

Janice Williams

From: Spencer <hsmconsulting@msn.com>
Sent: Tuesday, February 16, 2016 12:11 PM
To: Janice Williams; Katherine Nunez; Granville Hogg; Robert Duer; llemond66@gmail.com; obennett@co.northampton.va.us
Subject: Fwd: preliminary figures for the new EMS building

Board members:

See email below from John Chamberlain of Beauchamp Construction (Butler Buildings).

Shocked at the \$495k fully loaded price I asked for the other end of the spectrum.

His estimate is \$260k.

We will discuss at our February 22nd work session.

Thank you,

Spencer

Sent from my iPhone

Begin forwarded message:

From: "John Chamberlain" <john@bbcs.net>
Date: February 11, 2016 at 4:33:14 PM EST
To: "Spencer" <hsmconsulting@msn.com>
Subject: RE: preliminary figures for the new EMS building

I can provide a price on a building that measures 40' wide x 54' long x 16' tall
It will have three (3) bays and 3 overhead doors
I will not include any finished space inside the building
The building will be lower, so there is no option for future second floor

I can include a sitework budget (minimal)
I would not include any roadway or asphalt
I can include a new well and new septic (if that is needed)
This would not have a breezeway between the buildings

The building will give you three bays and you could use part of the third bay for storage.
Do you need a room for this storage?

This project would be approximately \$260,000

Is this closer to your budget?

I can write up a formal proposal and attach a floor plan, etc.

I think you/we need to consult an engineer on what will be required for this as far as the sitework.

Can I call John Salm?

Get back to me when you can.

Thanks,

John Chamberlain

From: Spencer [<mailto:hsmconsulting@msn.com>]
Sent: Thursday, February 11, 2016 1:43 PM
To: John Chamberlain
Cc: Granville Hogg
Subject: Re: preliminary figures for the new EMS building

John:

Granville Hogg and I were a little shocked at the scope and price of the EMS building specs you forwarded. We realize that you worked from the information provided by Hollye. I think the BOS is more considering a two bay facility with perhaps some storage including HVAC. I realize that the costs go higher immediately when living facilities are added. If what you have presented is at the far end of the spectrum, can you supply for BOS discussion something closer to the other end? Thank you for being so responsive.
Spencer Murray
(678-6458) cell

Sent from my iPhone

On Feb 10, 2016, at 7:38 PM, Spencer <hsmconsulting@msn.com> wrote:

Thank you very much. The board has this as a discussion item on the Feb 22nd agenda. Will get back to you.
Spencer

Sent from my iPhone

On Feb 9, 2016, at 1:27 PM, John Chamberlain <john@bbcs.net> wrote:

Mr. Murray, attached is a preliminary budget proposal for the new EMS building that we discussed last week with Hollye Carpenter last week.

I based these figures on a Butler Building with three bays and a 20' x 40' office space on one end.

I hope this helps you with establishing a budget for the project.

Please share this with Mr. Hogg and anyone else that is or will be involved.

If you have any questions or need to meet with me again, please let me know.

Thank you for contacting Beauchamp Construction,

Sincerely,

John Chamberlain
Beauchamp Construction

john@bbcs.net
(410) 957-1100 (office)
(410) 957-3030 (fax)
(410) 603-6799 (cell)

<NORTHAMPTON COUNTY EMS BUILDING
MACHIPONGO 2-9-2016.pdf>

Oliver Bennett

From: Spencer <hsmconsulting@msn.com>
Sent: Tuesday, February 09, 2016 3:15 PM
To: Granville Hogg; llemond66@gmail.com; Robert Duer; obennett@co.northampton.va.us
Cc: Katherine Nunez; Janice Williams
Subject: Fwd: preliminary figures for the new EMS building
Attachments: NORTHAMPTON COUNTY EMS BUILDING MACHIPONGO 2-9-2016.pdf; Untitled attachment 00575.htm

Fellow Supervisors
Please see the information below.
Thank you
Spencer

Sent from my iPhone

Begin forwarded message:

