



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

Monthly Meeting

The Exeter Conservation Commission will meet virtually (see connection info below* and details attached) on
Tuesday, March 9th, 2021 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Raynes Barn Current Conditions RFP Update and Firm Selection/Conservation Fund Expenditure
2. NHACC Dues Approval
3. Committee Reports
 - a. Property Management
 - b. Trails
 - i. Trail Conditions and Temp Closure Discussion
 - c. Outreach Events
 - i. ESRLAC Septic Owner Outreach (Don C.)
 - ii. Parks and Rec/ConCom Hikes (Nick)
 - iii. Tree Committee Virtual Tree Walk Video (Sally)
 - iv. Trail Puzzle and Grab and Go – Bird ID Concepts (Kristen/Nick)
 - v. Green Minute
4. Approval of Minutes: February 9th, 2021 Meeting
5. Correspondence
6. Other Business
7. Next Meeting: Date Scheduled (4/13/21), Submission Deadline (4/2/21)

Andrew Koff

Exeter Conservation Commission

Posted March 5, 2020 Exeter Town Website www.exeternh.gov and Town Office kiosk.

***ZOOM MEETING INFORMATION:**

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/88387460509>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 883 8746 0509

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.

More instructions for how to participate can be found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: March 5th, 2021
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: March 9th Conservation Commission Meeting

1. **Raynes Barn RFP:**

As you are aware, we announced a RFP for a Current Conditions Report on Raynes Barn in anticipation of updating the needs and numbers for a 2021 LCHIP grant application. We held a mandatory site walk on Feb 12th and had a submission deadline of March 1. The RFP and two received proposals are included in your packet. The review committee met on March 4th (Sally, Bill, Doug Eastman and I. Don B. recused himself from the selection committee) and will present our recommendation at the upcoming meeting.

Suggested Motion:

___ We approve the review committee's selection of __ (Bedard/Cobalt) ___ for the preparation of a Current Conditions Assessment of Raynes Barn and authorize the Chair to send a letter indicating the selection to the applicants.

___ We approve the expenditure of \$_____ from the Conservation Fund account in support of the contract with ___ [firm] ___ to prepare the Current Conditions Assessment.

2. **NHACC Dues:**

Suggested Motion:

___ We approve the expenditure of \$700 for the 2021 Annual NHACC Dues from the Dues category of the Town allocated budget

3. **Committee Reports**

- a. See proposed sign example in packet for trails discussion

Town of Exeter, New Hampshire

Request for Proposals (RFP)

The Town of Exeter is seeking proposals for the development of a Current Conditions Assessment, for the Historic Chase Wiggin/Raynes Barn.

Proposal should be mailed in an envelope plainly marked “Proposal for Current Conditions Assessment of Raynes Barn”, and addressed as follows:

**Town of Exeter
Attn: Kristen Murphy, Natural Resource Planner
10 Front Street
Exeter, NH 03833**

Telephone, facsimile, or e-mail proposals will not be accepted in response to a Request for proposals.

The Town will be accepting proposals until Monday, March 1st, 2021 at 4:00PM.

The Town will hold a site walk on Friday, February 12th, 2021 at 10AM. Those submitting proposals will be required to attend the site walk. The site walk will commence at 61 Newfields Road. We will meet at the gravel lot about 0.16 mi. north of Raynes Barn as shown on the attached map.

The Town reserves the right to reject any or all proposals, or accept any proposal determined to be in the best interest of the Town. The Town may cancel this Request for Proposals at any time for any reason.

Introduction

The Town of Exeter is seeking proposals for the development of a Current Conditions Assessment for Raynes Barn as detailed in Scope of Work and Basis of Fee below. The work will review the 2018 Historic Structures Report (HSR), verify current repair needs, identify and document new issues, provide cost estimates for the correction of those issues.

The product will serve as an addendum to the HSR and follow the protocols defined in The Preparation and Use of Historic Structure Reports, Preservation Brief 43; 4 “The Secretary of the Interior's Standards and Guidelines for Architectural and Engineering”.

Background:

Raynes Barn was purchased by the Town in 2001 and though significant repairs have occurred since that time, to achieve the goals of the Raynes Farm Management Plan, additional repairs are required. The envisioned end use of the property is to create the Conservation Center at Raynes Farm by providing an available space for educating visitors about the natural, agricultural, and historic resources preserved with acquisition of the barn and surrounding land. In 2018, with contractor assistance, we developed an update to the Historic Structures Report (HSR) which provides the foundation for this effort. Since that time, there have been significant changes to cost of materials and further degradation of the property.

