



**DATE:** Feb 23, 2023  
**PROJECT:** Londonderry Town Office Renovation  
**TO:** Shane O'Keefe  
**CC:**  
**FROM:** Jon Saccoccio  
**RE:** **Cost Estimate Summary**

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## MEMO

Dear **SHANE:**

Following your request, I solicited NASCO Construction Services to provide an updated construction cost estimate for the Londonderry Town Office Renovation project. The project was last estimated in 2020 by Chris Cole. This cover letter summarizes pertinent details and includes attachments.

1. JASW received the estimate from NASCO and reviewed the items included to ensure they are aligned with the general intent of the drawings and project. Our approach to the development of the project and drawings, at this early phase, is to identify as much of the scope as possible. We then made educated judgements based on our experience and knowledge to describe the work in sufficient detail for a cost estimate.
2. There are several options for mechanical systems, which range in complexity and features. While final selection of these systems will occur after the bond vote, the purpose of these options is to provide a range to select from. Based on our discussions and your goals for the project, JASW recommends Option #4 "Air Handling Unit, Boiler, ERV".
3. Recommended construction budget, including recommended alternate: **\$1,369,000.**
4. Anticipated Construction Duration: The anticipated duration of construction is six months.
5. We recommend an Owner's Construction contingency, for hidden or changing conditions, of 10% of the project cost.
6. Attachments:
  - a. JASW Project Narrative, including NASCO Construction Cost Estimate.



Feb 23, 2023

Shane O'Keefe  
Town Administrator  
Town of Londonderry, Vermont  
100 Old School Street  
South Londonderry, VT 05155  
802-824-3356, ext.105

## RE: Londonderry Town Office Renovation - Project Narrative

Dear **SHANE**:

JA Saccoccio Architectural Workshop was solicited in 2019, in conjunction with Cole Companies, to produce a project scope that identifies, defines, and accomplishes Project Goals as set by the building committee made up of Town staff and officials. This work culminated in a preliminary design and drawings, and cost estimate. Due to the Covid-19 pandemic, the project was shelved. JASW was asked to resume work in late 2022, with the objective of reviewing the Project Goals, and soliciting an updated construction cost estimate. NASCO Construction Services has provided the updated cost estimate.

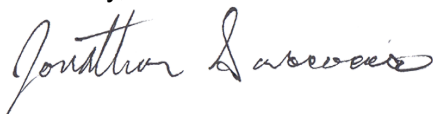
**EXISTING BUILDING CONDITION:** The Town has solicited several reports documenting the existing condition of the building. The Conditions Assessment & Code Review, prepared by Cole Companies in 2013 identified code, life safety, accessibility and general maintenance concerns that, unaddressed, will limit the usefulness of the building or continually deteriorate components of the building. Thermal House conducted an energy analysis in 2010, identifying thermal comfort issues, lack of insulation and air sealing, for example, that limit the usefulness of the building. Asbestos is also documented in the building, but not yet removed.

**PROJECT GOALS:** Given the current state of the building, and evolving needs of Town administrative staff and various boards and committees, and the wish to improve accommodations for the use as Londonderry's Emergency Operations Center, the intent of this project is to address and improve the building. Improvements will benefit current and future staff, boards and committees in their efforts to provide vital services to residents. Maintenance upgrades will expand usability and lifespan of the structure.

**PROPOSED DESIGN:** The scope of the project calls for the following items:

1. The first floor shall be selectively demolished and upgraded. A new stair to the basement and elevator will be installed to improve accessibility. Other areas of the first floor will be carefully upgraded, including flooring, paint, and light fixtures.
2. The basement will be extensively overhauled. This scope includes demolition of all existing walls and slabs. New work will include insulation, vapor barriers,, a new slab, and electrical, heating, plumbing, etc. The basement will include offices, meeting room, bathroom, and storage area.
3. The exterior will receive new paint and repair of rotted trim. A new accessible ramp will be provided to the first floor. The parking lot will be re-surfaced, and exterior lighting will be improved to create safer conditions. The asphalt shingle roof will be replaced over the large meeting room section of the building. A new membrane roof will be installed over the vault.
4. Overall, the building will receive upgraded or new insulation and air sealing, repair/refurbishment of historic windows, and new lighting throughout. New electrical, data, heating, ventilation and plumbing will be installed, and building security enhancements will be provided throughout.

