

NEW PUBLIC SAFETY BUILDING



JANUARY 17, 2014

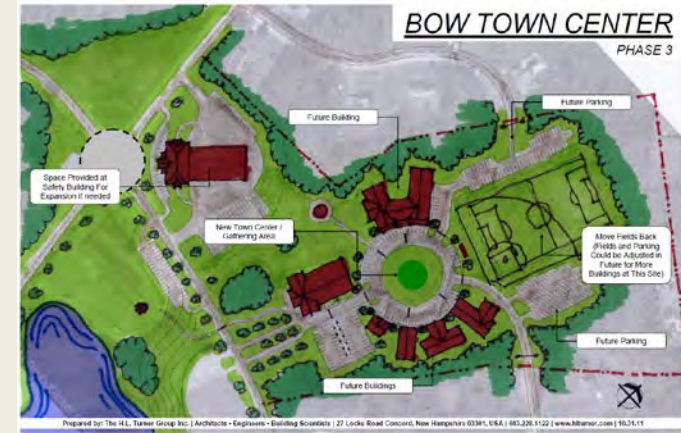
2011

- The HL Turner Group is selected to complete a Town Center Master Plan Study.

- The Study Recommendations:

- Phase 1: Construction of a combined public safety building on the lot at 1 Knox Road.
- Phase 2: Construction of the entry road to the new Town Center area at Knox Road and the construction of the first building in the Town Center, a new recreation building. The plan also includes the demolition of the existing community building and the creation of a Town park.
- Phase 3 of the project would be the completion of the roadway and the construction of other buildings that would create a Town Center.

Project History



2012

- The HL Turner Group is selected by the Town to design a new Public Safety Building
- Bonnette Page & Stone is retained by the Town to be the Construction Manager for the Town.

2013

- The plans and not-to-exceed budget for a new 30,000 square foot, \$7.8M Public Safety Building is presented at Town Meeting. The project does not receive the required 2/3 majority vote.

Project Information

- The 2011 study confirmed the 2007 study that the existing Community Building was no longer a viable option to be used as a Public Safety Building. The building does not meet the code requirements of an essential facility.
- On July 24, 2013, the New Hampshire State Fire Marshall's Office issued an order to the Town requiring that the following actions be taken:

