



# alba architects

**alba architects llp**  
INNOVATION FOR THE BUILT ENVIRONMENT

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**TOWN OF TUFTONBORO**  
**240 MIDDLE ROAD, TUFTONBORO, NH**  
**NEEDS ASSESSMENT AND FEASIBILITY STUDY- PROPOSED NEW POLICE DEPARTMENT**  
**MAY 2019**

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member of the American Institute of Architects  
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## PREFACE

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In late 2018, the Town of Tuftonboro retained the services of Alba Architects and their engineering team to conduct existing conditions review, analysis, and assessment of the existing police department building located at 240 Middle Road, Tuftonboro, New Hampshire.

The team was also contracted to consider the current, and two further locations for the provision of a new or renovated-enlarged facility to provide a police department facility that would satisfy all current and anticipated needs for a minimum of 20 years, with the ability for future expansion.

The team of professionals and their respective discipline include:

- Architecture & Team Leader:  
**ALBA ARCHITECTS LLP**, North Woodstock, NH
- Civil and Structural Engineering:  
**HEB ENGINEERS, INC.**, North Conway, NH
- Mechanical, Electrical, Plumbing & Fire Protection Engineering:  
**YEATON ASSOCIATES, INC.**, Littleton, NH
- Construction Schedule and Cost Estimation:  
**COBB HILL CONSTRUCTION**, Concord, NH

**0.0 CONTENTS**

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**PREFACE****TASK ONE – DEMAND NEEDS & SPATIAL ANALYSIS**

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- 1.1 Existing & Projected Population Data
- 1.2 Existing Police Programs
- 1.3 Anticipated Building Program

**TASK TWO - EXISTING SITE & BUILDING CONDITIONS ASSESSMENT**

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- 2.1 Architectural/Systems Description
  - Existing Building Fabric - Architecture
  - Existing Building Fabric - Structure
  - Existing Building Fabric – Mechanical, Electrical & Plumbing
  - Existing Building Fabric - Life Safety
  - Existing Building Fabric – Accessibility
- 2.2 Spatial Analysis and Building Deficiencies
- 2.3 Existing Condition Sketch Plans-Site
- 2.4 Existing Conditions Sketch Plans-Building
- 2.5 Recommendations for Continued Use

**TASK THREE – DEVELOPMENT CONCEPTS & ESTIMATE OF PROBABLE COSTS**

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- 3.1 Introduction and Rationale of Pre-Defined Options
- 3.2 Map of Tuftonboro Village Center with highlighted locations
- 3.3 Criteria for Rating of Options
- 3.4 Base Project-Existing Building Renovation/Addition
- 3.5 Concept Building Development
- 3.6 Option 1 – New Construction – Existing Site
  - Site Characteristics, Concept Site Plan, Scope of Works, Estimate of Probable
- 3.7 Option 2 – New Construction - Dearborn site
  - Site Characteristics, Concept Site Plan, Scope of Works, Estimate of Probable
- 3.8 Option 3 – New Construction - Fire Station site
  - Site Characteristics, Concept Site Plan, Scope of Works, Estimate of Probable
- 3.9 Cost Summary
- 3.10 Evaluation Matrix

APPENDIX I **Existing Conditions Photographic Survey**APPENDIX II **Estimate of Probable Costs Breakdown**

**1.1 EXISTING & PROJECTED POPULATION DATA**

According to the New Hampshire Economic & Labor Market Information Bureau (ELMI), and the 2015 US Census Bureau data, the Town of Tuftonboro had a current total population of 2,372 in 2017.

Further defining that data into population by age group as follows:

Age Group	Population	Percentage of Population
18 Years & Under	449	18.9 %
18 Years to 24 Years	102	4.3 %
25 Years to 44 Years	429	18.1 %
45 Years to 64 Years	830	35.0%
65 Years and Over	562	23.7%

**PROJECTED DATA**

The New Hampshire Office of Energy and Planning (OEP) projects an increase in population over the next 21 years (through 2040) for Carroll County of 4.6%, less than the NH average of 7.7%, and considerably less than the National average of 18%.

A 4.6% population growth would equate to an increase of Tuftonboro to 2482 people, 110 more than present numbers. This does not account for seasonal/temporary population growth experienced by all the lakes region communities.

The OEP further defines their projected changes by age group for Carroll County, suggesting that 78% of growth in Tuftonboro will be in the 65 and over age range.

The effect on the duties and work load of the police department cannot be accurately predicted based on these numbers, suffice to say the types of duties will vary slightly in terms of an aging population, but the workload is not likely to be reduced.

At present, it is understood that the staff level of the department is not sufficient to fully address all the needs of the town, particularly during the high seasonal increases, and this is not likely to improve without an increase in staff.

The present staff level is four full-time officers and one part-time support staff.

The town has recently conducted a review of the required staff levels and is predicting the requirement for an additional two full time officers, four part time officers and one support staff.

The estimated programmatic needs of a new facility, below, are based on the required and anticipated staffing levels, and it is the belief and conclusion of this report that these are the minimum staffing levels which will be required to properly service the town's needs, and the minimum space requirements to accommodate those staffing levels.

## 1.2 EXISTING POLICE PROGRAMS

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For reference, the following programs / functions are currently being provided by the department, carried out by four full time sworn employees and one part-time support employee.

The department vehicle fleet consist of four marked cruisers.

- Law enforcement
  - Traffic regulations
  - Community patrolling
  - Emergency services calls
  - Private dispute moderator
  - Property/Boundary disputes
  - Animal control
  - Anti-social or unlawful juvenile behavior
  - Domestic violence
  - Investigative duties
- Crime prevention
- Community service functions
- Community awareness programs
- Event policing, road works/traffic control
- Participation in Social Services
- Participation in emergency services calls unrelated to law enforcement
- Administration
- Continuing education and certifications
- Town ordinance enforcement
- School education, protection, and prevention programs

### PROJECTED GROWTH/FUTURE REQUIREMENTS

Anticipated future increase in demands/duties having impact on staffing levels, equipment and building spatial needs.

- Full time school liaison.
- Implementation of potential town or state requirements for body cameras and recording/archiving equipment.
- Increase in traffic levels, community events and associated staff requirements.
- Full time 24/7 patrol coverage
- Upgraded record storage/digitization and related administrative duties and space requirements.

**1.3 ANTICIPATED BUILDING PROGRAM**

Understanding and applying all the information previously gathered, Alba Architects and their team have established a building program that represents the current and future needs of the Tuftonboro Police Department.

Note, architectural programming is the research and decision-making process that identifies the scope of work to be designed into any given building. It does not represent any particular building style or configuration but does provide a benchmark from which conceptual design can be undertaken.

