

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:

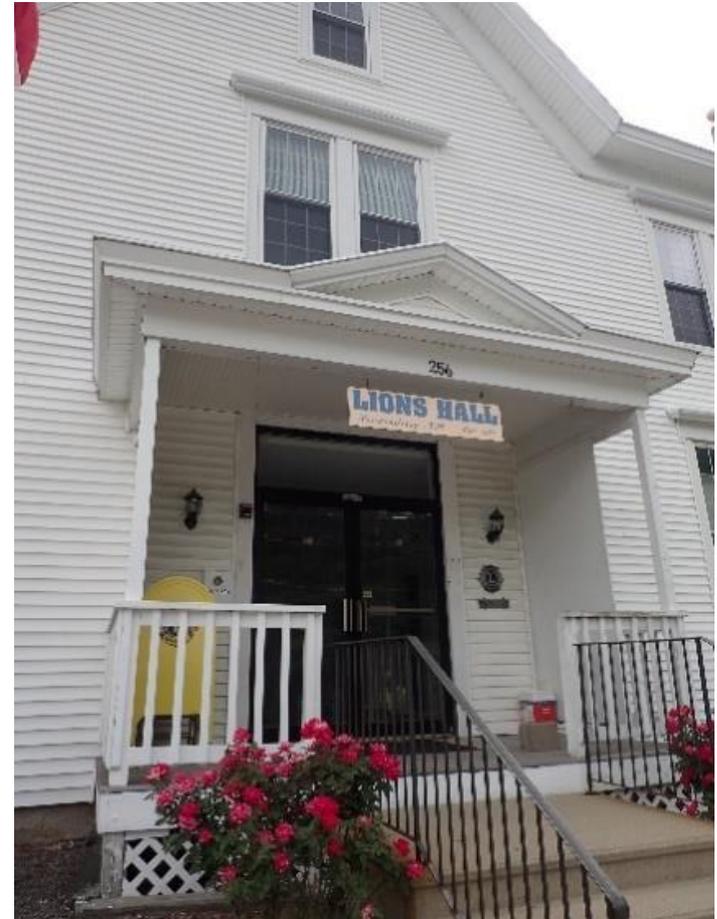
- Chris Perkins, PE

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)

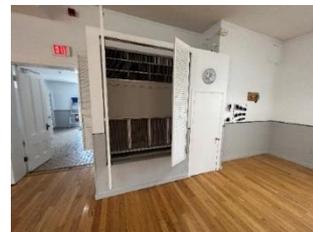
Developed Estimates of Probable Construction Cost

