



MEMORANDUM

From the office of Town Administrator Peter R. Flynn

Date: August 17, 2015

From: Peter R. Flynn

To: New Boston Board of Selectmen

Re: New Boston Town Hall Basement Upgrades

This is to advise that I have been attempting to make some progress in retaining a contractor who is willing to bid on the Town Hall basement renovations.

I have been unsuccessful in receiving bids after advertising and soliciting contractors who were interested. I placed the bid requests on two occasions with no success. Not one contractor even was interested in coming to an open viewing of the project to see what it entailed.

I personally have contacted a few contractors and they are all too busy.

In talking to George St. John about my dilemma he asked for the specifications and told me that he may be able to step in and assist me in developing a plan to finally get this project under way. I agreed to have George put together a plan that would at least accomplish the major portion of the specifications, that being the furnace and chimney situation, cellar windows and stairway reconstruction along with updating the electrical work. He contacted local vendors for plumbing and heating, electrical and other sections of the project.

Attached is an estimate for the work that we need done this year (which is the bulk of the project) and I would ask for the Board's support in bringing this job to fruition by authorizing me to hire George as the general contractor who will supervise and subcontract other vendors on our behalf.

He will provide all the necessary documents such as Certificate of Insurances, permits and any other required process.

Therefore I would ask that the Selectmen move on the following request: -

I move to authorize the Town Administrator to engage the services of SJT Construction to manage and complete the Town Hall basement construction project as specified in his proposal for the estimated cost of \$59,950.00 plus \$6,000 as a contingency totaling \$65,950.

STJ Construction Specialties

112 Butterfield Mill Road

New Boston NH 03070

Peter Flynn

Job: New Boston Town Hall

Town Administrator

Basement up Grades

Supply labor, equipment and material for the following basement upgrades.

- 1) Boiler room fire rating completion, new boiler and controls system, and chimney lining and repairs.
- 2) Basement stone foundation repair, basement stair and stair well upgrades to meet code requirement.
- 3) Replacement of nine basement window for energy up grades.

For the sum of -----\$59,950.00

Notes;

Included are dumpsters and portable toilet

Prices are based on information supplied for boiler quote.

Payment terms: Net 10 Days.

NEW BOSTON TOWN HALL BASEMENT UPGREDES

Part 1 BOILER ROOM & HEATING SYSTEM

DOMO,

Remove existing two boilers, supply and return lines, circulator pumps, controls, and all other related equipment.

Remove existing boiler electrical controls and wiring, remove boiler room lighting and any electrical outlets.

Remove existing boiler room sprinkler heads and cap for construction.

Clean chimney for new liner installation and remove existing steel plate clean out cover.

CONSTRUCTION

Raise boiler room floor to finish floor to ceiling height of 7'6".

Fill in with $\frac{3}{4}$ " crushed stone and pour 4" thick concrete floor with new sump pit.

Frame new rear boiler room wall and fill in existing coal room door way. Reframe for new door and box in around first floor beam. Install any required blocking for sprinkler and boiler piping support.

Install one layer of 5/8" moisture restive, fire rated sheet rock on ceilings and both sides of boiler room walls. Install one 8" X 8" fire rated access door in ceiling for access to network wiring pipe chase.

Tape and paint (1coat primer, 1 coat finish)

Install new 1HR rated steel door, frame and hard ware.

Reinstall existing sump pumps in new pit, with required piping

Reline existing chimney with 6" stainless steel liner and install new clean out door.

Install one new boiler and control system with new supply and return piping from outside the boiler room and all related components. Complete upgrade of all offices to zone valves with wall mounted t stats.

Run new wiring back to boiler room for all heating system function to be controlled in boiler room by new system.

Reinstall sprinkler heads as required for proper coverage.

Install new surface mounted electric supply for the boiler and controls. Install new boiler room light and switch. Install new receptacle for service work in boiler room and for sump pumps.

PART 2 FOUNDATION REPAIR & BASEMENT STAIR CODE COMPLIANCE.

The stone foundation wall behind the existing stair way has many missing stones and large holes and was never pointed up when the other portion was done. When there is a good rain the water comes in this area and runs around and under the stairs down to the lower point in the floor.

REBUILD AND POINTING IN THIS AREA IS REQUIRED FOR STAIR WELL PROJECT.

DEMO

Remove existing basement stairs and walls. In large existing first floor stair well opening, to meet code requirements.

Remove existing first floor door.

CONSTRUCTION;

“ATTEMPT “ TO EXCAVATE EXISTING DIRT FLOOR TO ACHIEVE A FLOOR TO CEILING HEIGHT OF 6’6”. (Excavate 6’ X 16’ X 2’ deep for slab and remove and dispose of excavated material.

Excavate sloped walkway to lower section of basement floor and dispose of material.

Install 4" thick concrete floor slab for stair well, on 4" of ¾" chorused stone on poly with wire mesh.

Frame new stair well opening, basement walls, and stairs with pressure treated lumber.

Infill first floor stair well windows with white .032 aluminum back cover.

Install new framing for new first floor 1 hr rated fire door.

Install 5/8" moisture restive fire rated sheet rock on both sides of new basement stair well walls.

Install 5/8" fire rated sheet rock over first floor window infill and any other areas needed to complete sheet rock in firs floor stair well.

Tape prime and paint any new sheet rock installed by STJ.(1cost primer, 1 coat finish).

Install new steel 1 Hr rated door, frame and hard ware at top and bottom of stairs.

Install new stair well lighting, and switching.

PART 3 BASEMENT WINDOWS AND FRAMES

DEMO

Remove 9 existing window and frames.

CONSTRUCTION

Fabricate new PVC window frames and install in existing openings setting in with hydrolic cement.

Install new Harvey Industries custom made double lock vinyl hopper windows. 7/8" triple glazed, double low "E", argon filled. U-factor