



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE • STRATHAM NH 03885

VOICE (603) 772-7391 • FAX (603) 775-0517

FROM THE SELECTMEN

The historic Bartlett-Cushman House is located at 82 Portsmouth Avenue, Stratham, NH. The Town of Stratham purchased the property in 2013 to ensure adequate room for future expansion of its Municipal Center, although there is no current or immediately foreseeable need for expansion. The stately Federal style house sits on 2.27 acres directly adjacent to the Stratham Municipal Center's parking lot at 10 Bunker Hill Avenue.

The goal of the Board of Selectmen is to enter into an agreement with a partner who will rehabilitate, maintain, and utilize the House through a long- term lease arrangement. The Board also seeks to retain the historically important features of the building, which is listed on the National Register of Historic Places, without being unduly restrictive. The Board aims to be flexible in accommodating the needs of its partner.

We hope you will give consideration to using this prestigious building for your office, retail, or residential needs. To view the building, contact Selectman David Canada at canadafamily@comcast.net.

Sincerely,

Stratham Board of Selectmen:

David Canada

Timothy Copeland

Bruno Federico



May 8, 2015

Request for Rehabilitation, Redevelopment,
and Lease Proposals for the Historic
Bartlett-Cushman House
82 Portsmouth Avenue
Stratham, NH



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PART I

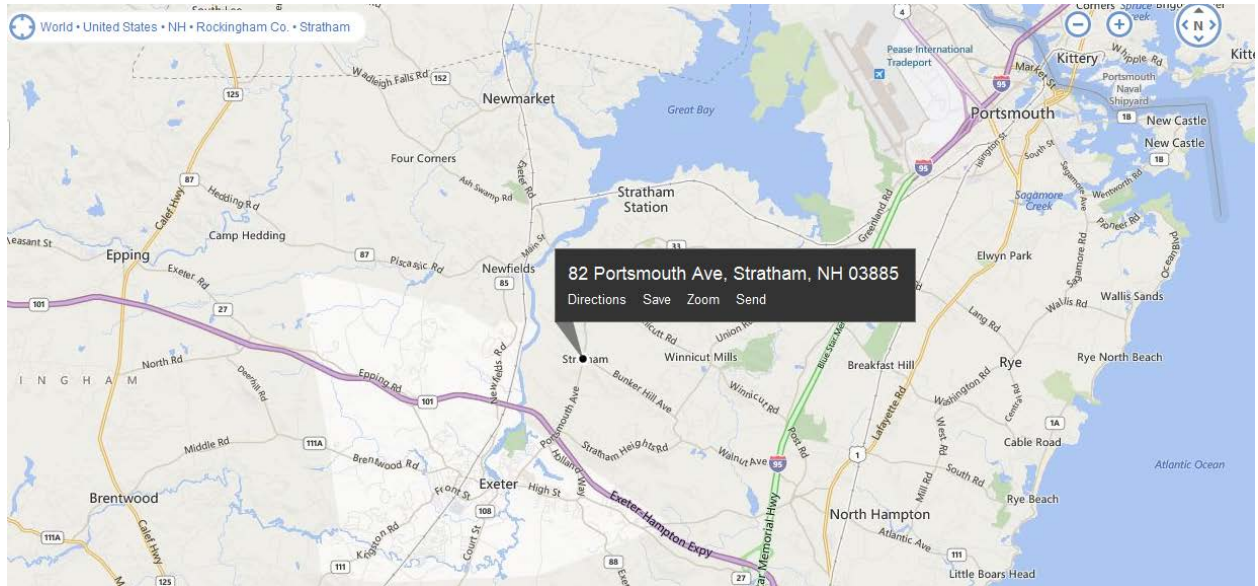
A. PURPOSE OF RFP

The Town seeks proposals for rehabilitation and redevelopment projects that convert the Bartlett-Cushman House property, located in Stratham's Professional/Residential Zoning District, to a use that will best take advantage of the opportunities that this site offers. A successful project will retain the historic character of the building while accommodating potentially new functions within the original building form. Accordingly, the Town seeks to identify and select a partner who:

- Seeks an office, retail or residential opportunity at a high traffic, excellent visibility location with suitably sufficient parking;
- Is committed to the redevelopment and reuse of the Bartlett-Cushman House on a long term lease basis;
- Understands and accepts the challenges of re-developing an old building;
- Will be sensitive to the historic nature of the building and its features that define its historic character; and,
- Has the experience and ability to rehabilitate an old, yet structurally sound, building to 21st century standards and needs.

All proposals will be respectfully considered. The Board hopes to find a partner who will undertake this project in exchange for rent forgiveness for a period to be negotiated. The exact terms shall be negotiated and shall reflect the extent, quality, and costs of rehabilitation. With provisions for retaining some key architectural features, flexibility will be allowed for proposed renovations and reuses.

