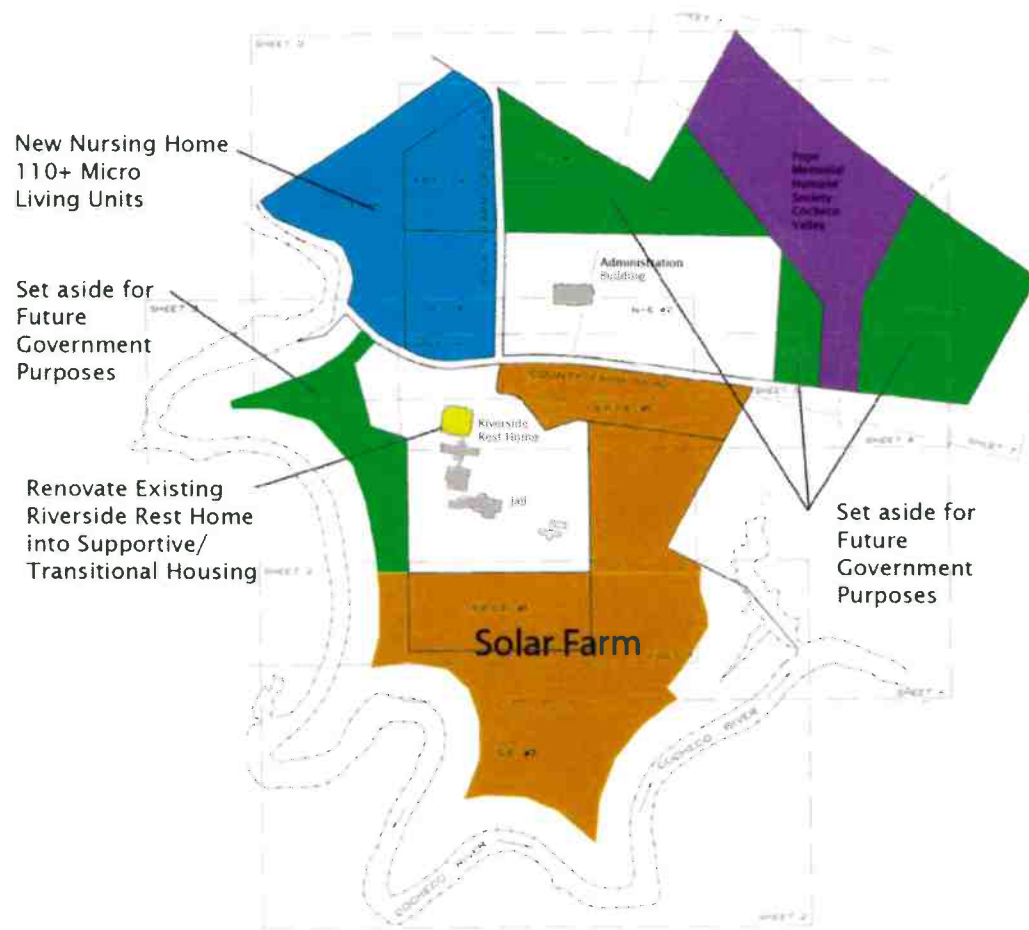
