

SUMMARY REPORT

Mason-Motz Facility Assessment Falmouth, Maine

Prepared For:

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February 5, 2014

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OAK POINT
ASSOCIATES

architecture
engineering
planning

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Executive Summary

The Mason-Motz facility, owned by the Town of Falmouth, was until recently part of the town's elementary school complex. Part of the larger Plummer-Motz School, it housed the town's grades 3 and 4 student population. In 2011, construction of the new Falmouth Elementary School was completed, and the elementary school complex was turned over to the town. In February 2013, the Plummer building (which is attached to the Mason-Motz building) was sold to OceanView, along with the D.W. Lunt School and much of the original school property. A shared parking arrangement was agreed to as part of this sale.

In 2013, Oak Point Associates was asked to conduct an assessment of the Mason-Motz facility that would take into account the Town of Falmouth's desire to relocate its Community Programs Department to the facility and upgrade the building to meet the needs of the programs that would be hosted there. Oak Point interviewed the Community Programs Department to determine its needs for the facility, conducted a visual assessment of the condition of the building and its systems, and conducted a limited code review. A series of recommendations and design concept for building renovations were developed, as well as estimates of probable cost.

The Plummer and Mason-Motz buildings are currently connected by a corridor, which allows access and shared utilities. Because the Mason-Motz and Plummer buildings are now under separate ownership, and because of the change of use of the Mason-Motz building from educational to business, the connector will be required to be removed as part of any renovation. Some of the existing utility services (electrical, sanitary sewer, telephone) are already fed to the Mason-Motz building in sufficient capacity, but others (water, gas) would need to be brought to the building in order to allow independence from the Plummer building.

A summary of the recommended renovations includes:

- Removal of the connector between the Mason-Motz and Plummer buildings
- Separation of shared building utilities, and the inclusion of new domestic and fire protection water services, natural gas service, and new fire alarm system.
- Provision of a mechanical/boiler room with new high-efficiency natural gas boilers, and associated HVAC distribution system and controls.
- Provision of a domestic hot water system.
- Provision of an NFPA 13-compliant sprinkler system throughout the building.
- Provision of a new server room with ductless split A/C system.
- New ceilings in all spaces receiving HVAC and sprinkler system upgrades.
- New exterior doors at all building entrances.

- New ADA-compliant showers, toilets, sinks, solid surface countertops, toilet compartments, accessories, floor finishes and wet wall tile at all bathrooms and both locker rooms.
- Newly painted walls throughout the building.
- A break room/kitchen space that includes new floor finishes, base cabinets, wall cabinets, counters and kitchen equipment (sink, range with commercial hood, microwave, dishwasher, refrigerator/freezer).
- Provision of a server room with base tel/data infrastructure.
- Telephone/data/security system infrastructure at classroom program areas, administrative office suite, and break room/kitchen.
- New floor finishes at the administrative office suite.
- Provision of administrative office suite air conditioning (split system A/C unit).
- New sports flooring in the dance studio classroom.
- New lighting in all spaces receiving new HVAC system upgrades.
- Code-compliant emergency egress signage and lighting.

The goal for the renovations to the Mason-Motz building is to realize the proposed improvements for a total project cost of less than \$1 million. Upon developing a concept design that included all code required items and all of the upgrades desired by the Town of Falmouth contained within the Recommendations section of this report, the cost was in excess of \$1.9 million.

The cost of removing the connector; feeding the new utility services; providing independent utility infrastructure within the building; and implementing fire, life safety and accessibility code-required upgrades is estimated to be significant (roughly \$700,000). Because the Town desires to have a construction project that is below \$1 million in cost, it appears that all needs of the Community Programs Department cannot be met within the budget. The Town asked Oak Point Associates to develop two alternate paths for realization of additional upgrades beyond code-compliance that would satisfy program needs. These could be considered bid “alternates” beyond the base project (code compliance and independence) in the future development of a construction bid package.

Alternate 1 is envisioned to be classroom and program space upgrades, and is estimated to cost an additional \$407,400 beyond the base project. Alternate 2 includes the renovation of the existing administrative office suite to a level at which the Community Programs Department could relocate from Falmouth Town Hall to the Mason-Motz building. This alternate is estimated to cost an additional \$211,500 beyond the base project.