B. COMMUNITY PROFILE

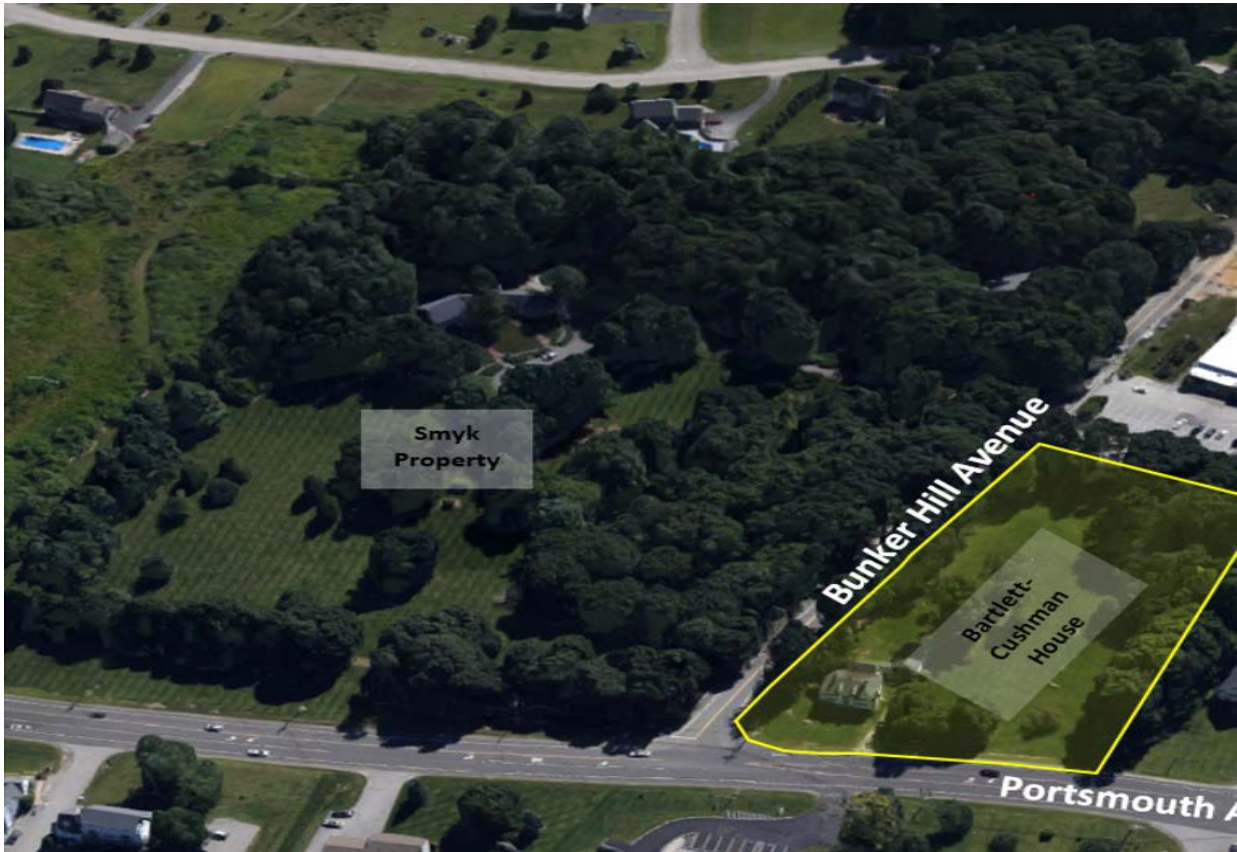


The Town of Stratham, incorporated in 1716, is located in Rockingham County. Through the middle of the last century Stratham was primarily a rural, agricultural town, and while it has grown and changed considerably in recent decades, the town's scenic beauty and rural landscape, along with its highly regarded public school system, rank high on the list of reasons residents choose to live in Stratham. With strong community support, one third of Stratham's land is protected by conservation easements. Ocean beaches, lakes, Great Bay, parks and mountains, and other recreational opportunities, as well as cultural and historical sites that attract tourists from across the country, are all close by.

In addition to these recreational and cultural assets, Stratham offers proximity to many of the benefits and opportunities typically associated with more urbanized communities. Three major international corporations, Lindt Chocolate, Bauer/Performance Sports Group and Timberland, are based in Stratham. Residents and businesses enjoy access to a wide range of commercial, retail, professional and financial services. Pease International Tradeport and Airport are 10 miles away. Exeter and Portsmouth Hospitals and the medical offices that surround them are all close by. The University of New Hampshire in Durham is 10 miles away and Great Bay Community College is 9 miles away at Pease International Tradeport.

C. SITE LOCATION AND DESCRIPTION

PORTSMOUTH AVENUE VIEW



The property encompasses 2.27 acres of level land with stonewalls marking the south and east boundaries. A dirt driveway accessed from Portsmouth Avenue extends along the south side of the house to the barn. An additional rear driveway is accessed from Bunker Hill Avenue. While there are few plantings around the immediate perimeter of the buildings, the site itself is outlined with a variety of mature trees.

MUNICIPAL CENTER CAMPUS VIEW FACING NORTH



The main structure with connected outbuildings is raised slightly above grade, giving it a prominent appearance in relation to the road and the surrounding landscape. The site also includes a single-story 20'x26' cement block garage.

