

MEETING NOTES AND COMMENTS (PAUL PAZOLT)
CHARTER BROTHERS VISIT
FRIDAY, JUNE 9, 2023
LOCATION: 27 MAIN ST, DANVILLE NH
MEETING DURATION: 2.5 HRS

ATTENDEES

Adam Charter, Charter Brothers, Principal
Tony Nazaka, Senior Project Manager, Stone River Architects
Dennis Griffiths, Danville NH Selectman, Building Committee Member
Paul Pazolt, Danville Building Committee Chair

GENERAL INFORMATION

- Charter Brothers and Stone River Architects created all documentation for the original 2020 Police Station proposal, with Hersey Rd as the location suggested by the town (Town Owned Land).
- *Danville PD submitted requirements for a new facility (Letter from Wade Parsons)*
- Original documents can be located on the Danville Building Committee Web page under FAQ's.
- Those documents were reviewed during the meeting.
- Documentation includes a detailed site layout, and estimated costs from initial design to a completed police facility.
- The total estimate (In Great Detail) from project start to finish was \$2,600,990.36
- The estimate included a Contingency figure (\$333,825) for any possible cost overruns
- Per Charter Brothers, rising costs over the past 3.5 years might add at least 25% to the bottom line.

PROPOSED BUILDING LAYOUT SIZE 2020 VS CURRENT PD

- Proposed Police Facility 2020
 - Main Building: 4,281sqft, including walk-up attic for general storage.
 - Attached 2 Car Sally Port, 2 Car Garage: 1,392sqft.
 - Total sqft: 5,673
- Current Police Facility
 - 750sqft shared with FD at Kimball Complex since 1988
 - *Proposed PD facility size was 7.5 times the size of the current facility*

BUILDING STRUCTURE CONSIDERATIONS

- Simple wood box layout is most cost effective
- Prefab a possibility: Walls, Trusses, etc
- Metal buildings can actually add costs during construction
- The proposed 2020 layout can be modified and dropped into many locations.

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2020 PROPOSED BUILDING FLOOR PLAN



Town of Danville
NEW HAMPSHIRE



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2020 PROPOSED BUILDING FLOOR PLAN SUMMARY

• Earthwork, septic, drainage structures, electrical & water services, site paving & landscaping • Slab-on-Grade Construction with frost walls • Wood framed construction, walk-up attic space designed into attic truss system • Masonry CMU walls at holding cells and other locations • Bulletproof provisions • Millwork, cabinets & countertops • Combination of loose cellulose & spray foam insulation for a tight envelope meeting energy codes • Cementitious Siding and Asphalt Roofing • Aluminum Clad windows and storefronts • Resinous and resilient floor systems • Soundproof systems where required • Police Department specialty furnishings, fixtures & equipment • Fire Suppression system with Pump and Cistern • Plumbing systems including penal fixtures • Energy efficient HVAC systems • Electrical, Backup Generator, Fire Alarm, Intercom and Security System

CONCLUSIONS

- All efforts completed in 2020 can be applied as a refresh in 2023
- Where initial efforts are documented, no need to solicit other CM firms at this time
- Both firms have offered a refresh of budget and floor layouts at no cost to our town (TBD)