<b>PUBLIC SPACE</b>	<b>Size- sq.ft.</b>	<b>Occ. Type</b>	<b>Occupanc</b>	<b>comments</b>
Lobby	60	B	3	
Public Restroom	56	B	1	
Private Interview Room	80	B	2	

<b>ADMINISTRATIVE SPACE</b>	<b>Size- sq.ft.</b>			
Administration/Reception	150	B	2	
Records (active)	32	S	0	
Records (archive)	60	S	1	

<b>STAFF SPACE</b>	<b>Size- sq.ft.</b>			
Chief's Office	175	B	2	
Squad Room	200	B	4	
Roll Call/Break Room/Mail	250	A	8	
Staff Toilet	56	B	1	
Locker Room/Shower	200	B	4	
Fitness Room	200	B	5	
Supervisory/Deputy Chief	150	B	1	
Armory/Weapons Cleaning	120	S-2	1	
Training/Conference w/Storage	225	A	15	

<b>PROCESSING SPACE</b>	<b>Size- sq.ft.</b>			
Processing with holding bench	225	I-3	1	
Interview/Bail Room	50	I-3	2	
Toilet Room	56	I-3	1	
Sally Port	400	U	1	
Juvenile	75	I-3	1	

UTILITY SPACE	Size- sq.ft.			
MEP	250	B	1	
Custodial	36	U	0	
General Storage	80	S-2	0	
Communications	16	S-2	0	

EVIDENCE/PROPERTY	Size- sq.ft.	Occupancy	Occupanc	comments
Receiving/Processing	25	I-3	2	
Large Evidence Storage	350	S-2	2	
Drug Storage	25	S-2	0	
Weapon Storage	25	S-2	0	
Vehicle Compound/Large Storage	(1200)			<i>not included in area totals</i>
Parking Spaces				<i>nine staff</i>
				<i>four public</i>

TOTALS				
Sub-Total	3630			
Walls/Circulation @ 25%	910			
TOTAL	4540			

## 2.1 ARCHITECTURAL/SYSTEMS DESCRIPTION

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### EXISTING BUILDING FABRIC

#### EXTERIOR AND STRUCTURE

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The existing police station, located adjacent to the town hall on main street, consists of a single-story cape with a shed roof addition on the north-west elevation.

The police station shares a glazed link/entry with the town hall, which forms the only waiting area for visitors to the station.

The building is a wood framed structure, with 2x walls, sheetrock interiors and clapboard/shake exterior. The cape portion has a floor structure primarily of 2x12 floor joists at 12" centers, on 8' cast-in-place concrete foundation walls (7' 8" above slab). The foundation walls and floor structure are in good order and require little to no maintenance.

The garage section has slab on grade with frost wall perimeter.

The roof structure is framed with 2x12 rafters at 16" centers with the collar tie forming the ceiling framing. The shed roof is over-framed on the cape roof with 12" plywood web joists at 16" centers. This roof bears on the west wall of the cape and continues to the west wall where the garage doors are located.

The roof framing is also in good condition and shows no real signs of deterioration.

The roof finish is asphalt shingles that appear to be relatively recent and seems to be in good order. At the time of viewing the roof finish was covered with snow and therefore could not be observed in its entirety.

The roof is a cold roof with ventilated attic space (vented at eave and ridge) above the cape and open to the unheated garage space under the shed.

The windows are double-glazed/double-hung vinyl windows and appear to be in reasonable condition.

Trims are painted wood for windows, walls and roof, and the clapboards on the eve elevations and north elevation are painted. South/gable wall is natural cedar shingles.

The two 9' wide by 7' high garage doors are 4-leaf sectional overhead doors with a row of 4 glass panes in the third-from-bottom panel.

There is a single brick veneer cmu chimney located centrally on the west wall of the cape, which serves the boiler located in the basement.



**INTERIOR**

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The interior of the cape section consists primarily of sheetrock on the wood framed walls. Ceiling heights are typically at 8' and are also sheetrock. Painted wood trims and six panel (residential standard) interior doors throughout.

Floors are primarily vinyl tiles.

All finishes, with exception of the floors, are in reasonable condition though in need of redecoration. The floor finishes are beyond their anticipated life, though are not in need of immediate attention.

**INTERIOR ATTIC**

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The attic space within the cape is unfinished, with exposed stick framed roof structure and exposed fiberglass insulation at ceiling level.

The garage is exposed framing throughout with no insulation or interior finish, except at walls to cape and exit enclosure.

Attic insulation is generally 12" of loose fiberglass batts.

Quality of installation has been compromised in many areas significantly reducing effective performance. No apparent water ingress issues or impending structural failures.

**ELECTRICAL SYSTEMS**

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Lighting is primarily four-tube fluorescent surface mounts.

Electrical outlets are dispersed in line with typical residential needs and are somewhat inadequate for the demand.

Emergency lighting and signage is not in accordance with code requirements.

Exterior lighting appears to be adequate, though probably not sufficient for the police station requirements.

Heat and/or smoke detectors are located in most spaces, as are pull stations. The facility is served by a fire alarm system which appears to satisfy current code requirements.

**PLUMBING SYSTEMS**

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There is one bathroom located off the main space. It is not ADA compliant nor properly ventilated. It contains a water closet and a vanity sink. No drinking fountain or cleaners sink is provided.

There is no fire suppression system.

**MECHANICAL SYSTEMS****HEATING**

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Heating is supplied through a baseboard fin-tube system supplied with forced hot water from the boiler located in the basement.

**MECHANICAL SYSTEMS****VENTILATION**

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Ventilation is an extraction fan in the bathroom, with no dedicated return air system.

A ceiling fan is located in the main space, as well as a 'mini-split' air cooling system. Again, no fresh air system is installed.

No ventilation is available for the evidence storage either.

**ACCESSIBILITY**

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The building is accessible via the link entrance, which is accessed from the ramped walkway. Maneuverability within the space is very limited and does not provide ADA compliant spaces or access.