D. EXTERIOR DESCRIPTION

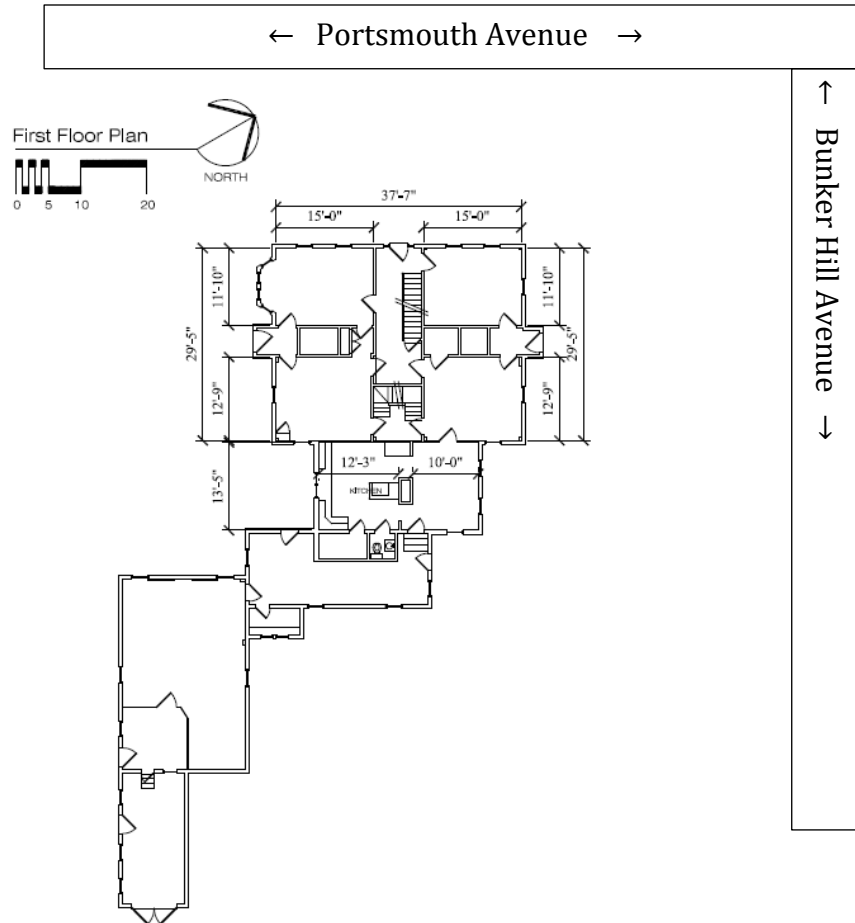


The Bartlett-Cushman House is a series of connected structures consisting of the two-story 1827 main house, a two-story rear ell of undetermined 19th century date, and an attached single story shed connecting to a small barn. The structures are sheathed in wood clapboards. The main house has an asphalt shingled (replaced 2014) hip roof with a pair of large interior brick chimneys. On the front slope of the roof there is a pair of c.1850 barrel roof dormers. The house foundation and steps to all entries are granite.

The west-facing front façade is dominated by an elegant Federal style paneled door flanked by sidelights and topped by a semi-elliptical louvered fan. Two additional entrances to the main house project out from the center of the south and north facades. These entrances are shallow hipped roof vestibules with doors topped by five transom lights. On the south façade there is a distinctive c. 1850 two-story, three-sided bay window with arched upper sashes.

The rear ell is not as wide as the main house, has a shallow hip roof (resurfaced in 2014), a narrow brick chimney and a stone foundation. The barn, connected to the rear ell by a shed, is one and half stories in height. On the barn's west façade there is a wide door topped by a hood with decorative brackets.

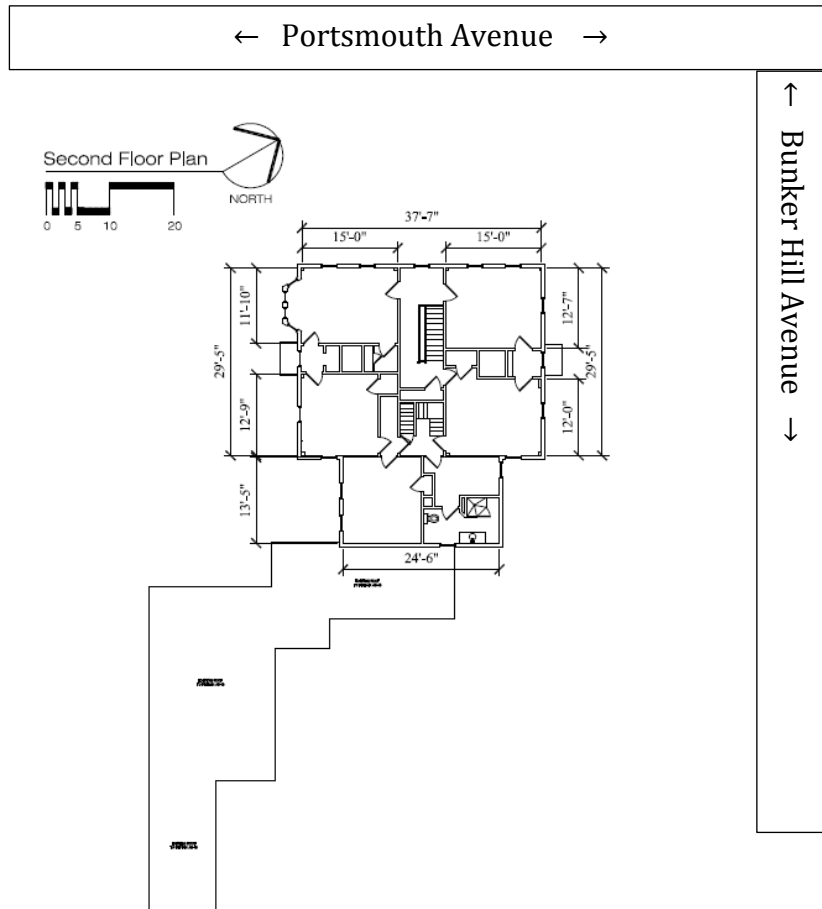
E. FLOOR PLANS & INTERIOR DESCRIPTION



First Floor

The interior of the first floor features four main rooms paired on either side of the central hallway and staircase. At one time all four of these rooms had fireplaces; original mantelpieces survive in the northeast and northwest rooms. On both sides of the house the front and rear rooms are connected by the vestibules of the side entrances. Original doors and molding details are largely intact throughout, varying slightly from room to room. The arched bay window in the southwest room is a later, c.1850, enhancement.

The first floor of the rear ell was extensively remodeled in the late 20th century as a kitchen with a dining area. A chimney that originally served a stove is located near the center of the room. A half bath and a small laundry room were built off the kitchen, extending into the shed beyond.



Second Floor

The second floor of the main house, like the first, is divided into four rooms separated by the central staircase and a hall that terminates in a closet. The passages connecting the front and rear rooms, corresponding to the first floor vestibules, have shelves on the north side and an open closet on the south. Full mantelpieces remain in the southwest and northwest rooms. The rear rooms have simpler doors and trim, and the southeast room appears to have been altered in size to accommodate the rear staircase.

