

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:

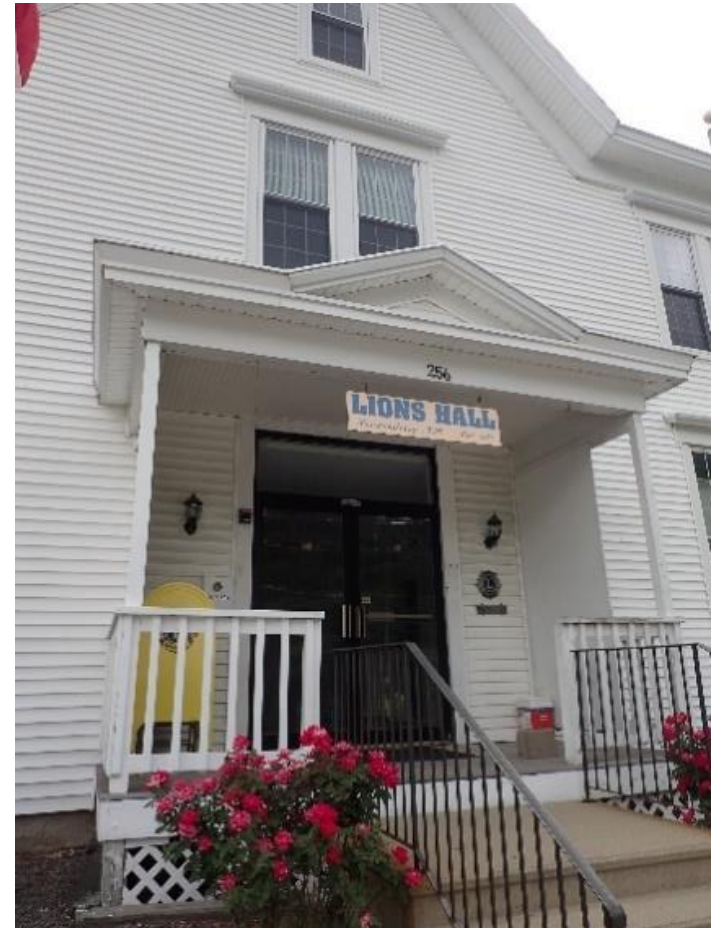
- Chris Perkins, PE

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



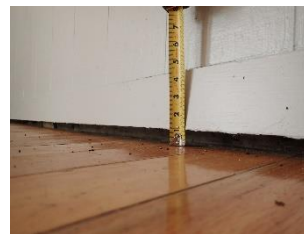
What We Found - 2022

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