## 2.2 SPATIAL ANALYSIS

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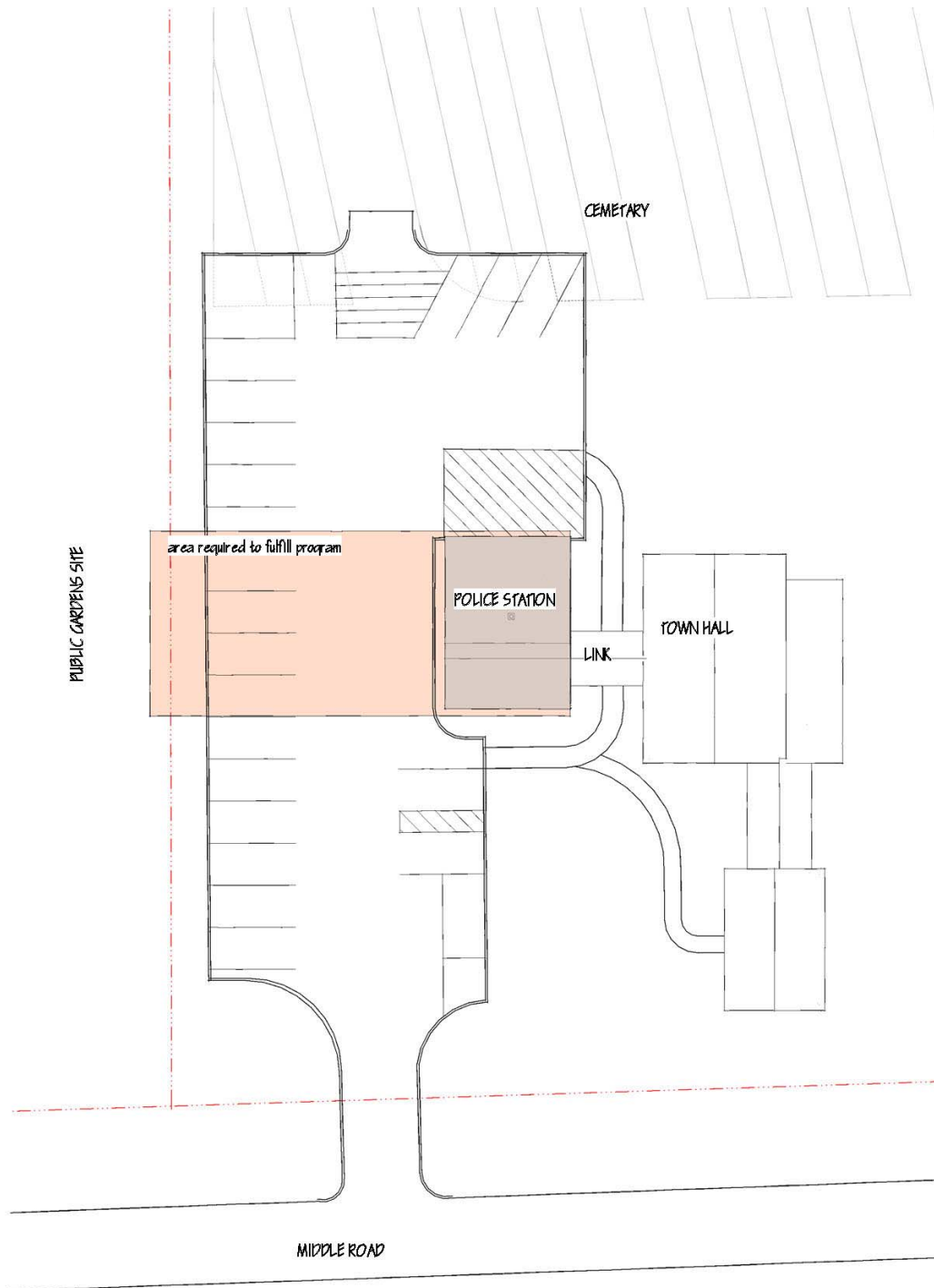
The existing building has a footprint of approximately 1,207 gross square feet. Within that footprint, the gross interior space (usable space) is approximately 917 square feet, including the 409 square feet of the garage space. See attached Existing Building Plans for detailed breakdown.

In comparison with a proposed program for a new facility, the existing building is approximately one-quarter the required area.

The existing department facility is comprised of a four-room space, including large item storage in garage area and the single toilet room, with limited storage or space required for the daily functioning of the department. The following is a list of deficiencies created by the limited space within the facility:

- Single public entry direct into common/multi-purpose space, unsecured and open to all administrative and policing duties carried out by staff.
- No dedicated/separated administrative area.
- No properly conditioned secure records storage for archived records.
- Limited secure active records storage
- No properly secure, ventilated, evidence storage appropriate for the quantities of evidence presently being dealt with.
- Squad room serves as multi-purpose space, is insufficient for present and anticipated staff numbers; provides no secure and private work area from public visitations.
- Inadequate staff facilities in terms of hygiene, personal storage, changing areas.
- Limited fitness area in basement, not properly ventilated or conditioned for any business use
- Only one private office and no meeting areas for private interviews or discussions with public, witnesses or staff. No area for staff continuing education or seminars.
- No areas suitable or sufficiently sized/isolated for processing and holding of suspects or detainees. All detainees must be brought to alternate location for processing and holding, then reports created/filed when returning to present station.
- No secure, private area to hold juvenile suspects.
- No area suitable to bring suspects into the building or locate them until such time that they can be transferred.
- Insufficient area for storage/cleaning of armaments; no washing facilities adjacent to the area.
- Limited secure area for drug storage and no suitable ventilation system
- No compound for large evidence/vehicle storage.
- Unsuitable location and equipment for storage of evidence requiring refrigeration.
- No custodial space or storage. Limited general storage.
- Inadequate mechanical, electrical, and plumbing facilities (see building report).
- Inadequate access and facilities for handicapped visitation or detainees.
- Inadequate video surveillance system for monitoring exterior access, interviews and holding area.
- Inadequate space/area for video equipment and computer servers.
- Insufficient security hardware to manage and monitor access to facility
- Little to no protection within building construction in terms of target hardening/projectile resistance.

