

# THE LIONS HALL

256 Mammoth Rd, Londonderry

## REDEVELOPMENT OPPORTUNITIES

October 2, 2023





## What We Do:



Structural

Permitting

Stormwater

Geotechnical

Cost Estimating

Landscape Design

Industrial Equipment

Wetlands Compliance

Full Civil / Site / Utilities

Architecture / Space Planning

Solid Waste / Environmental (LSP)

Functional Programming & Planning

HVAC / Plumbing / Fire Protection / Electrical

Sustainability and Resiliency 

## Our Project Team

Principal-in-Charge:

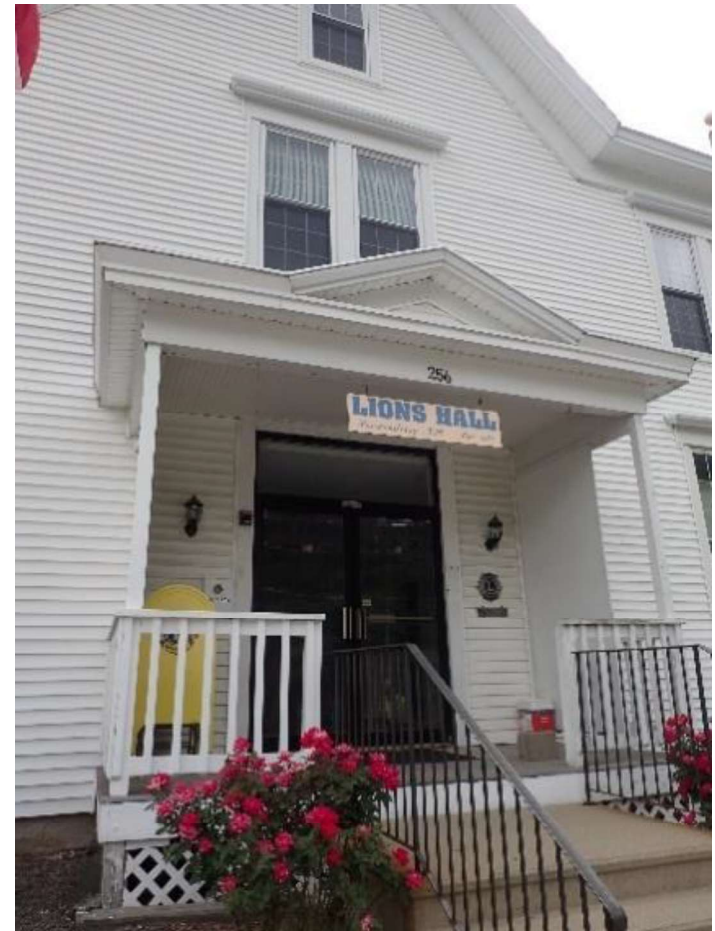
- Chris Perkins, PE

Architectural:

- **Dan Tenney, RA**
- Margaret Schmaling

Site and Landscape Design:

- Doug Gerber, LA
- Alyla Phomphakdy



## What We've Done - 2022

### Overall Building Investigation

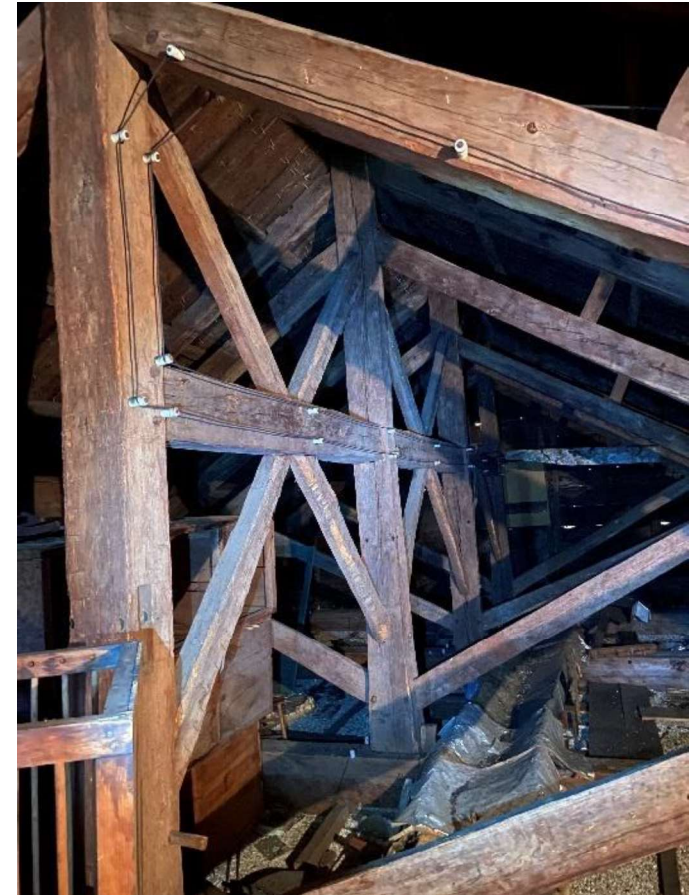
- Structural
- Architectural
- Building Systems – Mechanical, Electrical, Plumbing
- Code Compliance
- Accessibility Compliance

