



barrett architecture

FRANK J. BARRETT, JR., A.I.A.

Memorandum

To: Town of Bradford Selectboard

From: Frank J. Barrett, Jr., A.I.A., Architect

Date: September 11, 2017

RE: Bradford Town Hall Restoration and Rehabilitation; Bradford, NH

Subject: Architect's Estimate of Probable Project Cost and Moving the Project Forward

It has been somewhat more than two months now since the Bradford Selectboard voted to retain the services of this office to assist with the further planning and construction of the temporarily stalled Bradford Town Hall project. And since that time, not only has this office and the consulting engineers who have been included as part of the overall design team greatly enjoyed the working relationships that we have developed with the many persons associated with the project, both in Bradford and beyond, but also believe that a substantial enough amount of necessary preliminary work has been completed such that I can make the following report to you, the Bradford Selectboard.

First and foremost, a significant amount of necessary structural engineering analysis has been undertaken to evaluate the entire building structure, as clearly required by the New Hampshire Building Code. And, in conjunction with that work, I as the project architect of record, and Tim Schaal, the project structural engineer, have met with state and local building code officials, the "Authority Having Jurisdiction", including the New Hampshire State Fire Marshal's office, to come to an agreement as to the extent of structural repair and upgrades that the adopted building code requires of us to undertake on the existing building structure. Mr. Schaal's full report is part of the materials that accompany this memorandum to you; and is considered part of the record for this project, at this time.

With the important step of the Schaal report now completed and agreed upon, and given the very unique circumstances that are integral to this worthwhile project, I firmly believe that it is the duty of the Architect to provide the Selectboard, as they represent the Town of Bradford, with an Estimate of Probable Project Cost, no matter how potentially uncomfortable the content and conclusion of such information might be.

It should first be pointed out that typically architects and engineers (A & E) are not construction cost estimators – that is a skilled science unto itself and demands specific training not necessarily at all common to the A & E professions. None the less, often architects and engineers are fully capable of assembling very preliminary estimates of probable cost based upon square footage calculations and similar cost projections. At an early stage, this can be very helpful and important for a project Owner; and I for one firmly believe that this is one of the architect's basic duties. However, wanting to provide the Selectboard with the best information possible, even at this early stage with minimal amount of actual architectural and engineering drawings completed, I chose to call upon the estimating services of a general contractor. I selected a contractor with whom I have enjoyed a long standing relationship, and whom I believe would be a well-qualified firm to actually perform work on this project should the Selectboard so desire.

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Since June 1973 I and many clients have professionally enjoyed and benefited from my relationship with Trumbull – Nelson Construction Company, Inc. (T-N), based in Hanover, NH. And likewise so did my architect father before me from 1946 until his retirement in 1985. Several months ago T-N had offered to me their willingness to run some preliminary estimates as both a favor to me and in an effort to develop a relationship with the Town of Bradford concerning the project at hand. Several weeks ago, once we had a better understanding of the structural building code ramifications of this project, and had a proposed new first floor plan layout reasonably settled upon, I took them up on their offer. Therefore, the very preliminary costs that will be discussed and summarized below have come out of my work with a very skilled estimator and project manager at T-N. It should be pointed out that their willingness to undertake this work with and for me in no way obligates the Town of Bradford in any way to T-N, or visa-versa.

Because of the very unique circumstances of this project, this Architect's Estimate of Probable Project Cost is broken into two (2) sections. The first section is based upon the understanding that there is on hand approximately \$500,000 worth of public funds already committed and readily available to be spent on this project at this time. And, the realization that there is work that must be started soon so as to protect the building from potentially very harmful damage that could result this coming winter should the building remain in its current and very precarious state. However, this Architects Estimate of Probable Project Cost is also taking into account that it is painfully clear to me, at this time, that the entire project, less the second floor work, is very unfortunately woefully underfunded.

Section 1: Work that must commence soon and carry through the winter.

As stated above, there is work on the building that must commence soon so that the building does not become further damaged. This could result due to winter frost damage under the new building foundations, and further damage resulting from the building remaining supported on temporary steel beams and towers of heavy wood cribbing. Already there are signs of the building having been torsionally wracked by having been being placed for the past six or so months on a temporary support system. As a result plaster cracking and the like is becoming increasingly evident. And, after the building is back down on its new foundations, there is a considerable amount of repair and up grading that needs to be done to the entire building structure before any other meaningful work should logically take undertaken. Unfortunately, this necessary structural repair work was not previously brought to the Town's attention by professional consultants previously involved with the project. This work and other work, as outlined below, will approximately consume \$500,000; and if started in early October, will be completed by about the end of February. The highlights of this first section or phase of work includes:

1. Getting the site safe. Right now the vertical open excavations need to be cut back at an angle so that there is not the risk of a bank collapse injuring workers and damaging work in place.
2. Finishing up the foundation work, completing damp proofing, foundation drainage, and backfilling the foundations.
3. Getting the building back down onto the new foundations and temporarily supported inside.
4. Getting temporary power back into the building so carpenters can work.
5. Getting temporary heat into the building for the same reasons.
6. Enclosing the back end of the building. This is rough carpentry work.
7. Inclosing the s/w first floor corner of the building, again rough carpentry.



8. Preparing and pouring the basement floor slabs.
9. Cutting, preparing, and cutting the granite foundation facing stones.
10. Selective first floor demolition and disposal of same.
11. All of the necessary structural repair to the first floor, second floor, and roof. Rough carpentry and the installation of some amount of structural steel at an estimated cost of almost \$260,000.
12. All of the first floor interior framing, again rough carpentry work including the new rear fire rated stair and the shaft way for the future elevator.
13. General contractor project supervision, coordination, temporary toilet facilities, trash and snow removal.