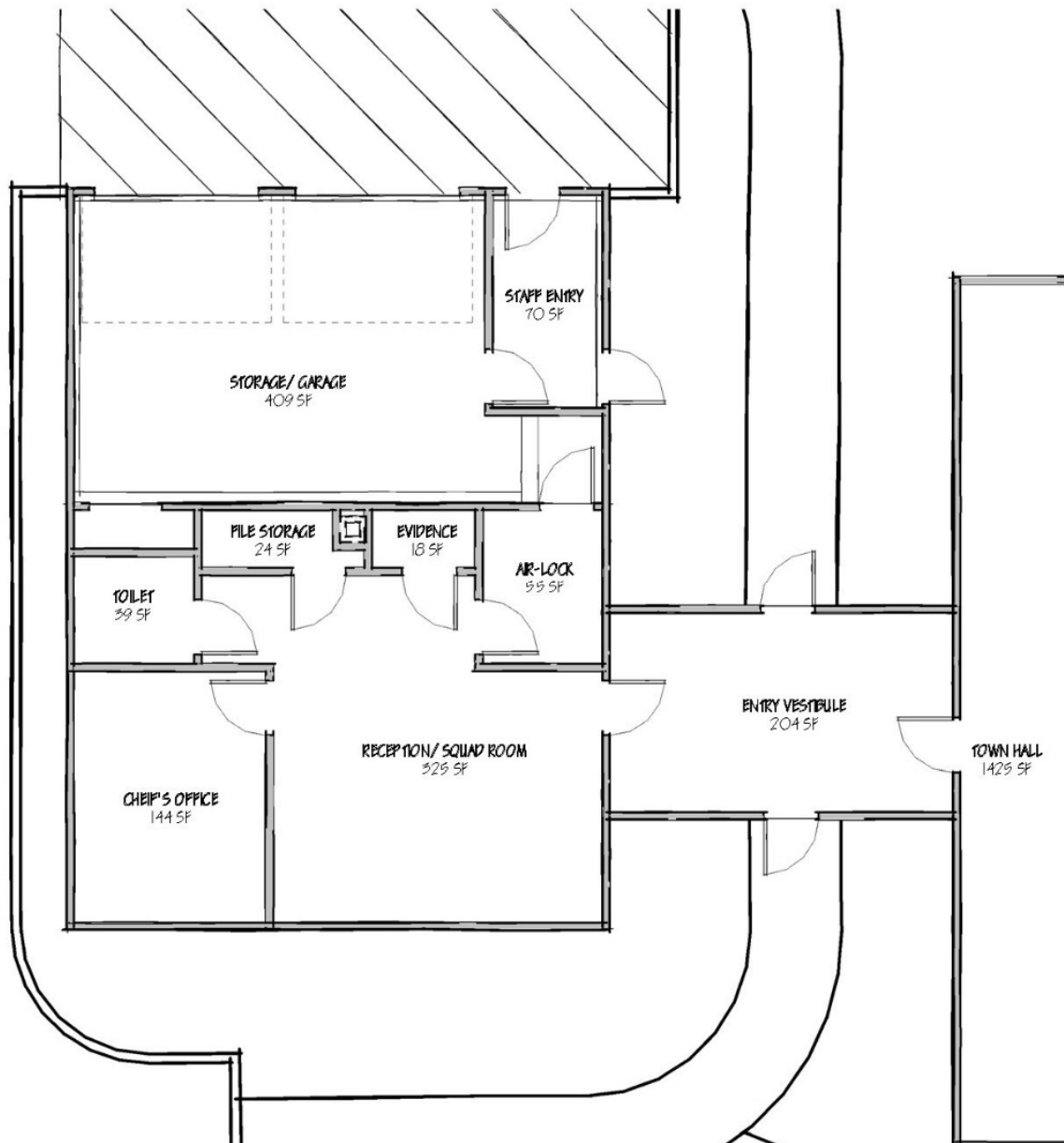
## 2.3 EXISTING CONDITION SITE PLANS



Note: Sketch floor plan based on casual field observations. These drawings are for spatial awareness only and do not fully represent all existing conditions.

## 2.4 EXISTING CONDITION BUILDING PLAN

## MAIN LEVEL



Note: Sketch floor plan based on casual field observations. These drawings are for spatial awareness only and do not fully represent all existing conditions.

## 2.5 RECOMMENDATIONS FOR CONTINUED USE

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Based on the proposed/developed programmatic needs of the police department, to utilize the current facility and satisfy the programmatic needs of the recreation department, an addition to the facility would be required to provide a facility four times the present size.

The area available adjacent to the current facility is severely inadequate to provide a contiguous structure utilizing the current and new construction as a single facility. Further to that, although the existing facility is in reasonable condition for its age, there are too many deficiencies in the construction to warrant salvage of more than the foundation and floor structure. Forming an effective and efficient layout to meet all the program needs would require demolition of the roof and wall structure to facilitate a 'clean slate' and best address the needs of a newer, larger police facility.

Further to that, the available land for an addition that would provide a facility comparable in size and function to the other options would either require a multi-story facility (with inherent cost otherwise not required) or loss of land from the cemetery site, which would still encroach onto the community garden site for parking.

There would be little to no benefit in retaining and utilizing the existing structure, in either a cost reduction or its proximity, due to the limitations on both the structure and surrounding land.

It is therefore the recommendation of the team that the existing facility continue to be utilized as the police station during the development of one of the three alternate options.

The existing facility could then be re-purposed to satisfy further needs of the town hall and would require limited alterations dependent on the spatial needs of the new function.

### EXISTING-RECOMMENDATIONS

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#### BUILDING ENVELOPE UPGRADES / REPAIRS

Dependent on the proposed use for the existing facility, additional alterations and upgrades may be required. The following is just the baseline changes to make the current facility more compliant with code for an occupancy more similar to the town hall.

#### STRUCTURAL UPGRADE / REPAIRS

At present, it is assumed to be acceptable as is based on no change of use or no substantial renovations.

#### INTERIOR LAYOUT / FINISH UPGRADE AND / OR REPAIRS

- Replace all floor finishes.
- Ceilings and Wall- patch and repair any areas effected by removal of police occupancy. Redecorate.
- General- repaint/refinish all wall/trim finishes in building

- Provide new egress compliant hardware (where not presently existing) to spaces and exit doors.

#### **MEP UPGRADES / REPAIRS**

- Life Safety- Provide new exterior lighting at all egress doors. Review alarm system for compliance.
- Electrical- Upgrade as required. Repair/replace existing receptacles that are damaged.
- Plumbing - Upgrade all plumbing fixtures and fittings to comply with ADA requirements.
- Mechanical - Replace existing w.c. extraction fan with new. Provide new heat recovery ventilator in attic space to provide mechanical ventilation to all spaces during heating season.

### 3.0 DEVELOPMENT CONCEPTS AND ESTIMATE OF PROBABLE COSTS

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#### 3.1 INTRODUCTION AND RATIONALE OF PRE-DEFINED OPTIONS

Utilizing the needs assessment and resultant building program as identified in Task One the team has carried out schematic design and site analysis for new construction of a replacement facility located on the three sites under consideration. In line with the original request of the feasibility study, the team has also carried out, to a similar level, schematic design of a partial renovation and addition of the existing facility to further investigate the relative benefit of utilizing the existing infrastructure and building footprint. The 'Base Plan' and three new construction options are summarized below, with further detail in each section.

The Base Plan and options have had preliminary costing carried out and a comparative summary is presented, rating the base and options on the merits and detractors of each site, tabulated at the end of this section.

#### BASE PLAN

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Demolition of the portion of the existing facility not warranting re-use. Construction of new facility with salvaged foundation and floor structure of existing and construction of a new superstructure and additions to satisfy, as closely as can be achieved, the building program created in Task 1.

#### OPTION 1

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Repurposing of the existing facility after completion of a new facility at the adjacent town plot presently utilized for community gardens.

#### OPTION 2

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Repurposing of the existing facility after completion of a new facility on the town plot known as the Dearborn Site, opposite the Town Library.