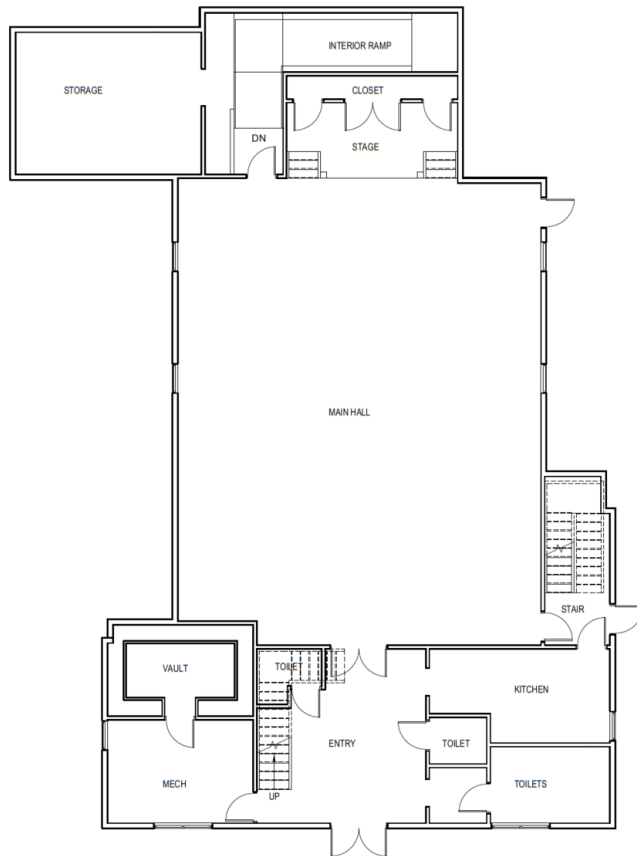


Site

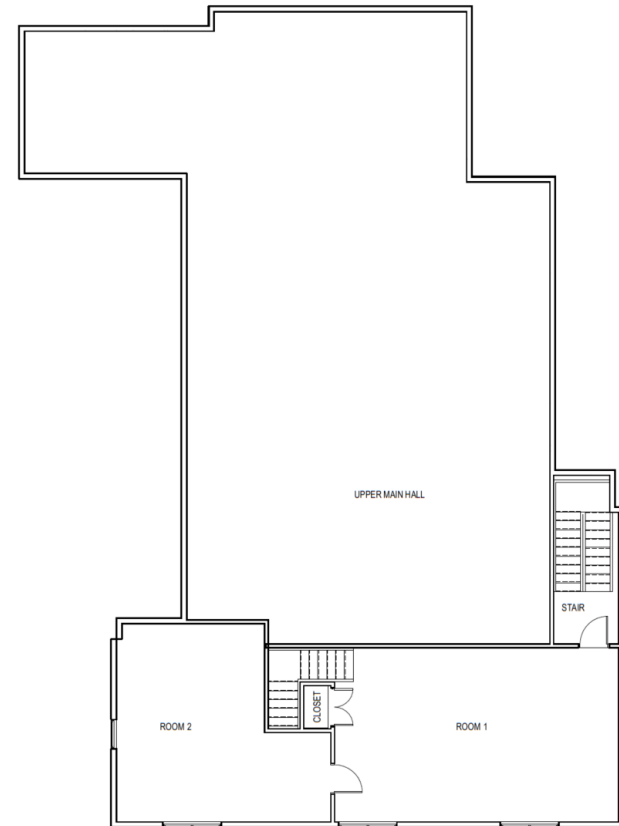


Building

☞ Measured Floor Plans



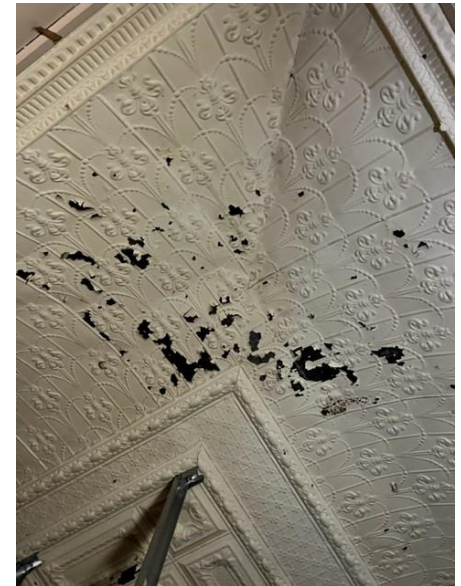
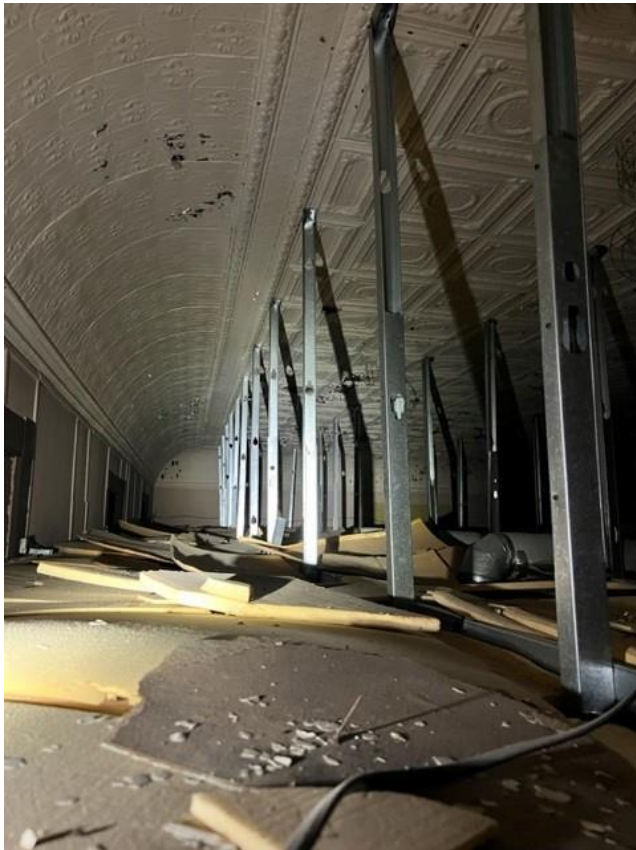
① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



