



# TOWN OF HUDSON

## Police Department

*Partners with the Community*

1 Constitution Drive, Hudson, New Hampshire 03051  
Voice/TTY (603) 886-6011/Crime Line (603) 594-1150/Fax (603) 594-1162



*Tad K. Dionne*  
Chief of Police

*Captain David A. Cayot*  
Special Investigations Bureau

*Captain David A. Bianchi*  
Administrative Bureau

*Captain Michael Davis*  
Operations Bureau

TO: Brian Groth, Town Planner  
Timothy Malley, Planning Board Chair  
Planning Board

FROM: Tad Dionne, Chief of Police *TD*

DATE: October 14, 2022

RE: Proposed Police Station Renovation/Expansion

Members of the Planning Board, Chairman Malley, Mr. Groth,

Please find enclosed plans and supporting information (Exhibit A) for the Police Station expansion project. The schedule within is running about 30 days behind what is listed due to delay in getting under contract. That is now complete. Per RSA 674:54, this project is classified as "governmental use" and therefore, is exempt from local land use ordinance and regulations, but requires written notice to the Board of Selectmen and the Planning Board 60-days prior to the start of construction. Construction is expected to begin on or about March 1, 2023.

The Hudson Police Department is a 14,000 square foot structure situated at 1 Constitution Drive. A 2019 Spatial needs study was conducted by Municipal Resources, Inc. The study called for the need to renovate the existing structure and expand the size of the Police Department in order to meet the current security, spatial, and work flow needs. A conceptual plan was designed in August of 2019 in order to show how this could be potentially accomplished. This was the number one capital improvement need according to the Capital Improvement Plan Committee.

In 2022, the voters approved the warrant article to renovate and expand the police building. The bid to complete this project was awarded to Northpoint Construction of Hudson, NH. The police facility proposed work consists of a 9,554 square foot interior renovation and a 5,775 square foot exterior expansion. Upon completion of the project the building will be about 19,775 square feet. Please see attached Exhibit A for further.



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY





**PROPOSED RENDERINGS - BIRD'S EYE PERSPECTIVE**  
**HUDSON POLICE DEPARTMENT EXPANSION & RENOVATION**





| SOUTH VIEW



| NORTH VIEW



| NORTHEAST VIEW

**PROPOSED RENDERINGS**  
**HUDSON POLICE DEPARTMENT EXPANSION & RENOVATION**



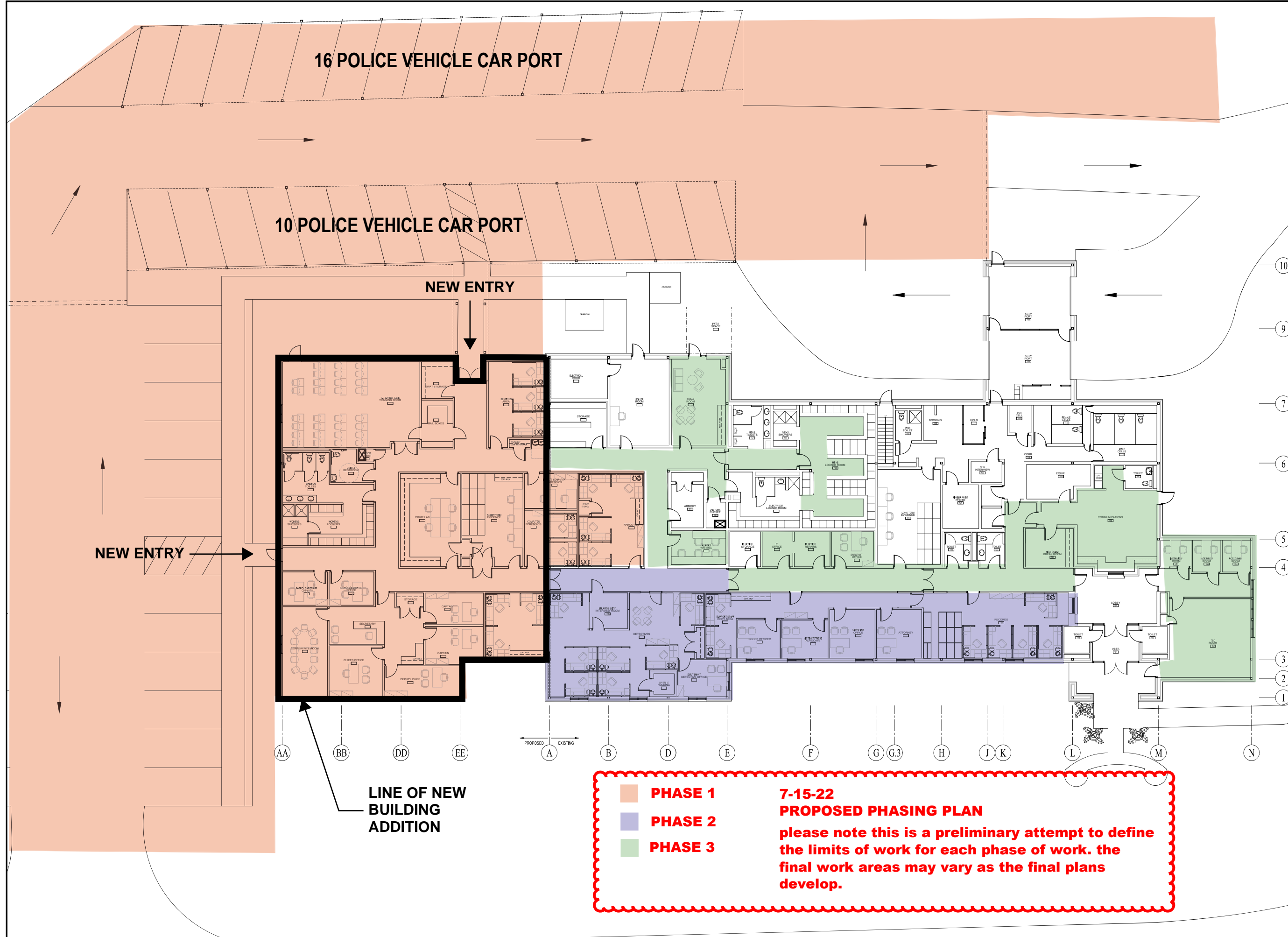
**proposed development schedule for:  
 ADDITION/RENOVATION of the HUDSON POLICE DEPARTMENT  
 1 CONSTITUTION DRIVE  
 HUDSON, NEW HAMPSHIRE**