#### OPTION 3

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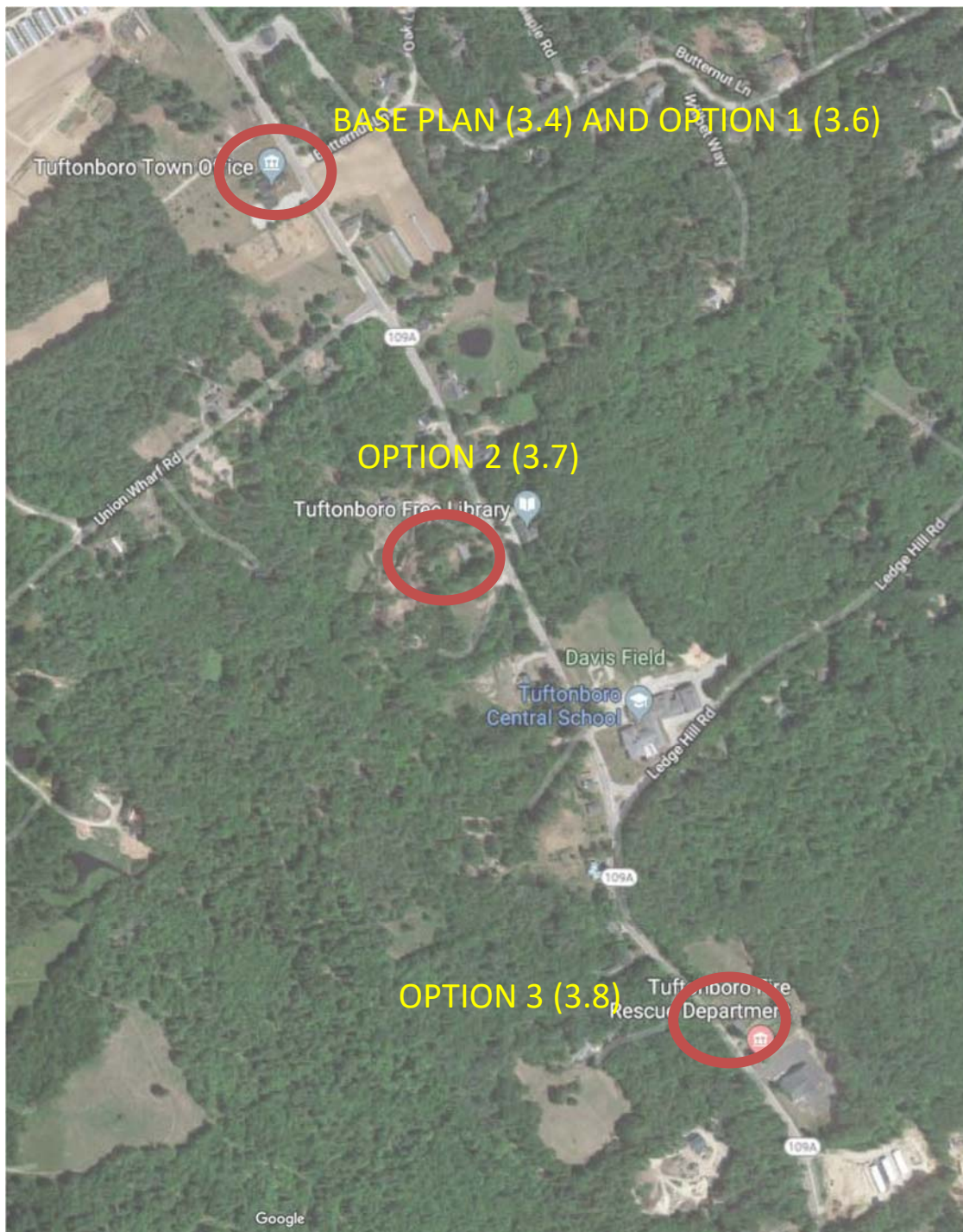
Repurposing of the existing facility after completion of a new facility on the town plot adjacent to the recently completed fire station, utilizing the fire station access road and the town property access road to form separate entry and exits for both the police and fire stations.

The following pages summarize the design intent, scope of works, and probable costs associated with each of the above.



### 3.2 MAP OF TUFTONBORO VILLAGE CENTER WITH HIGHLIGHTED LOCATIONS

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### 3.3 CRITERIA FOR RATING OF OPTIONS

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In order to appropriately evaluate each of the options under consideration a set of criteria has been developed to offer an objective evaluation. The criteria are as follows:

- Level of Site Disturbance
- Level of Disturbance to other Existing Facilities
- Infrastructure and Utility Availability
- Adequate Parking Available
- Public Accessibility
- Community Awareness / Visibility
- Community Preference / Political Issues
- Short-term logistics
- Expansion Potential
- Long-term Maintenance
- Estimate of Probable Costs
- Impact on Delivery of Service
- Impact on Town Master Plan

The format for rating of the four building/site options has been presented as a numeric value to assess the degree of impact on the various rating criteria. Assessing the impact on each criterion is illustrated as 'most negative impact' receiving 1 point, 'most positive impact' receiving 10 points, and neutral impact given 5 points. Each option is then compared to the rest, with the site/building option achieving the highest point total considered the most appropriate solution to satisfy town needs.

MOST NEGATIVE IMPACT				NUETRAL IMPACT			MOST POSITIVE IMPACT		
1	2	3	4	5	6	7	8	9	10

### 3.4 BASE PLAN- BUILDING AND SITE DEVELOPMENT

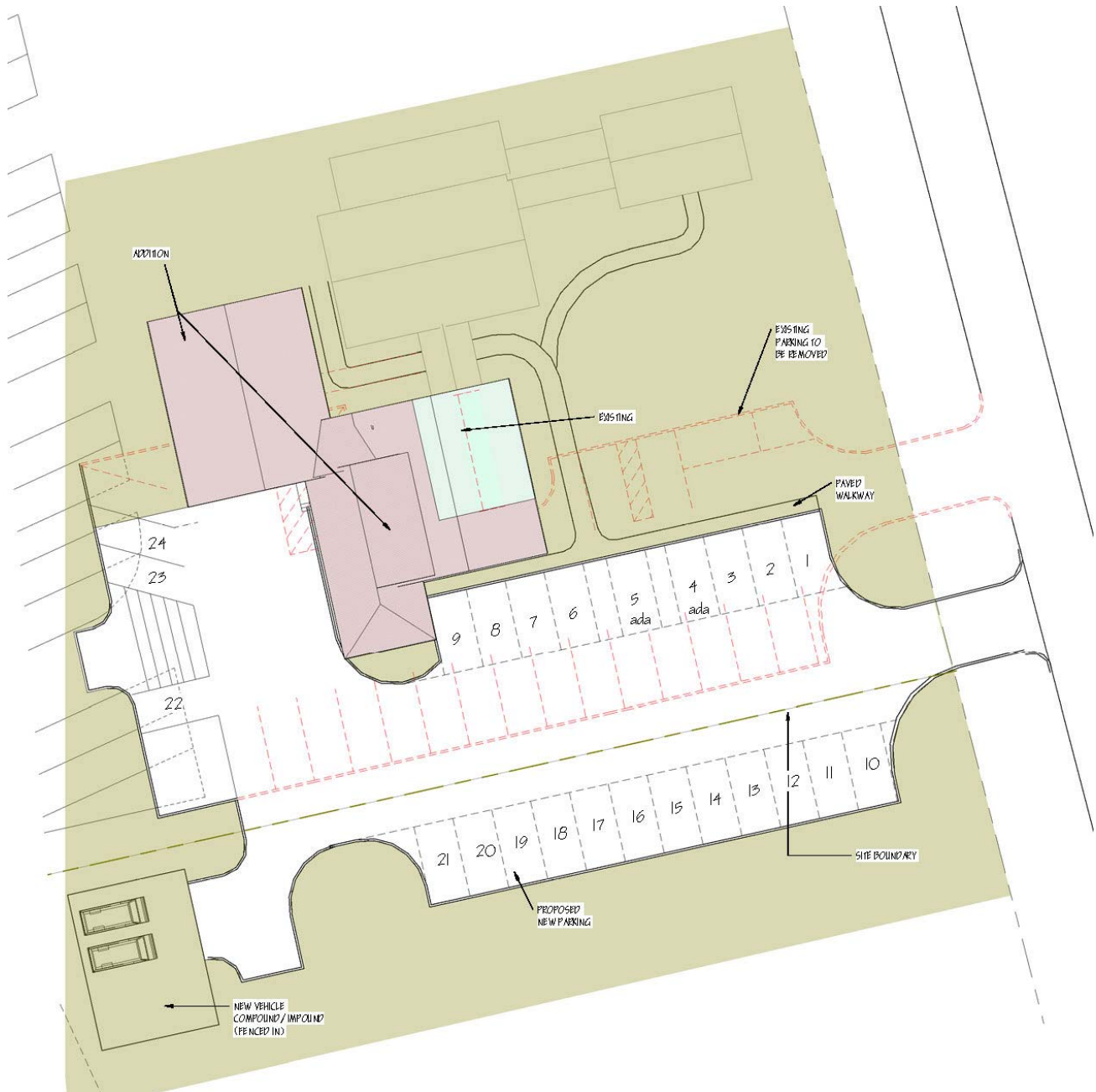
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This option utilizes the spatial needs assessment previously undertaken, and the goal of utilizing, to the greatest extent possible, the existing facility and site, to create a new facility achieving as much of the building and site program as is considered feasible.

