



Careno Construction Company, LLC

Design/Build / Construction Managers / General Contractors

Design Build Proposal for Town of Lee Office Building

March 1, 2024

Town of Lee
Attn: Andy Robertson- Town Administrator
249 Calef Highway
Lee, NH 03861

Re: Design/Build Town Office Building

We are pleased to provide a proposal for labor, materials, and equipment necessary to provide construction services for a turn-key 4,888 sq. ft. office and meeting facility for the Town of Lee per Board meeting feedback, public input and the following drawings generated by Port One Architects and Civil Consultants:

- Port One Architects & Civil Consultants Presentation Package Dated 02/02/2024- Rendering, Conceptual Floor Plan Layout, Colored Exterior Elevations, Site Plan (C1)
- Civil Consultants Dated 02/02/2024 – C1
- Port One Architects Pricing Drawings Dated 02/07/2024 – A1.1 (Floor plan), A1.1A (Reflected Ceiling Plan), A1.2 (Roof Plan), A2.1 (Exterior Elevations), A2.2 (Exterior Elevations and Typical Wall Section Detail)

Please note that the drawings listed above and the preliminary scope of work outline that Careno has previously provided to the Town, both portray a 5,488 sq. ft. building and incorporate the Town's wishlist to its fullest extent. In order for this proposal to fall within the Town's budget, Careno has coordinated with the Architect to reduce the square footage of the building by 600 sq. ft. The following proposal is reflective of a 4,888 sq. ft. building as requested in the Town's Request for Proposal. The Careno team will incorporate the Town's input to date to present an updated set of drawings as a follow-up to this proposal. Careno has provided the cost associated with enlarging the building back to the 5,488 sq. ft. building that has been presented at the end of this proposal as an add/alt. Careno's design-build team will implement the following revisions to reduce the square footage to 4,888 sq. ft.:

- Move janitor's closet into mechanical/ electrical room
- Reduce recreation storage
- Combine I/T and (2) storage rooms
- Eliminate coat closet
- Reduce area of offices

Division 00 & 01 Procurement, Contracting Requirements & General Requirements
Design and Contract Administration

- Permit application. (Cost waived by Town)
- Coordination and support for municipal approvals and voting.
- Construction site safety manual & procedures



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- Third party material testing to include soil observation, compaction testing, and concrete and rebar reports.
- Structural and Civil Engineering
 - Provide updated existing conditions and civil engineering technical drawings/ details of the proposed site development, and assist in obtaining Town approvals including Planning Board process
 - Delineate wetlands and provide test pits for soil investigation. Geotechnical report to be provided.
 - Provide septic and well system design and obtain necessary approvals
 - Foundation Design and Detailing
 - Wall and Roof Framing Design & Detailing
 - Coordination Civil & Structural design with Architect, subcontractors and utility companies
 - Project Administration and Construction Meetings for Structural and Civil Scope
- Architectural
 - Phase I: Programming and Schematic Design Review (current phase)
 - Review project objectives and program with Owner- COMPLETE
 - Develop Schematic Design documents- COMPLETE
 - Review proposed schematic design to date
 - Coordination with MEP subcontractors and Owner's vendors & equipment needs
 - Support of Deliberative Session and March Vote- COMPLETE
 - Schematic Level Code & Life Safety analysis
 - Phase II: Design Development & Contract Documents & Design Development
 - Review Architectural portion of project with Owners
 - Design Development documents including: Floor plans, ceiling plans, elevations (interior and exterior), equipment & furniture plan with power/data coordination, building & wall sections, details, schedules, performance specifications, Life Safety Plan and code summary.
 - Final stamped Construction Documents for permitting to include: Floor Plans, Life Safety Plan, Roof Plan, Reflected Ceiling Plan, Building and typical wall sections, Interior Elevations & Details, Door/hardware & Finish Schedules, Equipment, Furniture and flooring finishes plan, Power & Data plan, Millwork and Casework details
 - Phase III: Construction Administration
 - Periodic site observations and coordination meetings during construction (bi-monthly)
 - Submittal review for products and shop drawings
 - Issue SKA as needed for clarification
 - RFI review/ response for requests by Contractor for additional information about Contract Documents relating to Architect's portion of the Project
 - Coordination with Subcontractors and Owner's consultants
 - Site inspection in determining date of Substantial Completion.



