POLICE DEPARTMENT AT EXISTING TOWN OFFICES 201215, Sanbornton, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
		Miscellaneous Concrete ( 03-390)				\$1,250.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$2,250.00
		<b>Subtotal: Concrete (03)</b>				<b>\$3,807.07</b>	<b>\$9,233.79</b>	<b>\$3,000.00</b>	<b>\$10,093.00</b>	<b>\$0.00</b>	<b>\$26,133.86</b>
		<b>Masonry ( 04)</b>									
		Masonry ( 04-400)				\$1,000.00	\$1,500.00	\$2,500.00	\$0.00	\$0.00	\$5,000.00
		Interior Block ( 04-425)				\$23,788.80	\$11,328.00	\$0.00	\$0.00	\$0.00	\$35,116.80
		Grout & Reinforcing ( 04-445)				\$1,395.80	\$2,419.50	\$0.00	\$0.00	\$0.00	\$3,815.30
		<b>Subtotal: Masonry (04)</b>				<b>\$26,184.60</b>	<b>\$15,247.50</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$43,932.10</b>
		<b>Metals ( 05)</b>									
		Miscellaneous Steel ( 05-540)				\$2,118.00	\$2,730.00	\$0.00	\$0.00	\$0.00	\$4,848.00
		<b>Subtotal: Metals (05)</b>				<b>\$2,118.00</b>	<b>\$2,730.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,848.00</b>
		<b>Woods and Plastics ( 06)</b>									
		Rough Carpentry ( 06-605)				\$26,457.00	\$33,402.00	\$5,000.00	\$0.00	\$0.00	\$64,859.00
		Finish Carpentry ( 06-610)				\$3,500.00	\$6,000.00	\$1,500.00	\$0.00	\$0.00	\$11,000.00
		Rough Hardware ( 06-620)				\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00
		Architectural Woodwork ( 06-675)				\$0.00	\$0.00	\$0.00	\$35,950.00	\$0.00	\$35,950.00
		<b>Subtotal: Woods and Plastics (06)</b>				<b>\$29,957.00</b>	<b>\$42,902.00</b>	<b>\$6,500.00</b>	<b>\$35,950.00</b>	<b>\$0.00</b>	<b>\$115,309.00</b>
		<b>Thermal and Moisture Protection ( 07)</b>									
		Fire Stopping & Sealants ( 07-715)				\$1,792.00	\$500.00	\$0.00	\$0.00	\$0.00	\$2,292.00
		Building Insulation ( 07-720)				\$0.00	\$0.00	\$0.00	\$13,363.00	\$0.00	\$13,363.00
		Shingle Roofing ( 07-725)				\$0.00	\$500.00	\$0.00	\$3,500.00	\$0.00	\$4,000.00
		Sheet Metal Flashing & Trim ( 07-745)				\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
		Joint Sealers ( 07-760)				\$1,500.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$2,500.00
		<b>Subtotal: Thermal and Moisture Protection (07)</b>				<b>\$3,292.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$18,363.00</b>	<b>\$0.00</b>	<b>\$23,655.00</b>