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

Building

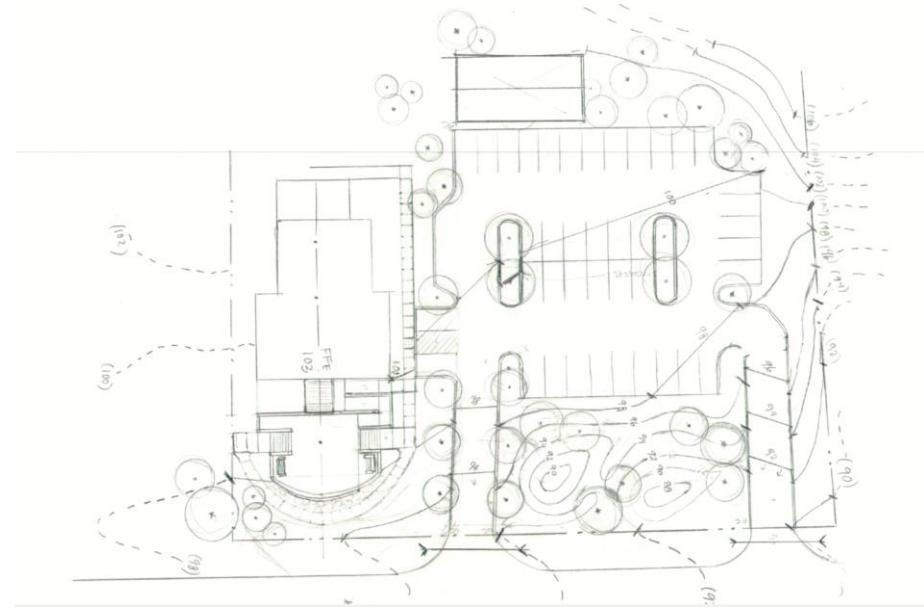
☞ Main Hall Ceiling !



