



*Town of
Wolfeboro*

BOARD OF SELECTMEN

David Senecal, Chair

Brad Harriman, Vice

Brian Deshaies

Luke Freudenberg

Linda Murray

James S. Pineo, Town Manager

WARRANT ARTICLE 11 PUBLIC SAFETY BUILDING RENOVATION/EXPANSION

On February 7, 2023, prior to the Deliberative Session the Town Manager in conjunction with CCI and Banwell Architects reviewed the most current version of the Preliminary Guaranteed Maximum Price Budget for construction cost. At this time the budget was estimated at \$11,735,979 for construction cost. As a result of this meeting cuts of approximately \$220,000 were made from the budget and placed as “Alternate Items” as outlined on pages 6 & 7 of the Preliminary Budget for a new **Preliminary Guaranteed Maximum Price Budget** for Construction costs of \$11,534,386 or \$335.40 per square foot, as highlighted in Orange on page 5 of the Preliminary Budget.

CONTINGENCY

We’ve had numerous conversations about a contingency budget where recommendations have varied from 5% and 8% of construction costs; a contingency of 6.5% of the estimated construction costs was agreed upon amounting to \$749,735.

ARCHITECTURAL/ENGINEERING

Our contract with Banwell Architects calls for a fee equal to 10% of construction costs. Should Article 11 pass with 3/5th majority the estimated cost for Architectural/Engineering would be \$1,153,438.

CAPITAL RESERVE FUNDING

In 2022 voters authorized \$300,000 for Architectural/Engineering for this project. Should Article 11 fail these funds would be used to refine and attempt to reduce the scope of the proposed project.

TOTAL BUDGET (INCLUDING CAPITAL RESERVE FUNDING)

The budget initially proposed for Article 11 was \$12,800,000 however the most recent construction budget increases call for \$13,437,559 which is an increase of \$637,559 or 5.1%.

ARTICLE 11 FUNDING

The below spreadsheet outlines our proposed budget for the Public Safety Building including the increase requested at the 2023 Deliberative Session of \$640,000.

PSB Budget	
Construction Costs	\$ 11,534,386.00
Contingency 6.5%	\$ 749,735.09
Architecture/Engineering Not to Exceed Contract	\$ 1,153,438.60
Sub-Total	\$ 13,437,559.69
CRF Funds	\$ (300,000)
Total to Bond	\$ 13,137,559.69
Current W/A amount	\$ 12,500,000.00
Variance W/A to Current Budget	\$ 637,559.69
Requested increase to W/A 11	\$ 640,000.00

TAX RATE IMPACT

Based on a current town wide property valuation of \$2,420,748,144 a 20-year bond with an estimated interest rate of 5.50% the estimated tax rate impact for 2024 and 2025 would be \$0.51 per \$1,000 of assessed valuation and would reduce annually until the bond reaches maturity in 2043. The below spreadsheet outlines estimated tax rate impact based on property value. It should be noted that in January 2023, 20 Year bonds were issued at 3.44%.

Tax Rate Impact		
Assessed Value	Impact Per \$1,000	Total Impact
\$ 100,000.00	0.51	\$ 51.00
\$ 175,000.00	0.51	\$ 89.25
\$ 250,000.00	0.51	\$ 127.50
\$ 300,000.00	0.51	\$ 153.00
\$ 400,000.00	0.51	\$ 204.00
\$ 1,000,000.00	0.51	\$ 510.00

DEBT SCHEDULE

New Hampshire law allows our town to finance up to 3% of our assessed valuation. Therefore, the Town of Wolfeboro has a debt carrying capacity of \$72,622,444 based on our current valuation. Should Article 11 pass our indebtedness would increase by \$13,140,000 increasing the towns total principal indebtedness to \$33,581,335 or 46% of our legal debt capacity. (Note: this does not include other bonds under consideration for 2023)