Sincerely,



Jon Saccoccio, AIA

**NASCO  
CONSTRUCTION SERVICES INC.**

**SUBJECT:** NOTES & QUALIFICATIONS  
**PROJECT:** LONDONDERRY TOWN OFFICE  
**LOCATION:** 100 SCHOOL ST, LONDONDERRY VT  
**TYPE EST.:** 50% DESIGN DEVELOPMENT  
**CLIENT:** JA SACCOCCIO ARCHITECTURAL WORKSHOP PLCC

**EST. NO:** 23-0047  
**EST. BY:** MMAK  
**CHKD. BY:** EH  
**DATE:** 02/17/2023  
**REV. DATE:** 2/22/2023

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<b>TOTAL ANTICIPATED CONSTRUCTION COST</b>		<b>\$</b>	<b>1,183,000</b>
<i>HVAC OPTION 2: Maintain Boiler, Bsmt Heat Pump</i>	<i>ADD</i>	<i>\$</i>	<i>69,000.00</i>
<i>HVAC OPTION 3: Discard Boilet, Basement &amp; 1st Floor Heat Pumps</i>	<i>ADD</i>	<i>\$</i>	<i>177,500.00</i>
<i>Electrical Alternate: New Emergency Generator ALLOW 30KW</i>	<i>ADD</i>	<i>\$</i>	<i>53,800.00</i>
<i>Option 4: Air Handling Unit, Boiler, ERV</i>	<i>ADD</i>	<i>\$</i>	<i>186,000.00</i>
<i>ERV</i>	<i>ADD</i>	<i>\$</i>	<i>34,700.00</i>

**1. ALL PRICES ARE BASED ON FEBRUARY 2023 PREVAILING WAGE COSTS**

**2. THE FOLLOWING ITEMS ARE NOT INCLUDED:**

- a) PROFESSIONAL FEES
- b) FURNITURE, FURNISHINGS AND MOVABLE EQUIPMENT

**3. LABOR RATES:**

CARPENTER	\$	41.68
LABORER	\$	43.04
ELECTRICIAN	\$	33.46
PLUMBER/HVAC	\$	43.92
ROOFER	\$	35.72
OPERATOR	\$	39.76
MASON	\$	46.47

**4. THIS ESTIMATE IS BASED ON THE FOLLOWING:**

- a) 50% DESIGN DEVELOPMENT DRAWINGS DATED 1/31/2023

**5. THIS ESTIMATE ALLOWS FOR (1) YEAR OF ESCALATION AT 5% PER ANNUM**



**NASCO  
CONSTRUCTION SERVICES INC.**

**SUBJECT:** GENERAL CONSTRUCTION - ALL TRADES  
**PROJECT:** LONDONDERRY TOWN OFFICE  
**LOCATION:** 100 SCHOOL ST, LONDONDERRY VT  
**TYPE EST.:** 50% DESIGN DEVELOPMENT  
**CLIENT:** JA SACCOCCIO ARCHITECTURAL WORKSHOP PLCC