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General Conditions

- General Conditions including project management, supervision of our trades, contract administration, etc.
- Submittal process for approvals

Warranties

- All building components and systems described in this proposal will be provided with a minimum One-year warranty from the date of substantial completion.

Bonds

- Payment and performance bonds included

Temporary Facilities

- The Owner will provide electrical power, water, heat, and lighting at no cost to the contractor.
- A portable toilet will be placed on site for contractor use

Insurance

- Standard general liability and worker's compensation policies will be provided by Careno and required of all Subcontractors.
- Professional liability is included
- Builders Risk by Owner

Payments

- Progress payments will be invoiced monthly Net 30. Standard AIA invoicing will be billed monthly on the 1st of the month.

Contract

- AIA Design Build lump sum contract for Design and Construction.
- An Amendment will be issued at design completion to cover any scope of work changes. Careno will use "Design Events" to capture these changes.

Project Closeout

- The space will be professionally cleaned prior to occupancy: including removal of waste materials, debris, and rubbish from project site.
- Project as-built drawings.
- Owner Operation & Manuals package
- Start up and training on MEP systems

Punchlist

- A single punch list will be created by the Careno design-build team and the Owner.
- Punch list must be complete before occupancy.



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Division 02 Existing Conditions

- Provide updated existing survey and lot map

Division 03 Concrete

- Reinforced concrete footings to support walls
- Insulated Concrete Forms: comprised of 6" of cast in place concrete sandwiched between a layer of EPS rigid board on either side.
- #5 Rebar
- 4" interior slab w/ reinforcement mesh
- Exterior concrete sidewalks around building per plan

Division 06 Woods, Plastics, Composites (Carpentry)

- Framing & Carpentry
 - Frame interior wood partitions
 - 2x12 Pressure treated framing for window openings
 - 1x wood sill at interiors of windows
 - Install truss roof system including all over frames, necessary blocking, bracing, ladder framing, and sheathing
 - Install structural post and beams at front entry
 - Install interior blocking for break room cabinets, bathroom accessories, and ADA grab bars
 - Install wood sub fascia
 - Install wood strapping at ceiling
 - Install PVC roof ready trim
 - Install 1x wood stool & 1x4 wood apron at interior window sills
- Millwork
 - Fabricate and install break room and copier station cabinets indicated on the provided plan. This cost is based on a P-Lam commercial grade cabinet with standard commercial grade hardware and flat panel doors.
 - Fabricate and install break room, lobby, Town Clerk stations, and copier station counter surfaces as indicated on the provided plan. Countertops will be constructed with a medium density fiber board (MDF) substrate clad in a high-density plastic laminate

Division 07 Thermal and Moisture Protection (Building Envelope)

- Exterior wall system to be Insulated Concrete Forms
- Insulation
 - Roof area- R-49 Loose blown in cellulose
 - Exterior walls- R-22-23 Insulated Concrete Forms
 - Interior walls- R-11 sound batt
- Waterproofing
 - Asphalt coating on foundation
 - Fluid applied clear sealer waterproofing on exposed concrete
 - Ice and water shield on plywood roof sheathing



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- Asphalt Shingle Roofing
 - Provide and install GAF HD Shingles (Color TBD)
 - Furnish and install 15 lb. Felt Paper
 - Furnish and install F8 aluminum drip edge at all eaves and rakes.
 - Provide and install Cobra ridge vent
 - Furnish and install pipe flanges at roof penetrations/ venting locations.
 - 1x PVC fascia and rakes
- Siding
 - Furnish and install D4 Vinyl Siding (Color TBD)
 - Rabbeted PVC Corner board trim to be 5/4x5.5
 - Window and door trim to be typical rabbeted 5/4x3 PVC with Historic sill
 - Furnish and install (adjust and complete as needed) pressure treated strapping or 1 ½” hat channels
 - Furnish and install metal Z-flashing at all horizontal trim work
 - Furnish and install PVC post wraps at entrance
- Provide caulking and sealant as needed