Town of Wolfeboro											
Existing Debt Schedule (for a 10 year period)											
	Total Balance Outstanding										
	12/31/23	2023 Payment	2024 Payment	2025 Payment	2026 Payment	2027 Payment	2028 Payment	2029 Payment	2030 Payment	2031 Payment	2032 Payment
General Fund											
Principal	10,826,359	1,057,157	1,043,019	1,016,977	921,911	904,254	830,266	751,726	741,726	731,726	666,726
Interest	2,999,715	488,571	428,608	384,366	344,775	304,150	268,236	234,248	201,741	170,057	139,401
Current Total	13,826,074	1,545,728	1,471,628	1,401,342	1,266,686	1,208,405	1,098,503	985,974	943,467	901,783	806,127
PSB Bond											
Principal	13,140,000		600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Interest Estimated	6,900,000		630,000	627,000	594,000	561,000	560,000	528,000	495,000	462,000	429,000
Total	20,040,000	0	1,230,000	1,227,000	1,194,000	1,161,000	1,160,000	1,128,000	1,095,000	1,062,000	1,029,000
Debt Schedule PMNT W/ PSB Bond	23,966,359		2,701,628	2,628,342	2,460,686	2,369,405	2,258,503	2,113,974	2,038,467	1,963,783	1,835,127
Water Fund											
Principal	2,240,053	479,765	481,071	446,031	339,031	271,210	135,110	104,400	104,400	104,400	104,400
Interest	320,284	92,443	74,000	57,404	53,583	35,388	28,122	22,582	17,543	12,503	8,929
Total	2,560,337	572,208	555,070	503,435	392,614	306,598	163,232	126,982	121,943	116,903	113,329
Sewer Fund											
Principal	2,662,054	436,361	431,361	430,621	430,621	431,361	401,361	350,621	59,603	59,603	30,000
Interest	321,890	100,978	86,060	71,549	58,743	43,198	30,091	17,762	6,102	4,178	2,254
Total	2,983,944	537,340	517,422	502,171	489,365	474,560	431,452	368,383	65,705	63,781	32,254
Pop Whalen Fund											
Principal	697,868	48,384	48,384	47,674	47,674	48,384	48,384	32,674	32,674	32,674	32,674
Interest	293,911	37,389	32,238	29,925	27,623	25,301	23,495	21,693	20,026	18,360	16,694
Total	991,779	85,773	80,622	77,599	75,297	73,685	71,879	54,367	52,700	51,034	49,368
Electric Utility Fund											
Principal	4,015,000	585,000	320,000	320,000	315,000	315,000	315,000	315,000	315,000	315,000	165,000
Interest	1,004,248	183,549	161,576	145,256	128,936	112,871	96,806	80,741	64,676	49,436	35,021
Total	5,019,248	768,549	481,576	465,256	443,936	427,871	411,806	395,741	379,676	364,436	200,021
Total Debt Service											
Principal	33,581,335	2,606,667	2,923,835	2,861,303	2,654,237	2,570,210	2,330,122	2,154,421	1,853,403	1,843,403	1,598,800
Interest	11,840,048	902,930	1,412,482	1,315,500	1,207,661	1,081,909	1,006,750	905,026	805,088	716,534	631,299
Total Debt Service	45,421,382	3,509,597	4,336,318	4,176,803	3,861,898	3,652,118	3,336,872	3,059,447	2,658,491	2,559,937	2,230,099
Total Principle Debt	33,581,335										
Assessed Valuation	72,622,444										
Debt/Valuation	46%										

The following document is estimated budget for construction costs provided to the Town of Wolfeboro on February 7, 2023. More documents available at:

<https://www.wolfeboronh.us/home/public-safety-building-committee>

Respectfully,

James Scott Pineo
Town Manger

Wolfeboro Public Safety Facility									
Preliminary Budget									
OWNER: Town of Wolfeboro P.O. Box 629 Wolfeboro, NH 03894			SQUARE FOOTAGE CALCULATION: Level 1 20,200 Level 2 9,650 Level 2 (unfinished) 2,560 Carport 1,980			CONSTRUCTION MANAGER: Conneston Construction, Inc. P.O. Box 7546 Gilford, NH 03247		ARCHITECT: Banwell Architects 6 South Park Street Lebanon, NH 03766	
DATE:	February 7, 2023	TOTAL SQUARE FOOTAGE: 34,390			File: Schematic Budget		ESTIMATOR:	Mark Bolstridge/Jeff Downing	
ITEM NO.	LINE ITEM DESCRIPTION	LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF	
1	GENERAL CONDITIONS (79 weeks/18 months)								
2	Performance & payment bond (\$11.75 million)		\$71,200.00			\$71,200.00		\$2.07	
3	3rd Party testing allowance				\$30,000.00	\$30,000.00		\$0.87	
4	Building permit allowance (by owner)					\$0.00		\$0.00	
5	Builder's risk (by owner)					\$0.00		\$0.00	
6	Job phone/data expense		\$4,158.00			\$4,158.00		\$0.12	
7	Field office supplies		\$2,212.00			\$2,212.00		\$0.06	
8	Temp signage		\$955.00			\$955.00		\$0.03	
9	Temp fencing			\$4,955.00		\$4,955.00		\$0.14	
10	Job office trailer			\$7,100.00		\$7,100.00		\$0.21	
11	Storage trailers			\$5,550.00		\$5,550.00		\$0.16	
12	Project manager	\$52,456.00				\$52,456.00		\$1.53	
13	Project supervisor	\$262,280.00				\$262,280.00		\$7.63	
14	Temp. sanitation facilities			\$6,300.00		\$6,300.00		\$0.18	
15	Temp. heat/winter conditions allowance				\$69,800.00	\$69,800.00		\$2.03	
16	Building layout	\$20,160.00		\$6,100.00		\$26,260.00		\$0.76	
17	Safety & Security	\$19,908.00	\$3,100.00		\$5,940.00	\$28,948.00		\$0.84	
18	Staging and platforms			\$21,900.00		\$21,900.00		\$0.64	
19	Small tools and rental equipment		\$9,559.00			\$9,559.00		\$0.28	
20	Trash removal and clean up			\$36,910.00		\$36,910.00		\$1.07	
21	Mileage and trucking			\$21,900.00		\$21,900.00		\$0.64	
22	Printing expenses		\$2,978.00			\$2,978.00		\$0.09	
23	Final Clean				\$21,831.00	\$21,831.00		\$0.63	
24	As- built/O&M manuals	\$6,640.00	\$997.00			\$7,637.00		\$0.22	
25	Temp. utilities (by owner)					\$0.00		\$0.00	
26							\$694,889.00		
27	DEMOLITION								
28	Removal of existing appartatus bay				\$60,000.00	\$60,000.00		\$1.74	
29	Temp shoring at existing appartatus bay allowance				\$15,000.00	\$15,000.00		\$0.44	
30	Interior demolition @ existing office building				\$20,400.00	\$20,400.00		\$0.59	
31	Select exterior demolition @ existing office building				\$15,669.00	\$15,669.00		\$0.46	
32	Concrete slab & wall cut allowance				\$11,500.00	\$11,500.00		\$0.33	
33	Strip and remove existing asphalt shingle roof				\$9,675.00	\$9,675.00		\$0.28	
34	Demolition dumpsters/debris removal			\$8,500.00		\$8,500.00		\$0.25	
35	Select MEP rework at exisiting appartatus bay allowance				\$15,000.00	\$15,000.00		\$0.44	
36	Select MEP demolition allowance	\$7,320.00			\$3,800.00	\$11,120.00		\$0.32	
37							\$166,864.00		
38	SITE WORK								
39	Site contractor				\$1,059,390.00	\$1,059,390.00		\$30.81	
40	Drainage allowance (to be defined)				\$100,000.00	\$100,000.00		\$2.91	
41	Water line allowance				see site contractor	\$0.00		\$0.00	
42	SWPP plan and monitoring allowance				\$10,000.00	\$10,000.00		\$0.29	
43	Interior trenching allowance				\$10,100.00	\$10,100.00		\$0.29	
44	Site trenching allowance (500' @ \$25 per/ft)				\$12,500.00	\$12,500.00		\$0.36	