**Revised - OCTOBER 10, 2022**

ID	Task Name	Duration	Start	Finish	3rd Quarter		4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1	<b>PRECONSTRUCTION PHASE</b>	<b>189 days</b>	<b>Fri 7/15/22</b>	<b>Thu 4/13/23</b>																								
2	DESIGN/BUILD GMP PRPOPOSALS RECEIVED FRM BIDDERS	0 days	Fri 7/15/22	Fri 7/15/22																								
3	TOWN REVIEW PRPOSALS & CONDUCT INTERVIEWS	35 days	Fri 7/15/22	Thu 9/1/22																								
4	TOWN AWARD DESIGN/BUILD CONTRACT	0 days	Thu 9/1/22	Thu 9/1/22																								
5	<i>***TOWN &amp; NPCM FINALIZE CONTRACT &amp; N.T.P.***</i>	<i>26 days</i>	<i>Fri 9/2/22</i>	<i>Mon 10/10/22</i>																								
6	NPCM PREPARE SCHEMATIC DESIGN (ARCHITECTURAL ONLY)	20 days	Tue 10/11/22	Mon 11/7/22																								
7	NPCM COORDINATE STRUCTURAL & CIVIL DESIGNS WITH SCHEMATIC PLAN SET	15 days	Tue 10/18/22	Mon 11/7/22																								
8	TOWN & NPCM TO REVIEW SCHEMATIC DESIGN	3 days	Tue 11/8/22	Thu 11/10/22																								
9	NPCM PREPARE DESIGN DEVELOPMENT (D.D.) PLAN SET BASED ON SCHEMATIC REVIEW	30 days	Fri 11/11/22	Wed 12/28/22																								
10	NPCM COORDINATE STRUCTURAL & CIVIL DESIGNS WITH D.D. PLAN SET	30 days	Fri 11/11/22	Wed 12/28/22																								
11	CIRCULATE COMPILED D.D. PLAN SET FOR SUBCONTRACTOR BIDDING	15 days	Thu 12/29/22	Thu 1/19/23																								
12	NPCM & TOWN REVIEW D.D. COST ESTIMATE AGAINST GMP	3 days	Fri 1/20/23	Tue 1/24/23																								
13	NPCM & TOWN TO CONSIDER VALUE ENGINEERING IF REQ'D TO MEET GMP	2 days	Wed 1/25/23	Thu 1/26/23																								
14	NPCM & ENGINEERS PREPARE PERMIT SET OF DRAWINGS	20 days	Fri 1/27/23	Thu 2/23/23																								
15	CIRCULATE PERMIT SET OF DRAWINGS FOR SUBCONTRACTOR PRICING	15 days	Fri 2/24/23	Thu 3/16/23																								
16	SUBMIT APPLICATION & SECURE BUILDING PERMIT	20 days	Fri 3/17/23	Thu 4/13/23																								
17	NPCM PREPARE FINAL GMP COST PROPOSAL FOR FINAL APPROVAL BY TOWN	5 days	Fri 3/17/23	Thu 3/23/23																								
18	TOWN & NPCM EXECUTE GMP CONTRACT AMENDMENT	2 days	Fri 3/24/23	Mon 3/27/23																								
19	PERMIT & CONTRACT FINALIZED, BEGIN CONSTRUCTION	0 days	Thu 4/13/23	Thu 4/13/23																								
20	<b>CONSTRUCTION PHASE ONE</b>	<b>160 days</b>	<b>Fri 4/14/23</b>	<b>Thu 11/23/23</b>																								
21	CONSTRUCT 5,732 SF +/- BUILDING ADDITION & PUNCHLIST	155 days	Fri 4/14/23	Thu 11/16/23																								
22	HPD STAFF & EQUIP. RELO. INTO ADDITION FROM PHASE TWO AREA	5 days	Fri 11/17/23	Thu 11/23/23																								
23	<b>CONSTRUCTION PHASE TWO</b>	<b>45 days</b>	<b>Fri 11/24/23</b>	<b>Thu 1/25/24</b>																								
24	PERFORM INTERIOR RENOVATIONS WITHIN PHASE TWO AREA & PUNCHLIST	40 days	Fri 11/24/23	Thu 1/18/24																								
25	HPD STAFF & EQUIP. RELO. AS NEEDED FOR PHASE THREE WORK TO BEGIN	5 days	Fri 1/19/24	Thu 1/25/24																								
26	<b>CONSTRUCTION PHASE THREE</b>	<b>50 days</b>	<b>Fri 1/26/24</b>	<b>Thu 4/4/24</b>																								
27	PERFORM INTERIOR RENOVATIONS WITHIN PHASE THREE AREA & PUNCHLIST	40 days	Fri 1/26/24	Thu 3/21/24																								
28	FINAL INSPECTIONS & OCCUPANCY PERMITS	5 days	Fri 3/22/24	Thu 3/28/24																								
29	HPD STAFF & EQUIP. RELO. TO INTENDED FINAL LOCATIONS	5 days	Fri 3/29/24	Thu 4/4/24																								
30	PROJECT COMPLETE	0 days	Thu 4/4/24	Thu 4/4/24																								