Division 08 Openings

- Doors and Frames
 - (4) Metal door and frames at exterior building
 - (2) Metal double doors on a single leaf- (1) at main entrance and (1) in vestibule. Both to have ADA operators.
 - (30) 3’-0”x7’-0” Solid Masonite (with Colonial paneling) interior doors with standard lever set hardware and wood jambs
 - Final keying by Owner
- Windows
 - (25) Vinyl Windows- Mathew Bros. or equal
 - (5) internal satin, anodized Sharyn 48”x48” Frameless Pass-Thru windows with standard glass (not bullet-proof)
 - (1) borrowed light window at PZB

Division 09 Finishes

- Wall Finishes- FRP & Drywall
 - Install smooth white FRP at all restroom walls- 4’ high
 - Install smooth white FRP 8’ high behind mop sink
 - Furnish and install 5/8” gypsum wallboard on both sides of interior partitions
 - Drywall returns at window openings
- Ceilings
 - Furnish and install Armstrong Dune 2’x2’ Ceiling Tile on commercial grade suspension gride system
 - Supply and install exposed 5/8” gypsum board at mechanical room, vestibule, janitorial room, vault and shower ceiling.
 - “Hidden” 5/8” gypsum board at underside of roof trusses throughout



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- Painting
 - Prime and two coats of commercial grade paint on all new walls
 - Painting of Doors Frames and Metal Doors
 - Exterior painting not included. All products to be pre-finished PVC white trim and vinyl siding from manufacturer's standard colors.
- Flooring
 - Minor floor slab preparation
 - Interface Open Air 423 Carpet tile (Color TBD) in conference room
 - Standard Altro Lavencia LVT 20 Mil. in offices, common spaces, break room and restrooms
 - Exposed Concrete in mechanical/ electrical/ janitor's room, vault and rec. storage room
 - Mats Inc. Berber Entry Tile (Color: Charcoal) in vestibule
 - 4" Johnsonite Vinyl Cove base throughout
 - Provide and install flooring transition strips

Division 10 Specialties

- Row of Wire Shelving at storage rooms
- Toilet Accessories
 - ADA grab bars
 - ADA Mirrors
 - Napkin dispensers
 - Paper towel dispensers
 - Toilet paper holder
 - All accessories to be standard chrome finishes
- Signage
 - Interior room signs with room numbers. Name plates not included.
 - ADA restroom signs
- Exterior Signage
 - Allowance for (1) exterior building sign
- Fiberglass ADA shower stall with standard, ADA hardware
- Fire extinguishers (3) per code

Division 11 Equipment

- Equipment by owner

Division 12 Furnishings:

- Appliances by Owner
- Window treatments by Owner
- All desks, chairs, tables, and furnishings by Owner

Division 22 Plumbing

- (4) Floor drains
- (1) Floor clean out
- (3) Hose bibs



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- Provide and install plumbing lines for the following fixtures:
 - (3) toilets
 - (3) undermount sinks
 - (1) 36"x36" ADA shower stall with seat
 - High low water fountain and bottle filler
 - Break room sink
 - (1) Neo angle mop basin
 - Piping insulation is included.
 - DWV PVC piping
 - Pex water piping

Division 23 Heating, Ventilation, and Air Conditioning (HVAC/ Mechanical)

- Air conditioned with gas (Propane) heated ducted split systems complete with duct, grills, diffusers, insulation and stand alone controls.
- Fresh air as required per code

Division 26 Electrical

- Electrical distribution equipment package and associated wiring adequate for an 400A, 120/240V, 103W electrical service. This equipment will be furnished with standard AIC rated overcurrent protection devices. Without a definitive utility design and the known fault current available, the actual AIC rating required cannot be determined at this time. Higher than standard ratings will incur additional costs, although we do not foresee this.
- Wiring, installation and furnishes of the interior and exterior lighting fixture package. Fans included in restrooms.
- Basic interior lighting control devices, consisting of wall toggle switches
- Basic lighting control for the building exterior light fixtures consisting of a common photocell and timeclock
- A code compliant emergency light and exit sign package as well as all associated field wiring and installation.
- General use receptables throughout the facility as appropriate for the intended use.
- Up to 12 dedicated circuit receptacles for specialty equipment such as printers, copiers, A/V equipment, network/ IT equipment, security/ access control equipment
- Security systems equipment, Audio/Visual equipment and I.T. equipment to be provided by Owner. Add/ alt cost is provided at the end of this proposal.
- Standard, proprietary, addressable and code compliant fire alarm system.
- Electric cabinet heaters in vestibule and mechanical room. Recreation storage to be unconditioned.
- Up to 30 dual Cat6 network jack locations throughout the facility to accommodate workstations and printers as well as presentation equipment in conference and meeting areas.
- (1) combination power and network floor box in the Large Conference Room