From: "John Chamberlain" <john@bbcs.net>
Date: February 9, 2016 at 1:27:23 PM EST
To: <hsmconsulting@msn.com>
Subject: Re: preliminary figures for the new EMS building

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John Chamberlain
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john@bbcs.net
(410) 957-1100 (office)
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(410) 603-6799 (cell)



BEAUCHAMP CONSTRUCTION

P.O. Box 389/900 Clarke Avenue
Pocomoke City, Maryland 21851
410-957-1100
www.bbcs.net

February 9, 2016

Northampton County Board Of Supervisors
P.O. Box 66
Eastville, Virginia 23347

Attention: Board of Supervisors

Re: Budget figures for the proposed EMS facility in Machipongo

Dear Board Members:

It was a pleasure meeting Mr. Murray and Mr. Hogg at the site last week. I want to thank you for contacting Beauchamp Construction about your proposed new facility in Machipongo. We are happy to offer this preliminary budget proposal and look forward to working with you.

Our scope is based on our meeting at the site along with the preliminary floor plan drawing provided by Hollye Carpenter. We have based our building pricing on similar projects and our sitework budget is based on what we believe will be sufficient for the project as we understand it.

We discussed the project with our site engineer and our architectural design team and have included the cost of drawings that would be adequate for permitting and construction.

SCOPE OF WORK

General Conditions: Beauchamp Construction shall provide all required design services and stamped drawings as necessary to obtain a building permit. We included building permit fees for Northampton County and for site plan/stormwater approval by DEQ.

Beauchamp shall also provide temporary facilities for construction to include job supervision by a qualified Beauchamp Construction Superintendent, temporary toilets, dumpsters and trash removal as necessary.

Allowances for design and permit fees:

- We included \$4,000 for building permit fees.
- We included \$4,500 for DEQ permit fee.
- We included \$1,200 for a site survey.
- We included \$6,000 for a site design and site plan.
- We included \$5,000 for bringing electric to the building.
- We have included \$30,000 for building design & drawings.
- We included \$5,000 for bringing electric to the building.
- We included \$5,000 for landscaping.
- We included \$3,000 for soils and concrete testing.

Sitework: We included stripping the site as needed for the new building pad, exterior apron, etc. We shall strip the site of existing top soil, etc. and haul from the site. We will demolish and remove the existing roadway where it conflicts with new construction and haul from the site.

We included site stormwater management, sediment and erosion control measures. We included an allowance of \$15,000 for new asphalt aprons to tie into existing asphalt. We included \$12,725.00 for well & septic. We based this budget on a septic system to handle 600 gallons per day. Our budget was determined by Jimmy Bundick.

We will import select fill material as needed to bring the site to the proper grades. We included \$15,000 for an asphalt drive from the entrance to the building. The base for the asphalt shall be 6" of crushed and compacted concrete. Site concrete shall be limited to a door apron 4' wide x 70' long x 6" thick on the south side of the new building.

Concrete: Provide continuous footings below recognized frost line, 2'-0" wide x 1'-0" thick at exterior walls and reinforced building foundations designed per Butler's reactions. The building pads shall be 6" in thickness, reinforced as needed. Slab shall be thickened under the masonry wall as needed. The building slab shall receive a smooth trowel finish.

Masonry: We included a full-height, interior, 8" masonry wall between the vehicle bays and the office space for fire separation.

Pre-Engineered Butler Steel Building: The entire structure shall be constructed with Butler Steel. We have included standard 26 ga painted (insulated R-19) ribbed walls (26 ga) and Butler's, unpainted Galvalume 24 ga standing seam MR-24 roof with R-19 Insulation. We included all painted trims, gutters and downspouts. The main structure shall be 2,800 square feet at a 22'-0" eave height, designed to meet the local code and shall be considered an "Essential Facility".

Thermal/Moisture Protection: Building insulation shall be provided for all exterior framed walls and as needed for the required insulation R-value. Sound attenuation batts shall be

installed in interior walls as needed.