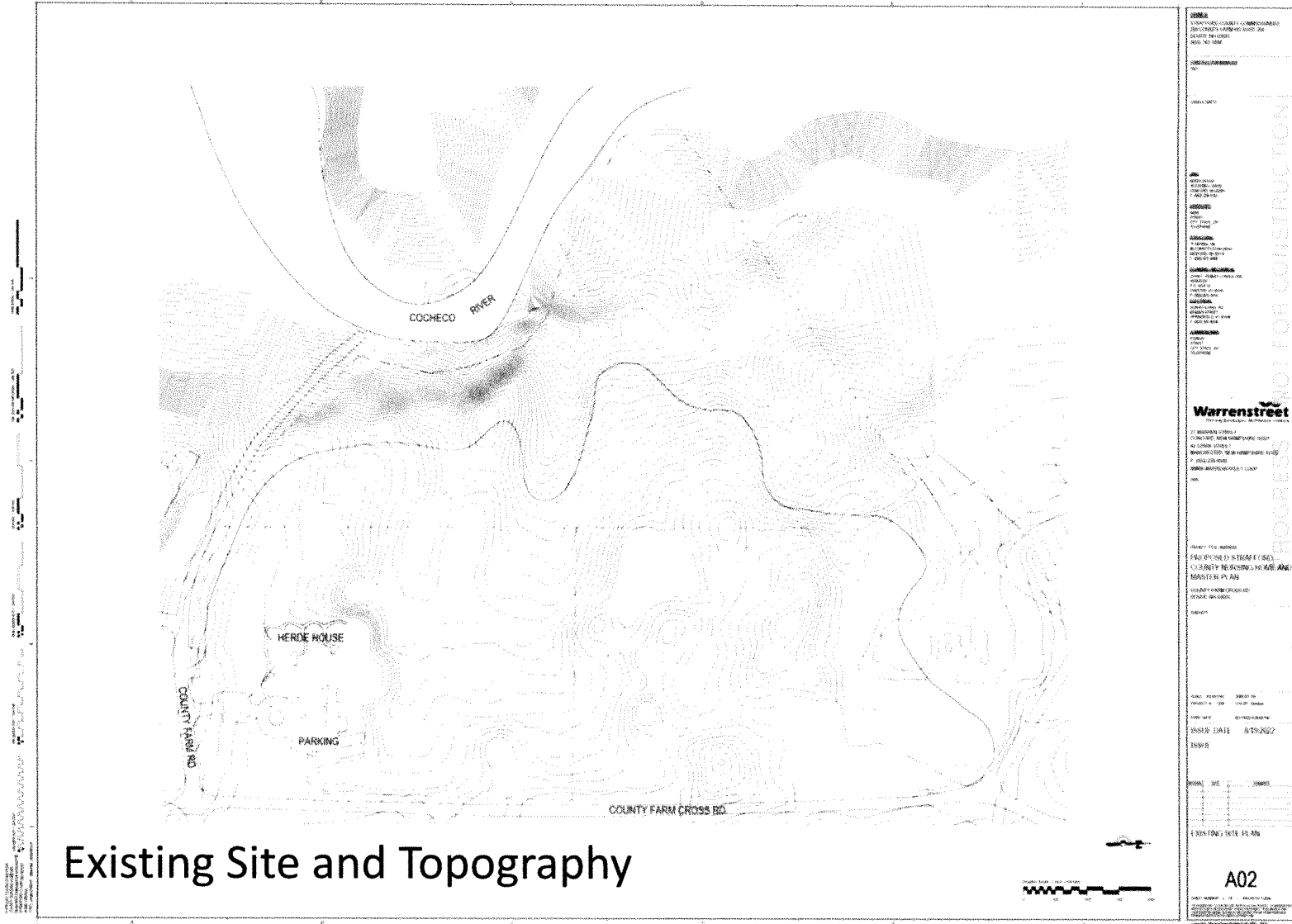