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

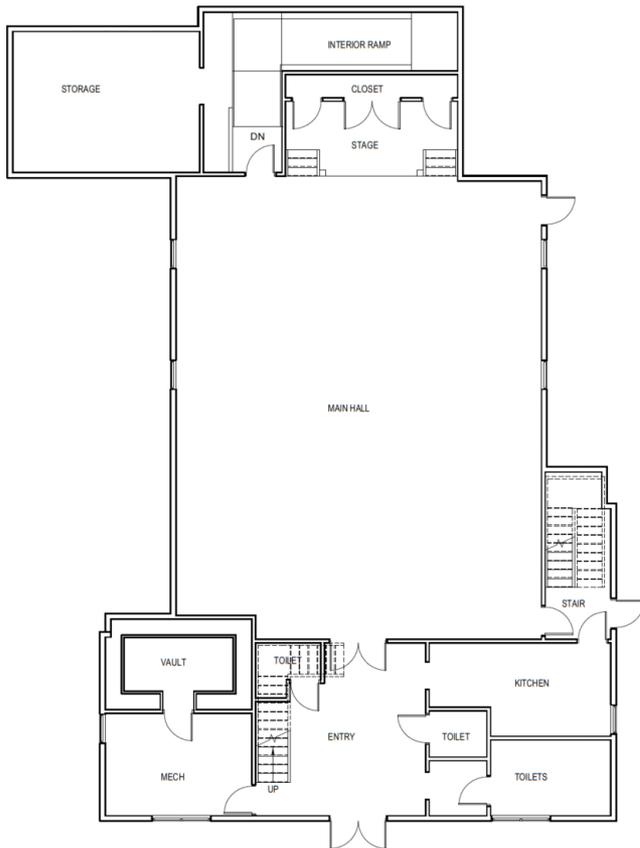


Site

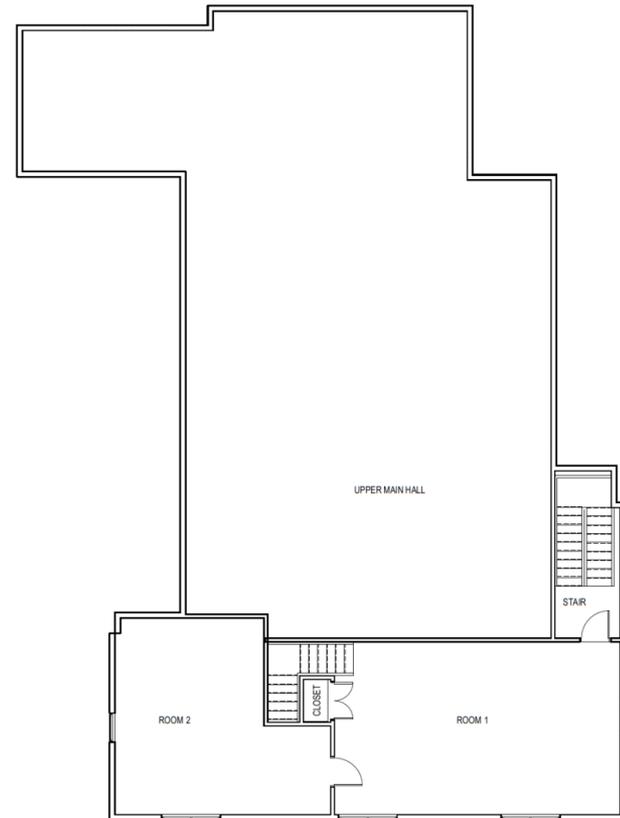


Building

👉 Measured Floor Plans



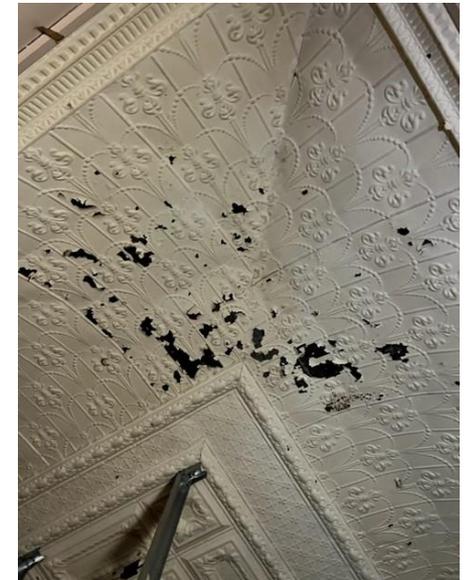
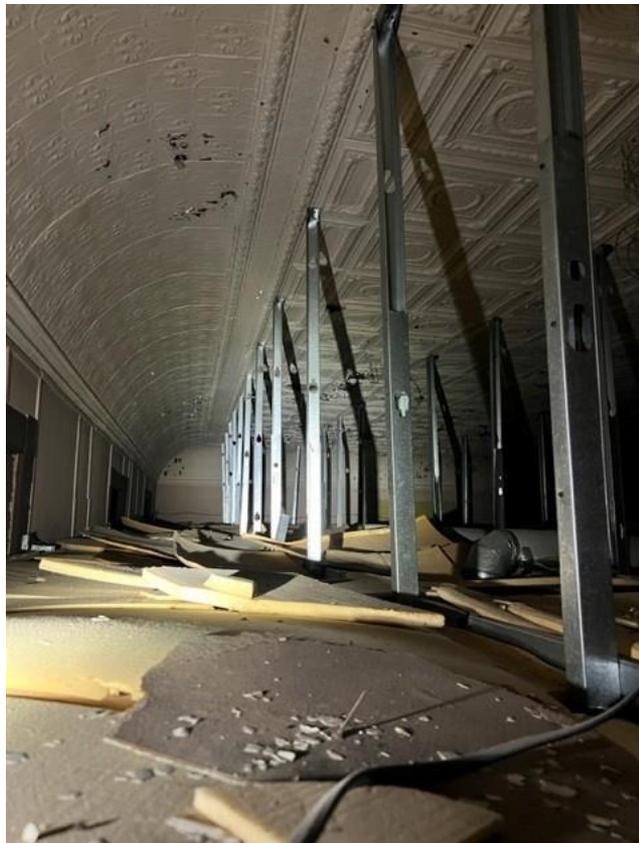
① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