- PLEASE NOTE THAT ALL DURATION PERIODS ARE EXPRESS IN WORKING DAYS AND NOT CALENDAR DAYS (ONE WEEK = "5 DAYS")
- PLEASE REFER TO COLOR-CODED PHASING PLAN FOR PROPOSED LIMITS OF WORK FOR PHASE 1-3





16 POLICE VEHICLE CAR PORT

10 POLICE VEHICLE CAR PORT

NEW ENTRY

NEW ENTRY

LINE OF NEW BUILDING ADDITION

**PHASE 1** 7-15-22  
**PHASE 2** PROPOSED PHASING PLAN  
**PHASE 3** please note this is a preliminary attempt to define the limits of work for each phase of work. the final work areas may vary as the final plans develop.

**NORTHPOINT**  
 CONSTRUCTION MANAGEMENT  
 22 Hampshire Drive, Hudson, NH 03051  
 www.NORTHPOINTCM.com  
 Ph: 1-603-546-2000  
 Fax: 1-603-546-2092  
 general contractor | design build service | construction management  
 retail/commercial tenant fitup | commercial/residential development

ARCHITECT OF RECORD:  
 ENGINEER OF RECORD:

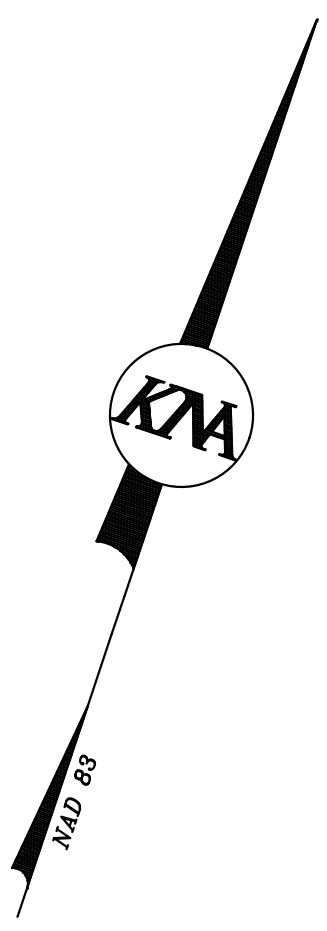
<input type="checkbox"/>	PRELIMINARY DESIGN	DATE
<input type="checkbox"/>	SCHEMATIC DESIGN	DATE
<input checked="" type="checkbox"/>	DESIGN DEVELOPMENT	7/30/19
<input type="checkbox"/>	BID SET	DATE
<input type="checkbox"/>	PERMIT SET	DATE
<input type="checkbox"/>	CONSTRUCTION SET	DATE