# The Proposed Strafford County Nursing Home

276 County Farm Rd, Dover, NH 03820







# Existing Site and Topography

**WARRENSTREET**  
 1700 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1000  
 www.warrenstreet.com

**PROJECT INFORMATION**  
 PROJECT NO. 2022-001  
 PROJECT NAME: [REDACTED]  
 PROJECT LOCATION: [REDACTED]

**DATE**  
 DATE: 08/19/2022  
 ISSUE DATE: 08/19/2022  
 ISSUE NO. 01

**SCALE**  
 SCALE: 1" = 40'

**REVISIONS**

NO.	DATE	DESCRIPTION

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
3. ALL UTILITIES SHALL BE DEPTH SEARCHED AND PROTECTED PRIOR TO CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE SPECIFICATIONS.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL NEIGHBORING PROPERTIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
8. ALL UTILITIES SHALL BE DEPTH SEARCHED AND PROTECTED PRIOR TO CONSTRUCTION.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE SPECIFICATIONS.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. ALL NEIGHBORING PROPERTIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

**WARRENSTREET**  
 1700 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1000  
 www.warrenstreet.com

**PROGRESS NOT FOR CONSTRUCTION**

**A02**





The Overall Conceptual Master Plan – Site Plan Buildout



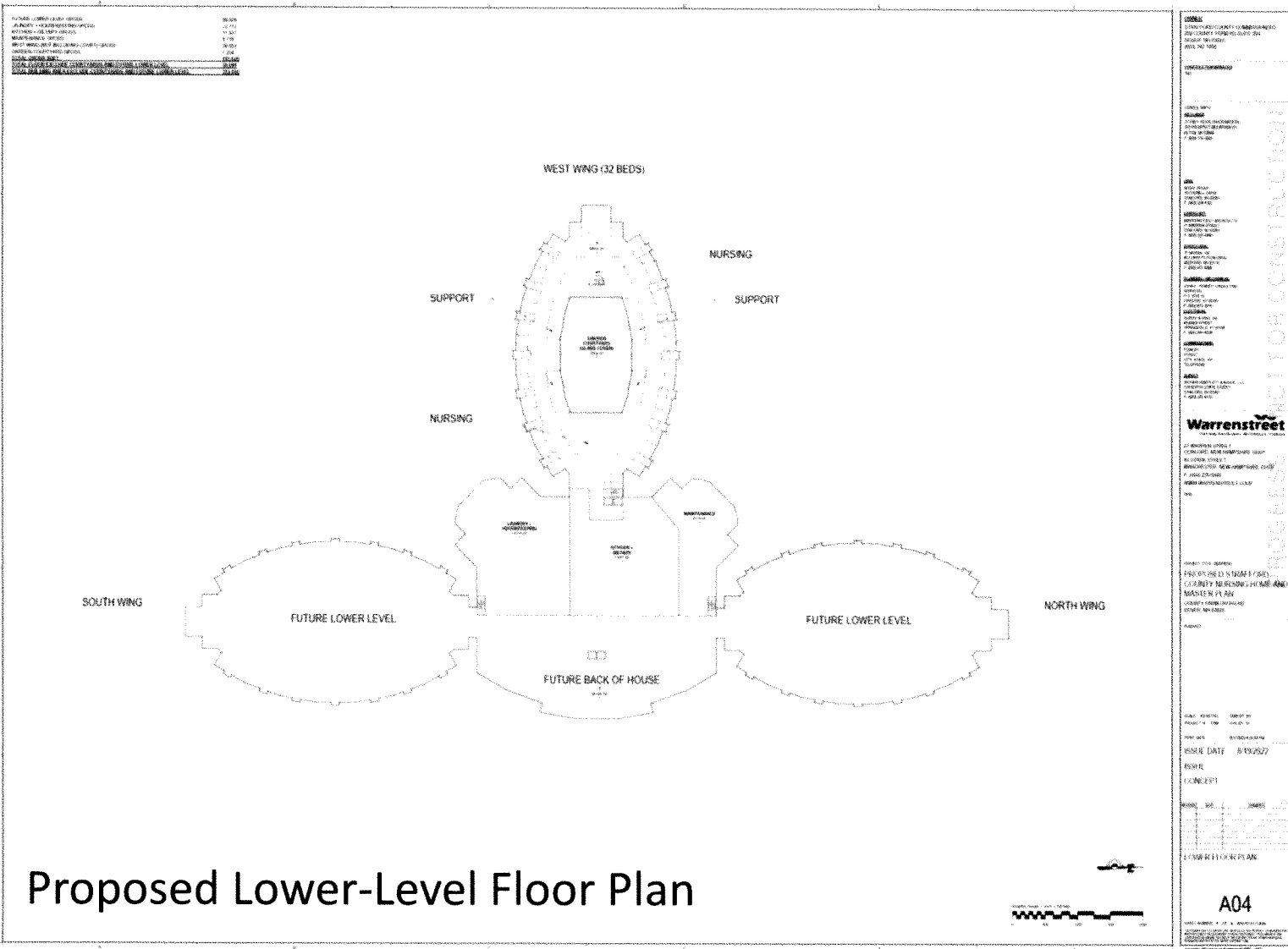


The Main Entrance to the Nursing Home



The Rear of the Main Nursing Home Building





DATE	2024
PROJECT	...
REVISION	...
BY	...
CHECKED	...
APPROVED	...
SCALE	...
TOTAL AREA	...
DATE	...