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

Building

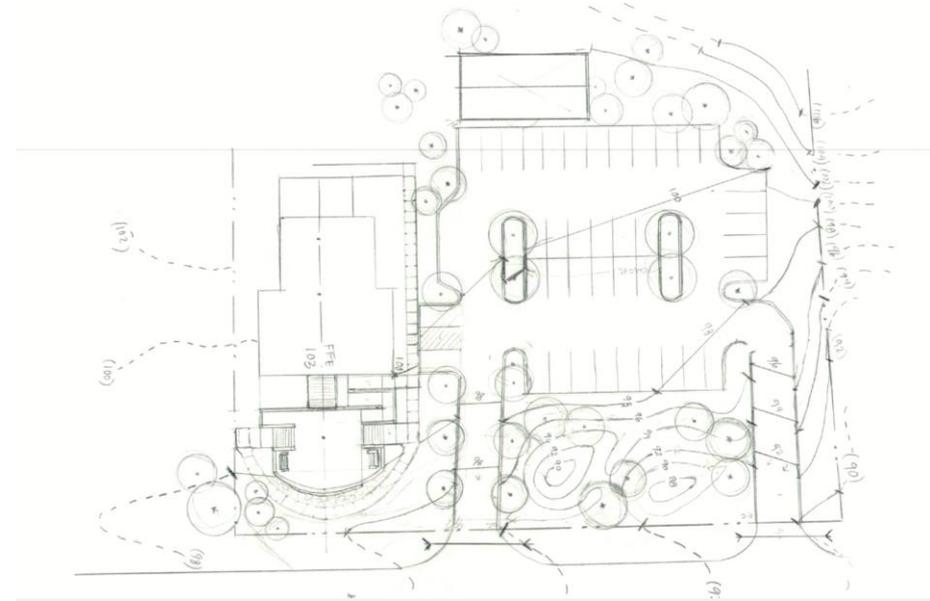
👉 Main Hall Ceiling !