The second floor of the rear ell has a few more historic details compared to the kitchen below. Originally there were two bedrooms; at a later date the northeast room was divided to create a bathroom. The wood flooring in the ell is of narrower boards compared to those in the main house, an indication of its later construction.

F. ASSETS ASSOCIATED WITH THE SITE

The location of the Bartlett-Cushman Houses affords it numerous assets, including:

- **Demographics**

- According to the U.S. Census Bureau, Stratham's population in 2013 reached 7,311.
- Stratham residents have higher wages in comparison to the state and region, with an average median household income of \$111,519 (ACS 2008- 2012). Stratham has the fifth highest per capita income in NH.
- Stratham residents above the age of 25 hold college degrees at the rate of 58%, with more than 23% at the graduate or professional level— a significantly higher level than for the state and region.
- Stratham has become increasingly attractive to families with school-aged children due to the quality of education, elementary through high school.

- **Easy access within the region**

- 23,000 vehicles per day pass the site (daily traffic count on Portsmouth Avenue / Rte. 108, per the State of NH, Department of Transportation, Bureau of Traffic Report dated March 6, 2014).
- Stratham is accessed off of NH Route 101, the main east-west highway between the seacoast region and the state capital in Concord and I-95 to the east.
- NH Routes 101 and 108 bisect portions of Stratham while I-95 is located approximately 6.5 miles from the property site.
- Route 108 is the major roadway between NH 101 and I-95 and neighboring communities of Exeter, Durham and Portsmouth.

· **Easy access beyond the region**

- The Amtrak Downeaster serves Stratham at a station located in the adjoining town of Exeter, approximately 4.5 miles away. The route extends from Brunswick, Maine, to Boston, traveling through Freeport, Portland, Exeter, Haverhill and other towns en route.
- Manchester-Boston Regional Airport, serviced by major airlines, is less than 45 minutes away by car or van service.
- Logan International Airport is one hour away.
- The Portsmouth Transportation Center (9 miles away) is the hub for local bus service and C&J's hourly service to Boston's Logan International Airport and South Station as well as twice daily first class coach service to New York City.

· **Proximity to key regional cities approximately one hour or less away:**

- Portsmouth, New Hampshire
- Manchester, New Hampshire
- Concord, New Hampshire
- Portland, Maine
- Boston, Massachusetts

G. OPPORTUNITIES ASSOCIATED WITH THE PROPERTY

The Bartlett-Cushman House and site present an opportunity for a developer to fully utilize a landmark property located on the Town's primary commercial corridor and within its Professional/Residential zone.

The purpose of the Professional / Residential Zoning District, per the Town's Zoning Ordinance, is as follows:

"The intent of this district is to maintain the existing and surrounding neighborhood's residential appearance while allowing professional office development and limited retail uses through creative planning, oversight, and performance standards.

The district offers a unique opportunity to promote mixed-use development while maintaining buffering for residential neighborhoods from disturbance and disruption on streets with high traffic volumes."

Three categories of uses permitted in the Professional / Residential Zoning District are shown below. Some uses may be more appropriate than others for the specific site and /or the community. Also note that the Town is open to considering uses that, while currently not permitted, might be of benefit to the community subject to Town Meeting approval, if appropriate.

A. Professional/Residential District Zoning Uses Permitted by Right

- a. Single-Family Dwelling.
- b. Two-Family
- c. Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study areas.
- d. Public Parks and Playgrounds.
- e. Historic Building or Site open to public.
- f. Farming including Dairying, Livestock, Animal and Poultry Raising, Tilling of Soil, Horticulture, Crop Production, including customary accessory uses.
- g. Place of worship plus customary ancillary facilities
- h. Cemetery.
- i. Municipal Buildings.
- j. Professional Office.

- k. Society for Prevention of Cruelty to Animals.

B. Professional/Residential District Zoning Uses Permitted by Conditional Use Permit

- a. Multi-Family Dwelling
- b. Cluster Developments by conditional use permit in accordance with Section VIII.
- c. Workforce and Elderly Affordable Housing in accordance with Section 5.8
- d. Retail Sales.

C. Professional/Residential District Zoning Uses Permitted by Special Exception

- a. Home Occupations in accordance with Sections 2.1.27, 5.13.
- b. Accessory Apartments in accordance with Section 5.4.
- c. Bed and Breakfast Inns.
- d. Day-Care Facilities.
- e. Senior Citizen Centers.
- f. Public Utilities.

H. INCENTIVES

Note: The following are potential incentives and subject to qualifying projects. You will need to research your particular project with each incentive agency to determine which may be available for your use.

RSA 79-E

The Town of Stratham has adopted RSA 79-E, The Community Revitalization Tax Relief Incentive (<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-V-79-E.htm>).

The Bartlett-Cushman House may qualify for some of these programs as a National Register listed building:

- For properties owned by the town and being rehabilitated by the town or by and for a nonprofit use, there are small grants available with Conservation License Plate Program (<http://www.nh.gov/nhdhr/grants/moose/>).
- For properties owned by the town and being rehabilitated for town use or for a nonprofit use the Land & Community Heritage Investment Program or LCHIP can be a useful tool. The grants are both popular and competitive. For more information about LCHIP, please go to www.lchip.org.
- For commercial rehabilitations of historic properties by private individuals, the Federal 20% Preservation Tax Credit can be an important program in the financial plan for the building's reuse. For more information about this program, please go to <http://www.nps.gov/tps/tax-incentives.htm>. You can also contact Peter Michaud of the New Hampshire Division of Historical Resources directly (peter.michaud@dcr.nh.gov) about this program.
- Depending on the ownership and future use of the building, there are also programs within the US Department of Agriculture's Rural Development division (http://www.rurdev.usda.gov/RD_Grants.html) that might be utilized.
- There are also additional programs for housing with the NH Housing Finance Authority (<http://www.nhhfa.org/contact-us.cfm>) and the Community Development Finance Authority (<http://www.nhcdfa.org/>).