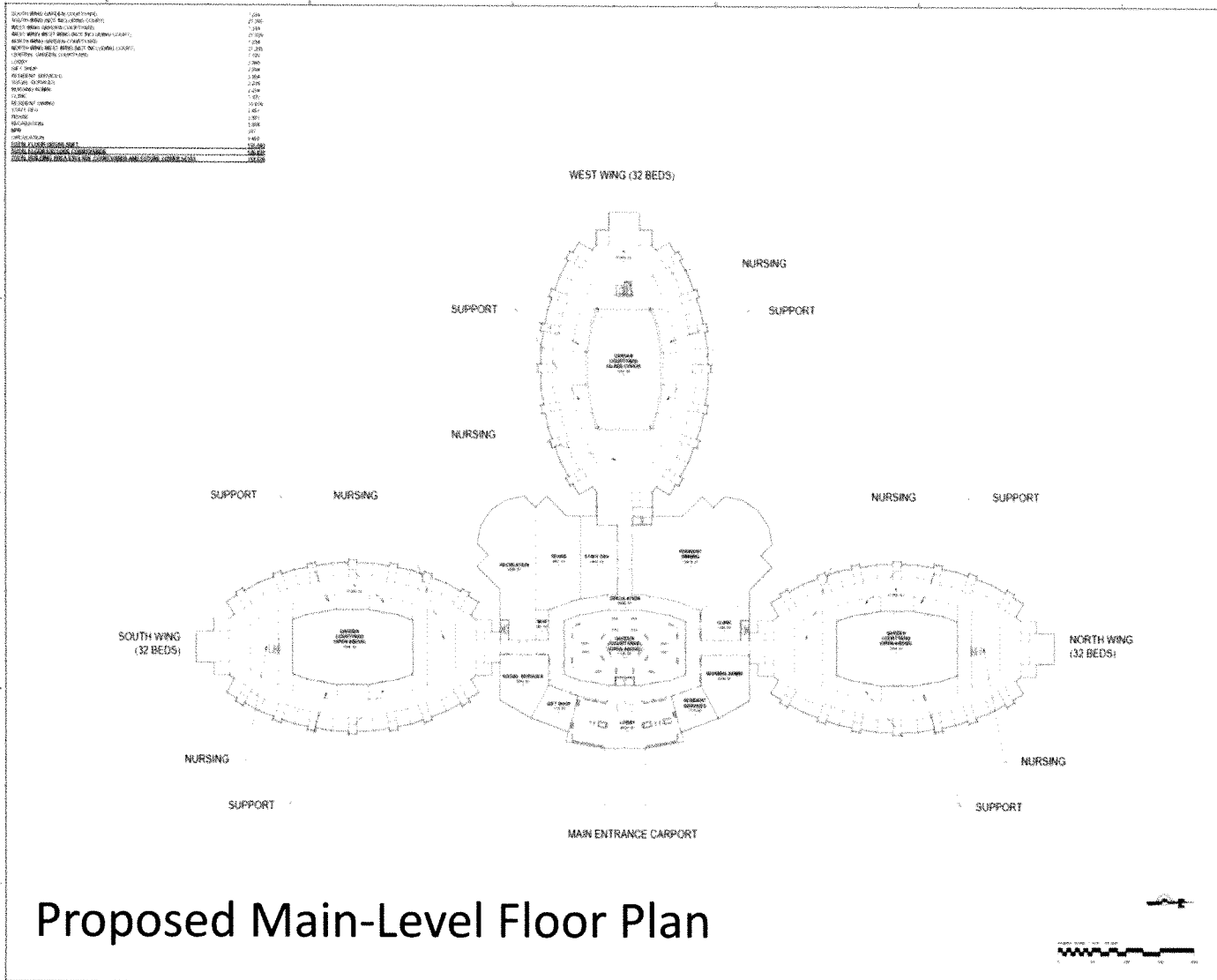
**PROPOSED LOWER LEVEL FLOOR PLAN**

**WARRENSTREET**

DATE: 08/20/24  
 PROJECT: ...  
 SHEET: B-100-2527  
 SCALE: 1/8" = 1'-0"

# Proposed Lower-Level Floor Plan

A04



South Wing (32 Beds) (Excluding)	7,200
West Wing (32 Beds) (Excluding)	7,200
North Wing (32 Beds) (Excluding)	7,200
Central Core (Excluding)	7,200
Support (Excluding)	7,200
Nursing (Excluding)	7,200
Reception (Excluding)	7,200
Waiting Area (Excluding)	7,200
Nurse Station (Excluding)	7,200
Elevator (Excluding)	7,200
Stair (Excluding)	7,200
Other (Excluding)	7,200
<b>Total (Excluding)</b>	<b>50,400</b>
<b>Total (Including)</b>	<b>57,600</b>