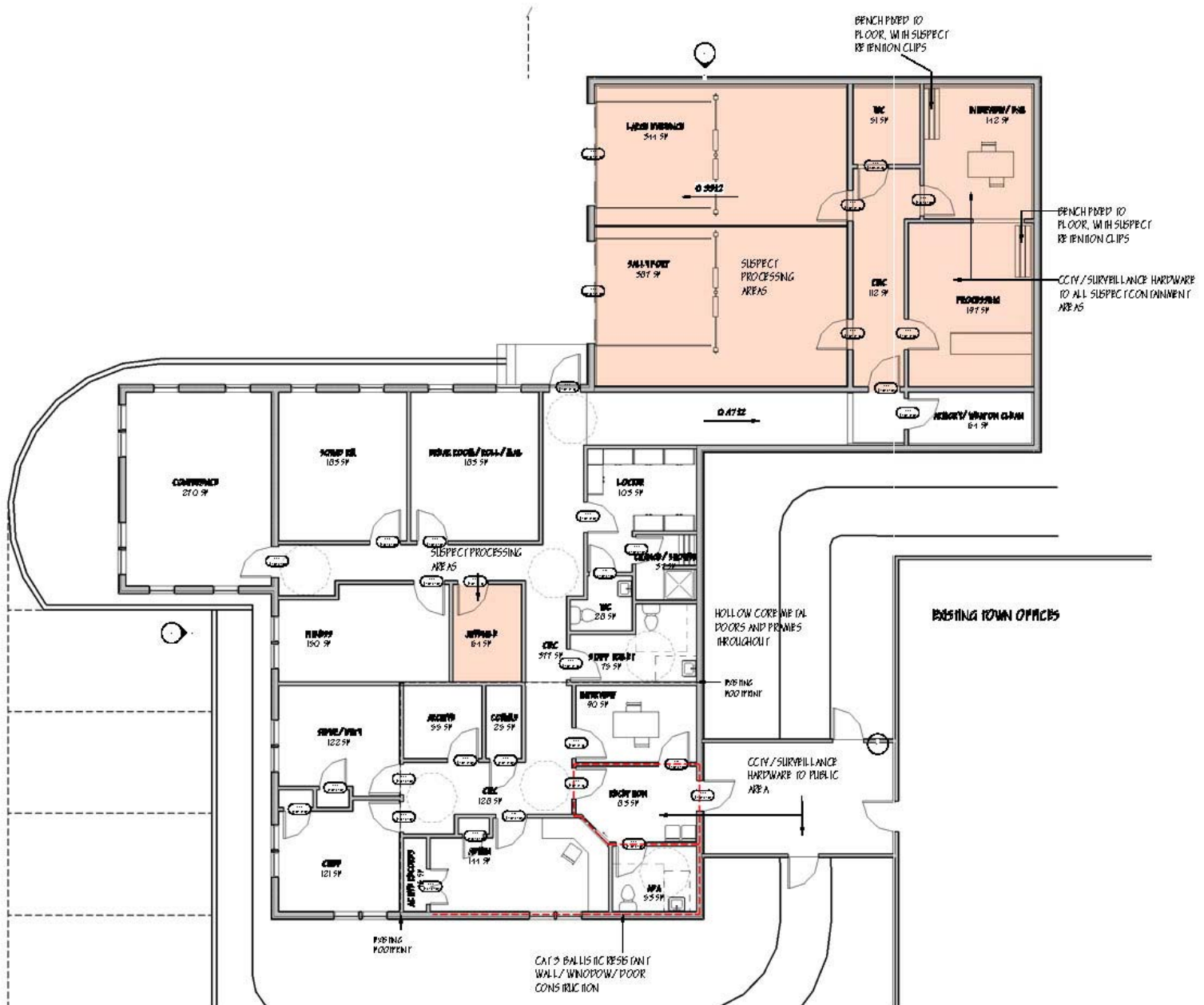
Due to the inherent under-specification of the existing structure, it has been deemed impractical to retain any more than the full foundation basement and first floor structure of the existing facility. Therefore, the schematic design of the base plan is essentially the utilization of the existing first floor and basement with all new exterior walls, and additions toward the community gardens and cemetery as much as is deemed practical, on a combination of frost walls/crawl spaces and frost walls/slab on grade spaces. The overall new structure is then covered with a series of new trussed roof elements over the entire new layout. Site parking will require to be rearranged to suite new building layout, including expanding on to the community garden to form the lost and additional parking necessary to satisfy parking needs for both town hall and police station.

Approximate Site Size:	Existing town hall/police station site, with portion of community garden
Topography:	Some sloping grade on community garden.
Existing Infrastructure:	All infrastructure available, new well and septic likely required
In Current Use:	Previously developed site
Proposed Building Footprint	Existing and new combined to form 3980 square foot facility
Additional site requirements	14,325 square feet of community garden for parking requirement
Projected Cost Analysis	Site and Building Work: \$1,119,163.00
Potential Fire Suppression	\$60,000
Potential On-Site Electrical	18-20 kW Solar Photovoltaic System \$68,000

### 3.4 BASE PLAN- SITE DEVELOPMENT



### 3.4 BASE PLAN- BUILDING DEVELOPMENT





## 3.5 CONCEPT BUILDING DEVELOPMENT

## SITE SCOPE OF WORKS

The following is a summary of the scope of works and estimate of probable costs associated with the proposed new building plan, to be utilized on the three proposed site locations.