- The NH Preservation Alliance also has a list of various funding options; some of the programs listed here may not fit the future needs of the building or may not currently be funding projects. For information:
<http://www.nhpreservation.org/get-answers/for-community-landmarks/financial-resources-for-community-landmarks.html>.

I. HISTORICAL SIGNIFICANCE

The Bartlett-Cushman House, listed on the National Register of Historic Places in 2014, is significant both for its architectural qualities and for its embodiment of patterns of social history in Stratham and rural New Hampshire in general. Since its construction the Bartlett-Cushman House has been a landmark on the well-travelled road between Exeter and Portsmouth.

Architecture

From the National Register: *“The Bartlett-Cushman House is an excellent example of a Federal style hip-roofed dwelling. It retains distinctive decorative details including a main entrance with entablature door surround incorporating a louvered semi-elliptical fan and partial sidelights, additional entries at each end, distinctive mantelpieces, varying door and window casings and a simple central stairway with turned newel and angle posts and square balusters. Bolstering the significance of the building itself is the existence of the original February 1827 contract between Josiah Bartlett II and builder Joshua Pike which provides a broad description of the house in its original form including its dimensions, front entrance, side entries, windows, blinds, paint color, and some interior features. Of additional interest are Italianate style features added to the building c. 1850 including a two-story bay window and barrel roofed dormer windows.”*

Over the years the Bartlett-Cushman House has seen remarkably little alteration and is one of the most intact Federal style residences in Stratham. Its structural integrity is integral to the strong impression it makes upon viewers.

Social History

The Bartlett-Cushman House is historically significant not only for its architectural qualities but also because, unusually for Stratham houses of the 19th century, it was never associated with agricultural uses. The house sits on a lot that was bought by Josiah Bartlett II (1768-1838) in 1827, the same year that Bartlett contracted with Joshua Pike, a well-known Exeter “joiner,” to construct the house “in a good and workmanlike manner” for “the sum of sixteen hundred dollars.” Bartlett was a son of Josiah Bartlett of Kingston, a signer of the Declaration of Independence and notable New Hampshire statesman. Josiah Bartlett II, a physician, as was his

father, moved to Stratham in 1789 where he set up his own medical practice and became a prominent physician and political leader. Later in his life he entered into a partnership with his nephew, Josiah Bartlett III, a graduate of Dartmouth Medical School. The pair lived and practiced medicine at the senior Bartlett's house on the west side of Portsmouth Avenue until the new house just opposite was completed and the younger Bartlett could move in with his new wife, the niece of his uncle's second wife.

Josiah Bartlett III, unlike his grandfather, uncle, and father Ezra, was not politically active but he was a well- respected physician and participant in town affairs. At the age of 50 he was killed in a railroad accident in Norwalk, Connecticut on May 6, 1853 as he was returning from the annual meeting of the American Medical Association. His widow and children continued in the house, and it is likely that this is the time during which the bay windows and dormers were added. Members of the Bartlett family lived in the house until Mrs. Bartlett's death in 1892. Much of the Bartlett family's life in Stratham, including the building contract for this house, is documented in the Bartlett Family Papers at the Library of Congress.

After passing through several hands, the house was purchased in 1913 by Otis French, a prosperous Stratham farmer, for his grown married daughters, Susie French Cushman and Bessie French Robinson. He deeded the property to them in 1914. Susie French had married Arthur Cushman, listed in directories and Census records as a chauffeur, in 1909. Edward Robinson, who married Bessie French in 1906, was a carpenter. The families lived on opposite sides of the house, sharing the kitchen, for about five years. Susie Cushman bought her sister's share of the house in 1924, and from that point the house remained in the Cushman family until the Town of Stratham purchased it in 2013.

The life patterns of these two families, Bartlett and Cushman, offers insight into the shifting and often declining economic times in Stratham. The Bartletts earned income from the extensive agricultural lands they owned, but their prominent identity was as highly regarded medical professionals. While Otis French was a successful farmer, neither of his sons-in-law earned their living by farming, reflecting changing conditions in early twentieth century Stratham. The age of the automobile had arrived, and changing economic times were reflected in the house's use as a two-family dwelling.

J. DEFINING CHARACTERISTICS OF THE HOUSE

The Bartlett-Cushman House is composed of four distinct sections, all readily recognizable to the observer: the 1827 main house with c. 1850 alterations, the rear ell, the shed, and the barn. The period of significance for the property, 1827-1964, is represented by the manner in which the current physical appearance of these four sections embodies both the property's architectural distinction and its contribution to social history.

In seeking a proposed reuse of the Bartlett-Cushman House the Town wishes to preserve the historic value of the property while not unnecessarily impeding either creativity or the rehabilitation process. To that end the Town has prepared a comprehensive Character Defining Features Report. The Report was prepared in order to assist potential developers to more easily formulate re-use options for the property, while preserving its most important features. A copy of the complete Character Defining Features Report is available at

(www.strathamnh.gov/pages/strathamNH_BComm/BOS/BCCDF.pdf)

Useful links:

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

PART II

A. DUE DATES

Preliminary Proposals are due by 4:00 P.M., June 15, 2015. There are no specific informational or formatting requirements for Preliminary Proposals. The Town's goal is to allow prospective partners an opportunity to informally "run it by us" before more detailed work is involved. We hope this initial review will make presenting a proposal more attractive, and feasible, before applicants invest time and money in a fully developed and detailed Final Proposal. Preliminary Proposals will be reviewed by the Board of Selectmen in consultation with the Heritage Commission and other persons or bodies as appropriate. The presenters of those Preliminary Proposals found acceptable will be asked to submit a Final Proposal. Information should include, at a minimum, the contact information sheet found on page 26, a narrative of the proposed use of the property, and a narrative of the Proposer's qualifications. Proposals should be sent to:

Board of Selectmen
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

Final Proposals are due by 4:00 P.M. August 17, 2015. Final Proposal requirements are defined on the following pages of this section.