Doors and Windows: Exterior doors shall be painted hollow metal 3'-0" x 7'-0" with hardware as required by code and shall have panic devices, closers, stainless steel hinges, thresholds and weatherstripping. Interior doors shall be flush, painted, hollow metal doors in hollow metal frames. Windows shall be provided with the Metal building. The windows shall be constructed per the requirements of Butler and the selected wall panel. The windows shall be approximately 4'-0" wide x 4'-6" tall and shall have tinted, insulated glass (they are not operable).

Steel Sectional Overhead Doors: We included three (3) insulated overhead doors 12' x 12', HAAS model 712 with an R value of 16.8. Doors shall have electric operators and safety edges with photo eye sensors. There shall be one (1) full-view glass section in each door.

Finishes: Frame all interior walls with 2" x 4" wood studs at 16" centers (2" x 6" where needed for plumbing). Provide 5/8" drywall on interior walls to 10'. Provide moisture resistant drywall in all high humidity areas. Provide 2-hour fire separation (drywall) between the first and second floors. Provide insulated 2' x 2' acoustical drop ceilings throughout the office space (at 8'-0"). There is no ceiling in the engine bays. All offices and rest room shall receive 12" x 12" commercial grade VCT tile. Provide vinyl cove base in all office space, etc. Painting shall consist of one primer coat and two finish coats for all walls, doors, frames and trims, one color throughout for walls, and one color throughout for all doors and trim. This proposal includes floor framing and 3/4" Advantech decking for future second floor occupied space. There are no second floor walls, finishes, etc. included.

Specialties: Provide standard toilet accessories, mirrors, etc. as required. We included four (4) fire extinguishers.

Furnishings: We included an allowance of \$5,000 for the construction and installation of cabinets and counter tops.

Plumbing: We included \$15,000 for the plumbing. Our scope includes all required shower, fixtures, toilet, sink, mop sink, utility room sink & faucet.

HVAC: We included \$40,000 for HVAC required in occupied space. We included a total of 7-Tons of heat and air in the building. This will include split systems with fresh air supply as required by code. We have included two (2) large ceiling fans in the engine bays.

Electrical: We included \$25,000 for basic electric.

Breezeway: We included \$ 10,000 for the construction of a breezeway between the two buildings.

Proposed costs:

Cost for the site design and sitework:	\$ 110,000.00
Cost for Design & Construction of the building:	<u>\$ 385,000.00</u>
Total for design and construction:	<u>\$ 495,000.00</u>

Exclusions:

- Propane piping & tank
- Alarm systems
- Signage
- Window treatments
- Site lighting
- Floor drains & grease trap
- Furniture & appliances
- Sprinkler
- Painting of the engine bay floors
- VDOT entrance off Bayside Road or RT 13
- Stairs and second floor framing and finishes