The products of this RFP will aid us in implementing the repairs by providing current conditions and cost that the Town can use to apply for future funding to implement a repair contract. While a budget for the final repairs has not been established, the Town is anticipating a repair & renovation contract costing approximately \$200,000, based on the 2018 Historic Structures Report.

See **Attachment A** for a more detailed summary of the history of the Chase Wiggin/Raynes property as well as a summary of the Historic Structures Report.

Scope of Work and Basis of Fee

- The 2018 Historic Structures Report (HSR) and earlier assessments provide the baseline for this scope.
- By way of a barn inspection(s) coordinated with the Town, the consultant shall identify and document by photograph and narrative, all repair/renovation line items listed in the 2018 HSR, important character defining features of each line item, any additional deterioration for each line item and recommend repairs and/or renovation for these items as well as any new areas of need and establish a cost for each item.
- The consultant's recommendation shall identify the appropriate materials and designs to preserve the character defining features and document compliance of specific Secretary of Interior standards for the various line items as appropriate and to meet LCHIP requirements.
- The consultant shall outline areas where further study is recommended, noting where other licensed professionals may be needed and approximate the cost of any additional studies.
- The consultant shall compile the assessment findings and recommendations into a report that can be included as an addendum to the HSR.
- The consultant's proposal shall include the number of site visits and meetings required to accomplish the work. The Town suggests, at a minimum, a ½ day visit to the site and two meetings with the Town.
- contract.

Evaluation Criteria & Submission Requirements

Selection Requirements:

1. The selected firm must be a responsible historic preservation consultant or team of consultants with the necessary breadth of knowledge, experience, and resources to undertake and successfully complete the project. The consultant or consultant team should have professional expertise in completing historic structure reports and related studies.
2. Professional Standards:
 - a. This project should be based on the following standards and recommended approaches: 1. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings with the intent adhere to the Rehabilitation Standards for this structure; 2. The Preparation and Use of Historic Structure Reports, Preservation Brief 43; 4. The Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation.

Project Approach and Schedule:

Please provide a detailed description of the qualifications, proposed methodology, techniques, and procedures to be used in carrying out the components of the Scope of Work. Include a timeline that includes key milestones and specifies the projected completion date. Please note that the Consultant will need to allow enough time and effort in the budget and approach to submit draft documents and/or meeting materials (agendas, handouts, etc.) to Town staff and boards for review and comment at least one week before any presentation to the Conservation Commission.

Submittal Requirements:

1. Include the following: firm name, address, primary contact person, and contact's phone number and email. Please include a statement expressing willingness to negotiate a mutually agreeable start date for the project once funding for the project has been secured. Completion should be within two (2) months of start date. (If proposing a longer schedule, please explain rationale.)
2. Provide a synopsis of the firm's background, history, and services provided (including areas of expertise), and provide a statement indicating the firm's understanding of the project's objectives, scope and requirements.
3. Deliverables: a. One electronic copy of the assessment report to be submitted for review at 60% and 100% completion. b. Two copies of measured drawings, design details, photographs, and narratives.
4. Copyright Release: Firms responding to the RFP shall supply a

copyright release in order for staff to make copies of any copyrighted materials submitted. In addition, the Town will share the completed documents/contracts with others as necessary to complete the repair/renovation project or further the Town of Exeter business and procedures.

Fee for Services:

The work will be performed on a fixed fee basis. The Town will consider the fee(s) in its overall evaluation of the proposals. Please provide a not-to-exceed cost for all services including all fees and expenses.