Wolfeboro Public Safety Facility									
Preliminary Budget									
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DATE:	February 7, 2023		TOTAL SQUARE FOOTAGE:		34,390		File: Schematic Budget		ESTIMATOR: Mark Bolstridge/Jeff Downing
ITEM NO.	LINE ITEM DESCRIPTION		LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF
45	Paving & Striping (see site subcontractor)					see site contractor	\$0.00		\$0.00
46	Exterior Signage allowance					\$2,500.00	\$2,500.00		\$0.07
47	Bollards allowance (36)					\$32,400.00	\$32,400.00		\$0.94
48	Gate Allowance (01)					\$0.00	\$0.00		\$0.00
49	Inpound fence allowance					\$0.00	\$0.00		\$0.00
50	Landscaping allowance					by Owner	\$0.00		\$0.00
51								\$1,226,890.00	
52	CONCRETE								
53	Structural form work (490 CY's)					\$354,800.00	\$354,800.00		\$10.32
54	Slabs on grade (8")					\$112,600.00	\$112,600.00		\$3.27
55	Slabs on grade (6")					\$77,850.00	\$77,850.00		\$2.26
56	Deck slabs (4")					\$106,200.00	\$106,200.00		\$3.09
57	Site aprons (6")					\$60,990.00	\$60,990.00		\$1.77
58	Concrete walks (500 SF)					\$12,750.00	\$12,750.00		\$0.37
59	Misc. slab patch allowance (14 CY's)					\$8,400.00	\$8,400.00		\$0.24
60	Set LP's and grout (60)					\$5,100.00	\$5,100.00		\$0.15
61	Stair pans & landings (05 CY's)					\$7,000.00	\$7,000.00		\$0.20
62	Concrete pump allowance (05)					\$7,200.00	\$7,200.00		\$0.21
63	Slab insulation @ perimeter (48")					\$15,515.00	\$15,515.00		\$0.45
64	Foundation insulation/parge finish (800 SF)					\$4,100.00	\$4,100.00		\$0.12
65	Foundation damp proofing (4,000 SF)					\$3,500.00	\$3,500.00		\$0.10
66	Waterproofing @ elevator pit					\$2,900.00	\$2,900.00		\$0.08
67	Misc site concrete allowance (12 CY's)					\$7,200.00	\$7,200.00		\$0.21
68								\$786,105.00	
69	MASONRY								
70	Masonry subcontractor					\$1,340,000.00	\$1,340,000.00		\$38.96
71	New masonry openings in existing walls (01)					\$3,200.00	\$3,200.00		\$0.09
72	Infill masonry openings in existing walls (07)					\$22,400.00	\$22,400.00		\$0.65
73								\$1,365,600.00	
74	METALS								
75	Structural steel/joist/deck/erection					\$694,335.00	\$694,335.00		\$20.19
76	Mezzanine allowance					\$30,500.00	\$30,500.00		\$0.89
77	Simpson connectors			\$15,931.00			\$15,931.00		\$0.46
78	Metal fabrication allowance					\$25,000.00	\$25,000.00		\$0.73
79	Steel stairs & railings @ Offices (02)					\$42,100.00	\$42,100.00		\$1.22
80	OH door galv. Sill angles (11)		\$1,505.00			\$3,060.00	\$4,565.00		\$0.13
81	Door lintels/OH door frames					\$23,500.00	\$23,500.00		\$0.68
82	Misc metal allowance					\$8,200.00	\$8,200.00		\$0.24
83								\$844,131.00	
84	CARPENTRY								
85	Misc. rough carpentry materials and general labor		\$203,496.00	\$59,522.00			\$263,018.00		\$7.65
86	Nails & fasteners			\$16,009.00			\$16,009.00		\$0.47
87	Interior standing & running trim		\$25,986.00	\$29,223.00			\$55,209.00		\$1.61
88	Wood paneling at lobby allowance		\$4,880.00	\$1,449.00			\$6,329.00		\$0.18