6		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

**HUDSON POLICE DEPARTMENT**  
 GEMINI DRIVE  
 HUDSON, NEW HAMPSHIRE

**FLOOR PLAN**





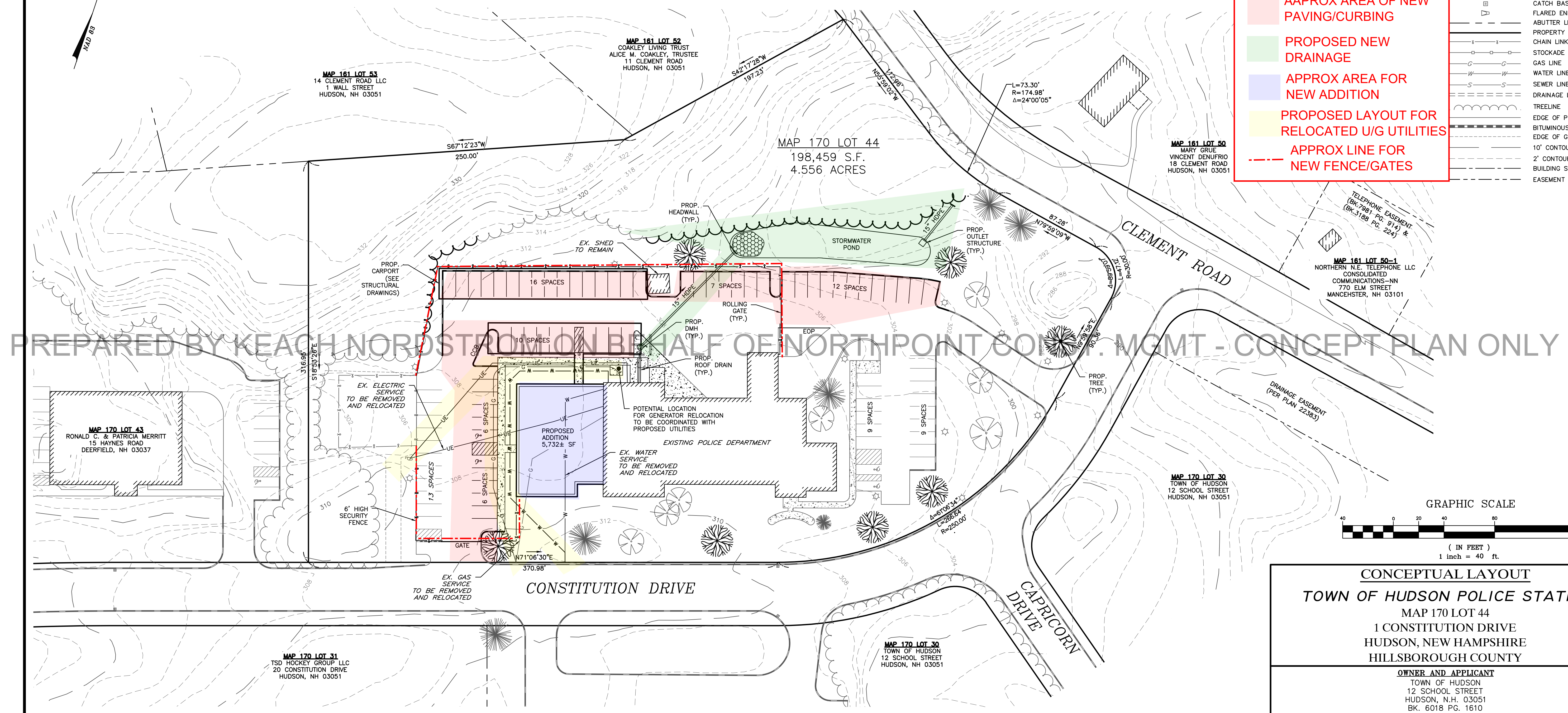
**NOTES:**  
 1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED ADDITION FOR THE HUDSON POLICE DEPARTMENT.  
 2. PARKING:  
 EXISTING PARKING SPACES: 82 SPACES (WITH 2 HANDICAP SPACES)  
 TOTAL PROPOSED PARKING: 95 SPACES (WITH 4 HANDICAP SPACES)  
 3. INFORMATION SHOWN WAS TAKEN FROM GIS, GOOGLE IMAGERY, AND DESKTOP RESOURCES. NO FIELD WORK HAS BEEN PERFORMED TO DATE.

**LEGEND**

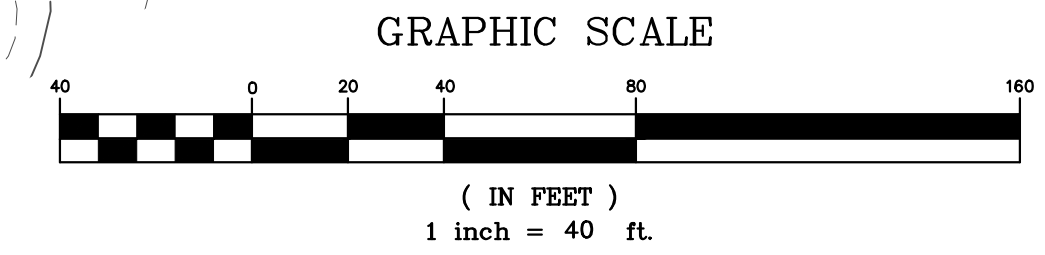
□ GB-F	GRANITE BOUND FOUND
● IPIN-F	IRON PIN FOUND
○ DH-F	DRILL HOLE FOUND
○ IPP-F	IRON PIPE FOUND
▲ RRS-F	RAILROAD SPIKE FOUND
○	UTILITY POLE
○	SIGN
○	LIGHT
○	GAS VALVE
○	WATER VALVE
○	HYDRANT
○	WATER SHUT OFF
○	WELL
○	SEWER MANHOLE
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	FLARED END SECTION
○	ABUTTER LINE
○	PROPERTY LINE
○	CHAIN LINK FENCE
○	STOCKADE FENCE
○	GAS LINE
○	WATER LINE
○	SEWER LINE
○	DRAINAGE LINE
○	TREELINE
○	EDGE OF PAVEMENT
○	BITUMINOUS CURB
○	EDGE OF GRAVEL
○	10' CONTOUR
○	2' CONTOUR
○	BUILDING SETBACK
○	EASEMENT