**LEGEND**

**ROOMS**

**RECEPTION**

**WAITING AREA**

**NURSE STATION**

**ELEVATOR**

**STAIR**

**OTHER**

**WARRENSTREET ARCHITECTURE**

**PROJECT TITLE ADDRESS**

**FRANKLIN STREET CORNER**

**CITY OF BOSTON**

**PROJECT NO.**

**DATE**

**SCALE**

**1" = 10'-0"**

**DATE**

**1/15/2002**

**ENR**

**LOG# 351**

**FIRST FLOOR PLAN**

**A05**







The Nursing Home 'Town Center' Main Lobby Looking West



Main Lobby View Looking East



View of 'Main Street' to Central Internal Courtyard



View of Internal 'Main Street'





View of Internal 'Main Street'



View of Proposed Resident Room



View of Proposed Resident Room

**Proposed Stafford County Nursing Home**

Warrenstreet - 8/18/2022

<b>Building Construction Cost Summary</b>			
	<b>GSF / %</b>	<b>\$ / SF</b>	<b>COSTS</b>
Proposed New Construction	331,600	\$361.00	\$119,707,600
Bond, escalation, Insurance, CM Fees, Contingencies, etc	LS	\$60.31	\$20,000,000
<b>Total SF New Building/ Budget Construction Costs</b>	<b>331,600</b>		<b>\$139,707,600</b>
Conceptual Design Contingency	5.0%		\$6,985,380
<b>Sub-Total (Building Cost)</b>	<b>\$442.38 /SF</b>		<b>\$146,692,980</b>

**Summary Project Hard Costs/ Allowances and Unknowns**

<b>Site Costs</b>			
Water Service/ Well Connection Fees Disconnect old services		LS	\$500,000
Geothermal Heating and Cooling		LS	\$0
Solar Allowance		LS	\$0
Power Connection Fees		LS	\$150,000
Telephone/cable		LS	\$150,000
Hardsurface Improvements infrastructure future Housing		LS	\$4,000,000
Off Site costs (Impact Fees)		LS	\$500,000
Wetland mitigation		LS	\$0
Landscape (Soft and Hardscapes)		LS	\$400,000
<b>Sub-Total (Site Costs)</b>	<b>\$17.19 /SF</b>		<b>\$5,700,000</b>
<b>Land Purchase</b>			
Kitchen Equipment/ Appliances		LS	\$0
Furniture/ Fixtures/ Equipment Pending Office Interiors Budget		LS	\$1,500,000
Security System		LS	\$3,500,000
Emergency Generator		LS	\$150,000
		LS	\$800,000
<b>Sub-Total (Land &amp; FF&amp;E)</b>	<b>\$17.94 /SF</b>		<b>\$5,950,000</b>
Building Costs/ SF (From above)		From Above	\$146,692,980
Owners Project Contingency		2.0%	\$2,933,860
<b>Sub-Total (Hard Costs)</b>	<b>\$477.51 /SF</b>		<b>\$155,576,840</b>

**Project Soft Costs/ Allowances**

Attorney Fees/ Bond Fees	1.00%	\$1,555,768
Architect/ SCMEP Engineering Fees	6.00%	\$9,334,610
GeoTech Borings Allowances	LS	\$125,000
Construction Testing Allowance	LS	\$300,000
Clerk of the Works	LS	\$400,000
Interest during Construction	LS	\$0
Hazardous Waste Mitigation	LS	\$0
Taxes during Construction	LS	\$0
Utility Reserve (Elec, Gas, Water, Sewer)	LS	\$250,000
Builders Risk Insurance	LS	\$500,000
Permitting and Building Permit Fees	LS	\$300,000
Administrative Expenses	0.25%	\$388,942
Off-Site Improvements/ Expenses	LS	\$500,000
Traffic Study	LS	\$50,000
Other Impact Studies	LS	\$500,000
IBC Construction Special Inspections	LS	\$400,000
Commissioning	LS	\$250,000
Leeds Certification	LS	\$0
<b>Sub-Total (Soft Costs)</b>	<b>\$44.80 /SF</b>	<b>\$14,854,321</b>

<b>Total Opinion of Project Costs</b>	<b>\$513.97 /SF</b>	<b>\$170,431,160</b>
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## Overview of Project Budget Budget

### October 2022

Const Costs	\$144.0M
FF&E	\$3.5M
Soft Costs	\$14.0M
Owners Contingency	\$2.9M
Inflation	<u>\$8.0M</u>
Totals	\$172.4M

### December 2022 Revised

Const Costs	\$112.0M
FF&E	\$3.5M
Soft Costs	\$14.0M
Owners Contingency	\$2.9M
Inflation	<u>\$7.0M</u>
Totals	\$139.4M

