

WHITE WATER MOUNTAIN
DESIGN & DEVELOPMENT

Chairman Douglas Viger
Board of Selectmen
Town of Pelham, NH

Re: Senior Center Addition
8 Nashua Rd

Dear Chairman Viger,

Thank you for the opportunity to submit this proposal for construction of a 3211 sq ft addition and sewerage treatment system for the Senior Center at 8 Nashua Rd.

White Water Mountain will provide the necessary materials, equipment and labor required to complete the work to code as shown on the plans provided as bid documents for the cost of **\$253,802.54**


Bid Documents

Plans and Specifications by Roland Soucy Co. LLC dated 8/26/10

Sheets : Cover Sheet
 A-200 A-401
 A-201 A-500
 A-400 A-600

Sewerage System Design Plan By Edward N. Herbert Assoc. Revised 6/22/10

Please see the attached qualifications and construction cost breakdown

Submitted by:  _____ Date: 9/16/10

Philip LoChiatto
Owner
White Water Mountain
Design & Development LLC

WHITE WATER MOUNTAIN
DESIGN & DEVELOPMENT LLC
P.O. Box 4084 Windham, New Hampshire 03087
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WHITE WATER MOUNTAIN
DESIGN & DEVELOPMENT
LLC

Philip E. LoChiatto

Professional Experience

White Water Mountain Design and Development LLC.

Windham NH

Current

Owner/ Managing Member

Responsible for the inception of White Water Mountain D&D LLC, an independent construction and design firm utilizing more than 25 years of experience in the industry to create a unique offering to its clients by providing consulting and construction management services that span from Design Concept to Final Occupancy. Project types include: Single and multi family homes, land development, light retail/ commercial construction, as well as residential remodeling and additions

Miacomet Development LLC.

Windham NH

May 2005 – May 2010

Senior Project Manager

Responsible for design and construction of a 93 unit age restricted subdivision with a completed value of over 20 million dollars. Management commitments include; zoning and permit analysis and applications, construction budgeting, scheduling, and preparation for all phases of construction, subcontractor bid evaluation and selection, development and oversight of company safety program. Daily responsibilities include interaction and supervision of on site subcontractors and vendors in order to meet retail sales objectives and unit closing schedules while working with the Real Estate sales team and buyers to deliver custom configured homes exceeding the customer's expectations.

Bergmeyer Associates, Inc. Architecture and Interiors

Boston, MA

March 1994 – May 2005

Associate

Responsible for program management and maintaining prime client contact for multiple large scale housing projects including The Boston Housing Authority, The First Church of Malden Homes Inc., and The Northeast Family YMCA. Project types have ranged from complete renovation of over 200 units of elderly housing, to kitchen and bath upgrades for 250+ units of public housing. Prior responsibilities included maintaining prime client contact and program management, for national retailers, managing the design process from schematic design through construction document production for individual sites for the implementation of multiple retail Roll-Out programs clients include Puma, Talbot's, United Retail, Staples, The Brown Shoe Company, and Bright Horizons

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Child Care Centers. Management duties included internal budget preparation and tracking, contracts, time management and task assignments for a design/implementation staff of 12 people, as well as code and zoning research, site investigations, consultant coordination, and construction administration.

National Development of New England

Haverhill, MA

March 1991-March 1994

Director of Property Maintenance

Responsible for maintenance and operations of 120 unit residential building and three commercial properties, totaling 250,000 S.F. Duties included managing outside contractors and bidding for subcontracted services.

P.E. LoChiatto Co., Inc.

Walpole, MA

June 1988-March 1991

Owner

Established independent contracting company which designed, built, or remodeled, single and multi family homes. Responsible for complete project execution from design concept to owner occupancy, coordination of business and marketing strategies, recruiting and training of personnel.