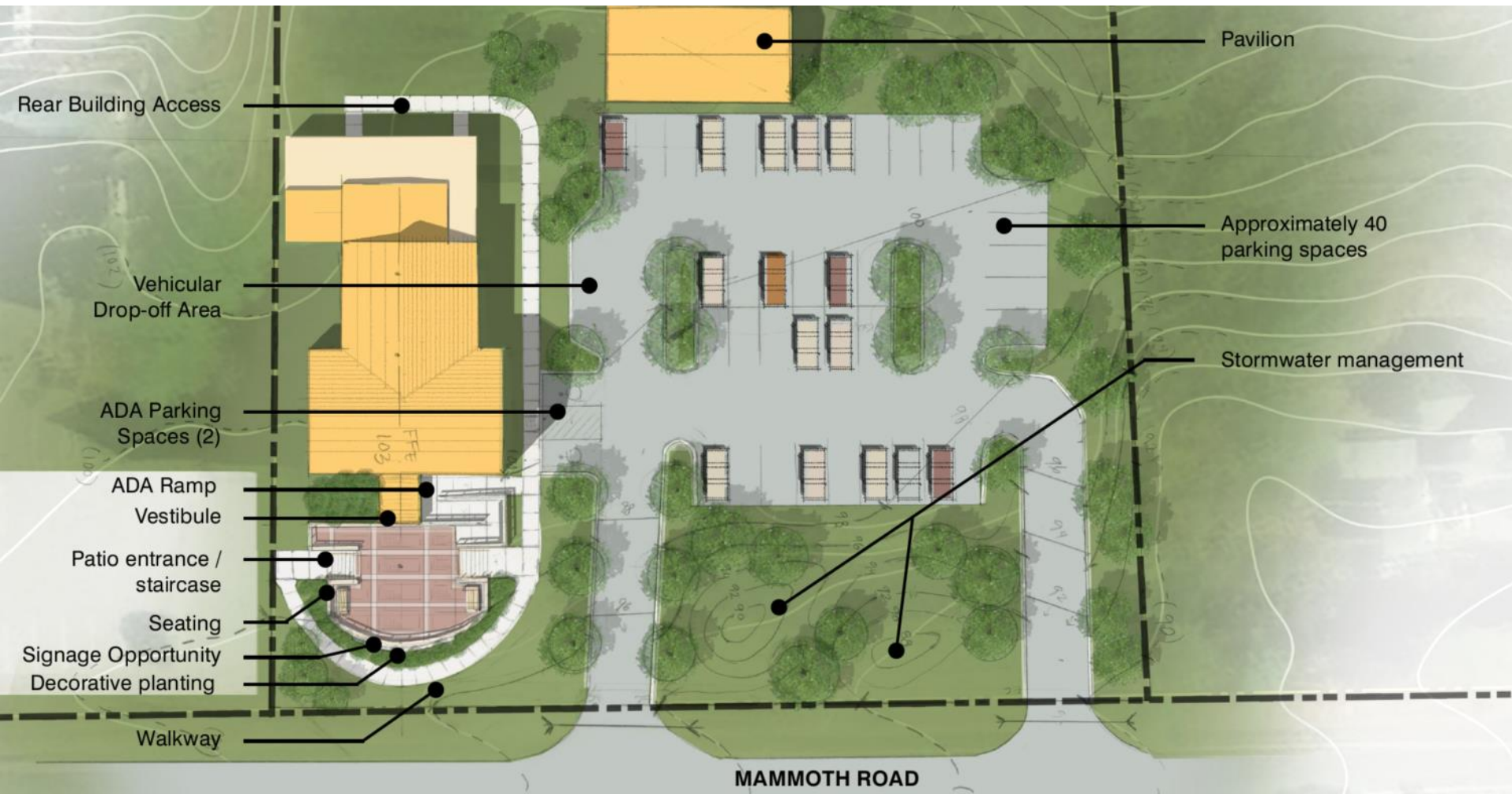
New Possibilities

Site

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



Site – Preliminary Concept Plan



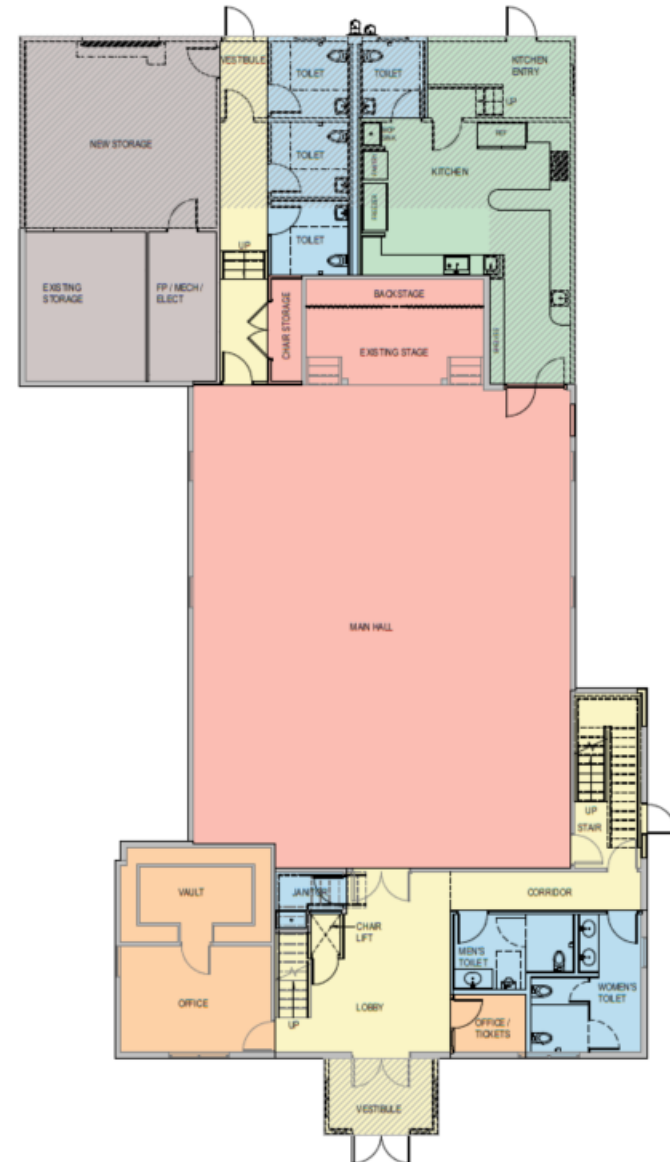
Building – New Entrance and Terrace