### Identified Redevelopment Options

- Extensive Renovations (Scenario 1)
- Limited Renovations (Scenario 2)
- Demolition and Replacement (Scenario 3)

### Developed Estimates of Probable Construction Cost

### Recommended Next Steps to Establish Basis-of-Design





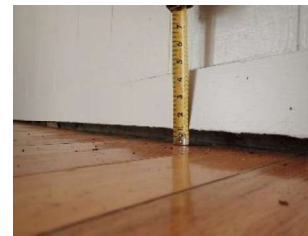
## What We Found - 2022

**Building Condition**

**Building Code Compliance**

**Accessibility**

**Energy Performance**



# What's New - 2023

## **Overall Building and Site Investigation**

- Measurements and Drawings
- Pleasant Surprises

## **Updated Redevelopment Possibilities**

- Redesign of Driveways and Parking
- New Front Terrace
- Accessibility
- Building Renovation and Expansion

## **Updated Development Budget**

# Existing Conditions



# Site



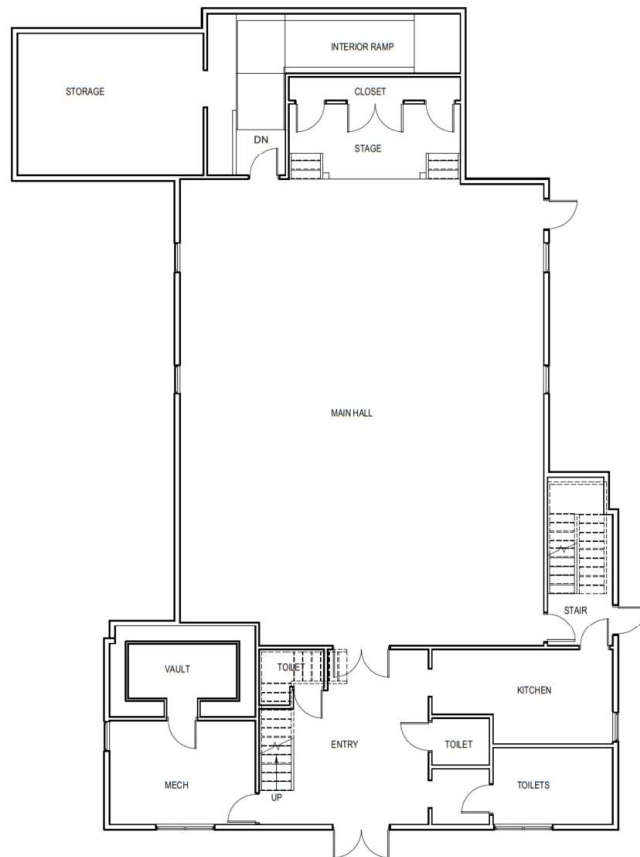


# Site

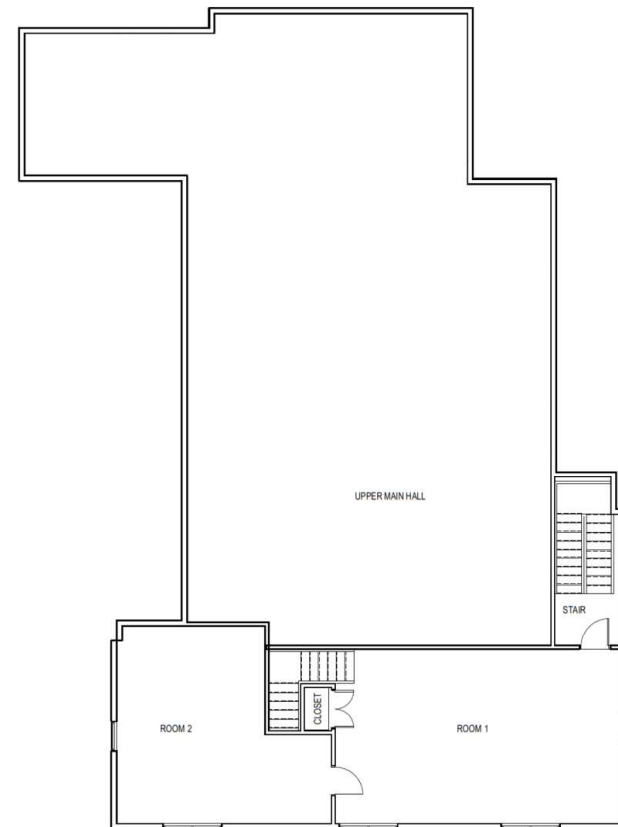


# Building

## ➡ Measured Floor Plans



① EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"