As I stated above, this work consumes just about \$500,000, and carries through to about the end of February / the first of March if begun in early October of this year. The principle sub-contractors who to date have been involved with the project, Valley Excavating, All State Concrete, Sunapee Granite Works, and of course Rick Geddes have discussed the project with T-N, and their prices are reflected in this Section 1 preliminary estimate. In my and T-N's collective opinion, there is no reason to not continue to work with them.

Section 2: Work to get the building and site fully habitable and usable on the first floor only:

Although T-N has spent considerable time and effort attempting to provide as much detailed analysis as possible at this early stage of the project with only very minimal A & E drawings to work from, I will at this time just simply summarize aspects of their estimate using the customary sixteen (16) divisions or categories of a construction project, as might be applicable here.

<u>Division</u>	<u>Description</u>	<u>Amount</u>
1000.000	GENERAL CONDITIONS	\$ 265,442.
2000.000	SITE WORK	205,142.
3000.000	CONCRETE	57,549.
4000.000	MASONRY	36,904.
5000.000	METALS	16,636.
6000.000	CARPENTRY (Wood and Plastics)	435,820.
7000.000	THERMAL and MOISTURE PROTECTION	105,798.
8000.000	DOORS and WINDOWS	164,102.
9000.000	FINISHES	214,822.
10000.000	SPECIALTIES	10,160.
11000.000	EQUIPMENT	N/A
12000.000	FURNISHINGS	6,659.



13000.000	SPE CIAL CONTRUCTION	N/A
14000.000	CONVAYING SYSTEMS	N/A
15000.000	MECHANICAL, PLUMBING, and SPRINKLER	420,714.
16000.000	ELECTRICAL and FIRE ALARM	<u>170,667.</u>

TOTAL PROJECTED PROJECT COST: \$2,110,415.

The above Total Projected Project Cost figure is the total of the above sixteen divisions and includes all work outlined in Section 1.

LABOR:	9,358 HOURS	\$726,486.
MATERIALS:		371,744.
SUBCONTRACTING:		946,491.
EQUIPMENT:		<u>65,694.</u>

TOTAL PROJECTED PROJECT COST: \$2,110,415.

This Total Projected Project Cost figure is the same as above, only breaking the total amount down differently for comparison sake.

Once again I caution the Selectboard (SB) to understand that this is not a “bid” from T-N, for at this time there is little in the way of architectural and engineering (A & E) drawings to actually “bid” the project, although it does include some hard prices in areas such as site work and concrete. And, all of the cost subtotals and the total projected project cost figures of Section 2 includes all of the work of Section 1. However, what is not included is any work regarding the second floor that can be reasonably postponed until a later date, such as the installation of the elevator equipment. As the preparation of A & E drawings progresses during this month and next, all of the above cost areas can be revisited and adjusted accordingly. In fact, once the final A & E documents are complete (the deadline that we have set is during the first week of November), a qualified general contractor can competitively bid all of the subcontractor areas of the project, as well as many of the materials suppliers.

Moving Forward

The above Architects Estimated Probable Project Cost makes it painfully clear that most unfortunately the project to get the building usable on the first floor only is woefully underfunded. And there is simply no way around that fact. Is the total project cost as stated above subject to change as better drawings become available from the architect and his consulting engineers? Absolutely “yes”, but in all probability the total project cost will not change significantly either up or down.


The architect, structural engineer, Town Administrator, Bradford’s Building Inspector, and several key members of the building committee have all been involved with several important meetings with personnel from the New Hampshire Fire Marshal’s office (FM) who last spring temporarily closed the job



down. Thankfully, they are very willing to work closely with the team that is currently in place to allow us to restart the construction work as early as the first of October assuming several things. First, they are expecting certain new materials from our structural engineer, Mr. Schaal. He is currently working on those materials, plans and directions, at this time. Also they have made it abundantly clear that they fully expect that a competent and qualified general contractor (GC) be retained by the Town of Bradford to properly manage this project, and the this office and Mr. Schaal completely agree with those concerns and directives of the FM's office. We are off to a great working relationship with the FM's office, and we cannot afford to jeopardize that which we recently worked hard to cultivate.

Therefore, we strongly recommend to the SB that as soon as possible interviews and a work session with the Board be set up so that by the end of this month we can have with us a well-qualified GC to manage and help us all pull this project forward. And this office stands ready to assist the Town in that process however the SB so desires. Getting the right GC on board to restart the project will also provide us with the added benefit of firming up the total project cost, identifying those choices that we might have both short and long term, and therefore have the Town know what the full actual price of the project is by some time in November.

In closing, thankfully there are enough funds currently on hand to get the building secured and repaired so that if it must remain unoccupied for some period of time while additional funding is obtained, the property will not be in danger of deterioration or loss. I for one continue to believe that, even with the hurdles in front of us, this is truly a worthwhile project that keenly interests me personally. Since 1991 I have continuously served my town of Fairlee, Vermont in zoning, planning, and selectboard capacities, and that coupled with my life as a historian and preservationist, I can truly sympathize and understand the potentially difficult position that the Town of Bradford is in at this time with this project. However, with that said, this office and our team of consulting engineers remain committed to working with you and the Town at large to see this matter to a successful conclusion.


Frank J. Barrett, Jr., A.I.A.
Architect