Building

➡ First Floor

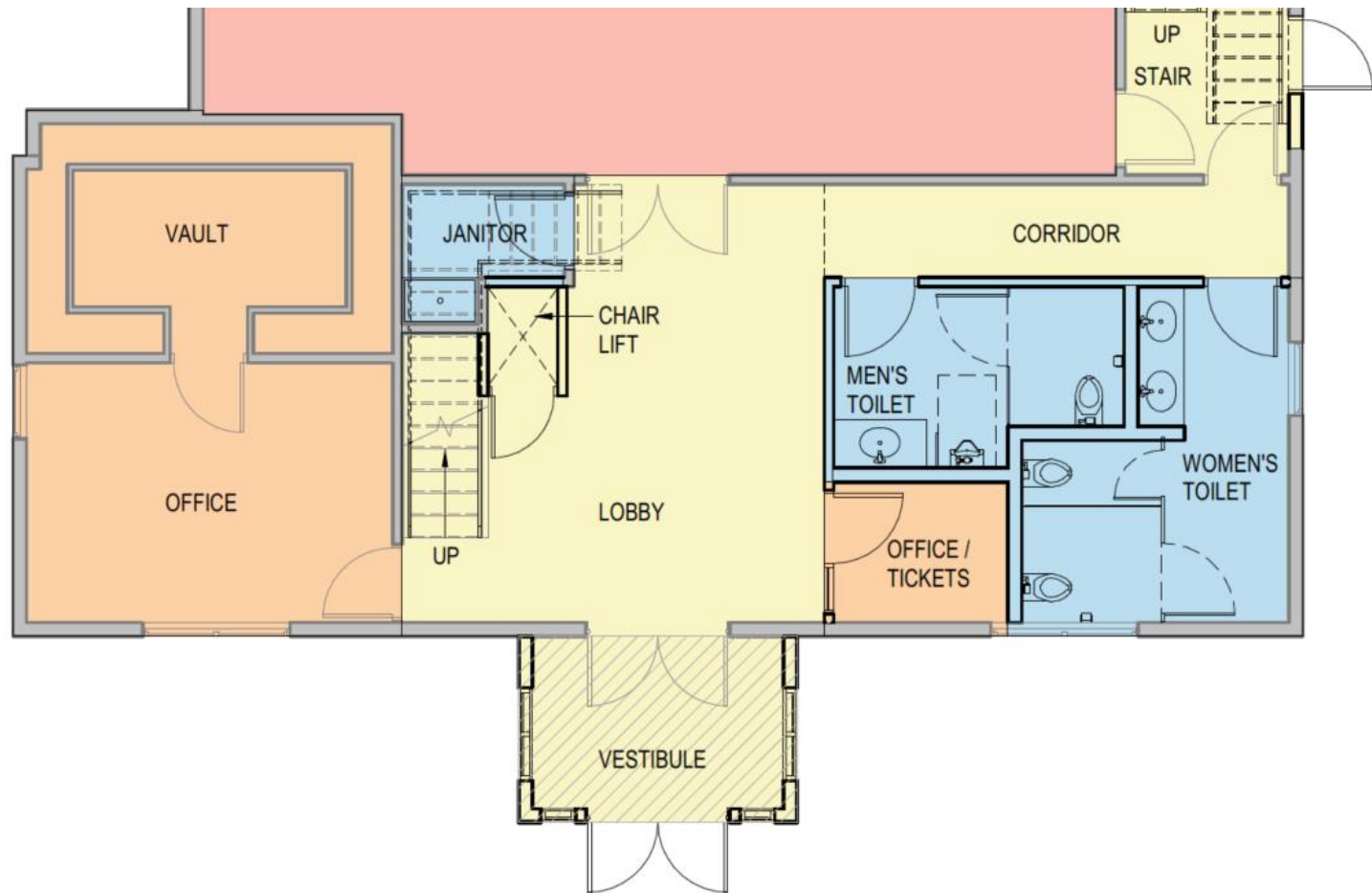
- ➡ New Vestibule
- ➡ Chair Lift
- ➡ Larger Restrooms
- ➡ Renovated Hall
- ➡ New Kitchen
- ➡ New Rear Entrance, Restrooms and Storage