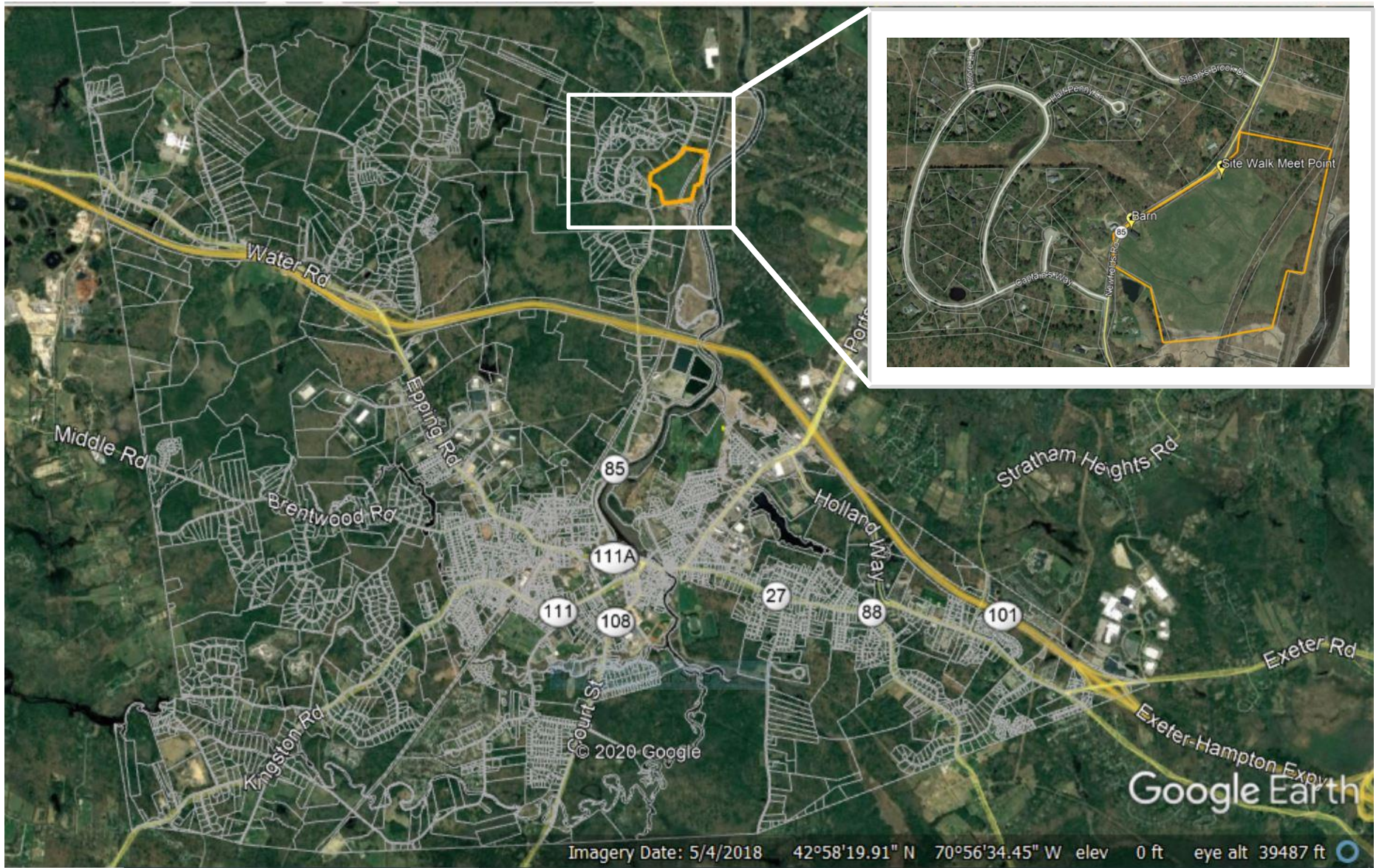
The Town will consider fees in the overall evaluation of proposals but lowest cost is not necessarily the sole final criterion. Submittals will be evaluated and scored based upon the above selection criteria for those firms that have complied with the minimum requirements. The Town solely at its own discretion may or may not choose to invite firms for an interview before making a final selection. The Town retains the unfettered right to award the project contract to a consultant of its choice.

Questions - Site Inspections

Contact for questions and/or site inspection arrangements.

Kristen Murphy
10 Front St
Exeter NH 03833
603-778-6452 phone
kmurphy@exeternh.gov email

Answers to questions received will be posted on the Town website Bid/RFP's page that can be found at: <https://www.exeternh.gov/rfps>.