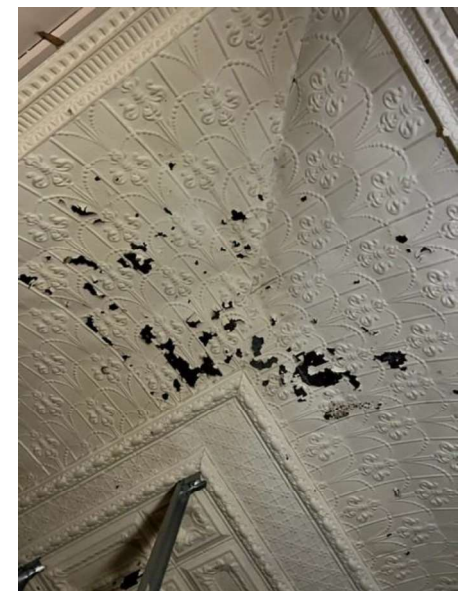
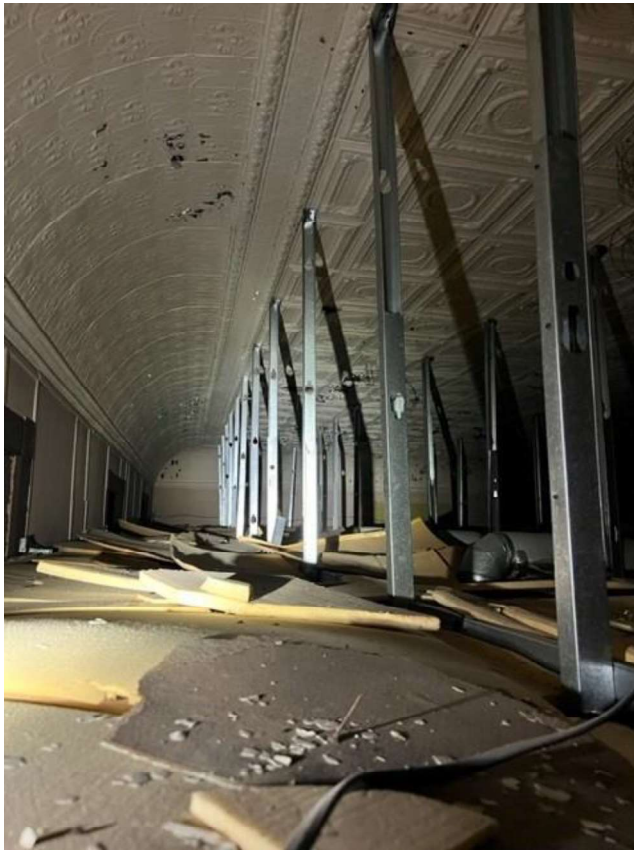


① EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"



# Building

☞ Main Hall Ceiling !