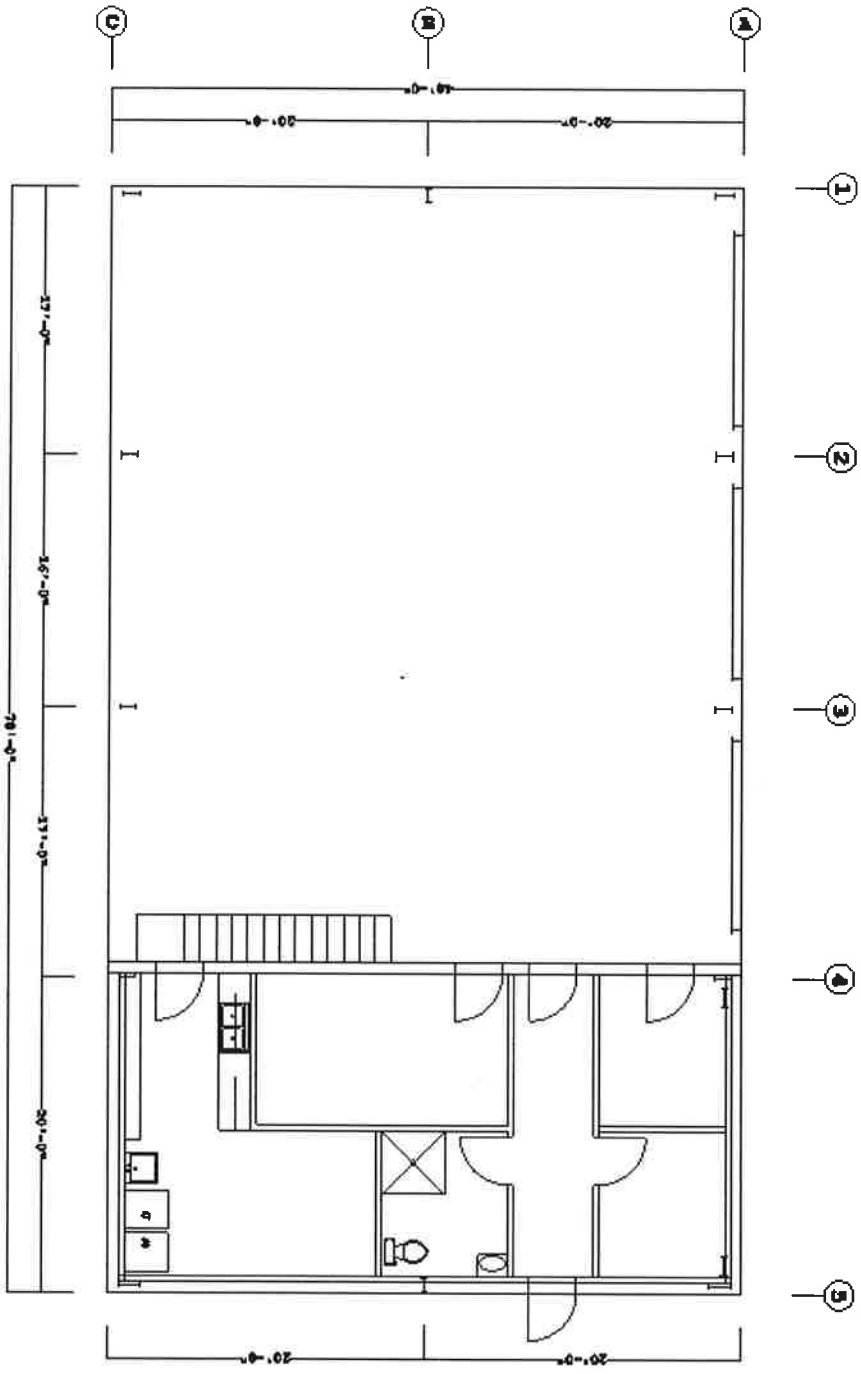
Please let me know what else you need from me. If you would like to set up a time for discussion, I can be available at your convenience.

Thank you for inviting Beauchamp Construction to work with you on this budgeting process. I look forward to hearing from you.