**6-27-22 NPCM Markups**

- APPROX AREA OF NEW PAVING/CURBING
- PROPOSED NEW DRAINAGE
- APPROX AREA FOR NEW ADDITION
- PROPOSED LAYOUT FOR RELOCATED U/G UTILITIES
- APPROX LINE FOR NEW FENCE/GATES



PREPARED BY KEACH NORDSTROM ON BEHALF OF NORTHPOINT SOL. MGMT - CONCEPT PLAN ONLY



**CONCEPTUAL LAYOUT**  
**TOWN OF HUDSON POLICE STATION**  
 MAP 170 LOT 44  
 1 CONSTITUTION DRIVE  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**OWNER AND APPLICANT**  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051  
 BK. 6018 PG. 1610

**KMA**  
**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JUNE 14, 2022      SCALE: 1"=40'  
 PROJECT NO: 22-0615-1      SHEET 1 OF 1

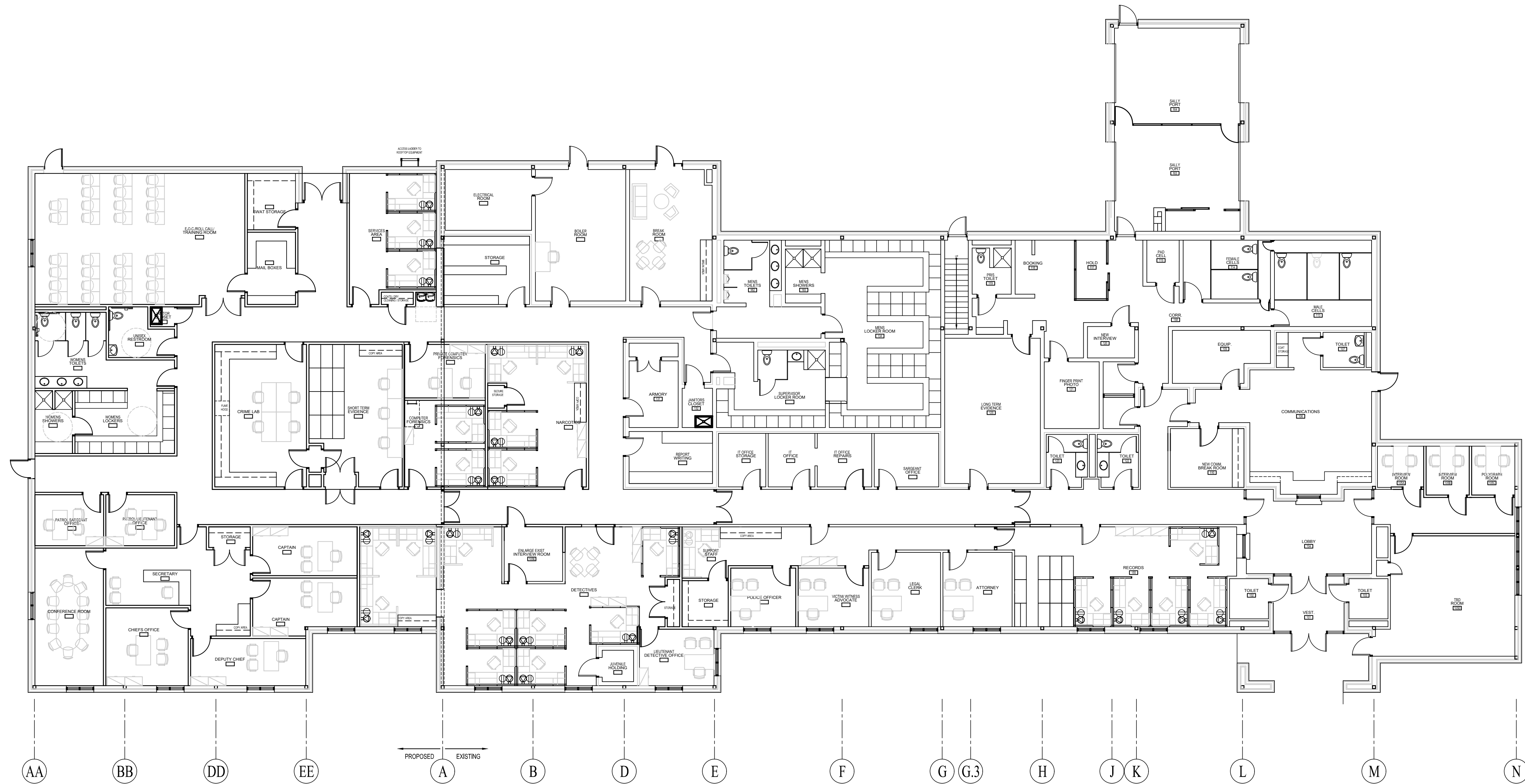
NOT FOR CONSTRUCTION





REFER TO CIVIL CONCEPTUAL  
LAYOUT PREPARED BY  
KEACH-NORDSTROM, DATED  
JUNE 14, 2022

REFER TO CIVIL CONCEPTUAL  
LAYOUT PREPARED BY  