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89	Wood roof trusses & erection		\$34,160.00	\$32,061.00	\$10,000.00		\$76,221.00		\$2.22
90	Upgrade of existing structure allowance					\$35,000.00	\$35,000.00		\$1.02
91	Lull & lift rental				\$88,200.00		\$88,200.00		\$2.56
92	Borel siding & trim		\$52,704.00	\$88,446.00			\$141,150.00		\$4.10
93	Misc shelving allowance					\$3,000.00	\$3,000.00		\$0.09
94	Millwork subcontractor allowance					\$60,270.00	\$60,270.00		\$1.75
95								\$744,406.00	
96	THERMAL & MOISTURE PROTECTION								
97	Caulking & Sealants					\$12,210.00	\$12,210.00		\$0.36
98	Fire stopping					\$3,330.00	\$3,330.00		\$0.10
99	Air barrier/CMU cavity spray foam					\$88,000.00	\$88,000.00		\$2.56
100	Asphalt shingles & accessories					\$74,550.00	\$74,550.00		\$2.17
101	Membrane roofing subcontractor (90 MPH Warranty)					\$250,600.00	\$250,600.00		\$7.29
102	Walkway pads allowance					\$0.00	\$0.00		\$0.00
103	Gutter & downspout allowance (200')					\$0.00	\$0.00		\$0.00
104	Interior sound insulation					\$8,940.00	\$8,940.00		\$0.26
105	Thermal insulation					\$67,280.00	\$67,280.00		\$1.96
106	Exterior flashing allowance			\$11,550.00			\$11,550.00		\$0.34
107								\$516,460.00	
108	DOORS & WINDOWS								
109	Metal doors (67) and frames allowance (126)		\$23,932.00	\$70,000.00			\$93,932.00		\$2.73
110	Security door allowance (02)					\$14,000.00	\$14,000.00		\$0.41
111	Wood doors (62)		\$7,688.00	\$34,225.00			\$41,913.00		\$1.22
112	Borrowed lights (08)		\$992.00	\$3,904.00			\$4,896.00		\$0.14
113	Window and storefront contractor					\$410,100.00	\$410,100.00		\$11.92
114	Aluminum doors (04), storefront & glazing					see storefront contractor	\$0.00		\$0.00
115	Exterior aluminum windows (71)					see storefront contractor	\$0.00		\$0.00
116	Bullet resistant reception window (01), glazing & windows (01)					see storefront contractor	\$0.00		\$0.00
117	Misc interior glazing allowance					\$7,810.00	\$7,810.00		\$0.23
118	ADA operators (02) allowance					\$6,400.00	\$6,400.00		\$0.19
119	OH doors/operators (11) allowance		\$5,250.00			\$121,660.00	\$126,910.00		\$3.69
120	Door hardware allowance		\$59,830.00	\$72,335.00			\$132,165.00		\$3.84
121	Access door allowance (20)			\$4,700.00			\$4,700.00		\$0.14
122								\$842,826.00	
123	FINISHES								
124	Carpet tile allowance					\$16,452.00	\$16,452.00		\$0.48
125	Rubber stair treads and riser allowance					\$0.00	\$0.00		\$0.00
126	Walk off mat allowance					\$0.00	\$0.00		\$0.00
127	Rubber base & resilient flooring allowance					\$117,868.00	\$117,868.00		\$3.43
128	Wall & floor tile allowance					\$72,042.00	\$72,042.00		\$2.09
129	Epoxy flooring & base allowance					\$45,700.00	\$45,700.00		\$1.33
130	FRP & trim		\$4,880.00	\$3,200.00			\$8,080.00		\$0.23
131	Floor prep allowance					\$5,500.00	\$5,500.00		\$0.16
132	ACT Ceiling & grid					\$79,890.00	\$79,890.00		\$2.32