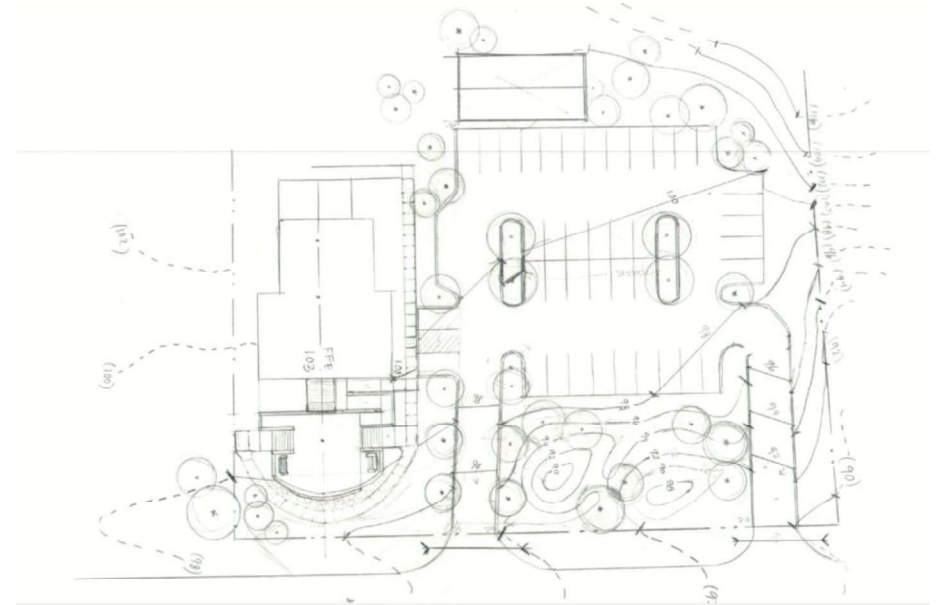




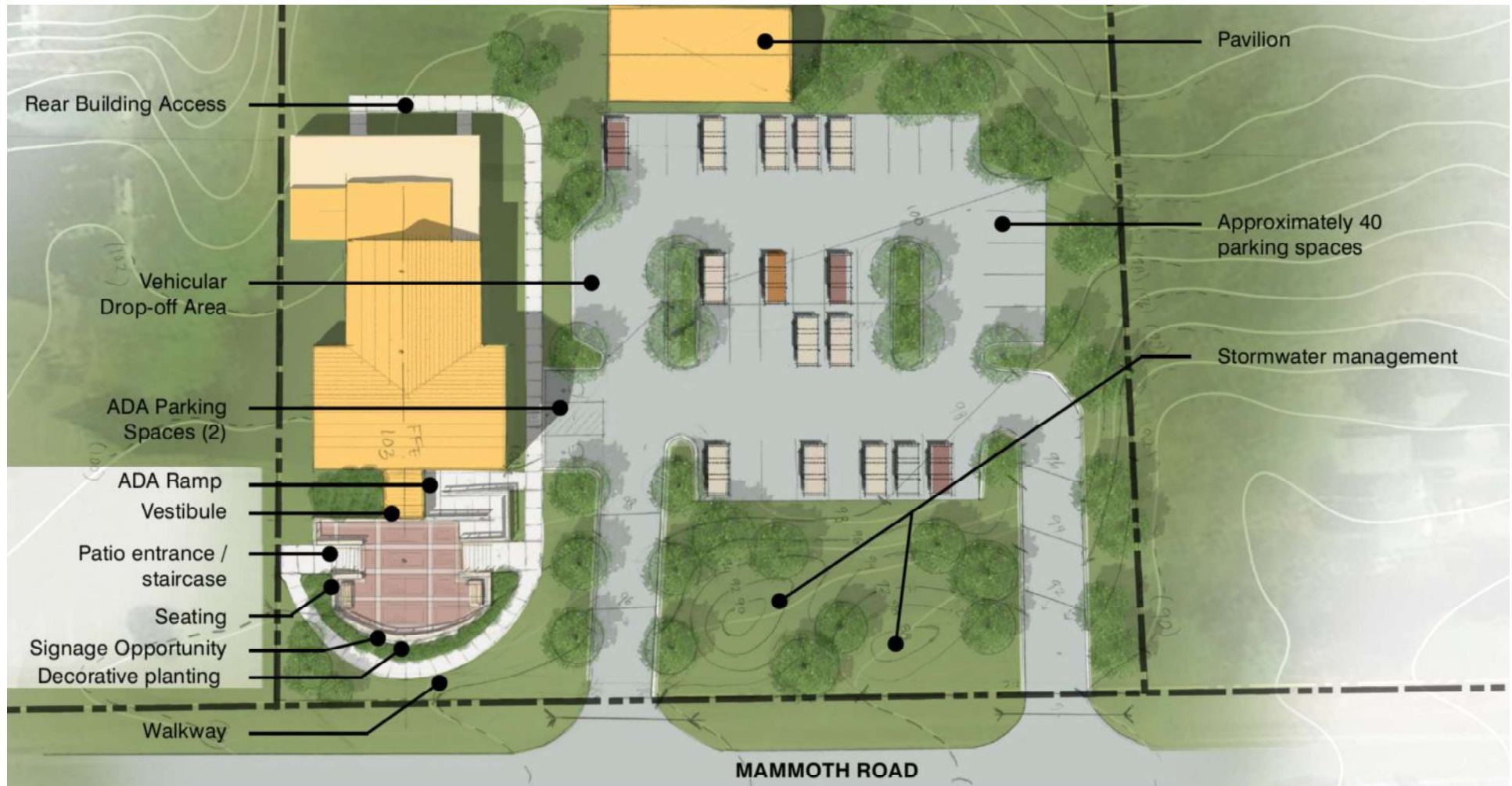
# New Possibilities

# Site

- ➡ New Driveway Entrances
- ➡ Revised Parking
- ➡ Accessibility
- ➡ New Front Terrace Facing the Town Green