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

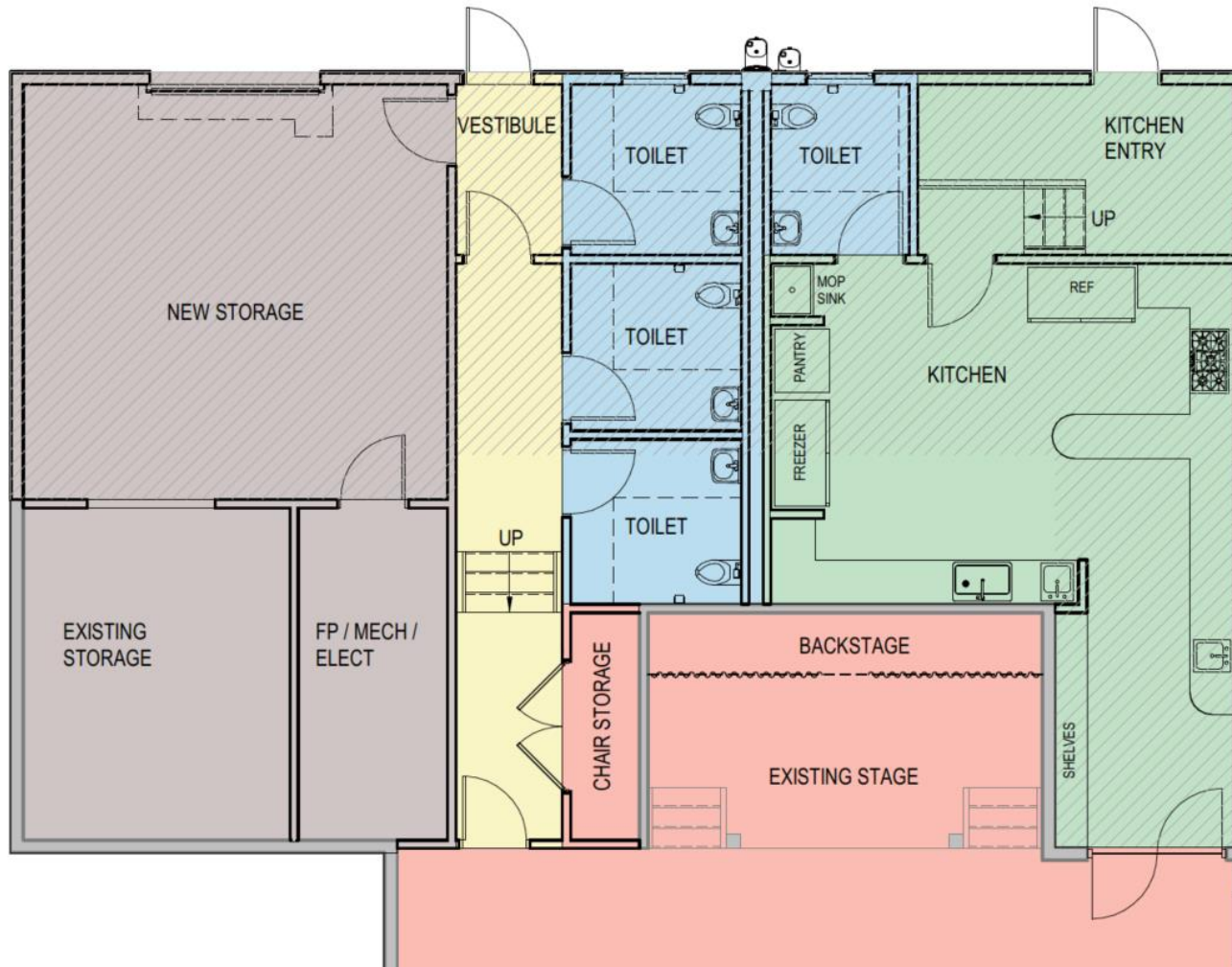
Building

👉 First Floor - Front