Education

Boston Architectural Center

Bachelors of Architecture

Boston, MA

Wentworth Institute of Technology

Boston, MA

Other Credentials

Town of Windham Planning and Zoning Board

Current Elected Member since 2003

Chairman 2006 & 2008, 2009, 2010

Licensed Construction Supervisor

State of Massachusetts

US Environmental Protection Agency

Certified Renovator

Lead Renovation, Repair, and Painting Program

US Green Building Council

Member, LEED Accredited Professional

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Itemized Cost Analysis Form					
Pelham Senior Center Addition					
Building Location:		8 Nashua Rd			
City/State:		Pelham, Nh			
Construction Project Mgr:		Phil LoChiatto			
CSI Division/Section		Comments/Notes		Cost Estimate	Percent of Total Cost
01 General Conditions					
	Land		1		
	- Legal	0.00	1	0.00	
	- Engineering + Architecture	1,683.00	1	1,683.00	
	- Insurance Certificate	0.00	1	0.00	
	- Performance/Payment Bond	0.00	1	0.00	
	- Permits and Fees	0.00	1	0.00	
	- Fee-Water	0.00	1	0.00	
	- Sewer Fees	0.00	1	0.00	
	- Road Opening Fees	0.00	1	0.00	
	- Temporary Utilities	224.40	6	1,346.40	
	- Storage Trailers	0.00	1	0.00	
	- Temporary Toilets	117.81	6	706.86	
	- Temporary Facilities-Office	0.00	1	0.00	
	- Supervision	9,537.00	1	9,537.00	
	- Dumpsters	673.20	2	1,346.40	
	- Final Cleaning	392.70	1	392.70	
		Subtotal		15,012.36	5.91%
02 Sitework					
	Tree removal	0.00	1	0.00	
	Silt fence-Erosion Control	0.00	1	0.00	
	Excavation & Backfill	0.00	1	0.00	
	Rough Grade	0.00	1	0.00	
	Drainage Swale	0.00	1	0.00	
	Gravel and rough grade driveway	0.00	1	0.00	
	Water Main trench	0.00	1	0.00	
	Leach Field & Septic Tank	0.00	1	0.00	
				0.00	
	SITE WORK CONTRACT	44,880.00	1	44,880.00	
				0.00	
	Well	0.00	1	0.00	
	Paving	729.30	1	729.30	
	Landscaping & Irrigation	0.00	1	0.00	
		Subtotal		45,609.30	17.97%
BUILDING SPECIFIC					
03 Concrete					
	- Foundations, footings material & labor	10,490.70	1	10,490.70	
	- Reinforcing Steel-rebar	0.00	1	0.00	
	- Concrete Slabs material& labor	include WWF for slab if required	8,751.60	1	8,751.60
	- Concrete Slabs labor		0.00	1	0.00
	-Aprons		841.50	1	841.50
		Subtotal		20,083.80	7.91%
04 Masonry					
	Repair / Stabilize existing foundation	1,683.00	1	1,683.00	
			1	0.00	
		Subtotal		1,683.00	0.66%
05 Metals					
		Subtotal		0.00	

06 Woods + Plastics					
- Rough Carpentry Labor		13,464.00	1	13,464.00	
- Frame Materials		25,392.48	1	25,392.48	
- Finish Carpentry Labor		3,366.00	1	3,366.00	
- Finish Carpentry Materials		3,085.50	1	3,085.50	
- Cabinets & countertops		336.60	2	673.20	
- Cabinet & countertop installation		336.60	1	336.60	
	Subtotal			46,317.78	18.25%
07 Thermal/Moisture Protection					
- Foundation Damp proofing		320.89	1	320.89	
- Foundation Insulation		785.40	1	785.40	
- Siding labor		100.98	18	1,817.64	
- Siding materials		80.78	18	1,454.11	
- Miscellaneous Siding Trim & Accessories		1,402.50	1	1,402.50	
- Asphalt Roofing Labor		72.93	46	3,354.78	
- Asphalt Roofing Materials	incl'd in frame materials	0.00	1	0.00	
- Insulation		3,757.58	1	3,757.58	
- Fire Caulking		420.75	1	420.75	
	Subtotal			13,313.65	5.25%
08 Doors and Windows					
- Exterior Doors, Frames & Hardware		2,238.39	3	6,715.17	
- Windows		504.90	9	4,544.10	
- Gutters		843.74	1	843.74	
	Subtotal			12,103.01	4.77%
09 Finishes					
- Gypsum Drywall	(including primer)	11,799.63	1	11,799.63	
- Flooring					
- VCT including finish	and entry walk off mat	9,163.94	1	9,163.94	
- Painting		5,049.00	1	5,049.00	
	Subtotal			26,012.56	10.25%
10 Specialties					
- Toilet Accessories		561.00	1	561.00	
- Mirrors		350.06	1	350.06	
- Bathroom Partitions		2,524.50	1	2,524.50	
	Subtotal			3,435.56	1.35%
11 Equipment					
- Fire Extinguishers		123.42	2	246.84	
	Subtotal			246.84	0.10%
12 Furnishings					
	Subtotal			0.00	0.00%
13-14 Special Construction/ Equipment					
- Closet Racking		645.15	1	645.15	
	Subtotal			645.15	0.25%
15 Mechanical					
- Plumbing including fixtures	incl'ds gas piping	11,220.00	1	11,220.00	
- HVAC incl. ductwork		37,923.60	1	37,923.60	
	Subtotal			49,143.60	19.36%
16 Electrical					
- Fire Alarm panel					
- Interior & Exterior lighting (Installed)			1	0.00	
- Distribution Panel and wiring			1	0.00	
	Subtotal	20,196.00	1	20,196.00	
				20,196.00	7.96%
Net Construction Total				253,802.62	100%
	Total Area				
	Cost per square foot			\$79.04	