Division 31 Earthwork

- Grubbing and stumping of site with offsite disposal of stumps.
- Site cuts and fill to sub grade



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- Excavation and backfill for foundation frost walls and footings.
- Excavate and backfill for interior plumbing lines.
- Prep for sq. ft. building slab on 6" of crushed gravel.
- Prep driveway and parking areas with 18" of processed gravel.
- Final grading
- Pave 2,084 square yards with 2" binder course
- Pave 2084 square yards with 1.5" wearing course
- Install 130 LF of VGC
- Prep for concrete sidewalks with 6" crushed gravel.
- Excavation and backfill of primary electrical conduits with transformer pad.
- Instillation of 240 LF of Enviro pipe leach field with 1500-gallon septic tank.
- Construct 120' x 5' stone dust path
- Remove asphalt at library entrance loam and seed
- 3 foot stone drip with fabric under building eaves.
- Loam and seed disturbed areas.
- Parking lot striping and stop signs.
- 3 Handicapped signs on sign bollards

Division 32 Exterior Improvements

- Landscaping allowance of \$5,000.00 for plantings. Design not included. Plantings installed by Owner.
- Small dumpster concrete pad and fence

Division 33 Utilities

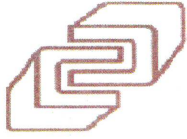
- Well and underground septic to be provided and illustrated on civil engineering drawings
- Includes coordination with utility companies, Architect and mechanical systems to verify water flow rates, occupancy loading and equipment specifications.
- Septic location will be determined by the results of on-site soil investigation. Careno to provide soil's report.
- It is anticipated that a single new electrical pole will be required with overhead service to new/ proposed building.
- It is assumed that a Liquid Propane tank will be provided by the Town's propane company. Careno will use Town's propane for temporary heat as needed.



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Description of Work	Value
Design - Arch, Structural, Civil, Pre Con, Fire Eng	\$ 159,000.00
Permit Cost	\$ -
Mobilization	\$ 5,000.00
General Conditions	\$ 178,000.00
Final Cleaning	\$ 2,500.00
Bonds and Insurance	\$ 58,000.00
Insurance -Builders Risk - By Owner	\$ -
Material Finish Protection	\$ 3,500.00
Dumpsters	\$ 3,750.00
Div 3 Concrete- ICF, Slab, Sidewalk, Piers	\$ 172,000.00
Div 6 Carpentry-Rough, Finish and Millwork	\$ 238,000.00
Div 6 General labor/Progress Cleaning/Etc	\$ 21,000.00
Div 7 Thermal Insulation, Roofing, Siding, Sealants	\$ 106,700.00
Div 8 Openings, Doors, Windows, Trans Wind	\$ 53,500.00
Div 9 Finishes- GWB, Paint, Ceilings, Floors, FRP	\$ 172,550.00
Div 10 Specialties	\$ 16,500.00
Div Exterior Signage Allowance	\$ 5,000.00
Div 11 Equipment	\$ -
Div 12 Furnishings	\$ -
Div 22 Plumbing	\$ 50,000.00
Div 23 HVAC	\$ 110,000.00
Div 26 Electrical and Fire Alarm	\$ 137,500.00
Div 31 Site Development, Paving, Well, Septic	\$ 300,000.00
Div 32 Landscaping Allowance	\$ 5,000.00
Utilities-Power Companies	\$ -
Utilities- Natural Gas or Propane	\$ -
Project Closeout and As Builts	\$ 2,500.00
Specialty Consulting- By Owner	\$ -
Total	\$ 1,800,000.00