Appendix A

History:

The Chase Wiggin property along the tidal Squamscott River played an early role in the development of the Town of Exeter. The Frank Gilman Peavey map of Exeter drawn in 1932, depicting the development of Exeter between 1639 and 1700, includes one of the original town landing sites which abuts the Chase Wiggin property. This property figures prominently in a significant economic development stage in Exeter's history, the coming of the Boston & Maine Railroad. Just prior to Joshua Wiggin's death, he signed a deed for a four-rod wide strip of land through the property to B&M railroad (Deed 1840). The farm was inherited by Stephen Wiggin, who sold it to his brother Chase Wiggin in 1860 (Deed 1860). During this period, Chase Wiggin erected a very large barn across the road from his house and developed a substantial cattle market on the property

John Raynes acquired the farm in the 1930's and conducted a modest dairy farm with a herd of 20 cows. Raynes conducted operations on the main floor of the barn. In 1958, dairy inspectors required Raynes to install concrete floors in the milking parlor area. At this time, Raynes relocated the dairy operation to the basement of the barn and doubled the size of his herd to forty cows. The creation of a milking parlor in the barn basement required pouring a concrete floor, installing stanchions, a milking parlor, and an automatic gutter cleaning system. At this time, Mr. Raynes also erected the steel silo and constructed the silo connector and exterior milk room on the southeast corner of the barn. Raynes continued to operate a dairy farm until 1970. The barn has not been in active agricultural use since that time.

The Town of Exeter purchased the barn and land on the east side of the road in 2001 with funds from the State of New Hampshire's Land and Community Heritage Investment Program (LCHIP) (Raynes 2002). The Chase Wiggin Barn and Farmland are listed in the NH State Register for their significance in agriculture. The large barn, surrounded by open farmland, is a long-standing community focal point, an important historic landscape in the town of Exeter. Still in modest agricultural use, this property is one of the most intact farm landscapes remaining in Exeter. The way the barn is sited, on a curve in the road surrounded by the open fields is a visual agricultural landmark. The Chase Wiggin Barn is architecturally significant as the only hundred-foot barn in the town of Exeter, the largest surviving historic barn in the community. It is important as a well-preserved example of mid-19th century barn design and construction.

Historic Structures Report:

The initial Historic Structures Report was prepared by Preservation Company for the Exeter Conservation Commission in 2002. Over the last sixteen years the Exeter Conservation Commission has completed several projects so this current report reflects those changes while building on the initial baseline. The 2002 report established the cause of problems in the barn and made recommendations for their correction. For the initial report, fieldwork was conducted by Lynne Emerson Monroe and Frank Whittemore. Additional fieldwork was completed in June 2018 by Lynne Emerson Monroe, Frank Whittemore, and Reagan Ruedig of Preservation Company in order to create the current update, which reflects any changes in conditions and repairs that were made since.

The present update includes information provided by Kristen Murphy, Natural Resource Planner for the Town of Exeter, and Don Briselden, member of the Raynes Farm Stewardship Committee, as well as information provided in a barn assessment report prepared for the

Exeter Conservation Commission by Ian Blackman through a 52 Barns, Barn Assessment Grant-funded project from the NH Preservation Alliance. There have also been engineering studies completed by CLD in 2005 and Emanuel Engineering in 2015. This report is an update of the 2002 Historic Structures Report and incorporates information from subsequent reports and work, including the Baseline Documentation from 2005, the NH Preservation Alliance Barn Assessment Worksheet from 2017, and the NH State Register Nomination from 2017. The nomination was successful and the Barn is on the NH Register of Historic Places.

The above cited documents will be available upon request to Kristen Murphey, Natural Resource Planner, Planning Department, Town of Exeter, NH

**Bedard Preservation & Restoration LLC
Gilmanton, NH 03237**

February 15, 2021

Town of Exeter
Attn: Kristen Murphy, Natural Resource Planner
10 Front Street
Exeter, NH 03833
Re: Proposal for Current Conditions Assessment of Raynes Barn

Dear Kristen,

The following proposal for an addendum Conditions Assessment Report (CAR) to the HSR of 2018 for the Raynes Barn on 61 Newfields Rd is based upon conversations on site on February 11th, various documents that you have made available as well as the RFP for this project.

As you are already aware, I have been involved with old buildings for 45 years and have produced many Condition Assessment Reports across the state as well as completed successful preservation/rehabilitation projects for many non-profits, municipalities and faith based organizations. Our Condition Assessments have then led to many Land and Community Heritage Investment Program (LCHIP) grants.

In an effort to make sure that the report will be received well and put your group into the best position possible to receive grants, we are basing our report upon the report that will cover all of the information as outlined in the New Hampshire Preservation Alliance's "Format for Condition Assessment Reports". In the past we have found that these reports have been received well by the NHPA, LCHIP and DHR which all participate in the grant process.