Brokerage/Agency Fees: The Town welcomes proposals from all qualified sources. Should any licensed real estate professional/agency bring forth a tenant resulting in the signing of a long-term lease, the Town shall pay a commission/finder's fee of \$5,000. Any such broker shall be free to charge said tenant additional professional service fee amounts it and the client agree to.

B. GENERAL REQUIREMENTS FOR FINAL PROPOSALS

- Name and contact information to include mailing address, telephone number, fax number, and email address.(see Part II.E)
- Please provide a narrative summary of the concept. Describe how the proposed reuse is compatible with the long-term preservation of the Bartlett-Cushman House and the historic value of the property.
- Applicants must specify how they intend to carry out the redevelopment phases of the project. Please include a general schedule with milestones. A more detailed schedule will be required before signing a redevelopment and lease agreement.
- The redevelopment plan should not assume any labor or in-kind goods or services from the Town of Stratham, outside agencies, or volunteer sources unless verifiable, dependable, assurances of such help are included with the Proposal.
- Describe any proposed implementation of environmentally sustainable building technology and practices in the redevelopment of the property.
- Describe how the redevelopment of the property will address accessibility regulations required by the Americans with Disability Act and any other governmental requirements. It is suggested that Applicants consult with the Stratham Building Inspector for help interpreting such rules and to become familiar with the flexible allowances for historic properties. For more information see the NH Division of Historical Resources website:
<http://www.nh.gov/nhdhr/code.htm>
- Provide a narrative summary of experience and qualifications (yours or those whom you will hire) to undertake, implement, and manage the reuse and maintenance of the property. Include references and contact information for any other similar projects. Describe any specialized skills in historic preservation including professional certifications, awards, and recognitions.

C. SPECIFIC REQUIREMENTS AND TERMS FOR FINAL PROPOSALS

Applicants are asked to be concise and to follow the outline below. Additional detailed information may be annexed to the proposal.

Proposals should include, in order, the following:

- a. Letter of Transmittal
- b. Executive Summary
- c. Brief organizational profile, including background and experience of the Applicant
- d. Summaries of previous projects, including reference contact information that are similar in scope to the proposed project, and that demonstrate pertinent corporate and key personnel experience; listing of the pertinent projects may be included. (The Town reserves the right to contact any references provided or otherwise obtained.)
- e. Plans for the parcel's development and use.

The proposal shall be signed by an official authorized to bind the offer and shall contain a statement to the effect that the proposal is a firm offer for a one hundred-twenty (120) day period from opening. The proposal shall also provide the following information: name, title, address and telephone number of the individual(s) who may be contacted during the period of proposal evaluation for the purpose of clarifying submitted information.

Eight (8) copies of all proposals (one unbound) in response to this RFP must be submitted. Additionally, one (1) copy of the proposal must be submitted electronically in a pdf format on a disk included in the package.

Mail or hand deliver proposals to:

Board of Selectmen
Town of Stratham
10 Bunker Hill Avenue
Stratham, NH 03885

Any request for an explanation desired by an Applicant regarding the meaning or interpretation of the Request for Proposals must be submitted in writing and with

sufficient time allowed for a response to reach the Applicant prior to the final deadline.

Any information given in writing to the Applicant will be furnished to all other Applicants as an amendment to this RFP if, in the opinion of the Selectmen, such information is deemed to be of valuable consideration in the formulation of all proposals. This shall not preclude informal communications with the Town. Any such communication should be directed to Selectman David Canada via email at canadafamily@comcast.net

If it becomes necessary to revise any part of this RFP in a way deemed significant or material by the Selectmen, an addendum will be sent to all those who have submitted a Preliminary Proposal.

The Town of Stratham assumes no responsibility or liability for costs incurred by Applicants to this RFP, whether during the initial response period or in responding to any request for interviews, additional data, etc.

The Town reserves the right to reject any and all proposals for any reason, to waive any nonmaterial irregularities or informalities in any RFP, and to amend this RFP if, in its sole discretion, it is in the best interests of the Town to do so.

The Town reserves the right to terminate this RFP for any reason, at any time, unless a lease has been executed with an Applicant, at which time the terms of the lease shall take precedence over this clause.

The Town reserves the right to re-issue a subsequent RFP at any time whether identical, similar or different from this RFP.

The Town makes no expressed or implied representations or warranties as to the accuracy or completeness of any of the information provided as part of the RFP including information provided by request or available as a public record. This, and all, information is provided for the convenience of the Proposers and is subject to errors, omissions, conditions, and changes in, and different interpretations of, laws and regulations. All information provided is subject to independent validation by the Proposer. However, all such information is given in the good faith belief that such information is accurate at the time of release.

The Town reserves the right to rescind the selection of any Applicant for any reason, stated or unstated, prior to the execution of an MOU or Lease agreement.

By submitting a proposal, an Applicant certifies that this proposal has been submitted in good faith and without collusion or fraud with any other person or entity in a way that would adversely affect the Town or create unfair competition. The Applicant further certifies that no relationship exists between the Applicant or any of its officers, employees, agents, or representatives and the Town, including any of its officers, employees, agents, or representatives.

The Applicant should be aware that all submissions will become a public record with the exception of financial records of the Applicant or any associated entity, as required by NH RSA 91-A. Accordingly, applicants should assume that all material submitted in response to the RFP will be open to public review following the evaluation process.

Applicants shall be entirely responsible for verifying construction cost estimates, code requirements, design guidelines, and any other regulatory requirements, and site conditions.