### **How did we Lower the Costs?**

1. Eliminated the 80,000 SF of unfinish basement planned for future expansion.
2. Arbitrarily reduced the overall program by 20,000 SF, will need to consolidate program spaces to achieve this savings.
3. Reduced the loop road from a two way public street to a 12' One-Way fire Access Lane.
4. Reduced the area of exterior brick façade and replaced with composite metal panel siding.
5. Eliminated the large skylight on the third courtyard. All courtyards will be open to atmosphere.
6. Reduced the Kitchen Equipment allowance in half. Will need to reuse some equipment from old home.
7. We are not carrying any security system or cameras, and we are not tying any systems into a County wide system. All systems are stand alone.
8. No provisions are being made for any future expansion, focusing solely on today's needs.

### **Cautions?**

1. No one can predict the economy. We are assuming the entire project will be bought in 2025. Inflation is currently running 10% annually.
2. No one can predict material availability or labor shortages, all subject to change over time.

**Proposed Strafford County Nursing Home**

Warrenstraat -11/30/2022

<b>Building Construction Cost Summary</b>	<b>GSF / %</b>	<b>\$ / SF</b>	<b>COSTS</b>
Proposed New Construction	231,800	\$395.00	\$91,482,000
Bond, escalation, Insurance, CM Fees, Contingencies, etc	LS	\$45.00	\$15,000,000
<b>Total SF New Building/ Budget Construction Costs</b>	<b>231,800</b>		<b>\$106,482,000</b>
Conceptual Design Contingency	5.0%		\$5,324,100
<b>Sub-Total (Building Cost)</b>	<b>\$482.76 /SF</b>		<b>\$111,806,100</b>

<b>Summary Project Hard Costs/ Allowances and Unknowns</b>			
<b>Site Costs</b>			
Water Service/ Well Connection Fees Disconnect old services		LS	\$900,000
Geothermal Heating and Cooling		LS	\$0
Solar Allowance		LS	\$0
Power Connection Fees		LS	\$150,000
Telephoneline		LS	\$150,000
Hardsurface Improvements Infrastructure future Housing		LS	\$0
Off Site costs (Impact Fees)		LS	\$900,000
Wetland mitigation		LS	\$0
Landscape (Soft and Hardscapes)		LS	\$400,000
<b>Sub-Total (Site Costs)</b>	<b>\$7.34 /SF</b>		<b>\$1,700,000</b>
<b>Land Purchase</b>			
Kitchen Equipment/ Appliances		LS	\$0
Furniture/ Fixtures/ Equipment Pending Office Interiors Budget		LS	\$1,000,000
Security System		LS	\$3,900,000
Emergency Generator		LS	\$0
<b>Sub-Total (Land &amp; FF&amp;E)</b>	<b>\$22.88 /SF</b>		<b>\$5,300,000</b>
<b>Building Costs/ SF (From above)</b>			
Owners Project Contingency		From Above	\$111,806,100
5 yr Inflation		2.0%	\$2,236,122
<b>Sub-Total (Hard Costs)</b>	<b>\$512.98 /SF</b>		<b>\$126,342,222</b>

<b>Project Soft Costs/ Allowances</b>			
Attorney Fees/ Bond Fees	1.00%		\$1,263,422
Architect/ SCMEP Engineering Fees	6.00%		\$7,580,533
GeoTech Borings Allowances	LS		\$125,000
Construction Testing Allowance	LS		\$300,000
Clerk of the Works	LS		\$400,000
Interest during Construction	LS		\$0
Hazardous Waste Mitigation	LS		\$0
Taxes during Construction	LS		\$0
Utility Reserve (Elec, Gas, Water, Sewer)	LS		\$250,000
Builders Risk Insurance	LS		\$900,000
Permitting and Building Permit Fees	LS		\$300,000
Administrative Expenses	0.25%		\$315,896
Off-Site Improvements/ Expenses	LS		\$800,000
Traffic Study	LS		\$50,000
Other Impact Studies	LS		\$500,000
ICC Construction Special Inspections	LS		\$400,000
Commissioning	LS		\$250,000
Leads Certification	LS		\$0
<b>Sub-Total (Soft Costs)</b>	<b>\$54.99 /SF</b>		<b>\$12,734,811</b>

<b>Total Opinion of Project Costs</b>	<b>\$600.51 /SF</b>		<b>\$139,077,033</b>
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**Thank you**  
for your Consideration  
of the Strafford County  
Nursing Home Master Plan