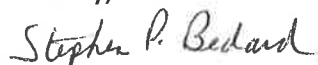
Our crew of dedicated employees and vetted subcontractors that work to restore and preserve old structures daily, help our reports in the ability to know what this work actually costs in today's dollars.

The report will be completed in time to allow for its inclusion into the application for the 2021 LCHIP grant round. A "recommended total cost" draft report will be completed in time for the "Letter of Intent" portion of the 2021 LCHIP Grant Round. We have just been notified that the draft reports are due with the letter of intent in May so please let us know as soon as possible if we have the job as well as if your groups intent is to apply for this year's or next year's grant round.

The cost for this proposal is Two Thousand Five Hundred Dollars (\$ 2,500)

Please feel free to contact me with any questions or concerns. The best way to reach me is by email or cell phone (387-3482)

Sincerely,



Stephen Bedard

Your group will:

- Provide any documents concerning the history of the building and repairs made, whenever possible
- Provide historical photos if available

Bedard Preservation & Restoration LLC

- Provide an addendum CAR on The Raynes Barn based upon the criteria for building assessment reports as outlined by the New Hampshire Preservation Alliance which are also recognized by LCHIP and be formatted as listed at the end of this document.
 - Cover and Introductory Pages, Dates of Assessment and Digital Color Photographs
 - Executive Summary
 - Preservation Objectives (written with the Group's consult)
 - Review the 2002 and 2018 HRS reports for background /baseline documentation.
 - Identify and document by photograph and narrative, all repair /renovation line items listed in the 2018 HSR, important character defining features of each line item, any additional deterioration for each line item and recommended repairs and/or renovation for these items as well as any new areas of need and establish a cost of each item
 - An Exterior and Interior Assessment, organized by structural components and rooms/related spaces, of the existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation and life safety and ADA code compliance deficiencies. Digital photos with captions will be included.
 - Recommend short, mid and long-ranged preservations strategies and treatments as well as provide corresponding conceptual cost estimates.
 - Outline areas where further study is recommended, noting where other licensed professionals might be needed.
 - Explain how recommendations will meet the Secretary of Interior's Guidelines for the Treatment of Historic Properties where applicable.
 - Provide suggestions on project phasing and/or short-term, low-cost steps that may alleviate some problems in the building.
 - Include or reference appropriate support materials such as a 1-page copy of the Secretary of the Interior's Standards.
 - A brief description and evaluation of MEP Systems if applicable.
 - Provide a draft report for your review and input.
 - Be part of any virtual meetings with your group as needed
 - Meet with representatives from LCHIP on your walk through with them after you have submitted your application.

Cost

The cost of this proposal, which includes expenses, is \$ 2,500 as outlined above. Any additional work and/or additional meetings will be billed at an hourly rate of \$75/hr. (door to door)

Submittal Requirements:

1. Bedard Preservation & Restoration LLC, PO Box 430, Gilmanton, NH 03237. Contact: Stephen Bedard, 387-3482 and email at durrellmtn@metrocast.net A mutually agreed start-up date is acceptable and the project can be completed within two months as long as there is no snow cover so that grades around the barn can be viewed.
2. Over 45 years of work experience in preservation, restoration and rehabilitation for non-profits, municipalities, faith-based groups and residential customers. Our crew and vetted subcontractors' dedication is essential in understanding and completing many projects over the years. Appropriate costs for new projects are derived from actual current costs of projects Our Condition Assessments have led to many Land and Community Heritage Investment Program (LCHIP) grants.
3. One electronic copy of the assessment report will be submitted for review at 60% and 100% completion. As needed, two copies of measured drawings, design details, photographs and narratives will be provided.
4. A Copyright Release will be provided along with the contract if chosen for the project.

FORMAT FOR CONDITION ASSESSMENT REPORTS

(Adapted from the National Park Service Brief on Historic Structures Reports, Aug. 2014)

Due to the extensive HSR of 2002 and the updated HSR of 2018, it should be clearly understood that this addendum CAR is just that, an addendum to the previous ones. Therefore, a lot of the work has already been covered and will not need to be duplicated in the addendum thereby greatly reducing the cost of this proposal.