**3.5 CONCEPT BUILDING DEVELOPMENT SITE SCOPE OF WORKS****SITE SUMMARY**

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Approximate Site Size:	See Site Options
Topography:	See Site Options
Existing Infrastructure:	See Site Options
In Current Use:	See Site Options
Proposed Building Footprint	New construction consisting of 4,860 square feet
Additional site requirements	See Site Options
Projected Cost Analysis	Building Work: \$1,122,313.00
Potential Fire Suppression	\$60,000
Potential On-Site Electrical	18-20 kW Solar Photovoltaic System \$68,000

### 3.6 OPTION 1 - EXISTING SITE

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#### SITE SUMMARY

Approximate Size:	Existing town hall/police station site, with portion of community garden
Topography:	Some sloping grade on community garden.
Existing Infrastructure:	All infrastructure available, new well and septic likely required
In Current Use:	Previously developed site
Proposed Building Footprint	New construction consisting of 4860sf, see concept building
Additional site requirements	28,800 square feet of community garden for building and parking
Projected Cost Analysis	Site Work: \$126,063.00
Building Cost Analysis	Building: \$1,122,313.00
Combined Development Cost	Total: \$1,248,376.00
Potential Fire Suppression	\$60,000
Potential On-Site Electrical	18-20 kW Solar Photovoltaic System \$68,000

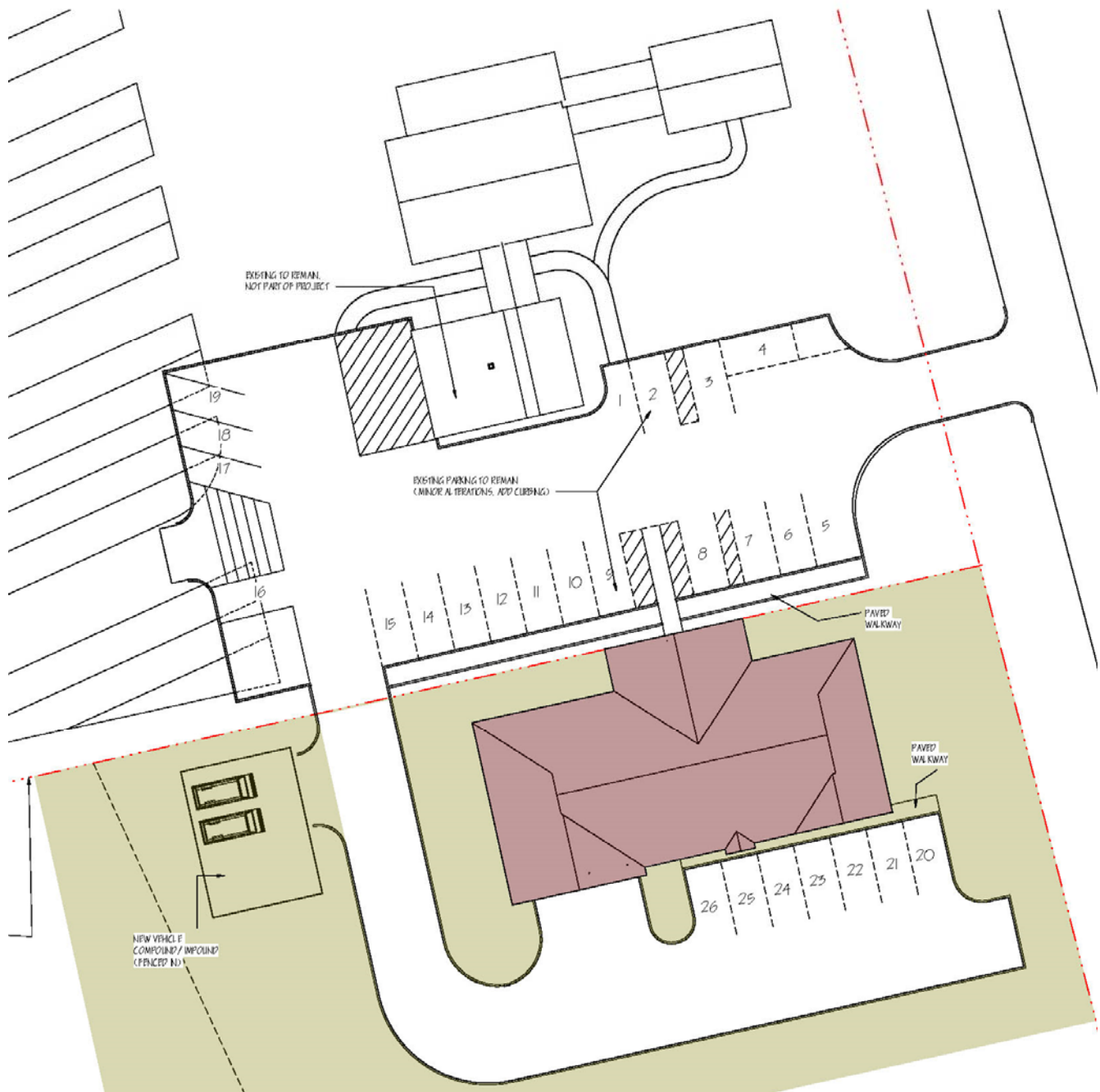




### 3.6 OPTION 1-EXISTING SITE

### SITE SCOPE OF WORKS

The following is a summary of the scope of works and estimate of probable costs associated with the proposed new building plan, to be utilized on the three proposed site locations.



### 3.7 OPTION 2 – DEARBORN SITE

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#### SITE SUMMARY

Approximate Size:	Town owned site, developing 41,000sf of 157,075sf.
Topography:	Flat area at street, sloping steeply to west of site
Existing Infrastructure:	All new infrastructure required, new well and septic included
In Current Use:	Previously developed site, presently cleared.
Proposed Building Footprint	New construction consisting of 4860sf, see concept building
Additional site requirements	Not applicable
Projected Cost Analysis	Site Work: \$109,823.00
Building Cost Analysis	Building: \$1,122,313.00
Combined Development Cost	Total: \$1,232,136.00
Potential Fire Suppression	\$60,000
Potential On-Site Electrical	18-20 kW Solar Photovoltaic System \$68,000



### 3.7 OPTION 2 – DEARBORN SITE

The following is a possible site layout based on the exiting conditions of the 'Dearborn Site', utilizing the same generic building plan indicated on the base plan option.





3.8      **OPTION 3 – FIRE STATION SITE**

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**SITE SUMMARY**

Approximate Size:	Town owned site, developing 38,800sf of larger property
Topography:	Flat area at street, sloping steeply up to east of site
Existing Infrastructure:	Some infrastructure available, new well and septic required
In Current Use:	Previously developed site, presently cleared.
Proposed Building Footprint	New construction consisting of 4860sf, see concept building
Additional site requirements	Not applicable
Projected Cost Analysis	Site Work: \$116,063.00
Building Cost Analysis	Building: \$1,122,313.00
Combined Development Cost	Total: \$1,238,376.00
Potential Fire Suppression	\$60,000
Potential On-Site Electrical	18-20 kW Solar Photovoltaic System \$68,000





**3.9 ESTIMATE OF PROBABLE COSTS - SUMMARY**

The following is a summary of the various options costs as noted in the previous sections:

**BASE PLAN – EXISTING SITE**

Site & Building Work	\$1,119,163
Potential Fire Suppression	\$60,000
Potential On-Site Electrical Solar	\$68,000
<b>Total:</b>	<b>\$1,247,163</b>