Sincerely,

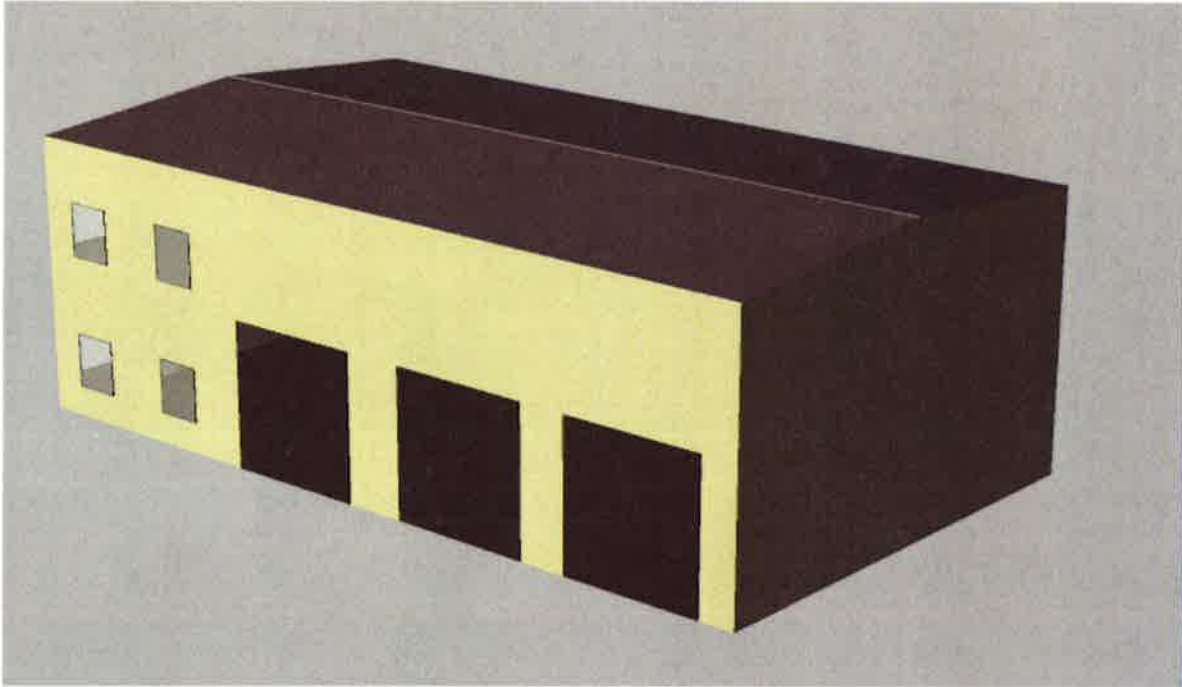
John P Chamberlain

John P. Chamberlain, Estimator
Beauchamp Construction



FLOOR PLAN

3-D VIEW



NORTHAMPTON COUNTY
Department of Emergency Medical Services
13294 Lankford Highway
PO Box 235
Eastville, VA 23347
Office: (757) 678-0411 ~ Fax: (757) 678-7288

- 80 ft x 40 ft building, running east to west with bay doors opening to the south
 - Included is a drawing depicting proposed layout
 - Included is a schematic for the Cape Charles Rescue Service (CCRS) building plans, utilizing a 20 x 40 space to accommodate the utility room, maintenance/mechanical room, medical supply room, coed bath/shower and an office (use to be determined). This schematic shows the space needs for each room.
 - Included schematic of CCRS building plans, showing bay area and slab requirements.

- 4 vehicle bays
 - 4 bays with 12 ft x 12 ft doors to accommodate:
 - 🚑 2011 Lifeline Ambulance
 - 🚑 2016 Chevrolet Tahoe
 - 🚑 2011 Chevrolet Tahoe
 - 🚑 Mass Casualty Trailer
 - 🚑 2016 Ambulance (FY17 budget request)
 - Minimum of 40 feet depth for vehicle bays
 - Radiant heat for bay area
 - Electrical needs are specific for each vehicle
 - Hose bib inside, middle, front of bay for outside vehicle washing