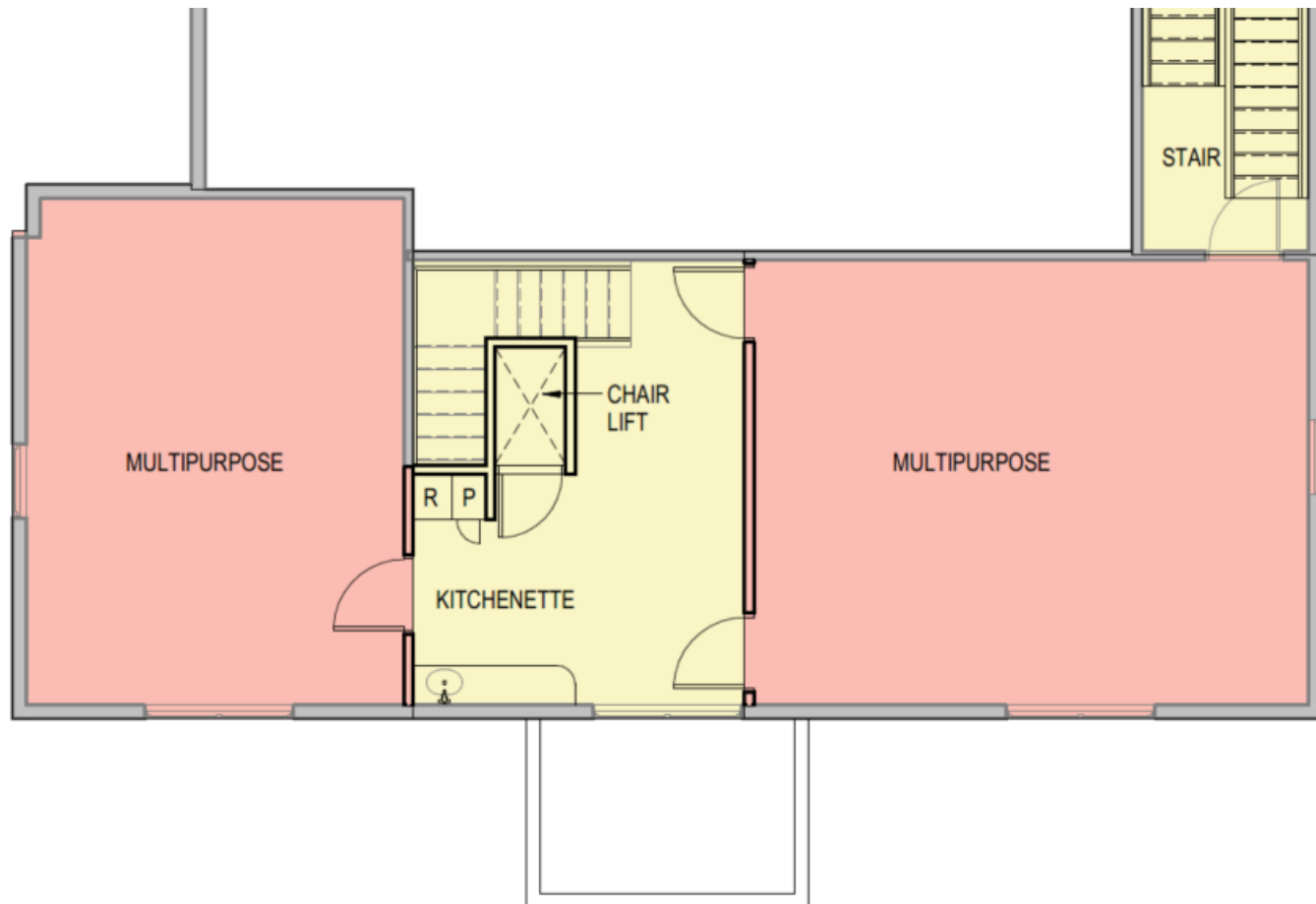
Building

👉 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