**EST. NO:** 23-0047  
**EST. BY:** MMAK  
**CHKD. BY:** EH  
**DATE:** 02/17/2023  
**REV. DATE:** 2/22/2023  
**AREA SF:**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	TOTAL
					0	
<b>02</b>	<b>EXISTING CONDITIONS</b>				0	
	a. Gut Basement ASSUME Lead Paint on Partitions	1	CD	1,500.00	1,500	
	b. Lead Disposal - ALLOW	1	LS	5,000.00	5,000	
	c. Remove Existing Exterior Stairs	1	FLT	1,700.00	1,700	
	d. Remove SOG from Existing basement	2,485	SF	7.00	17,395	
	e. Remove Partitions on 1st Floor ASSUME Lead Paint	520	SF	5.00	2,600	
	f. Lead Disposal - ALLOW	1	LS	1,000.00	1,000	
	g. Remove Vermiculite Insulation From Attic ASSUME Entire Footprint	2,485	SF	3.00	7,455	
	h. Vermiculite Disposal - ALLOW	1	LS	5,000.00	5,000	
	i. Demo Existing Concrete Landing	40	SF	9.00	360	
	j. Remove Existing Girder	22	LF	50.00	1,100	
	k. Remove Existing Column	2	EA	500.00	1,000	
	l. Temp Support of Framing	22	LF	75.00	1,650	
	m. Removed ASSUMED Rotted Sills & Studs	2	LOC	100.00	200	
	n. Remove Single Door	8	EA	100.00	800	
	o. Remove Double Door	1	PR	200.00	200	
	p. Remove Carpet Salvage Wood Floor Beneath	1,390	SF	0.50	695	
	q. Remove Floor Finish	195	SF	1.00	195	
	r. Remove Ceiling finish	1,390	SF	2.00	2,780	
	s. Remove Siding & Exterior Sheathing for Insulation Installation	1,715	SF	5.00	8,575	
	t. Remove Drip Cap 50%	135	LF	5.00	675	
	u. Remove (2) Layers of Asphalt Shingle - Meeting Room	1,400	SF	3.00	4,200	
	v. Remove Existing Roof @ Vault	330	SF	5.00	1,650	
	w. Demo Existing Attic Hatch	3	EA	100.00	300	
	w. 2019 Asbestos ALLOW Escalated by 20%	1	LS	10,590.00	10,590	
					0	
					0	<b>76,620</b>
					0	
<b>03</b>	<b>CONCRETE</b>				0	
	a. New Concrete Footing for Girder ASSUME 4'x4' Reinforced	3	EA	450.00	1,350	
	b. New Basement Slab	2,485	SF	6.00	14,910	
	c. New Exterior Sidewalks, Ramps & Landings	265	SF	8.00	2,120	
	d. Entry Stairs	42	RFT	50.00	2,100	
	e. Elevator Pit - Walls & Slab	7	CY	750.00	5,250	
	f. Light Well Slab	45	SF	20.00	900	
	g. Light Well Walls 8'	7	CY	750.00	5,417	
					0	
					0	<b>32,047</b>
<b>04</b>	<b>MASONRY</b>				0	
	a. Repoint Chimney	1	LS	1,500.00	1,500	
					0	
					0	<b>1,500</b>
					0	
<b>05</b>	<b>METALS</b>				0	
	a. Install New W Girder	22	LF	250.00	5,500	
	b. Install Galvanized Guardrail	113	LF	100.00	11,270	
	c. Wall Mtd Handrail @ Stairs	35	LF	45.00	1,575	
					0	
					0	<b>18,345</b>
					0	
<b>06</b>	<b>WOODS &amp; PLASTICS</b>				0	