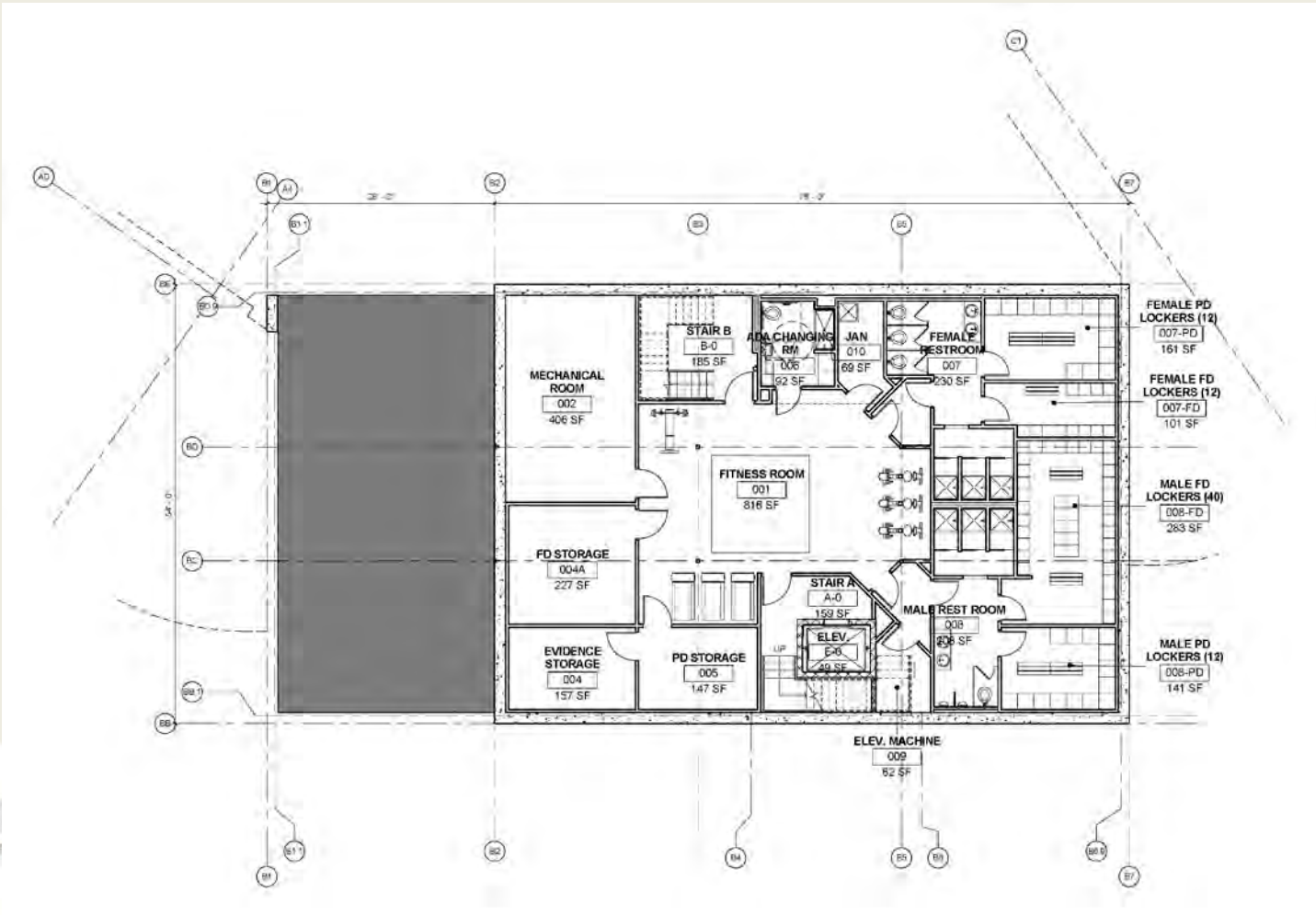
"On or before November 1, 2013, perform work to ensure that the on-site residential occupancy shall be complete, operational, and in compliant status with all building and life safety requirements."

"On or before September 16, 2016, the proposed compliance plan of action shall achieve total compliance for the whole building."