KEACH-NORDSTROM, DATED  
JUNE 14, 2022



**NORTHPOINT**  
CONSTRUCTION MANAGEMENT  
22 Hampshire Drive, Hudson, NH 03051  
www.NORTHPOINTCM.com  
Ph: 1.603.844.2000  
Fax: 1.603.844.2002  
General contractor's design build service | construction management  
retail/commercial tenant fitup | commercial/residential development

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

■ PRELIMINARY DESIGN	7/15/2022
□ SCHEMATIC DESIGN	DATE
□ DESIGN DEVELOPMENT	DATE
□ BID SET	DATE
□ PERMIT SET	DATE
□ CONSTRUCTION SET	DATE

6		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

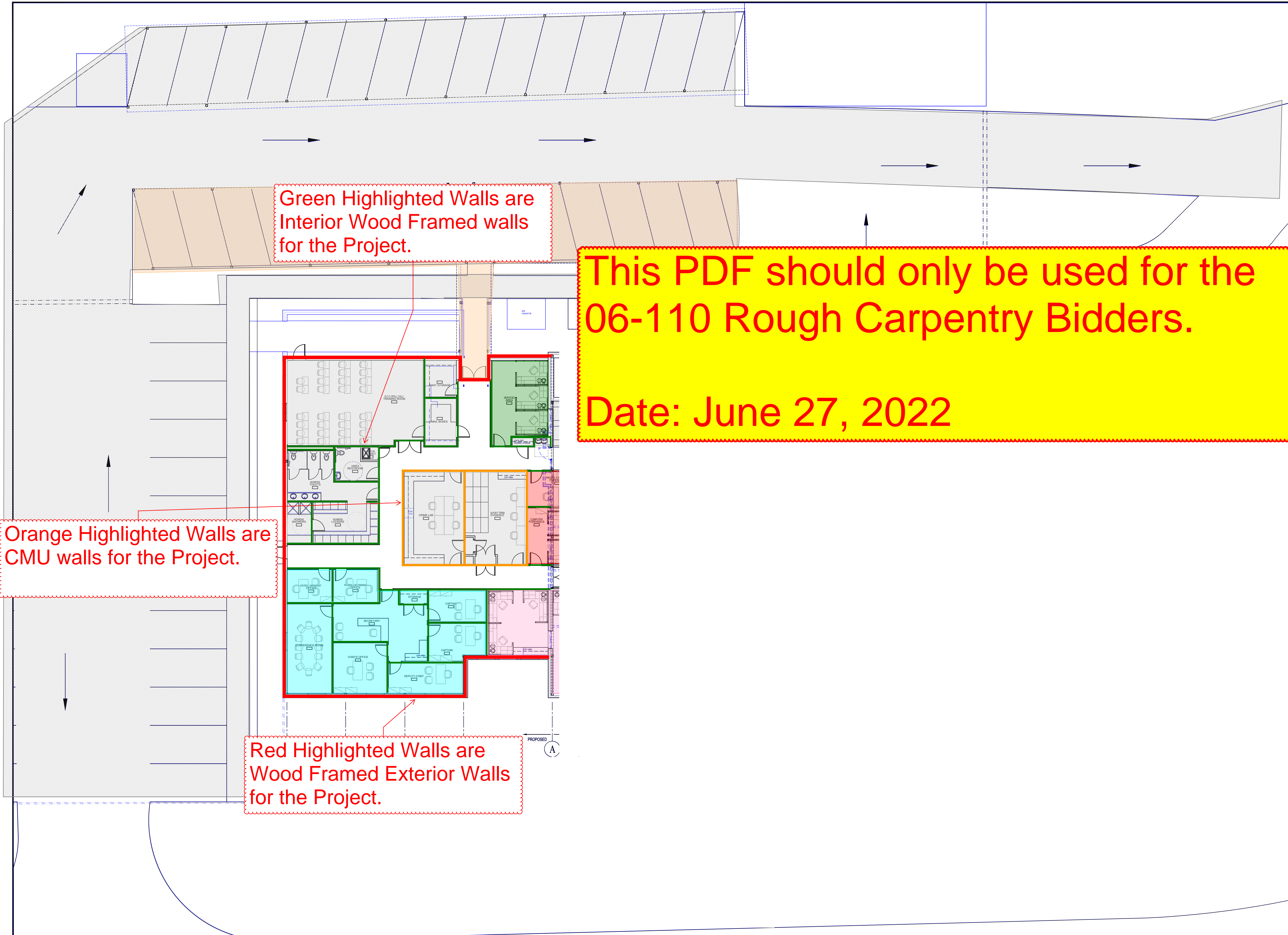
**HUDSON POLICE DEPARTMENT**  
1 CONSTITUTION DRIVE  
HUDSON, NEW HAMPSHIRE 03051

**FLOOR PLAN**

Dep. Number A1.1	Job Number 22049
Date 07-15-2022	Sheet
Scale 3/32" = 1'-0"	<b>A1.1</b>







Green Highlighted Walls are Interior Wood Framed walls for the Project.