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133	Metal stud & drywall					\$526,982.00	\$526,982.00		\$15.32
134	Allowance to paint select MEP @ exposed structure areas					\$0.00	\$0.00		\$0.00
135	Exterior & interior paint					\$115,000.00	\$115,000.00		\$3.34
136								\$987,514.00	
137	SPECIALTIES								
138	Interior ADA signage allowance					\$5,000.00	\$5,000.00		\$0.15
139	Exterior signage (By Owner)						\$0.00		\$0.00
140	Fire extinguisher & cabinet allowance (14)		\$910.00	\$3,150.00			\$4,060.00		\$0.12
141	Knockbox (01)					\$0.00	\$0.00		\$0.00
142	Exterior entry grate Allowance					\$12,000.00	\$12,000.00		\$0.35
143	Flagpole (01)					\$0.00	\$0.00		\$0.00
144	Toilet partitions allowance					\$16,700.00	\$16,700.00		\$0.49
145	Toilet accessories allowance					\$13,175.00	\$13,175.00		\$0.38
146	Visual display boards allowance					\$0.00	\$0.00		\$0.00
147								\$50,935.00	
148	EQUIPMENT & FURNISHINGS								
149	Prylovent vehicle exhaust system allowance					\$92,600.00	\$92,600.00		\$2.69
150	Dispatch center fit-up allowance (No equipment)					\$15,000.00	\$15,000.00		\$0.44
151	PSI dentention bench (02 @ 4')					\$4,211.00	\$4,211.00		\$0.12
152	Window treatment allowance (71)					\$17,900.00	\$17,900.00		\$0.52
153	Sally port gun lockers (06)					\$2,946.00	\$2,946.00		\$0.09
154	Gear lockers (reuse existing)						\$0.00		\$0.00
155	Employees lockers (62) & benches					\$29,450.00	\$29,450.00		\$0.86
156								\$162,107.00	
157	EQUIPMENT & FURNISHINGS (By owner)								
158	Appliances, washer & dryer						\$0.00		\$0.00
159	Commercial gear dryer						\$0.00		\$0.00
160	Compressor						\$0.00		\$0.00
161	Air hose reels & cord drops						\$0.00		\$0.00
162	Dispatch center equipment & antennas						\$0.00		\$0.00
163	Furnishings & office equipment						\$0.00		\$0.00
164								\$0.00	
165	CONVEYING SYSTEMS								
166	Two-stop elevator					\$110,000.00	\$110,000.00		\$3.20
167								\$110,000.00	
168	MECHANICAL								
169	Plumbing allowance					\$418,000.00	\$418,000.00		\$12.15
170	HVAC allowance					\$837,000.00	\$837,000.00		\$24.34
171	Trench drains allowance					\$140,000.00	\$140,000.00		\$4.07
172	Range hood with fire supression system					\$45,000.00	\$45,000.00		\$1.31
173	Sprinkler subcontractor					\$205,000.00	\$205,000.00		\$5.96
174								\$1,645,000.00	
175	ELECTRICAL								
176	Lighting and controls allowance					\$73,400.00	\$73,400.00		\$2.13

Wolfeboro Public Safety Facility									
Preliminary Budget									
OWNER: Town of Wolfeboro P.O. Box 629 Wolfeboro, NH 03894			SQUARE FOOTAGE CALCULATION: Level 1 20,200 Level 2 9,650 Level 2 (unfinished) 2,560 Carport 1,980			CONSTRUCTION MANAGER: Conneston Construction, Inc. P.O. Box 7546 Gilford, NH 03247		ARCHITECT: Banwell Architects 6 South Park Street Lebanon, NH 03766	
DATE:	February 7, 2023		TOTAL SQUARE FOOTAGE:		34,390		File: Schematic Budget		ESTIMATOR: Mark Bolstridge/Jeff Downing
ITEM NO.	LINE ITEM DESCRIPTION		LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF
177	Site lighting allowance					\$5,700.00	\$5,700.00		\$0.17
178	Service up-grade & distribution allowance (included in elect sub)					included above	\$0.00		\$0.00
179	Fire alarm system allowance					\$58,800.00	\$58,800.00		\$1.71
180	Data and cabling allowance					\$44,100.00	\$44,100.00		\$1.28
181	250KW emergency generator allowance					\$168,900.00	\$168,900.00		\$4.91
182	Electrical subcontractor					\$386,870.00	\$386,870.00		\$11.25
183								\$737,770.00	
184	DATA & TECHNOLOGY (BY OWNER)								
185	Network system and fiber cabling						\$0.00		\$0.00
186	Sound system						\$0.00		\$0.00
187	TV's and projectors						\$0.00		\$0.00
188	Security system, access control & cameras						\$0.00		\$0.00
189								\$0.00	
190									
191	PRELIMINARY GMP BUDGET SUB-TOTAL		794,977.00	540,864.00	217,415.00	9,328,241.00	10,881,497.00	10,881,497.00	\$316.41
192									
193	CM FEE (6%)		\$47,698.62	\$32,451.84	\$13,044.90	\$559,694.46	\$652,889.82	\$652,889.82	\$18.98
194									
195	PRELIMINARY GMP BUDGET TOTAL		\$842,675.62	\$573,315.84	\$230,459.90	\$9,887,935.46	\$11,534,386.82	\$11,534,386.82	\$335.40
196									
General notes & clarifications:									
* Any items noted as "allowances" require additional information from the owner before a firm price can be established for the work (see itemized list in budget above).									
* Budget is based on Designed Devolpment plans from Banwell Architects dated 01/16/23.									
* Temp. utilities & building permit fees by owner.									
* No fire pump is included.									
* Builders Risk Insurance by owner.									
* The owner should budget the following items not included in our budget:									
- Ledge removal or "Pay rocks" over 1.5 cubic feet.									
- Removal & reinstallation of existing furnishings in work areas as required.									
- Building permit									
- Temp. utilities & all utility company fees for new service									
- Owner to provide compressor. Mechanical subcontractor has allowance for piping & install.									
- All architectural & engineering fees.									
- Hazardous waste testing & abatement.									
- Testing - see allowance									
- Interior & exterior signage (ADA signage is included by allowance)									
- Furnishings, wall coverings & office equipment.									
- Card lock system for doors, power wiring & electronic strikes.									
- Sound system & PA system									
- Security, data, media, cameras & phone systems.									