Cover Page:

- Photograph of building
- Name and location of property
- Consultant's name and contact information
- Date of the assessment
- Credit as follows: "This report was funded, in part, by a grant from the New Hampshire Preservation Alliance, which receives support for its grants program from the N.H. Land and Community Heritage Investment Program (LCHIP)."

Part 1 History and Development of the Property

- Brief description of the building's form, style, and setting
- Significant historic events associated with building
- Brief ownership and/or use history (up to present day)
- Construction history (original; subsequent additions/alterations)
- Builders/architects associated with the property

- Photographs of appearance at different periods
- Location map (historic map images are also welcome)

Part 2 Preservation Objectives

- Ownership/ Management Goals
- Anticipated use or re-use
- Character-defining or significant features (in order of priority)

Part 3 Existing Conditions Assessment

- Measured drawings or simple floor plan (to scale if possible). Note directional orientation.
- Exterior inspection: Note existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation, and life safety and ADA code compliance deficiencies. Organize by structural component (roof, siding, windows and doors, foundation, etc.). Include digital color photos and captions.
- Interior inspection: Note existing conditions, damage, structural problems, materials deterioration, need for repair/stabilization or conservation, and life safety and ADA code compliance deficiencies. Organize by room or related spaces. Include digital color photos and captions.
- Brief Description and evaluation of MEP systems (optional)

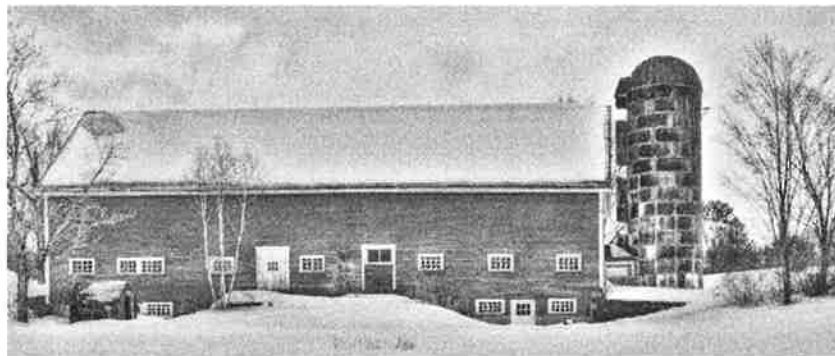
Part 4 Recommendations (based on existing conditions and preservation objectives)

- Organize by short-, mid-, and long-range preservation strategies and treatments, and following outline established in bullets of Part 3
- Provide rough cost estimates, corresponding to short-, mid-, and long-range preservation recommendations, as well as recommendations for further studies, if appropriate.
- Note where other licensed professionals might be needed to evaluate renovation/reuse options that impact the building, including life safety, energy, and accessibility codes, ground disturbance that might result in need for archeological investigation, or structural engineering, for example.
- Whenever possible, explain how recommendations will meet the Secretary of the Interior's Guidelines for the Treatment of Historic Properties (usually the Standards used will be for Rehabilitation).
- Include color photographs and descriptive captions to reference specific issues and/or recommendations for treatment.
- Include any additional suggestions, such as proposed phasing of project, or helpful short-term, low-cost steps that might alleviate some problems in the building.

Part 5 Supplemental Information

- Include a 1-page copy of the appropriate Secretary of the Interior's Standards. (Retrieve a copy of the appropriate Standards at <http://www.nps.gov/tps/standards.htm>.)
- Previous reports or studies
- Include supplemental treatment information such as relevant National Park Service Preservation Briefs (<http://www.nps.gov/tps/how-to-preserve/briefs.htm>).
- Other supporting materials as appropriate

Request for Qualifications / Proposal
for
Current Conditions Assessment
of
Raynes Barn



Construction Management Firm:

Cobalt Construction Management LLC

Owner: Chris Garcia

20 Champion Hill Rd

Effingham NH 03382

603.781.5442

chris@cobaltconstruct.com

Date of Document: February 22,2021

Prepared By: Chris Garcia

Prepared For: Town of Exeter NH



Letter of Transmittal

Kristen Murphy
10 Front St
Exeter NH, 03833

Subject: RFP for Current Conditions Assessment of Raynes Barn

Dear Ms. Murphy,

It is my pleasure as the founder and owner of Cobalt Construction Management to submit the following proposal for current condition assessment of the Raynes Barn as stated in the request for proposal.