D. PROPOSAL EVALUATION AND SELECTION

The Town will evaluate each proposal based on the documentation requested herein, using criteria that include, but are not necessarily limited to, or in the order of, the following:

- A. The proposal's responsiveness to the RFP (format, capabilities, approach, clarity, etc.).
- B. How well the proposal matches the needs and values of the community.
- C. The qualifications and experience of personnel committed to the project.
- D. In its evaluation process, the Board may request additional information or clarifications.
- E. The Applicant's ability to verify financial competency to complete the project as proposed in a timely manner agreed to by both parties.

The Board may hold a public hearing in which to solicit feedback from the public prior to selecting a proposal. The Board will also seek counsel from the Heritage Commission and State agencies in evaluating all proposals.

The Board will select one or more Applicant(s) to meet for an in-person interview with the Board prior to selection.

Once a proposal has been selected and terms solidified, the Applicant shall be required to sign a binding lease with the Town that shall be submitted to a Town Meeting (a special such meeting shall be called, if appropriate) for ratification.

E. APPLICANT INFORMATION:

List the names, addresses, and telephone numbers of all principals, partners, and other persons and entities who will be participating in the proposed project. Use additional sheets if necessary.

Name _____
Address _____
City _____ State _____ Zip Code _____
Email address _____
Telephone _____

Name _____
Address _____
City _____ State _____ Zip Code _____
Email address _____
Telephone _____

Name _____
Address _____
City _____ State _____ Zip Code _____
Email address _____
Telephone _____

Name _____
Address _____
City _____ State _____ Zip Code _____
Email address _____
Telephone _____



			Project Estimate
			December 10, 2015
Bartlett-Cushman House 82 Portsmouth Ave. Stratham NH			NOTE: This is a <u>Ballpark Estimate</u> for your review. All cost below should be considered <u>ALLOWANCES</u> Quote is based on visible and accessible observations. Quote assumes rebuilding interior in the same layout as existing Interior changes for possible offices etc. TBD Not in full compliance with Secretary of the Interior's rehabilitation standards
Type of project:			
Demo:	\$20,000.00		Remove all rotted siding materials, sheathing, etc. as needed to rebuild. Remove all interior wall boards, trims, cabinets etc. to existing studs and expose sheathing to waste. Note: existing interior and exterior doors and windows to be rebuilt and remain. Temporarily removing to repair prime and paint
Excavation:	\$30,000.00		Dig around existing foundation where stones are loose and falling apart, determine if footings are solid, to expose for Masonry rebuild of existing. stone foundation, this includes the side entries, and garage Foundation excavation
Extra fill:	\$350.00		Backfill material around areas where foundation has been exposed
Basement excavation	\$3,500.00		Excavate basement as needed to prep for new concrete floor
Driveway:	TBD		
Landscaping:	\$5,000.00		Grade out around foundation w here affected, install new shrubs and seed for grass
Exclusions:	N/I		Ledge, Stone/Bolder, unknown buried fields, stumps, etc.
Foundation:			
Footings & Walls: 5'	TBD		Assumes existing footings and walls Stone Masonry can be repaired
Slab: 4" thick	\$10,000.00		Pour new concrete floor under existing house and garage
Concrete pump Truck:	TBD		By length of pours required
Chimney Pad/Footing:	TBD		Assumes existing chimney footing is fine
Foundation coating:	500		Seal stone from exterior where expose from excavation below grade
Concrete Cutting:	\$1,500.00		As needed for either concrete or stone
Front/Rear/side Steps:	N/I		Existing granite steps to remain, excavation w ill reset existing granite in same locations
Masonry:			
Chimneys:	\$2,500.00		Re-point smaller chimney
Flues:	TBD		
Fireplace/Stone/Brick:	TBD		Assumes all fireplaces will just need to be cleaned
Basement Flashing/Pointing:	\$30,000.00		Foundation repointing of stone work
Retaining wall	TBD		By left side entry will most likely need something by basement double door
Building Materials:			
Framing:	\$12,000.00		Miscellaneous framing materials, studs, headers, sheathing etc. to make all repairs
Fasteners:	\$750.00		Nails, Screws, Adhesives, Hangers, flashing, anchor straps, hurricane clips, etc.
Exterior Trim:	\$10,000.00		Replace all rot or damaged exterior trim, to match existing
Roofing:	N/A		Roofing was replaced
Garage:	\$15,000.00		Sills, plates studs headers etc. to rebuild floor system and lower walls