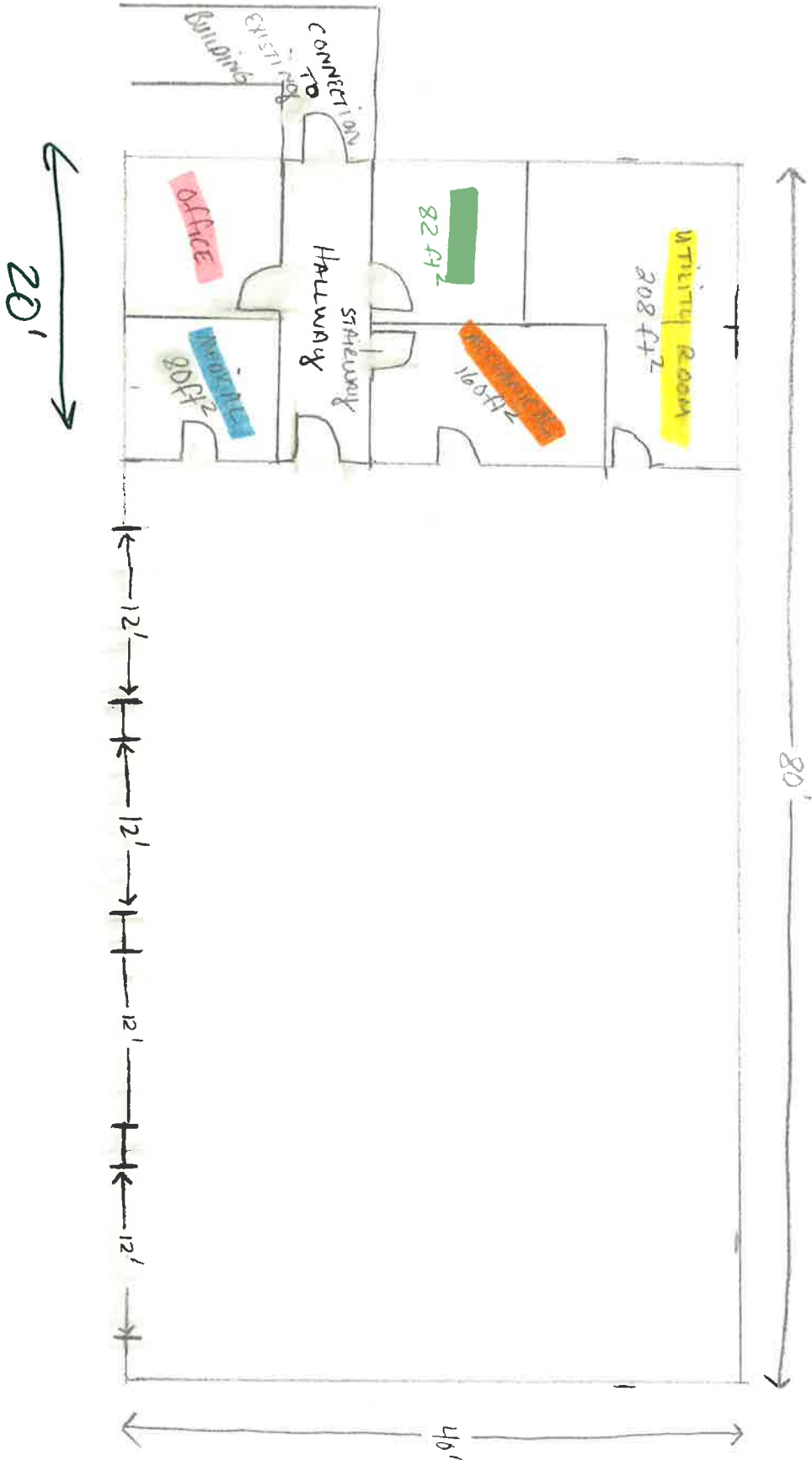
- Utility Room
 - Double Utility Sink
 - Mop sink
 - Shower
 - Washer/Dryer
 - Storage for cleaning supplies, mops, brooms, etc.