As a small construction management firm, I value client relationships, high quality construction, and attention to detail. Leading my firm to excel in the performance of historic building renovation. Including our current project for the Town of Effingham NH; historic Town Hall Renovation.

I thank for your time in reviewing the enclosed document and appreciate the opportunity to serve the Town of Exeter as well as the many who have invested their time and skillsets in preserving Raynes Barn to date. Allowing us the joy to take on this project.

Kind Regards,

Christopher Garcia

Founder

Cobalt Construction Management LLC

20 Champion Hill Rd

Effingham NH 03882



The following proposal for Construction Management services is Cobalt Construction Managements (CCM) proposal for the services requested in the towns document "Request for Qualifications/Proposals".

CCM requested and received the prior report from Kristen Murphy to clarify some aspects of the intent and requirements of the project. Upon receipt of the report CCM met with Kristen Murphy to view the interior and exterior of the project. This allowed CCM to become familiar with the building at a level beyond photographs. Subsequent conversations were performed by CCM and a team of industry professionals to further evaluate the current state of the building, construction practices required, and a task specific understanding of the project. This additional works allows CCM to enter a contract with the Town of Exeter, understanding not only what the town is looking for but how those tasks are going to be accomplished at a greater level. It is CCM's belief to give an accurate proposal to provide the level of services this project requires; it is CCM's responsibility to perform such due diligence.

CCM's level of professionalism, project understanding, past historical renovations, and direct from owner construction delivery; provides the client with a construction project delivered unlike others in the industry. This project will be managed direct by the owner of CCM, Chris Garcia. This hands-on approach allows for communication to come direct from authority at CCM; resulting in less down time, less overhead, and project understanding at the highest level.

CCM believes that historically the best path for preservation is via utilization. Allowing buildings to be used and interacted with to aid in the relationship between users and building. With an exceptional level of detail, every historic note of the building is tuned into and protected during the design and construction process. The restoration and care of historic buildings needs to be completed by vetted contractors that are given the time and means to complete such work. It is CCM's belief that the project timeline is built to allow for the proper amount of time it will take to perform the work accurately per the secretary of the interior's Standards for Rehabilitation.

As with any construction project the assurance that the build is done appropriately and to the expectation of all parties; is documentation and management. CCM deliveries bi-weekly project updates/meetings, a formal submittal and RFI process, scheduling updates, a competitive bidding process, and all proper protective measures. Including a formal safety, billing, and compliance package that is received by all sub-contractors. As well as contracting with specific industry professional to ensure further compliance on safety and risk mitigation as it pertains to the various stages of the construction project.

Cobalt Construction Management and its owner Chris Garcia have past experience on historic renovations in multiple fashions as CCM or under different entities recognizing the important of experience on needed projects. These projects include but are not limited too;

- Effingham Historic Town Hall Renovation – National Registry of Historic Buildings
- New Hampshire Hall, UNH – Window and Site Water Remediation
- Thompson Hall, UNH – Roof replacement and attic stabilization
- Hood House, UNH – Renovation post construction and attic safety stabilization
- Hamilton Smith Hall, UNH – Renovation Post Construction
- 77 State St, Portsmouth, NH – Historic District New Build

Date of Document: February 22,2021

Prepared By: Chris Garcia

Prepared For: Town of Exeter NH



- St Johns Church, Portsmouth, NH – Renovation – bid list – project TBD
- Dover NH Quaker House – Renovation – bid list – project TBD

Cobalt Construction Management prides itself on customer relationships and reputation that spans beyond the construction project. Creating a culture that builds more than buildings but assists towns, communities, and betters the industry. Below are 3 people who have contributed to CCM's reputation and continue to be part of its family.

Chuck Fuller

Effingham Selectman

603.539.7770

chuck.fuller@historiceffingham.org

Daniel Rines

UNH Project Manager

603.978.4567

Daniel.rines@unh.edu

John Davis

Controller & Custom Sawmilling

603.520.7335

Effingham Historic Town Hall project is a project consisting of exterior upgrades, interior upgrades, and site changes. Including but not limited to:

- Window Restoration – including storm windows
- Shutter Recreation
- Exterior rot and trim repair / replace
- Exterior Painting (Lead Safe Practice)
- Exterior site improvements
 - o Drainage
 - o Parking improvements
 - o Landscaping
 - o Underground utilities
- Insulation
- Preservation of 2nd floor Masonic Temple with Smithsonian Institute Certified Plaster Repair
- 1st to 2nd Floor Stair and ADA (LULA Lift) Access
- ADA bathroom layout



- Reformation of library
- Recreation of the proscenium and trim details
- Full HVAC building upgrades including library dehumidification for document retention
- Recreation of "Cloverleaf windows" in the tower
- Restoration and hanging of the original bell in the tower
- Electrical upgrades
- Roof replacement

All work must comply to town, grant, and guidelines set forth by the Secretary of the Interior Standards for Rehabilitation.