				0	
a. Repair Sills	2	LOC	100.00	200	
b. Refinish Existing Wood Floor	1,390	SF	5.00	6,950	
c. New Wood Floor	105	SF	25.00	2,625	
d. New 3/4" Exterior Sheathing	1,715	SF	5.00	8,575	
e. New Cedar Siding	1,715	SF	20.00	34,300	
f. Scaffolding	1,715	SF	5.00	8,575	
g. New Wood Stairs	48	RFT	125.00	6,000	
h. Rough Blocking in Gyp Partitions & Ceiling	8,017	SF	1.00	8,017	
				0	
				0	75,242
				0	
<b>07</b>					
<b><u>THERMAL &amp; MOISTURE PROTECTION</u></b>					
				0	
a. Install Radon Piping - 6" Perforated PVC Pipe	370	LF	15.00	5,550	
b. New Drip Cap	135	LF	20.00	2,700	
c. Air/Vapor Barrier	1,715	SF	3.00	5,145	
d. Blown Cellulose Insulation - Exterior Wall	1,715	SF	2.00	3,430	
e. Blown Cellulose Insulation - Attic	2,485	SF	2.00	4,970	
f. Spray Foam Insulation @ Perimeter of 1st Floor	270	LF	10.00	2,700	
g. Below Slab Rigid Insulation	2,485	SF	3.00	7,455	
h. Below Grade Wall Insulation - Rigid	1,395	SF	6.00	8,370	
i. Below Grade Wall Insulation - Thermax Insulation with Anchors	655	SF	8.00	5,240	
j. Below Grade Vapor Barrier Turned up Existing Foundation Wall	2,485	SF	3.00	7,455	
k. New Asphalt Roofing & Underlayment	1,400	SF	8.00	11,200	
l. New EPDM Roofing w/Tapered Insulation @ Vault	330	SF	35.00	11,550	
m. Blower Tests	3	LS	2,000.00	6,000	
n. Epoxy Crack Repair @ Window in Basement	1	LOC	250.00	250	
o. Caulk & Sealant	5,250	SF	1.00	5,250	
				0	
				0	87,265
				0	
<b>08</b>					
<b><u>DOORS &amp; WINDOWS</u></b>					
				0	
a. Refurbish Existing Windows	30	EA		0	
Replace Glazing Compound - 100%	30	EA	55.00	1,650	
Replace Broken Sashes - 25%	8	EA	200.00	1,500	
Prime & Paint Exterior Sashes -100%	30	EA	110.00	3,300	
Route Sashes, Stops & Parting Bead & Install Weather Stripping -100%	30	EA	350.00	10,500	
b. New Windows				0	
2'8" x 4'6"	1	EA	700.00	700	
3' x 2'6"	2	EA	520.00	1,040	
3' x 3'	2	EA	570.00	1,140	
c. Wood Door & Frame - Including Hardware				0	
2'6" x 6'8" Wood Door	3	EA	1,040.00	3,120	
3'x6'8" Wood Door	6	EA	1,240.00	7,440	
3'x6'8" Wood Door 1 Hr Rated	3	EA	1,290.00	3,870	
3' x 6'8" Wood & Glass Door	3	EA	1,440.00	4,320	
Reinstall Existing Door	1	EA	440.00	440	
d. Composite & Glass Doors				0	
2'6" x 6'8" Composite & Glass Door	3	EA	1,490.00	4,470	
(2) 3'x6'8" Composite & Glass Door	1	PR	2,660.00	2,660	
e. Full Glass Door				0	
3'x6'8" Full Glass Door	2	EA	1,940.00	3,880	
f. Bifold Door				0	
3'x6'8" Full Glass Door	2	EA	500.00	1,000	
g. Misc Doors				0	
Attic Hatch	3	EA	1,500.00	4,500	
Access Doors	3	EA	250.00	750	
New Cased Opening	1	LOC	150.00	150	
				0	
				0	56,430
				0	
<b>09</b>					
<b><u>FINISHES</u></b>					
				0	