*note: baseline option does not complete satisfy building program*

**OPTION 1 – ADJACENT TO EXISTING**

Site Work	\$126,063
Building Work	\$1,122,313
Potential Fire Suppression	\$60,000
Potential On-Site Electrical Solar	\$68,000
<b>Total:</b>	<b>\$1,376,376</b>

*variation from baseline + \$129,213*

*note: baseline option does not complete satisfy building program and is 880 sq.ft. smaller*

**OPTION 2 – DEARBORN SITE**

Site Work	\$109,823
Building Work	\$1,122,313
Potential Fire Suppression	\$60,000
Potential On-Site Electrical Solar	\$68,000
<b>Total:</b>	<b>\$1,360,136</b>

*variation from baseline + \$112,973*

*note: baseline option does not complete satisfy building program and is 880 sq.ft. smaller*

**OPTION 3 – FIRE STATION SITE**

Site Work	\$116,063
Building Work	\$1,122,313
Potential Fire Suppression	\$60,000
Potential On-Site Electrical Solar	\$68,000
<b>Total:</b>	<b>\$1,366,376</b>

*variation from baseline + \$119,213*

*note: baseline option does not complete satisfy building program and is 880 sq.ft. smaller*

## 3.10 EVALUATION MATRIX

The following matrix evaluates each of the options under consideration with respect to the pre-established criteria. Ratings of each are evaluated on a scale of 1 through 10 (1 being the most negative, and 10 being the most positive):

criteria	Baseline Renovation of Existing	Option 1 New Construction Existing Site	Option 2 New Construction Dearborn Site	Option 3 New Construction Fire Station Site
Level of Site Disturbance	7	5	5	5
Level of Disturbance to other Existing Facilities	1	6	10	6
Infrastructure and Utility Availability	6	6	6	6
Adequate Parking Available	3	5	7	5
Public Accessibility	9	9	7	7
Community Awareness / Visibility	8	8	6	6
Community Preference / Political Issues	7	4	7	2
Short-term logistics	1	8	10	10
Expansion Potential	1	8	6	4
Long-term Maintenance	8	8	8	8
Estimate of Probable Costs	8	5	7	6
Impact on Delivery of Service	3	5	7	5
Harmonious with Master Plan	8	8	8	8
total	<b>70</b>	<b>85</b>	<b>94</b>	<b>78</b>



APPENDIX I      **Existing Conditions Photographic Survey**



MAIN/ALL PURPOSE WORKSPACE/ENTRY



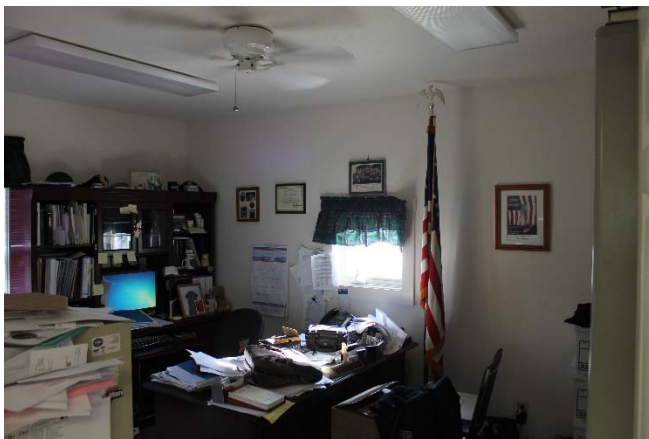
MAIN/ALL PURPOSE WORKSPACE/ENTRY



GARAGE/LARGE STORAGE AREA



GARAGE DOORS/FRAMING



SINGLE PRIVATE WOOKSPACE/OFFICE



ROOF ACCESS AND STORAGE AREA





W.C./RECORDS AREA



STORAGE



EVIDENCE STORAGE



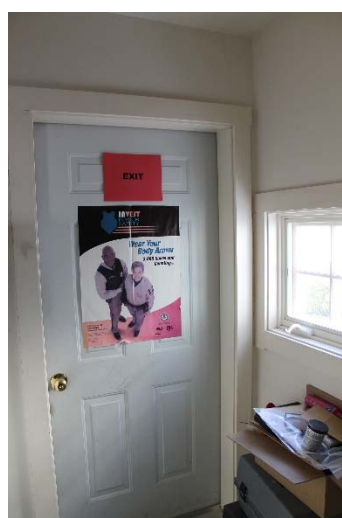
MAIN ROOF FRAMING/STORAGE



GARAGE SHED ROOF OVERFRAMING



BOILER CHIMNEY AND INSULATION



SECOND EXIT ROUTE



EXIT CORRIDOR





BASEMENT STORAGE & FRAMING



BASEMENT ACCESS AND SECURE STORAGE



BASEMENT MECHANICAL AREA



BASEMENT WORK-OUT AREA



BASEMENT BOILER AND OIL STORAGE



BASEMENT BOILER AND LOCKER AREA





OVERALL TOWN COMPLEX



POLICE STATION EAST ENTRY/SOUTH GABLE



POLICE STATION SOUTH GABLE



POLICE STATION SOUTH-WEST CORNER



POLICE STATION LARGE STORAGE/GARAGE



POLICE STATION NORTH-WEST CORNER


**Cobb Hill Construction, Inc.**

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 May 9<sup>th</sup>, 2019

 Town of Tuftonboro, NH  
 Tuftonboro Police Department

Attn.: Phillip Bennett, alba Architects

Cobb Hill Construction is pleased to submit budgetary costs for 4 options, for the construction of a new Police department.

This proposal is based on our interpretation of means and methods of construction to provide the expected finishes. To perform the work as requested, Cobb Hill will proceed with development services to finalize the scope of work that will be provided.

\*This Proposal is valid for 30 days  
 The Scope of Services is as follows

- |   |                       |
|---|-----------------------|
| <b>1) Addition / renovation at Town offices</b>   | <b>\$1,119,163.00</b> |
| a) Remove existing Police Station structure per layout and add new addition on new foundation walls, at areas noted to be crawl space and slab on grade |                       |
| b) Construct new 3979 sqft Police Station per layout including site work  |                       |
| <b>2) Construction for New Building at 3 locations</b>  | <b>\$1,122,313.00</b> |
| a) Construction of new 4859 sqft. new structure per proposed layout   |                       |
| <b>3) Site Work for new building at Town Office</b>   | <b>\$126,063.00</b>   |
| a) Includes well, septic and site work  |                       |
| <b>4) Site Work for new building at Fire Station</b>  | <b>\$116,063.00</b>   |
| a) Includes well, septic and site work  |                       |
| <b>5) Site Work for new building at Town Library</b>  | <b>\$109,823.00</b>   |
| a) Includes well, septic and site work  |                       |
| <b>6) Fire suppression system add alt for new building</b>  | <b>\$60,000.00</b>    |
| a) System in building      \$42,000   |                       |
| b) Sistrn                      \$18,000   |                       |
| <b>7) 18-20 KW Solar system</b>   | <b>\$68,000.00</b>    |

Feel free to contact me if you have any questions.

Sincerely,

Jerry Kingwill

*An Award Winning Commercial and Residential Construction Company*  
**Providing Construction Excellence Since 1986**