This project will be overseen by Chris Garcia, founder of Cobalt Construction Management. Chris was awarded the 2021 40 under 40 award by Pro Builder / Pro Remodeler: national publication and National Home Builders and Remodelers Association. Chris's familiarity with historical renovations, billing, and negotiations is an asset to all projects. In similar scale and function Chris's preconstruction services brought the Town of Effingham NH a 50% match grant for utility upgrades and project savings from initial budget of over \$80,000. Allowing a three-phase project to combine phase 1 and 2. Also allowing for a schedule to be built keeping the library open at all times during construction and for the project completion to be done in 3 years instead of 6. With a project 1-year gap in funding. Saving the town 3 years' worth of general conditions (estimated \$540,00).

Below is a breakdown off associated costs per the request for proposal. Each item is broken out for the selection of the committee.

Current Assessment Report: \$ 1,250

Timeline: Report complete by June 1 (allowing for snow melt) – Town Meetings may effect this out of our control

The current assessment report price reflects using the current assessment report as a template and basis of design. Allowing for cost savings in not duplicating historic attribute efforts. Itemizing each point in the current assessment report and a response of Current Status. After that section of the report an item by item report regarding new conditions will be added. Followed by a prioritized list of items to tackle and an associated estimate with each task. This will require CCM to obtain a key to access the building for review an estimate of 2 times. This price also reflects two meetings with the town, present at LCHIP walk through, an electronic copy of the report, release of copyrights of the report. It **does not** reflect measured drawings. Any estimates given within the report are purely estimates, the current bearing market at the time of construction.

Alternate #1 Hazardous Material Report: \$1,120

Timeline: TBD



Impact: In order to accurately price the project into future phases a hazardous material report must be obtained. This item will be tackled at some point in the project.

Alternate #2 Structural Plans: \$ 27,000

Timeline: TBD

Impact: A stamped drawing may be required for future assembly in the space by the town. It would be advised to have stamped drawings for the required connections on the upper most cross bracing, the foundation, sagging floors, and the bowed wall. These drawings are a full construction set that allows for a clear direction in estimating and building.

Thank you for taking the time to read and review Cobalt Construction Managements proposal. It is the belief of Cobalt Construction Management to bring a fair and comprehensive approach to construction that results in a successful project for all parties. At this time Cobalt Construction Management, in order to prepare the project for a competitive climate, to better serve the Town of Exeter, prepared a project team for exterior improvement to help progress on what CCM believes to be critical items requiring prompt action. Also allowing us to give you the most accurate proposal above reflective of the work CCM interpreted as needing to be done. It is our recommendation to take the base price (assessment report) and both alternates. This will allow for a clear project direction moving into funding from LCHIP, which CCM would be happy to become the CM in the project and steward it through.

Formally Submitted,

Christopher Garcia

Founder

Cobalt Construction Management LLC

20 Champion Hill Rd

Effingham NH 03882

NH Association of Conservation Commissions

54 Portsmouth Street
Concord, NH 03301

www.nhacc.org

info@nhacc.org

Invoice

Invoice No.


1201

Date

10/05/20

Bill To

Exeter Conservation Commission
Exeter Town Office
10 Front St
Exeter, NH 03833

Item	Amount
FY 2021 Membership Dues 	700.00

Thank you for your membership!

Total

\$700.00

GROOMED TRAIL USE ETIQUETTE
**THINK BEFORE YOU
SINK**



STOP!

IS YOUR TIRE OR FOOT SINKING
MORE THAN 1 INCH DEEP?
PLEASE CONSIDER LOWERING YOUR
TIRE PRESSURE OR USING SNOWSHOES.

RESPECT
THOSE BEHIND YOU



SHARE
THE TRAILS



**Help us keep our trails
working for everyone!**

City of
Montpelier
VERMONT