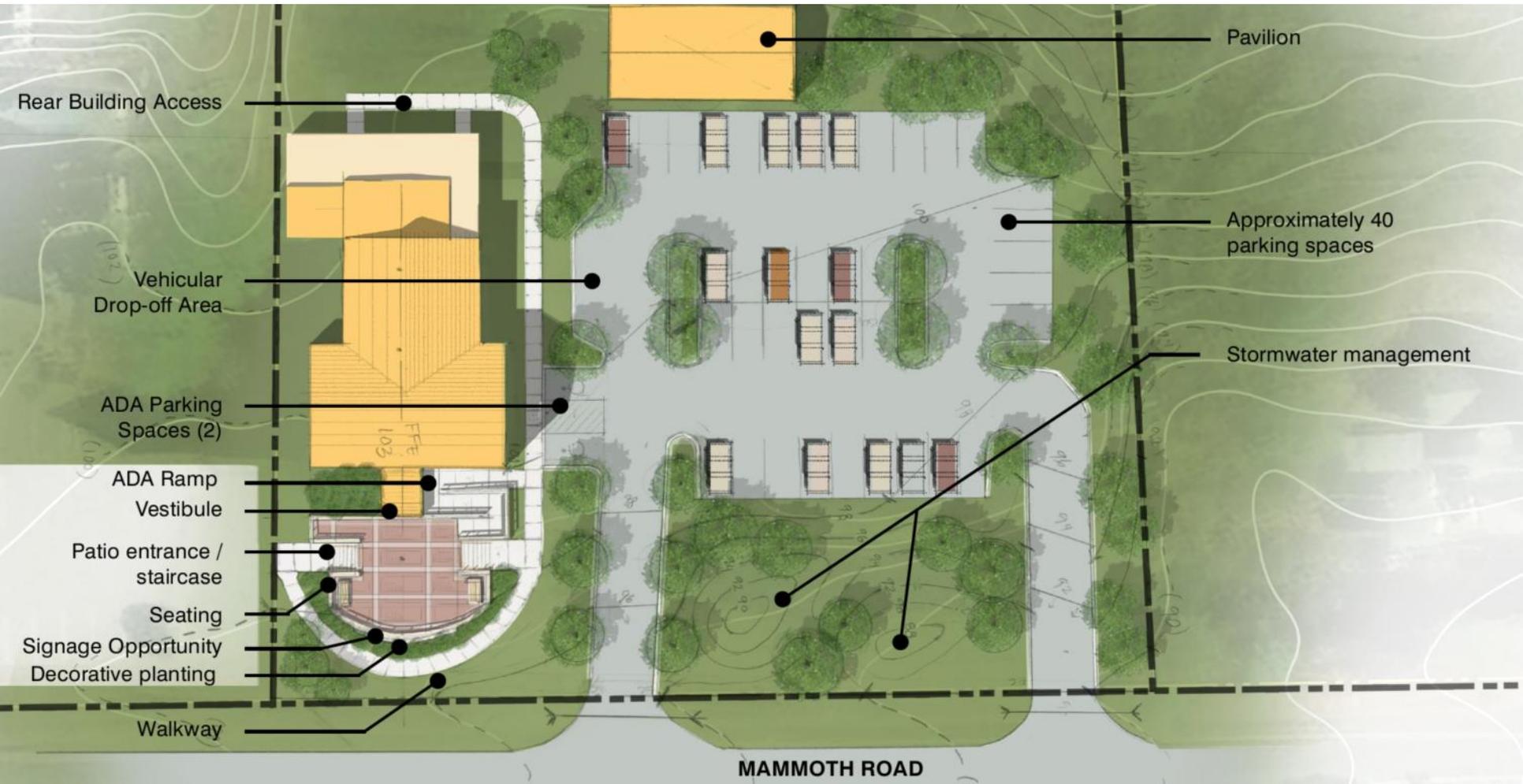
New Possibilities

Site

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



Site – Preliminary Concept Plan



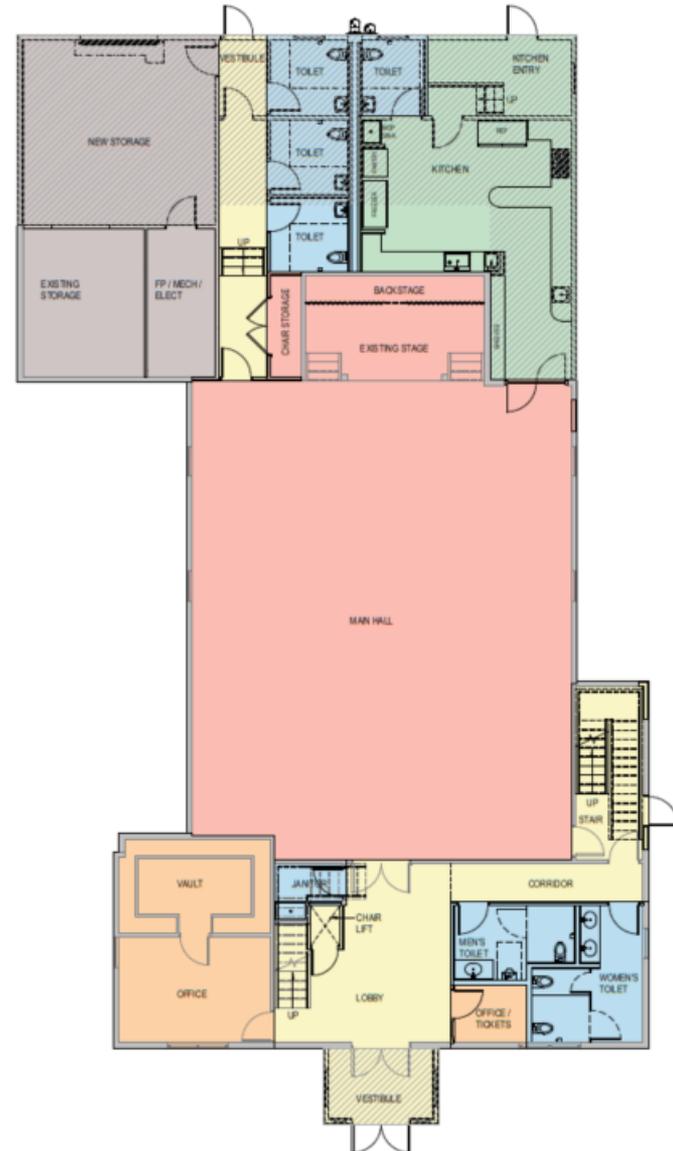
Building – New Entrance and Terrace