This PDF should only be used for the 06-110 Rough Carpentry Bidders.  
Date: June 27, 2022

Orange Highlighted Walls are CMU walls for the Project.

Red Highlighted Walls are Wood Framed Exterior Walls for the Project.

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

<input type="checkbox"/> PRELIMINARY DESIGN	DATE
<input type="checkbox"/> SCHEMATIC DESIGN	DATE
<input checked="" type="checkbox"/> DESIGN DEVELOPMENT	9/30/19
<input type="checkbox"/> BID SET	DATE
<input type="checkbox"/> PERMIT SET	DATE
<input type="checkbox"/> CONSTRUCTION SET	DATE

6		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date







# Bidder Flooring Concept June 17, 2022

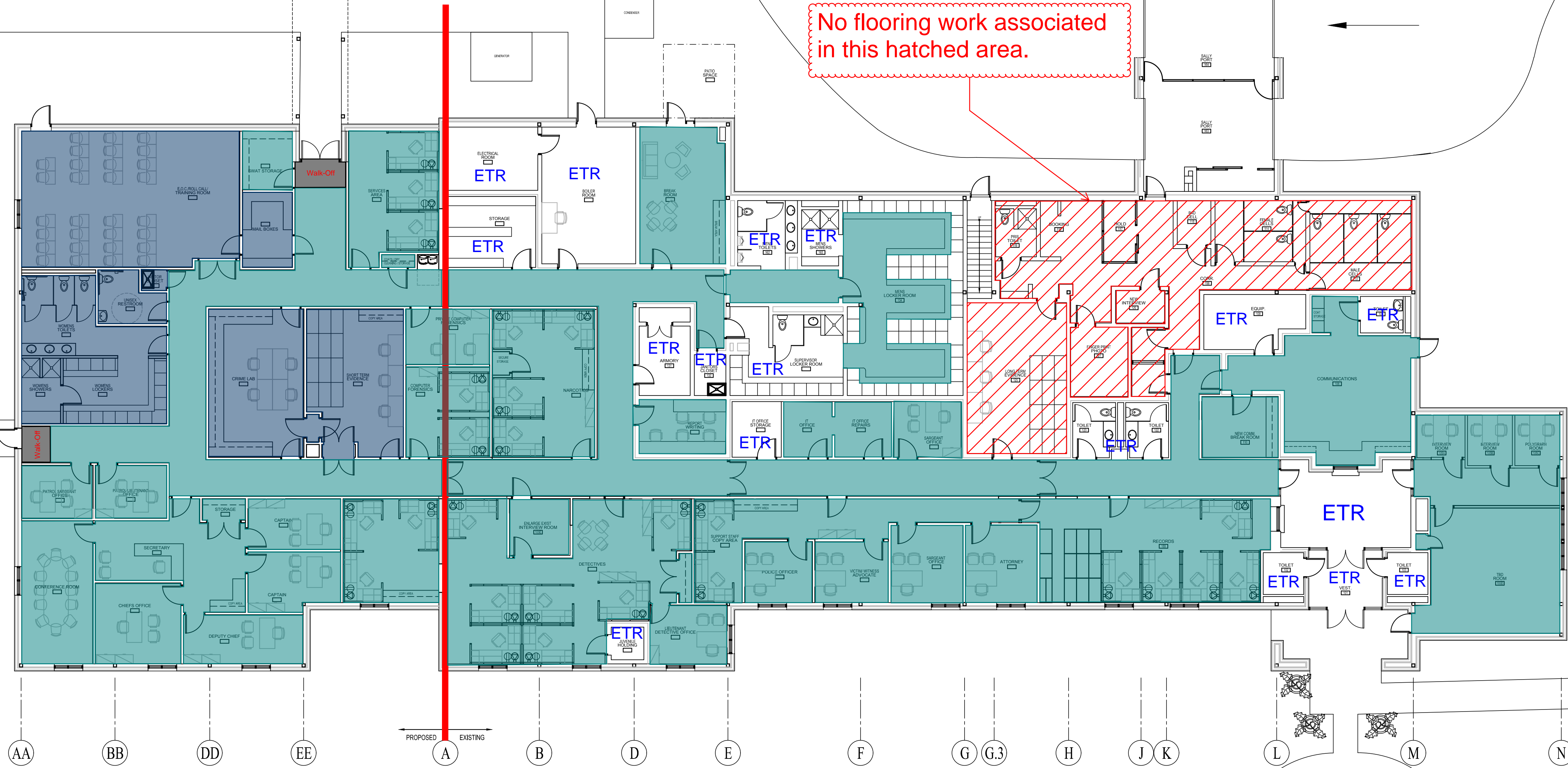
Epoxy Floor Paint

Carpet Tile

Walk-Off Carpet

ETR = Existing to Remain

No flooring work associated in this hatched area.



