



Building 118 Abatement Demolition and Renovation New Boston Air Force Station, NH



Client: U.S. Air Force, New Boston Air Force Station

Owner: U.S. Air Force, New Boston Air Force Station

Value: \$177,046

Charter performed a design-build renovation project in Building 118 at New Boston Air Force Station, under three different FFP task orders and two FFP contract vehicles. New Boston Air Force Station is situated on 2,826-acres, and is an active U.S. Air Force installation responsible for satellite tracking and communication. Building 118 is located within a high security zone.

Charter provided design, labor, equipment, materials, escorts, and the site supervision to execute the scope of work that included: hazardous material removal; select demolition of a portion of the building concrete floor; removal of existing drain, waste and vent piping; removal and relocation of electrical and fire alarm equipment; design and construction of two new locker rooms and installation of a new stack for the existing boiler.

Charter successfully proposed a value-engineered 100% Design-Build package including a Floor Plan, Scope of Work and Cost Estimate, to reduce construction costs by \$60K and achieve compliance with life safety code requirements and ADA guidelines.

The overall square footage of renovation area was reduced by reconfiguring the layout to make more efficient use of the space and improve user access. This also allowed an existing store-front entry to remain avoiding over \$16K in costs for enclosing and weatherproofing.

Charter worked closely with NBAFS Security Administration to implement a streamlined one-day pass program for prospective subcontractors and delivery drivers, and a 24-hour submittal process for subcontractors and workers who would not exceed five days on-site. These Charter-recommended adjustments reduced the time to clear personnel for site access, and enabled us to respond to project pricing requirements, scope development and performance on an expedited basis.

Weekly meetings were held with the base POC to minimize disruptions to day-to-day operations. Because site work was located in high security areas, Charter worked closely with NBAFS Security Forces personnel to coordinate advance security clearances for Charter and subcontract personnel, enabling us to successfully execute and respond to project requirements on a timely basis.