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Alternate Adds/ Deducts

- Provide and install solar panels on front gable end/ southern exposed roof. Careno has communicated to the Town Board that working directly with a grant association and solar company may be the best approach to determine if the Town is eligible for any money from the State. Add: TBD
- Provide and install electric HVAC system to consist of 4-way ceiling cassette units in rooms tied into heat recovery units. This system is required for the implementation of solar panels. Add: \$50,000.00
- Provide and install a distribution equipment package and associated wiring adequate with the following characteristics: 300 A, 120/240V, 103W. This equipment will be furnished with standard AIC rated overcurrent protection devices. Without a definitive utility design and the known fault current available, the actual AIC rating required cannot be determined at this time. Higher than standard ratings will incur additional costs. This electrical distribution package is required for the implementation of solar panels. Add: \$11,500.00
- Furnish and install a 300A, 120/240V, 103W underground electrical service to include a new utility pole on site. Line extension and utility costs by Owner. Includes a pole mounted transformer, secondary underground run from the Electric room to the new pole (lateral length of 150'). Schedule 80 PVC conduit duct bank consisting of (2) 4" conduits for power, (1) 4" conduit for internet, (1) 4" conduit for communication. Includes meter/main assembly. Secondary lateral conductors by the utility company. Add: \$18,600.00
- Furnish and install a network connected lighting control panel and peripheral devices such as dimming capable occupancy sensors and power/ relay packs to create an IP based lighting management system capable of integration with BMS, etc. Lighting control Package Add: \$33,478.00
- Audio/ Visual Equipment Add: TBD
- Security Systems including conduit, pathways, and install. Add: TBD
- Mechanical, Electrical and Plumbing Engineered/ Stamped Drawings: Add \$18,500.00
- Storefronts at main entrance, vestibule and two side doors. Add: \$12,500.00
- Asphalt sidewalks in lieu of concrete. Deduct: \$5,000.00
- Metal gutters: Add \$3,800.00
- Upgrade windows from vinyl to fiberglass: Add: \$7,000.00
- Interior doors to be solid wood veneer in lieu of solid Masonite. Includes (3) doors to have sidelites as indicated on floor plan. Add: \$33,600.00
- Tree/site clearing: Add \$7,000.00
- Imported/ exported soils for fill: TBD
- Increase building size to 5,488 sq. ft. Add: \$73,000.00
- Upgrade vinyl siding to fiber cement board siding (Recommended). Add: \$15,500.00

Notes & Exclusions

- Heat/AC in recreation storage is not included. This is proposed as an un-conditioned space.
- Assumes that the entrance location from the road that is proposed for the site development will be acceptable to the NH DOT. Any improvements required beyond the



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- subject property boundary are excluded and will be addressed as Town Highway Department improvements.
- Full traffic study and stormwater management report are excluded.
 - Landscape design is excluded.
 - Coordination of scope with renewable energy consultants by Careno
 - Existing hazardous materials
 - Additional interior and exterior renderings are not included in this scope, but are a potential add-on to be billed as Time & material.
 - Assumes all power, water, and access to be provided free and clear by owner
 - Including parking lot access
 - Assumes all normal working hours; weekends as needed without restriction
 - Assumes moving and storage by others – area to be free and clear for mobilization
 - Electrical main and equipment is omitted pending input from utility company
 - Overhead wires are assumed to be moveable due to height and current run via construction entrance
 - Underground Electric, Transformers, and specific requirements from utility company are not included. Careno if figuring overhead electrical wiring.
 - Sprinklers are not required and are not included in this scope.
 - Final keying by Owner
 - Anything shown on the schematic drawings produced by Civil Consultants/ Port One Architects (and referenced at the top of this proposal) that is not outlined in this scope work.
 - Removal of existing buildings are excluded
 - Solar Panels are omitted and are pending until funding research is complete
 - Tele/Data Communications by Owner
 - I.T. and A/V by Owner (scope is unknown at this time)
 - Security systems are not included (scope is unknown at this time)

Thank you for the opportunity to submit this proposal to you.

Sincerely,

Stephanie Castoldi
Project Manager / Estimator

Ben Careno
General Manager/ Partner

Accepted By: _____

Date: _____