Building

👉 First Floor

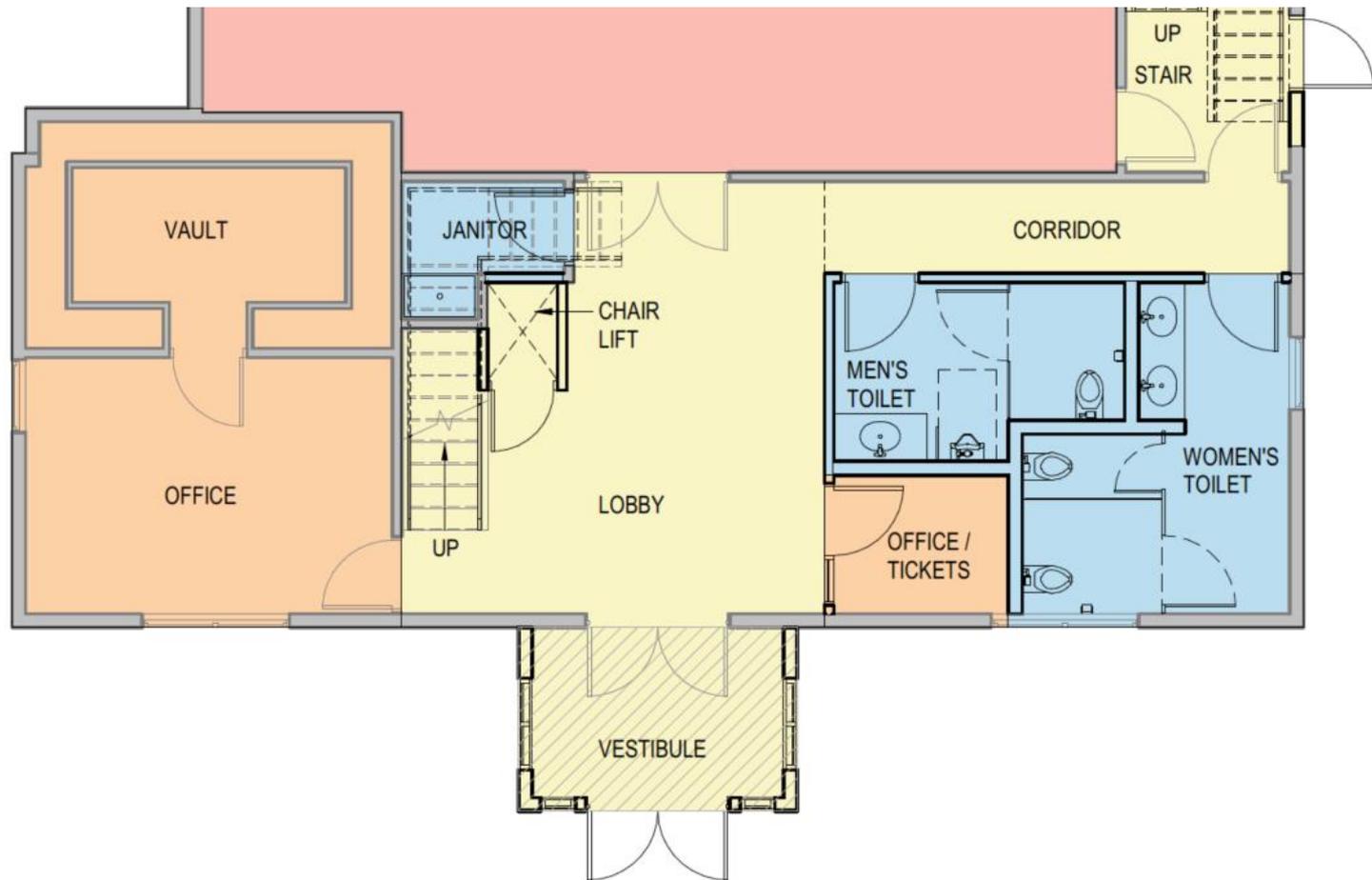
- 👉 New Vestibule
- 👉 Chair Lift
- 👉 Larger Restrooms
- 👉 Renovated Hall
- 👉 New Kitchen
- 👉 New Rear Entrance, Restrooms and Storage