	<i>Partitions</i>				0	
	a. Partition A: 2x3 Strapping 24" OC , 5/8" Gyp OS, Sealant T&B	235	SF	7.00	1,646	
	b. Partition B: 2x3 Strapping 24" OC , 5/8" Gyp OS, Sealant T&B	1,394	SF	7.00	9,755	
	c. Partition C:2x3 Strapping 24" OC , 5/8" Gyp OS, Sealant T&B, With Pony Wall	421	SF	18.40	7,744	
	d. New Interior Partition: 2x4 Studs, 16" OC with Insulation, 5/8" Gyp ES, Sealant	1,604	SF	14.50	23,258	
	e. Stair & Lula Lift Partition	450	SF	20.00	9,000	
					0	
	<i>Ceiling Finishes</i>				0	
	a. Misc Ceiling Repair	1	LS	1,500.00	1,500	
	b. Suspended "Popcorn" Finished Gwb Ceiling to Match Existing	1,394	SF	14.00	19,510	
	c. New Painted Gypsum Ceiling	2,520	SF	12.00	30,240	
					0	
	<i>Floor Finishes</i>				0	
	a. Sheet Vinyl Flooring	110	SF	6.00	660	
	b. Sealed Concrete	2,325	SF	1.00	2,325	
	c. Carpet on Stairs & Landing	78	SF	10.00	780	
					0	
	<i>Misc Finishes</i>				0	
	a. Finish Doors	21	EA	125.00	2,625	
	b. Paint New & Existing Partition	10,200	SF	1.00	10,200	
	c. Paint Exterior of Building	1,715	SF	3.00	5,145	
	d. Foam Panels ALLOW	16	EA	125.00	2,000	
	e. Vinyl Base	370	LF	3.00	1,110	
	f. Wood Base	240	LF	10.00	2,400	
					0	
					0	129,898
					0	
<b>10</b>	<b><u>SPECIALTIES</u></b>				0	
	a. Fire Extinguisher	2	EA	450.00	900	
	b. Mail Box Slot	1	EA	400.00	400	
					0	
					0	1,300
					0	
<b>12</b>	<b><u>FURNISHINGS</u></b>				0	
	a. Kitchenette - Upper Cabinet, Base Cabinet & PLAM Counter	11	LF	750.00	8,250	
					0	
					0	8,250
					0	
<b>14</b>	<b><u>CONVEYING EQUIPMENT</u></b>				0	
	a. Lula Lift	1	EA	35,000.00	35,000	
					0	
					0	35,000
<b>22</b>	<b><u>PLUMBING</u></b>				0	
	<i>Sanitary Piping System</i>			0.00	0	
	a. Sanitary Piping System	7	FIX	1,086.75	7,607	
	b. Floor Drains w/ Piping	6	EA	822.25	4,934	
				0.00	0	
	<i>Domestic Water Piping</i>			0.00	0	
	a. Domestic Water Piping w/ Insulation	7	FIX	1,167.25	8,171	
				0.00	0	
	<i>Plumbing Fixtures and Equipment</i>			0.00	0	
	a. Wall Hung Lavatories	2	EA	742.10	1,484	
	b. Close Coupled Water Closets w/ Local Piping	2	EA	770.27	1,541	
	c. Kitchen Sinks	1	EA	842.61	843	
	d. Washing Machine Boxes w/ Local Piping	1	EA	167.44	167	
	e. Mop Receptors	1	EA	822.25	822	
				0.00	0	
	<i>Miscellaneous</i>			0.00	0	
	a. Coordination Drawings, As Builts, Submittals, O&M's	1	LS	1,610.00	1,610	
	b. Area Drains w/ Piping	2	EA	2,156.25	4,313	
	c. Flushing and Sanitizing	1	LS	327.75	328	
	d. Valve Tags, Pipe Identification	1	LS	787.75	788	





<b>31</b>	<b><u>EARTHWORK</u></b>				0	
					0	
	a. Excavation for Lula Lift Pit - By Hand	15	CY	150.00	2,222	
	b. Backfill for Lula Lift Pit - By Hand	8	CY	75.00	586	
	c. Excavation for Light Wells	32	CY	75.00	2,400	
	d. Support of Excavation	344	SF	15.00	5,160	
	e. Backfill for Light Wells	18	CY	35.00	630	
	f. Dispose of Excess Material On Site	17	CY	50.00	840	
	g. Gravel Subbase for Light Wells	1	CY	150.00	125	
					0	
					0	<b>11,963</b>
					0	
<b>32</b>	<b><u>SITE IMPROVEMENTS</u></b>				0	
					0	
	a. Restore Topsoil & Seed ALLOW	800	SF	1.00	800	
	b. Bollards & Footings	3	EA	1,100.00	3,300	
	c. Remove & Repave Parking Area	1,543	SY	35.00	54,017	
					0	
					0	<b>58,117</b>
					0	
					0	
					0	
					0	
					837,018	837,018
						837,018