# Site – Preliminary Concept Plan





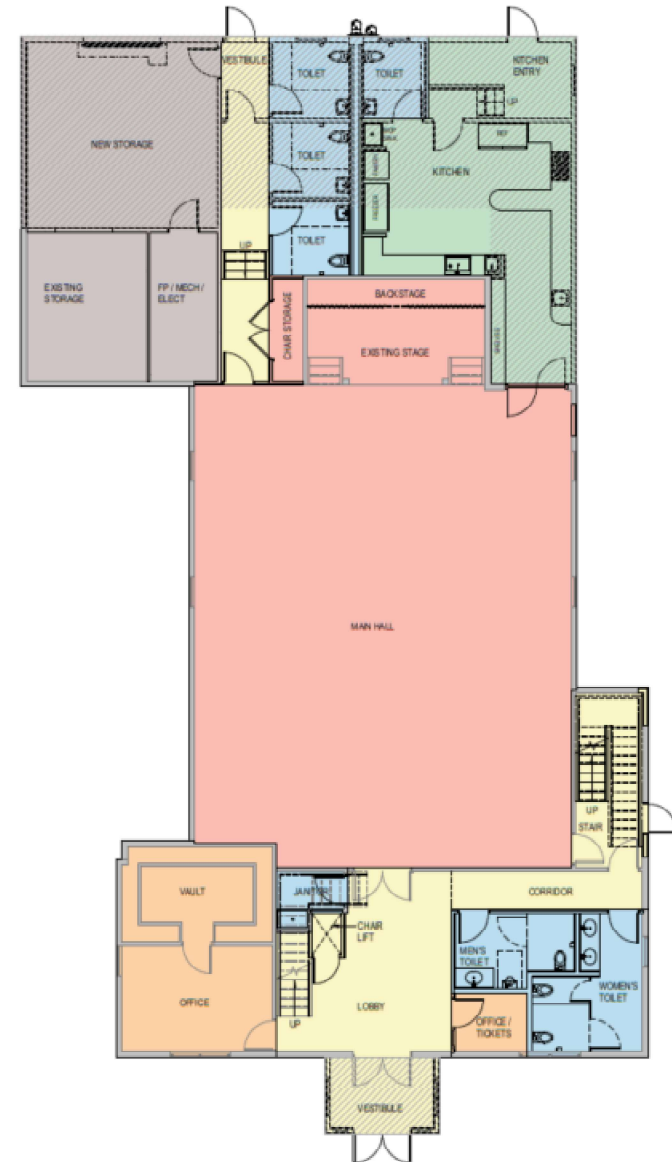
# Building – New Entrance and Terrace



# Building

## ➡ First Floor

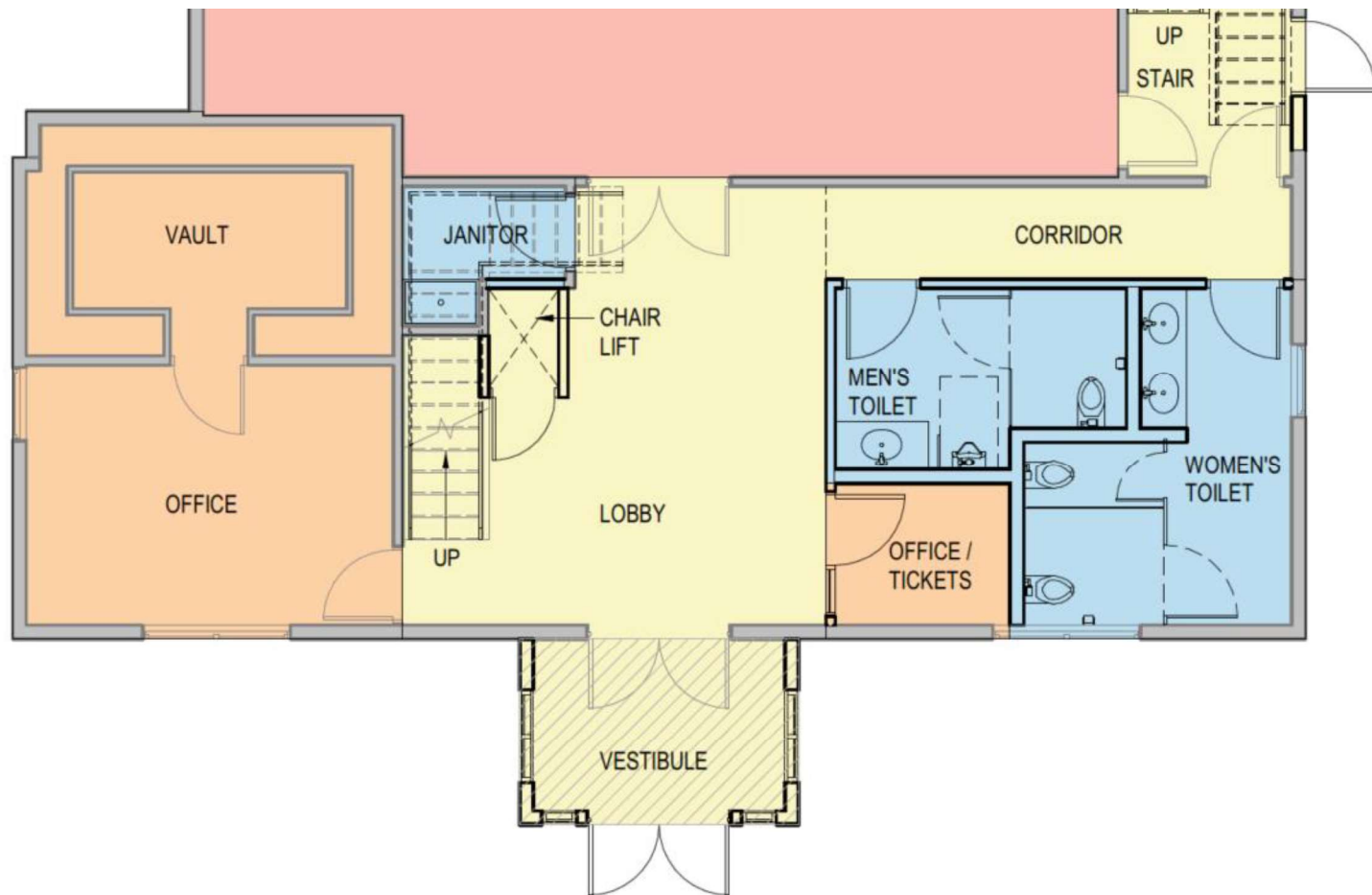
- ➡ New Vestibule
- ➡ Chair Lift
- ➡ Larger Restrooms
- ➡ Renovated Hall
- ➡ New Kitchen
- ➡ New Rear Entrance, Restrooms and Storage



② PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

# Building

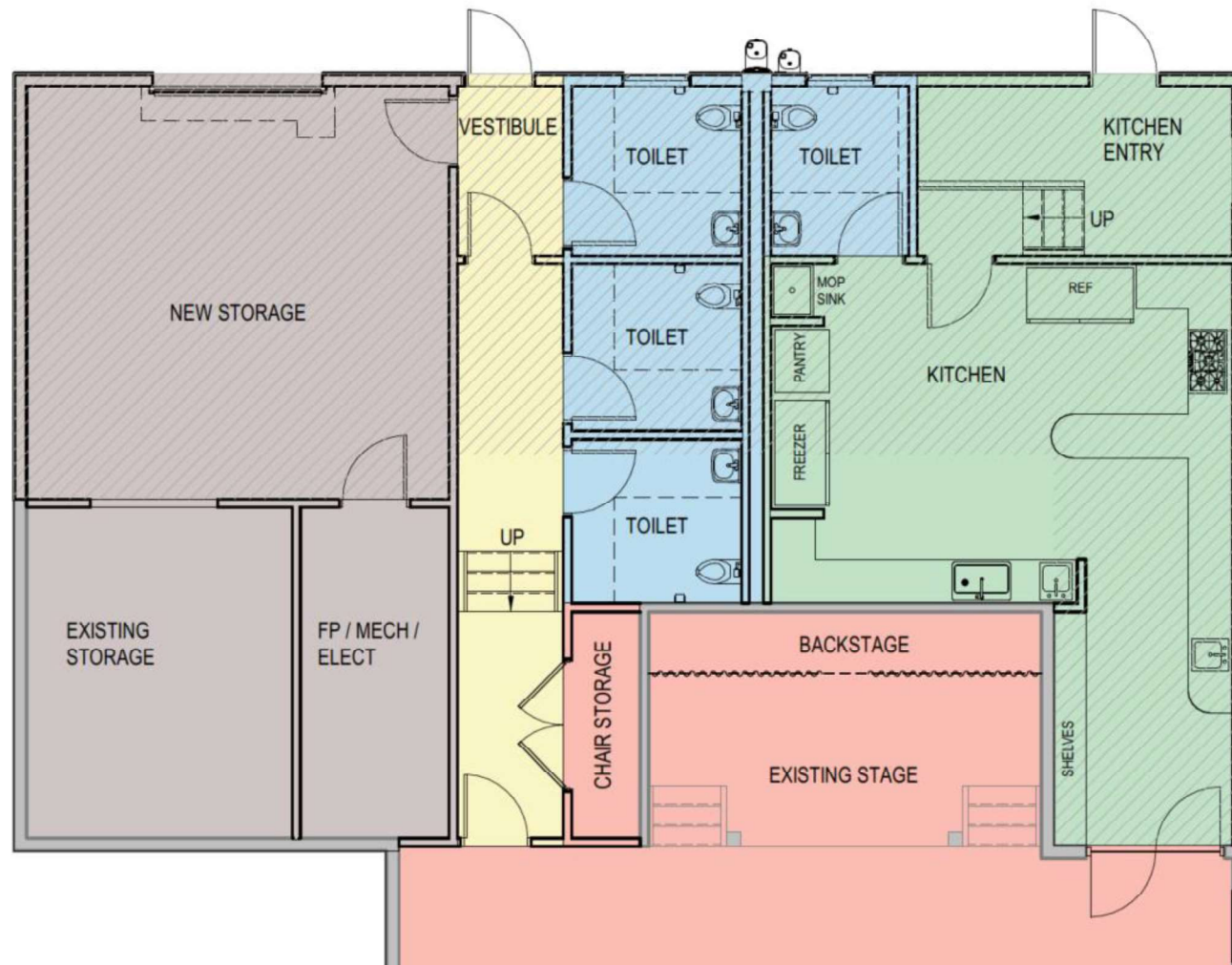
## 👉 First Floor - Front





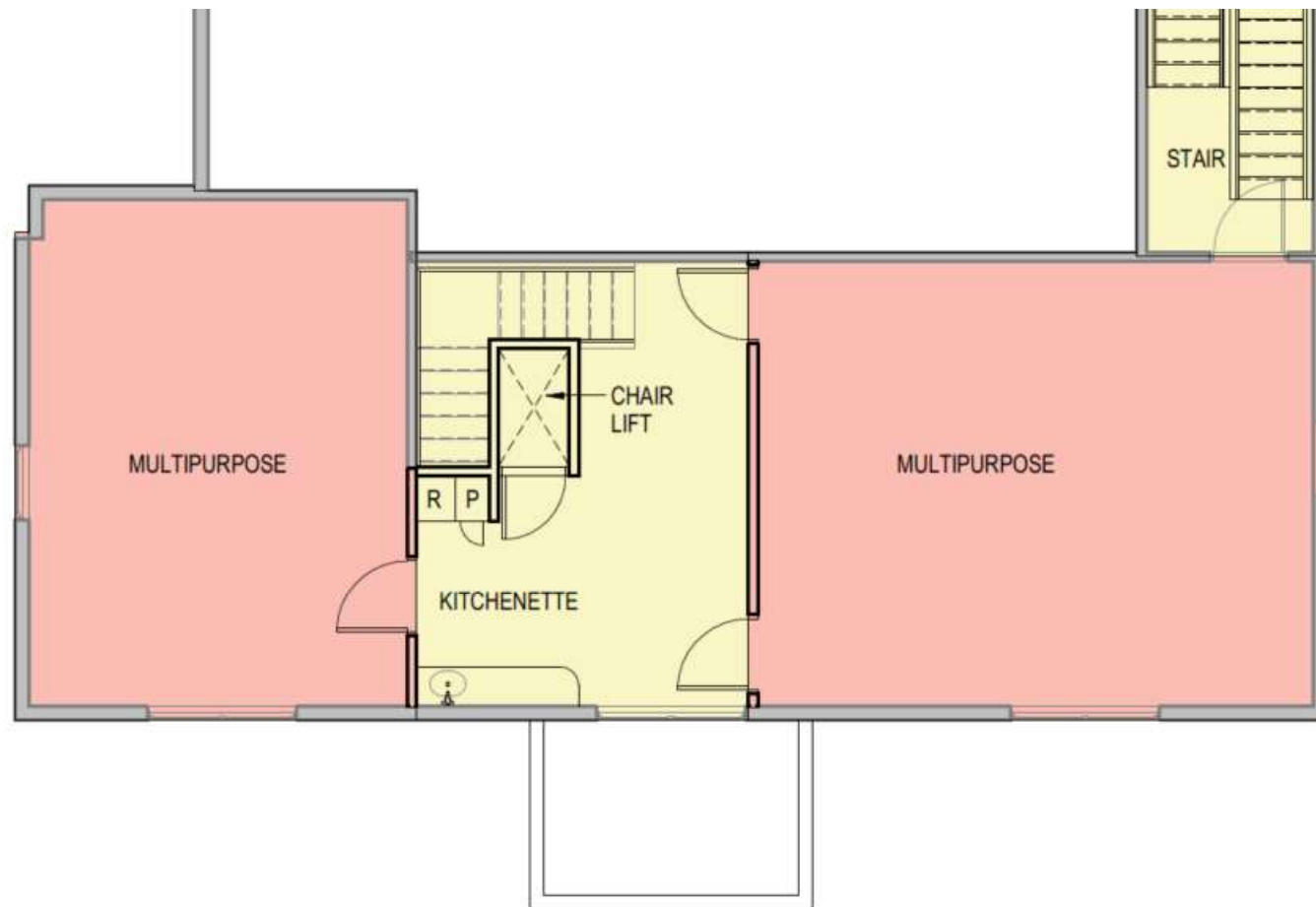
# Building

## 👉 First Floor - Rear



# Building

## 👉 Upstairs - Front



# ANTICIPATED COSTS

## 1. Site Improvements

\$ 857,635

Consider:

- Phased Implementation
- Procurement Strategies

### PRELIMINARY CONSTRUCTION BUDGET 2023

#### Site Improvements/ Amenities

Site Demolition, Preparation & Earthwork  
Common Excavation & Compaction  
Stormwater Management  
Fine Grading  
Gravel Base & Geotextile  
Asphalt Pavement (Parking & Driveways)  
Concrete Pavement (Sidewalks, Walkways)  
Unit Brick Paving on Concrete Base  
Curb & Gutter (Parking & Driveways)