Windows:	51 units	\$50,000.00	Remove all existing Windows in main house, kitchen area and garage, all glazing around glass, remove glass, repair frames Sills, Mullions grills etc. Reinstall existing glass, re-glaze, prime/paint reinstall to existing openings				
Wooden window storms	51	\$20,400.00	Install new wooden storm over existing Windows				
Basement	2 units	\$400.00	Replacing to existing with new				
Shutters	17 pair	\$4,119.44	Wooden shutters painted black matching existing profile				
Shutter hardware	17 pair	\$712.81	S holdback with lag bolt, pintel with inch and a half off set				
Exterior Doors: Remove existing exterior doors and jambs repair doors and jambs if possible, prime/paint and reinstall							
Main Entry:	1	\$1,500.00	Front door with side Lites and ellipse window				
R&L Side Entries:	2	\$1,500.00	Side doors with transoms				
Mud room Entry:	2	\$1,000.00	Repair door between garage and house replace door on left side entering mudroom				
Side garage entry	1	\$ 350.00	Wooden door repair reinstall				
Garage loft doors	2	\$400.00	Wooden doors repair and reinstall				
Garage Door:	2	\$1,000.00	Remove repair and reinstall				
Basement bulkhead	1	\$1,000.00	Build a new basement access on right side to replace existing				
Basement double door	1	\$1,500.00	Rebuild repair and replace existing doors				
Keyed Entry:		TBD					
Storm door:		TBD					
Plumbing:							
		\$15,000.00	Disconnect all water and drain lines				
Run new water and drain lines as needed to all fixtures and install all new fixtures in bathrooms, kitchen etc.							
Includes 40 gallon electric hot water heater, sump pump with check valve, and to exterior Sillcocks							
Fixture Allowance:	N/I	\$3,500.00	One full bath, one half bath, And kitchen				
DB pass's along a 15%-20% discount if purchased through DB from either FW Webb or Granite group.							
Gas:							
		TBD	If available				
HVAC							
		\$15,000.00	Includes one new Bryant 60,000 BTU furnace, 13 seer condenser, 2 zone system with programmable thermostats				
Electrical :							
		\$14,500.00	Remove existing wiring update with all new wiring to new 200 amp panel				
Wire to code including CO and smoke detectors, bathroom vent fans switches and outlets and interior and exterior lighting							
Electrical Fixture Allowance		\$1,000.00	Fixtures picked out and supplied by Owner				
Note: existing overhead service connects the front of house, in the remodel it would be the time to make a change to either relocate the meter and service to the side of the house or to bury the line underground							
Alarm System:							
		TBD	Quoted upon request				
Decks/Handrail:							
		N/A					
Siding:							
Clapboard Cedar:	30	\$8,910.00	Repairs from rotten or damaged siding figured as pre-primed Cedar clapboards				
Final amount of clapboards TBD once walls are exposed from inside for rot repair that may affect							
Gutters / Downspouts							
		TBD					
Insulation Cellulose / Polyethylene Foam:							
		\$20,000.00	Figured as dense pack cellulose in the walls, foam as needed with a blown in loose cellulose In the attic, All to meet code requirements for R values				
Door & window Foam	Included	\$ 150.00	Around new door & window jambs				
Fire Caulking:		\$ 100.00	Code				

Plaster:		\$18,000.00	Half-inch blue board installed on all walls and ceilings				
of the main house only and plaster skim coated smooth.							
Finish Trim:		\$5,000.00	Match as close as possible to existing				
Mantel:		N/A	Refinish existing mantles, Except 1 to remain in the grain finish, that one will be cleaned up				
Closet Systems:		\$500.00	Pine shelf & Pole:				
Cabinets		\$15,000.00	Replace existing cabinets				
Countertops:		\$5,000.00	Stone type				
Kitchen Appliances:		\$3,000.00					
Vanities:		\$2,500.00					
Custom Cabinets:		N/A					
Bath Accessories/Towel bar:		\$200.00					
Stair Parts:		N/A	Cleanup and refinish existing stairs only includes newel posts				
Handrails, balusters, runners, risers etc.							
Flooring:							
Floor Tile:	180	\$3,600.00	Both bathroom floors				
Sub floor assumed to be fine. Includes labor, materials and finish.							
Wall Tile:		N/A					
Tile Shower/Tub surrounds:		N/A	Tub is figured to be fiberglass, acrylic, or other				
Hardwood:	500	\$4,250.00	Repairs as needed, TBD				
Sub floor assumed to be fine. Includes labor, materials and finish.							
Refinish existing Wood floors	2100	\$5,250.00	Sand & Poly w/3 coats				
Stairs re-finish	12	\$600.00					
Interior Doors: Remove existing doors refinish and reinstall							
Privacy/Passage Handset:		TBD	If existing hardware is functioning properly				
Shower Door:		\$1,500.00	Tub shower				
Painting/Stain/Poly:							
Interior:		\$20,000.00					
Exterior:		\$12,000.00	Pressure wash existing siding and trim spot prime and paint 2 coats				
Miscellaneous:							
Waste Qty:	12	\$5,400.00	Remove all waste generated by DB				
Porta-Potty:	12	\$1,380.00					
Protection Materials		\$500.00	Tarp exterior to collect lead paint, install floor mats after floor finishing etc.				
Rental Equipment:		\$3,000.00	Man lift				
Temporary heat:		TBD	Pending time of year for remodel				

Labor:		\$131,880.00					
Demo:	Incl		Remove wall framing as needed for new layout of master bath				
Framing Labor:	Incl		Reframe garage walls, Sills, replace rotted wall framing in main house as needed				
Exterior Trim:	Incl						
Roofing Labor:							
Window installation labor:	Incl		Remove existing Windows, reinstall				
Exterior door installation labor	Incl		All doors in main house and garage				
Siding Labor:	Incl		Install new siding as needed				
Kitchen Labor:	Incl		Install new kitchen cabinets				
Appliance labor:	Incl		Place new appliances, level and connect to fuel source				
Finish Labor:	Incl		Install all trims, baseboards, Doors etc. as needed				
Cleaning Labor:	Incl		Cleaning company to remove construction debris				
Supervisor Labor:	Incl		Overseeing coordinate all work				
Building Permit	N/I		TBD @ final cost.				
Site Survey:	N/I						
Structural Engineering:	N/I	TBD	Once walls are exposed if structure does not look secure				
Building Plans:	N/I	TBD	Required If interior layout changes				
Septic design:	N/I	TBD	Existing system condition unknown				
Sub Total:		\$541,702.25					
10% overhead 10% profit	20%	\$108,340.45					
Contingency	5%	<u>\$32,202.14</u>					
Total Job Cost:		\$650,042.70					
Explanation of terms:							
Allowance = Cost will vary from actual cost.							
N/I = Not Included							
N/A = Not Applicable							
N/C = No change							
Included = cost is included							
TBD = To Be Determined							
T&M = Bill as Time (Labor) & Materials plus percentage							
DB = Dockham Builders							
FJP = Finger jointed Primed Pine							
C/O = Change order, for work not included in the Contract							
L&M = Labor and Materials							