**NORTHPOINT**  
CONSTRUCTION MANAGEMENT

22 Hampshire Drive, Hudson, NH 03051  
www.NORTHPOINTCM.com  
Ph: 1.603.544.2002  
Fax: 1.603.544.2002

General contractor/design build service | construction management  
retail/commercial tenant fitup | commercial/residential development

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

- PRELIMINARY DESIGN DATE
- SCHEMATIC DESIGN DATE
- DESIGN DEVELOPMENT DATE 7/30/19
- BID SET DATE
- PERMIT SET DATE
- CONSTRUCTION SET DATE

No.	Revision/Issue	Date
6		
5		
4		
3		
2		
1		

**HUDSON POLICE DEPARTMENT**  
GEMINI DRIVE  
HUDSON, NEW HAMPSHIRE

**FLOOR PLAN**

Proj Number A1.1	Job Number 19055
Date 07-30-2019	Sheet
Scale 3/32" = 1'-0"	<b>A1.1</b>



8/15/2022

Hudson Police Department  
Bid Package Schedule

Scope Description	Tasked	Subcontractor/Supplier Name	Div	Comments
<b>Division 1 - General Conditions</b>				
GC's	GT, SC, CP	NorthPoint Construction Management, LLC	1	
<b>Division 2 - Sitework / Demo</b>				
Demolition	SC	The Aulson Company	2	
General Sitework & Utilities	SC	Jennings Excavation, Inc.	2	
Landscaping & Irrigation	SC	Lynch / KIG	2	
<b>Division 3 - Concrete</b>				
Concrete (Sidewalks / Flatwork / Slabs)	SC	Jet Concrete, LLC	3	
<b>Division 4 - Masonry</b>				
Masonry CMU	SC	Salo Masonry	4	
<b>Division 5 - Metals</b>				
Structural Steel	SC	SL Chasse Steel	5	Limited steel, design based upon wood framed structure.
Misc Metals	SC	SL Chasse Steel	5	
<b>Division 6 - Woods &amp; Plastic</b>				
Rough Carpentry Materials	CP	Hudson Lumber / Cyr Lumber	6	
Rough Carpentry Labor	CP	Patriot Building Systems	6	
Truss	CP	Cyr Lumber	6	
Architectural Casework / Countertops	CP	James Collins or Aubin Woodworking	6	
<b>Division 7 - Thermal &amp; Moisture Protection</b>				
Insulation	SC	Quality Insulation	7	
Roofing	SC	Prime Roofing	7	
Flashings	SC	A.W. Therrien Company	7	
Caulking & Sealants	SC	Respective Subcontractors / NorthPoint Construction Management, LLC	7	
<b>Division 8 - Doors, Frames, Hardware &amp; Glazing</b>				
Doors, Frames, & Hardware	CP	L&W Supply or Kamco	8	
Entrances & Storefronts	CP	Granite State Glass or Vast Glass	8	
Windows	CP	Belletetes or Lansing Building Products	8	
<b>Division 9 - Finishes</b>				
LGMF/GWB	CP	Legacy Building Systems, LLC	9	
Acoustical Ceilings	CP	Optimum or Boucher Acoustics, LLC	9	
Flooring & Tile package	CP	Triform Flooring	9	
Painting	CP	CE Painting Services	9	
<b>Division 10 - Specialties</b>				
Toilet Partitions / Shower Compartments / Benches	CP	TZS Contracting Services Inc.	10	
Lockers	CP	Material Handling Sales	10	
Toilet Accessories	CP	TZS Contracting Services Inc.	10	
Signage - Interior	CP	Sousa Signs, LLC	10	
Furniture (Project Allowance 125K)	CP	TBD	10	
Fire Protection Specialties (FE Cabinets)	CP	Impact Fire	10	
<b>Division 11 - Equipment</b>				
Equipment	SC	TBD	11	
<b>Division 12 - Furnishings</b>				
Window Treatments	SC	Verticals Etc.	12	
<b>Division 13 - Special Construction</b>				
N/A	N/A	N/A	13	
<b>Division 14 - Conveying Systems</b>				
N/A	N/A	N/A	14	
<b>Division 15 / 16 - Mechanical / Electrical</b>				
Fire Protection	CP	Life Safety Fire Protection, Inc.	15	
Plumbing	CP	All-Pro Plumbing	15	
HVAC	SC	Mechanical Systems, Inc.	15	
Electrical / Fire Alarm	SC	DEI Systems, Inc.	16	

All of the Subcontractors / Suppliers listed above could potentially change during the bidding process on the project.