- Medical Supply and Equipment Storage Room

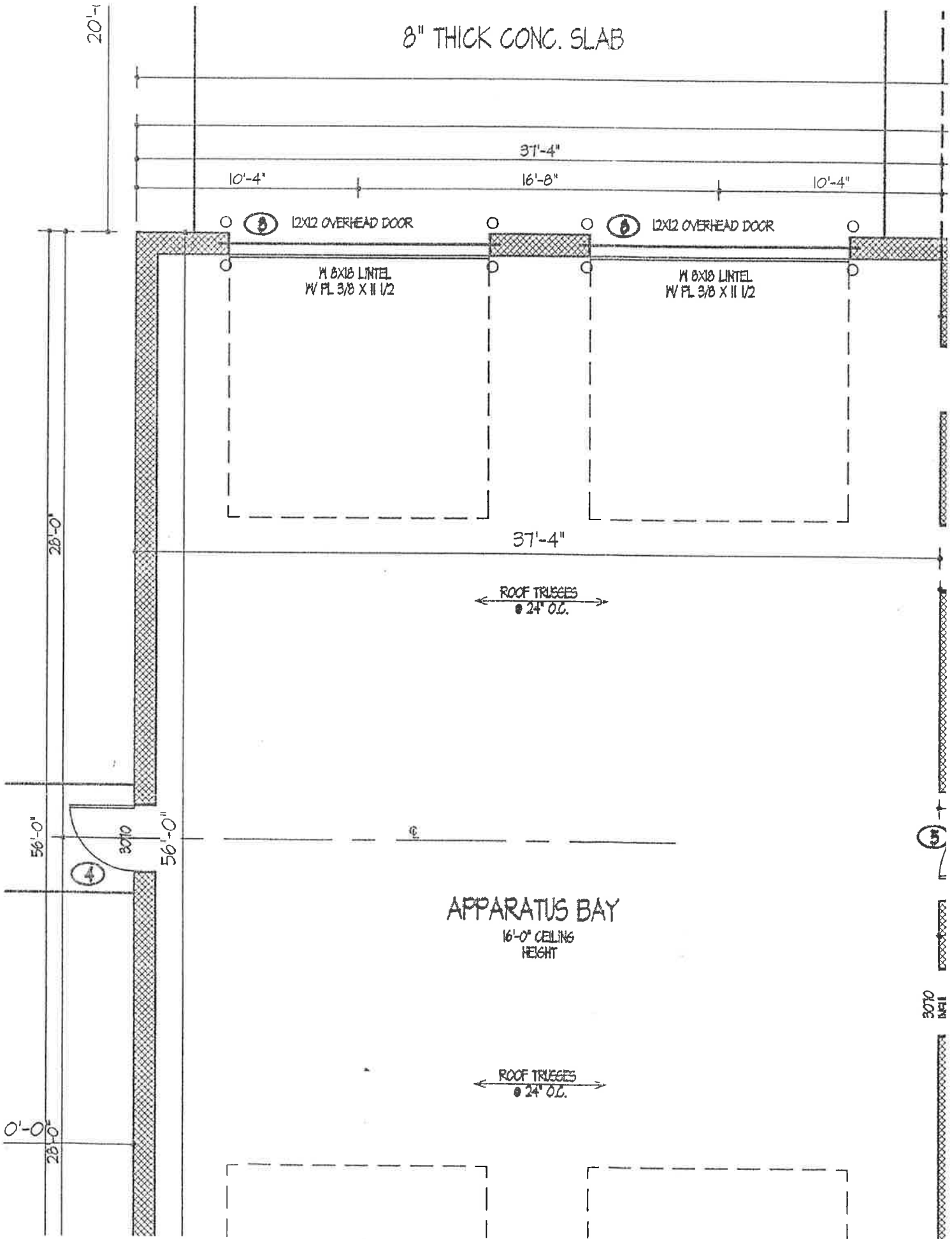
- Maintenance Storage Room for tools, parts, etc.