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DATE:	Febuary 7, 2023		TOTAL SQUARE FOOTAGE:		34,390		File: Schematic Budget		ESTIMATOR: Mark Bolstridge/Jeff Downing	
ITEM NO.	LINE ITEM DESCRIPTION			LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF
- All local approvals.										
- Contingency funds for changes in assumed scope.										
- Appliances & equipment itemized in line item budget.										
- Removal & replacement unsuitable soils if encountered										
* Construction schedule is based on doing the project in three phases while the facility is in operation - see CCI preliminary CPM schedule dated February 2023.										
ALTERNATES										
Item #	Description			Labor	Material	Equipment	Subcontractor	Subtotal	Total with Fee	
1	Add radiant heat & insulation at appartus bays. Add.			\$ 3,968	\$ 78,005		\$ 40,000.00	\$ 121,973.00	\$ 130,511.11	
2	Repoint existing Masonry allowance. Add						\$ 110,000.00	\$ 110,000.00	\$ 117,700.00	
3	Adjust storefront specifications. Possible credit allowance						\$ (75,000.00)	\$ (75,000.00)	\$ (80,250.00)	
4	Adjust elevator size. Credit allowance						\$ (11,000.00)	\$ (11,000.00)	\$ (11,770.00)	
5	Adjust trench drainage amount. Possible Credit allowance						\$ (50,000.00)	\$ (50,000.00)	\$ (53,500.00)	
6	Security gate allowance. Add						\$ 15,000.00	\$ 15,000.00	\$ 16,050.00	
7	Inpound lot allowance . Add						\$ 13,550.00	\$ 13,550.00	\$ 14,498.50	
8	Walkway pads at roof allowance. Add						\$ 4,400.00	\$ 4,400.00	\$ 4,708.00	
9	Gutter and downspouts allowance. Add						\$ 2,800.00	\$ 2,800.00	\$ 2,996.00	
10	Rubber treads and riser @ 2 stairs allowance. Add						\$ 25,232.00	\$ 25,232.00	\$ 26,998.24	
11	Walk off mat allowance. Add						\$ 2,600.00	\$ 2,600.00	\$ 2,782.00	
12	Adjust epoxy floor coverage (add app, garage, sallyport) allowance. Add						\$ 100,000.00	\$ 100,000.00	\$ 107,000.00	
13	Paint exposed MEP at Apperatus bay allowance. Add						\$ 10,000.00	\$ 10,000.00	\$ 10,700.00	
14	Add knoxbox. Add				\$ 500			\$ 500.00	\$ 535.00	
15	Add flagpole						\$ 6,100.00	\$ 6,100.00	\$ 6,527.00	
16	Visual display boards allowance. Add						\$ 10,000.00	\$ 10,000.00	\$ 10,700.00	

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ITEM NO.	LINE ITEM DESCRIPTION		LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF
17	PSI detention bench allowance (02). Add			\$ 4,211			\$ 4,211.00	\$ 4,505.77	
18	Window treatment allowance. Add					\$ 17,900.00	\$ 17,900.00	\$ 19,153.00	
19	Sallyport gun lockers (06). Add			\$ 2,946			\$ 2,946.00	\$ 3,152.22	
20	Delete Hose Tower from scope. Deduct allowance					\$ (125,000.00)	\$ (125,000.00)	\$ (133,750.00)	