# Sanbornton Police Renovations @ Existing Town Offices

## ICS 001 201215

Job: 121822665 - SANBORNTON POLICE DEPARTMENT AT EXISTING TOWN OFFICES 201215, Sanbornton, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
<b>Doors and Windows ( 08)</b>											
		Steel Doors & Frames ( 08-805)				\$2,148.00	\$11,300.00	\$0.00	\$0.00	\$0.00	\$13,448.00
		Wood Doors ( 08-815)				\$840.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$8,840.00
		Access Doors ( 08-820)				\$448.00	\$750.00	\$0.00	\$0.00	\$0.00	\$1,198.00
		Specialty Doors & Windows ( 08-825)				\$0.00	\$5,000.00	\$0.00	\$7,500.00	\$0.00	\$12,500.00
		Entrances & Storefront ( 08-830)				\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
		Aluminum Windows ( 08-835)				\$1,300.00	\$5,575.00	\$0.00	\$0.00	\$0.00	\$6,875.00
		Finish Hardware ( 08-845)				\$5,264.00	\$13,375.00	\$0.00	\$3,500.00	\$0.00	\$22,139.00
		Glass & Glazing ( 08-850)				\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
		<b>Subtotal: Doors and Windows (08)</b>				<b>\$10,000.00</b>	<b>\$44,000.00</b>	<b>\$0.00</b>	<b>\$18,500.00</b>	<b>\$0.00</b>	<b>\$72,500.00</b>
<b>Finishes ( 09)</b>											
		Gypsum Drywall ( 09-910)				\$9,568.00	\$13,500.00	\$4,500.00	\$51,261.00	\$0.00	\$78,829.00
		Tile ( 09-920)				\$0.00	\$5,976.00	\$0.00	\$0.00	\$0.00	\$5,976.00
		Acoustical Ceilings ( 09-925)				\$0.00	\$0.00	\$0.00	\$6,068.00	\$0.00	\$6,068.00
		Resilient Flooring ( 09-940)				\$0.00	\$958.30	\$0.00	\$6,674.10	\$0.00	\$7,632.40
		Carpet ( 09-945)				\$0.00	\$0.00	\$0.00	\$3,360.00	\$0.00	\$3,360.00
		Painting & Finishing ( 09-955)				\$0.00	\$20,535.00	\$0.00	\$0.00	\$0.00	\$20,535.00
		Specialty Flooring ( 09-965)				\$0.00	\$0.00	\$0.00	\$723.00	\$0.00	\$723.00
		<b>Subtotal: Finishes (09)</b>				<b>\$9,568.00</b>	<b>\$40,969.30</b>	<b>\$4,500.00</b>	<b>\$68,086.10</b>	<b>\$0.00</b>	<b>\$123,123.40</b>
<b>Specialties ( 10)</b>											
		Louvers & Vents ( 10-115)				\$448.00	\$750.00	\$0.00	\$0.00	\$0.00	\$1,198.00
		Signage ( 10-135)				\$420.00	\$2,200.00	\$0.00	\$2,500.00	\$0.00	\$5,120.00
		Lockers ( 10-140)				\$652.00	\$516.00	\$0.00	\$1,200.00	\$0.00	\$2,368.00
		Fire Protection Specialties ( 10-145)				\$630.00	\$1,725.00	\$0.00	\$0.00	\$0.00	\$2,355.00
		Toilet & Bath Accessories ( 10-165)				\$518.00	\$1,430.00	\$0.00	\$0.00	\$0.00	\$1,948.00
		<b>Subtotal: Specialties (10)</b>				<b>\$2,668.00</b>	<b>\$6,621.00</b>	<b>\$0.00</b>	<b>\$3,700.00</b>	<b>\$0.00</b>	<b>\$12,989.00</b>

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Sanbornton Police Renovations @ Existing Town Offices ICS 001 201215

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# Sanbornton Police Renovations @ Existing Town Offices

## ICS 001 201215

Job: 121822665 - SANBORNTON POLICE DEPARTMENT AT EXISTING TOWN OFFICES 201215, Sanbornton, NH

TY	Reference	Type	AdjQty	Units	AdjUnitCost	Labor	Material	Equipment	SubContr	Other	XtdCost
Furnishings ( 12)											
	Entrance Mats ( 12-130)					\$224.00	\$800.00	\$0.00	\$0.00	\$0.00	\$1,024.00
	Window Treatments ( 12-140)					\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
Subtotal: Furnishings (12)						\$224.00	\$800.00	\$0.00	\$1,500.00	\$0.00	\$2,524.00
Mechanical ( 15)											
	Mechanical ( 15-100)					\$7,467.00	\$0.00	\$0.00	\$76,664.00	\$0.00	\$84,131.00
Subtotal: Mechanical (15)						\$7,467.00	\$0.00	\$0.00	\$76,664.00	\$0.00	\$84,131.00
Electrical ( 16)											
	Electrical ( 16-100)					\$0.00	\$0.00	\$0.00	\$52,569.60	\$0.00	\$52,569.60
Subtotal: Electrical (16)						\$0.00	\$0.00	\$0.00	\$52,569.60	\$0.00	\$52,569.60
Demo Cut and Patch ( 17)											
	Demo Cut & Patch ( 17-100)					\$36,933.19	\$32,827.95	\$0.00	\$0.00	\$0.00	\$69,761.14
Subtotal: Demo Cut and Patch (17)						\$36,933.19	\$32,827.95	\$0.00	\$0.00	\$0.00	\$69,761.14
Design, Allowances & Contingencies ( 18)											
	Design, Allowances & Contingency ( 18-100)					\$0.00	\$32,700.00	\$0.00	\$0.00	\$0.00	\$32,700.00
Subtotal: Design, Allowances & Contingencies (18)						\$0.00	\$32,700.00	\$0.00	\$0.00	\$0.00	\$32,700.00
CM Fee ( FIN.02)											
	CM Fee ( FIN.02)					\$0.00	\$0.00	\$0.00	\$0.00	\$43,358.00	\$43,358.00
Subtotal: CM Fee (FIN.02)						\$0.00	\$0.00	\$0.00	\$0.00	\$43,358.00	\$43,358.00
						\$222,704.86	\$276,021.54	\$21,500.00	\$346,925.70	\$43,358.00	\$910,510.10