*Power Equipment*

- a. 3/4" Emt, 4#12
- b. 3/4" Emt, 4#10
- c. Manual Snap Switch Starter
- d. 30 Amp Disconnect

			0	
			0	
			0	
80	LF	17.70	1,416	
160	LF	19.20	3,072	
2	EA	193.60	387	
2	EA	832.48	1,665	
			0	<b>6,540</b>
			0	
			SUBTOTAL	\$125,549
			GENERAL CONDITIONS - 8.0%	\$10,051
			SUBTOTAL	\$135,600
			G.C. OH & P - 10.0%	\$13,600
			SUBTOTAL	\$149,200
			DESIGN CONTINGENCY - 10.0%	\$14,900
			SUBTOTAL	\$164,100
			ESCALATION - 5.0%	\$8,200
			SUBTOTAL	\$172,300
			BONDS & INSURANCE - 3.0%	\$5,200
			TOTAL COST	<b>\$177,500</b>
			0	

**Electrical Alternate: New Emergency Generator ALLOW 30KW**

**26 ELECTRICAL**

- a. 30KW Emergency Generator
- b. Autotransfer Sw 100A
- c. 1 1/4" Emt, 4#2

			0	
			0	
1	EA	27,951.00	27,951	
1	EA	6,010.68	6,011	
100	LF	41.33	4,133	
			0	<b>38,095</b>
			0	
			SUBTOTAL	\$38,095
			GENERAL CONDITIONS - 8.0%	\$3,005
			SUBTOTAL	\$41,100
			G.C. OH & P - 10.0%	\$4,100
			SUBTOTAL	\$45,200
			DESIGN CONTINGENCY - 10.0%	\$4,500
			SUBTOTAL	\$49,700
			ESCALATION - 5.0%	\$2,500
			SUBTOTAL	\$52,200
			BONDS & INSURANCE - 3.0%	\$1,600
			TOTAL COST	<b>\$53,800</b>
			0	

**Option 4: Air Handling Unit, Boiler, ERV**

**24 HVAC**

- BASE SCOPE HVAC
- Sheetmetal*
  - a. Galvanized Ductwork
- Sheetmetal Accessories*
  - a. Sheetmetal Accessories
- Insulation*
  - a. 2" Thk Fiberglass Duct Wrap
- Refrigeration Piping*
  - a. Refrigeration Piping w/ Ftgs, Hgrs, Specialties, Insulation
- Heating Hot Water Piping*
  - a. Heating Hot Water Piping w/ Ftgs, Hgrs, Specialties, Insulation

			0.00	
(1)	LS	38,069.00	(38,069)	
			0.00	0
2,625	LBS	8.50	22,313	
			0.00	0
1	LS	8,925.00	8,925	
			0.00	0
1,615	SF	6.20	10,013	
			0.00	0
			0.00	0
5,250	SF	2.50	13,125	
			0.00	0
			0.00	0
5,250	SF	4.10	21,525	



	0.00	0	
		0	<b>24,535</b>
		0	
			SUBTOTAL
			\$24,535
GENERAL CONDITIONS - 8.0%			\$1,965
			SUBTOTAL
			\$26,500
G.C. OH & P - 10.0%			\$2,700
			SUBTOTAL
			\$29,200
DESIGN CONTINGENCY - 10.0%			\$2,900
			SUBTOTAL
			\$32,100
ESCALATION - 5.0%			\$1,600
			SUBTOTAL
			\$33,700
BONDS & INSURANCE - 3.0%			\$1,000
			TOTAL COST
			<b>\$34,700</b>
		0	