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

Building

👉 First Floor - Front



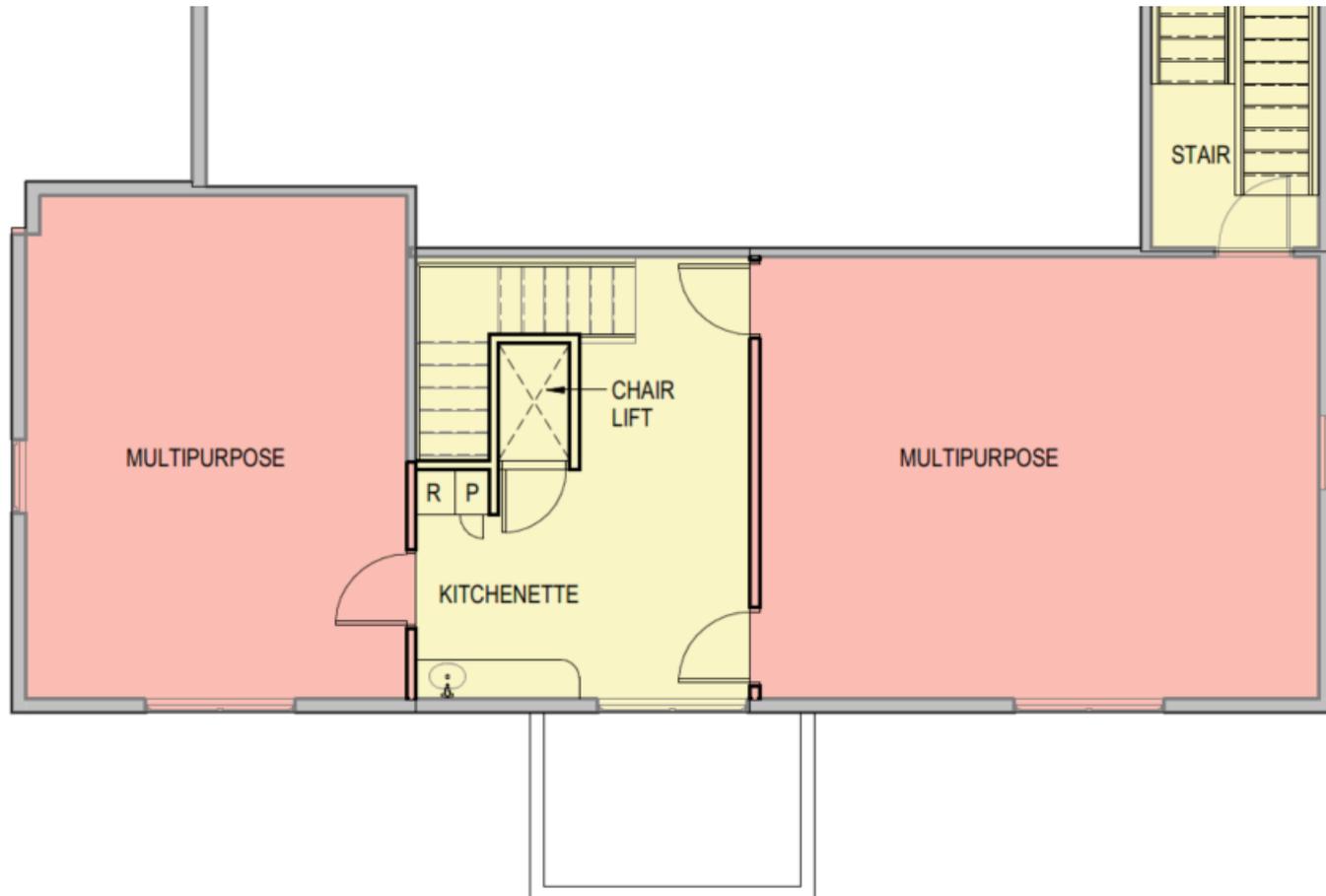
Building

👉 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
17300	SF	\$ 3	\$	51,900
1	LS	\$ 112,500	\$	112,500
CONSTRUCTION VALUE				\$ 857,635

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