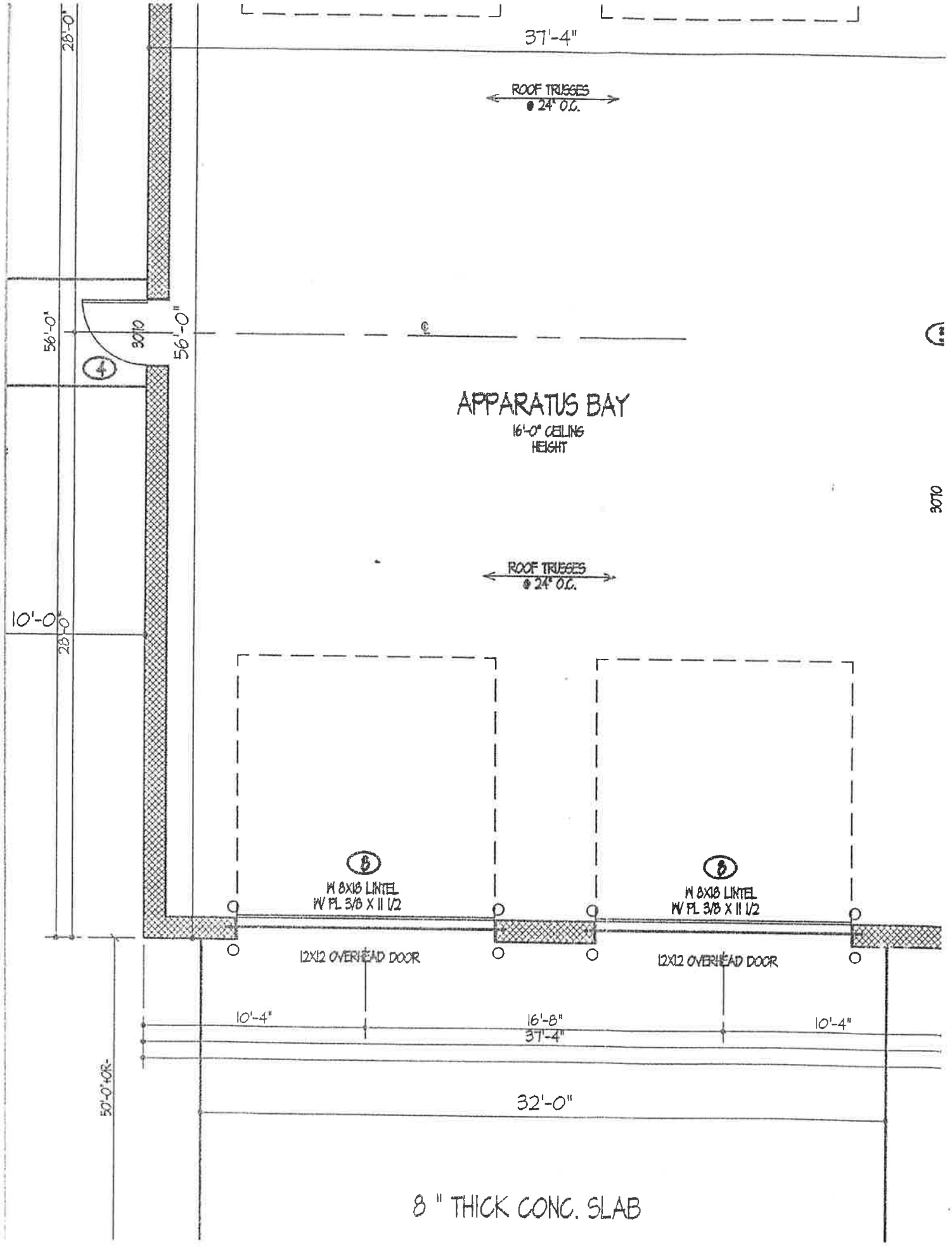
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- Coed Bathroom w/shower
- Other
 - Place for oxygen bottle storage cage (we have a cage in storage)
 - Place for personnel lockers (we have lockers in storage)
 - 25 – 30 foot cement pad in front of building
- New building and existing building attached. Connection can be with existing double doors or window on northern side of building.
- Second floor area over lower rooms (20 ft x 40 ft) and possibly one bay to accommodate future buildout of living space, offices, storage, etc. Stairway to upstairs will be located in hallway, utilizing part of the mechanical/maintenance room.



8" THICK CONC. SLAB





37'-4"

ROOF TRUSSES
• 24' O.C.

56'-0"

30'10"

56'-0"

4

APPARATUS BAY

16'-0" CEILING
HEIGHT

ROOF TRUSSES
• 24' O.C.

10'-0"

28'-0"

5

W 8X18 LINTEL
W PL 3/8 X 11 1/2

12X12 OVERHEAD DOOR

10'-4"

16'-8"

37'-4"

10'-4"

6

W 8X18 LINTEL
W PL 3/8 X 11 1/2

12X12 OVERHEAD DOOR

50'-0" OR -

32'-0"

8" THICK CONC. SLAB

3070

3070