#### Site Amenities

Benches  
Bike Racks  
Trash Receptacles  
Stairs  
Ramps  
Retaining Walls (CIP)  
Monumental Signage  
Railings/Handrails  
Site Lighting ( Pedestrian & Parking)

#### Traffic Markings & Signage

Traffic Signage  
Traffic Markings (Painted)

#### Tree Plantings

#### Turf & Grasses

#### Utility Allowance

### SITE IMPROVEMENTS

Qty	Unit	Unit Cost	Ext Cost
4850	SY	\$ 15	\$ 72,750
2420	CY	\$ 12	\$ 29,040
1	LS	\$ 60,000	\$ 60,000
4850	SY	\$ 5	\$ 24,250
933	CY	\$ 45	\$ 41,985
20000	SF	\$ 5	\$ 100,000
278	SY	\$ 45	\$ 12,510
1400	SF	\$ 22	\$ 30,800
540	LF	\$ 35	\$ 18,900

2	EA	\$ 2,000	\$ 4,000
1	EA	\$ 2,000	\$ 2,000
0	EA	\$ 2,000	\$ -
2	EA	\$ 10,000	\$ 20,000
1	EA	\$ 15,000	\$ 15,000
200	LF	\$ 800	\$ 160,000
1	EA	\$ 10,000	\$ 10,000
225	EA	\$ 300	\$ 67,500
0	EA	\$ 2,000	\$ -

1	EA	\$ 2,000	\$ 2,000
0	EA	\$ 2,000	\$ -

30	EA	\$ 750	\$ 22,500
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17300	SF	\$ 3	\$ 51,900
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1	LS	\$ 112,500	\$ 112,500
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CONSTRUCTION VALUE			\$ 857,635
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# ANTICIPATED COSTS

## 2. Building Additions, Repairs and Renovations

\$ 2.6 M full build-out

\$ 478 per square foot

Consider:

- Phased Implementation
- Procurement Strategies

### PRELIMINARY CONSTRUCTION BUDGET 2023

		Repairs, Renovations & New Construction			
		basis	qty	per	total
Hazardous Materials Abatement	LS	1	\$	50,000	\$ 50,000
Site Improvements					
Water Service extension	LF	0	\$	75	\$ -
Substructure - allowance for upgrades	LS	1	\$	50,000	\$ 50,000
Superstructure - Existing					
Main Hall Floor repair/replacement	SF	1964	\$	100	\$ 196,400
Exterior wall repair allowance	LS	1	\$	25,000	\$ 25,000
Floor repairs/reinforcement	SF	600	\$	50	\$ 30,000
Exterior Envelope - Existing					
Roof - repairs, tie-ins etc.	LS	1	\$	25,000	\$ 25,000
Walls - Main Hall only	SF	1,000	\$	50	\$ 50,000
Windows - Main Hall only	EA	5	\$	7,500	\$ 37,500
Interior Construction - Existing areas					
Selective demolition, incl MEP	SF	5,418	\$	10	\$ 54,180
General Interior framing & finishes	SF	3,317	\$	45	\$ 149,265
Reconstructed exit stair	SF	175	\$	175	\$ 30,625
2-stop chair lift	LS	1	\$	25,000	\$ 25,000
Main Hall restoration, incl. ceiling	SF	1,800	\$	100	\$ 180,000
Substructure - new foundations and slabs	SF	1505	\$	75	\$ 112,875
Superstructure - New					
Exclusive of finishes and equipment	SF	1,505	\$	225	\$ 338,625
Interior Construction & Finshes - New Areas					
Storage	SF	380	\$	50	\$ 19,000
Kitchen, Toilet rooms	SF	952	\$	100	\$ 95,200
Corridor, etc.	SF	77	\$	75	\$ 5,775
Front Vestibule	SF	96	\$	100	\$ 9,600
Special Equipment					
Kitchen Fit-out	LS	0	\$	150,000	\$ -
Standby Generator	LS	0	\$	150,000	\$ -
Building Systems					
Fire Protection	SF	6,622	\$	12	\$ 79,464
Plumbing	SF	6,622	\$	25	\$ 165,550
Mechanical	SF	6,622	\$	75	\$ 496,650
Electrical	SF	6,622	\$	55	\$ 364,210
Construction Value					\$ 2,589,919
6,622 GSF					cost per SF \$ 478

## Next Steps

### **Further investigations and Schematic design:**

- Develop detailed as-built plans, elevations and details
- Conduct Hazardous Materials survey, testing and report
- Verify Site/Civil requirements for extension of municipal water for Fire Protection; septic system, verification of grades, etc.
- Conduct detailed Structural investigations and analysis
- Conduct Building envelope investigation (siding, trim, doors and windows)
- Coordinate with the Town to fine-tune operational requirements for the site and building
- Develop Schematic-level Design and Update Cost Estimate
- Establish a working development schedule, including key meeting, approvals, etc.

# THANK YOU