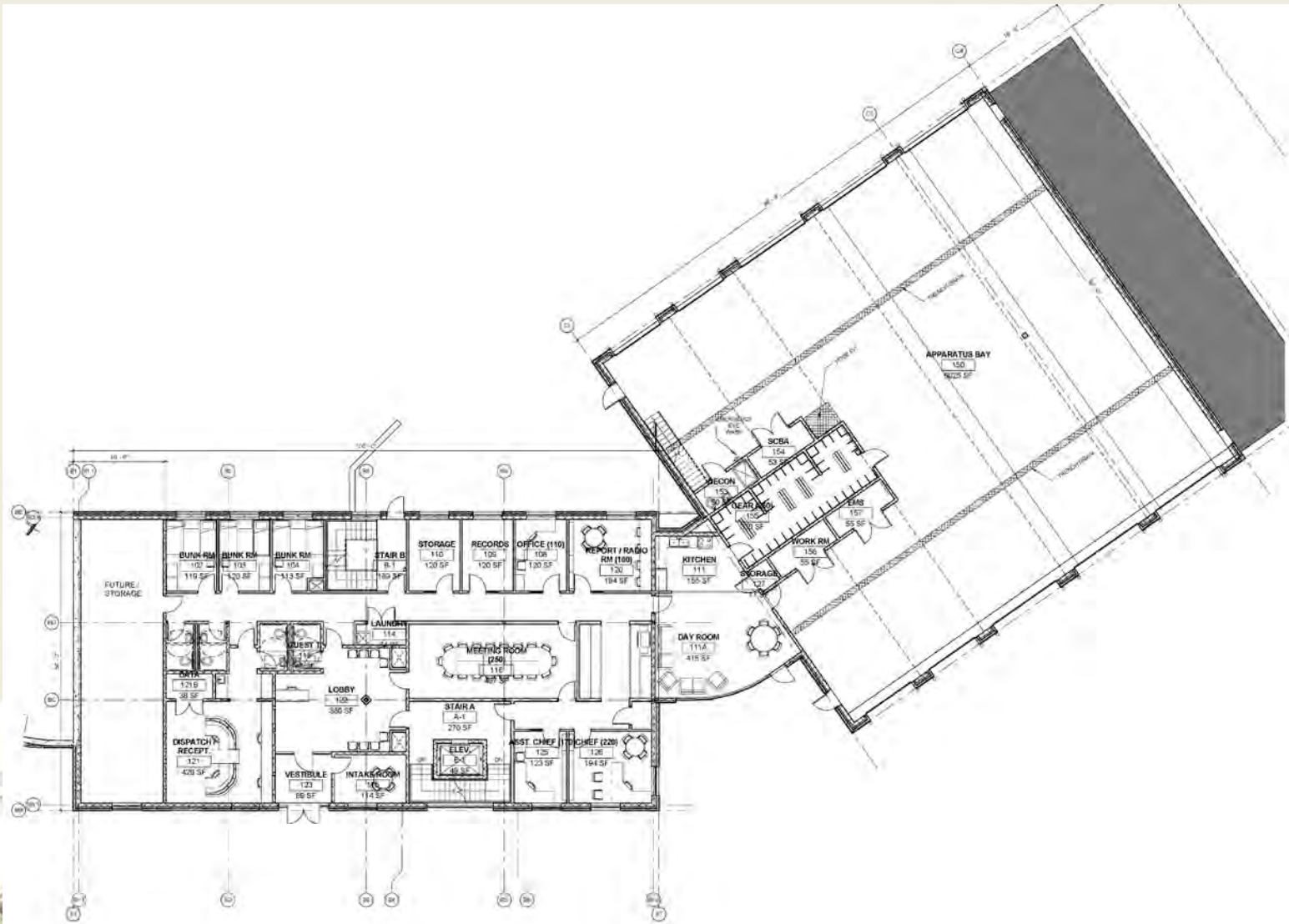
- Options to be presented at the 2014 Town Meeting
 - 1 – Construct a new public safety building which will house police, fire and emergency management.
 - 2 – Renovate the existing community building.
 - 3 – Do nothing.



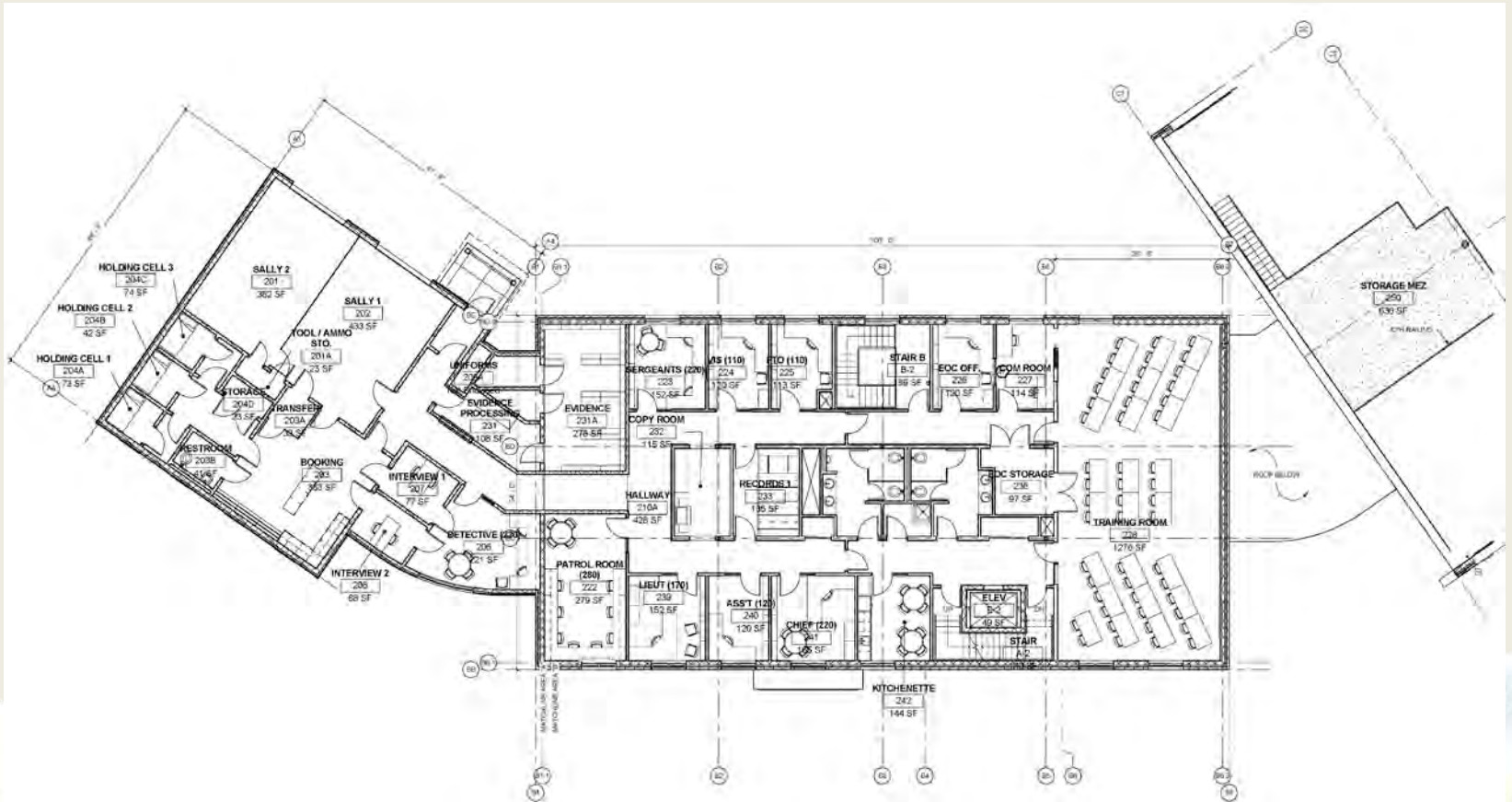
Lower Level Floor Plan

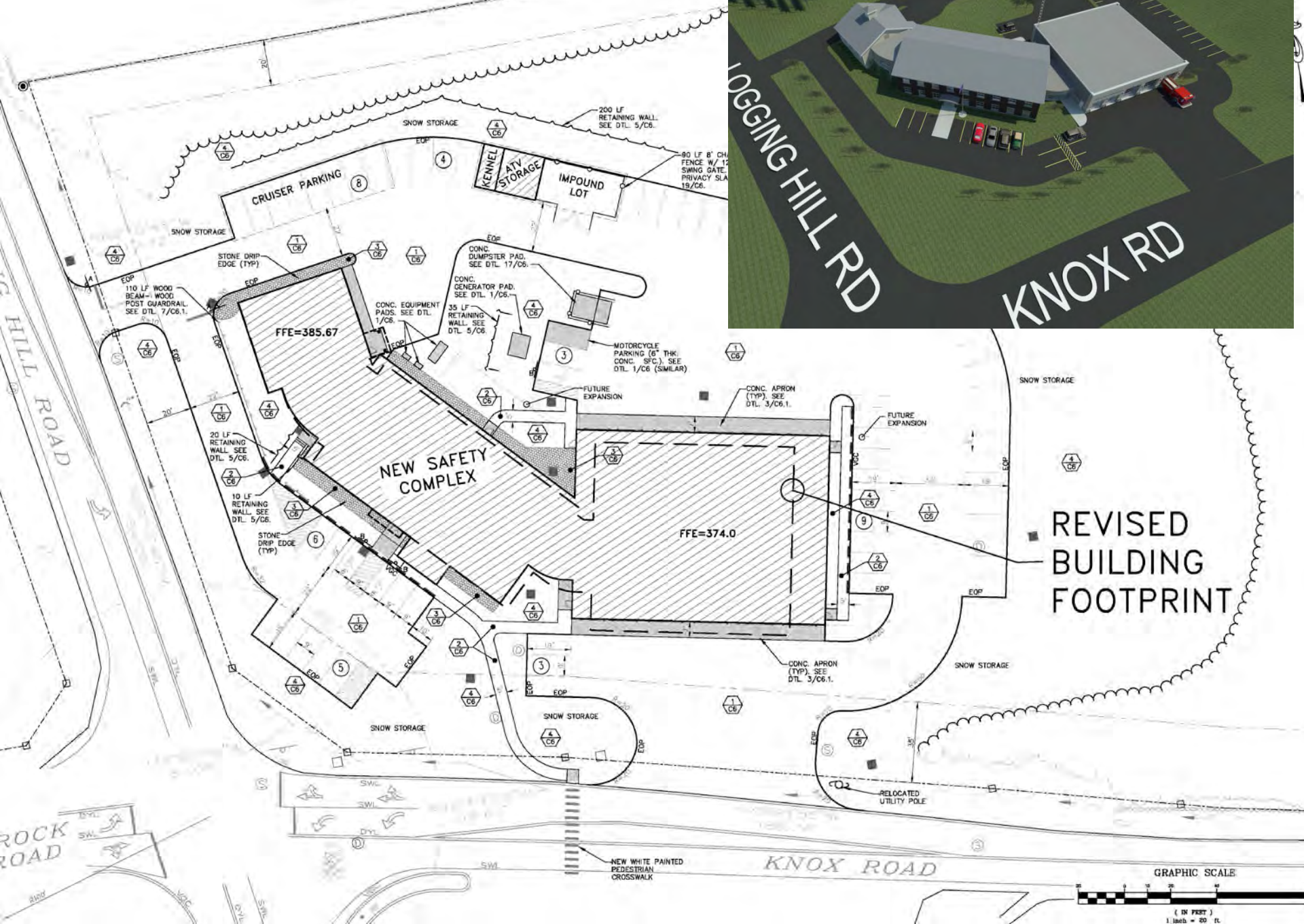


Main Level Plan



Upper Level Plan





Exterior Elevation



Front Elevation – Knox/White Rock/Logging Hill Road Intersection



Exterior Elevations



South Elevation of Apparatus Bays – Knox Road



North Elevation of Apparatus Bay and Sally Port



Current Project Facts

- The new building is 25,000 square foot.
- Designed to house police, fire and emergency management departments.
- The current Guaranteed Maximum Price for the project includes:
- **Soft Costs** = \$621,120
 - Design Fees, Furniture, Clerk of the Works, etc.
- **Construction Costs**
 - Site Costs = \$787,642
 - Building Construction Cost = \$5,209,291
 - Contingency = \$177,899
 - TOTAL Guaranteed Maximum Price = \$6,795,952
- The project will be delivered using a construction manager.

The Construction Management (CM) delivery method allowed the Town of Bow to select Bonnette Page & Stone based upon their qualifications and experience. The selection is made prior to the design and bidding documents being fully complete and brings the CM and The Turner Group together to develop and estimate the construction cost. A guaranteed maximum price (GMP) is provided by the CM, who then receives proposals from subcontractors. Working with The Turner Group and Town the CM awards subcontracts for each trade. The final construction price is the sum of the CM's fee, contingencies, and the subcontractors' proposals. Any savings below the GMP at the end of the project is returned to the Owner.

Questions?
Thank you!