Introduction

The Mason-Motz facility, owned by the Town of Falmouth, was until recently part of the town's elementary school complex. Part of the larger Plummer-Motz School, it housed the town's grades 3 and 4 student population. In 2011, construction of the new Falmouth Elementary School was completed, and the elementary school complex was turned over to the town. In February 2013, the Plummer building (which is attached to the Mason-Motz building) was sold to OceanView, along with the D.W. Lunt School and much of the original school property. A shared parking arrangement was agreed to as part of this sale.

The Mason-Motz building is a single story, un-reinforced brick masonry and wood-frame structure with concrete foundations. Construction of the Motz section occurred in 1948 with additions of similar construction in 1949 and 1951. The Mason addition, constructed circa 1973, connected the Motz and Plummer buildings, and included a multi-purpose gymnasium, kitchen, music room, administrative offices, and a ramp system that provided access between the different floor elevations at the Plummer and Motz buildings. The Motz building has an area of approximately 9,700 gross square feet (gsf) and the Mason building approximately 10,300 gsf, for a total of approximately 20,000 gsf for the Mason-Motz facility.

Oak Point Associates conducted a New vs. Renovation Analysis for the Falmouth School Department in 2007 as part of the new elementary school project. As part of the Falmouth Community Facilities Study, in 2011, Oak Point also completed a Limited Code Review of the Plummer-Motz School as well as a Feasibility Study that provided preliminary recommendations and cost estimates for converting the school buildings into other uses. All three studies assumed that the Plummer and Mason-Motz buildings would be retained in single ownership.

In 2013, Oak Point Associates was asked to conduct an assessment of the Mason-Motz facility that would take into account the Town of Falmouth's desire to relocate its Community Programs Department to the facility and upgrade the building to meet the needs of the programs that would be hosted there (see Proposed Space Needs Concept, Appendix B). Oak Point interviewed the Community Programs Department to determine its needs for the facility, conducted a visual assessment of the condition of the building and its systems, and conducted a limited code review. A series of recommendations and design concept for building renovations were developed, as well as estimates of probable cost.

Code Analysis

Codes

The building was reviewed to the following codes with regard to life safety and fire protection:

1. 2006 National Fire Protection Association Life Safety Code, (NFPA 101) – adopted by the Maine State Fire Marshal’s Office and the Town of Falmouth, enforced by both entities
2. 2007 Standard for the Installation of Sprinkler Systems, (NFPA 13) – adopted and enforced by the Maine State Fire Marshal’s Office
3. 2007 National Fire Alarm Code, (NFPA 72) – adopted and enforced by the Maine State Fire Marshal’s Office
4. Maine Uniform Building and Energy Code (MUBEC), based on the 2009 International Building Code (IBC) and including the 2009 International Existing Building Code (IEBC) – adopted by the State of Maine and enforced by the Town of Falmouth

Code Required Changes

NFPA 101 considers this project a “change of occupancy” because of the existing occupancy change from Educational/Assembly to Business/Assembly. Not all features of the existing building need to meet the requirements for new construction. The sprinkler system, fire detection and alarm and communication systems all need to meet the requirements for new Business facilities (and the requirements for existing Assembly facilities). In addition to the “change of occupancy” there is also a separation in ownership between the Town of Falmouth-owned Mason-Motz building and the Ocean View-owned Plummer building which triggers additional code required and operational changes between the two adjoined buildings/properties. The code requires isolating the two separately owned buildings/properties and will be accomplished through removal of the connecting corridor between both buildings. Existing shared utilities between both buildings that are provided either within the connector corridor or elsewhere will be separated so each property can be independently operated and metered.

Change of Occupancy Initiated Items

1. Replace existing shared domestic water line with new dedicated water line from Middle Road water main for domestic water and fire protection system.
2. Remove existing connector corridor between the Town of Falmouth-owned Mason-Motz and Ocean View-owned Plummer building.
3. Provide new ADA-compliant toilet fixtures, compartments and accessories.
4. Provide NFPA 13 code-compliant full-coverage sprinkler system throughout existing building.
5. Upgrade Fire Alarm System: A thorough review of the fire alarm system is required to determine the exact modifications required and the capacity of the fire alarm panel for these modifications. Manual pull stations need to be lowered and relocated closer to exits. All

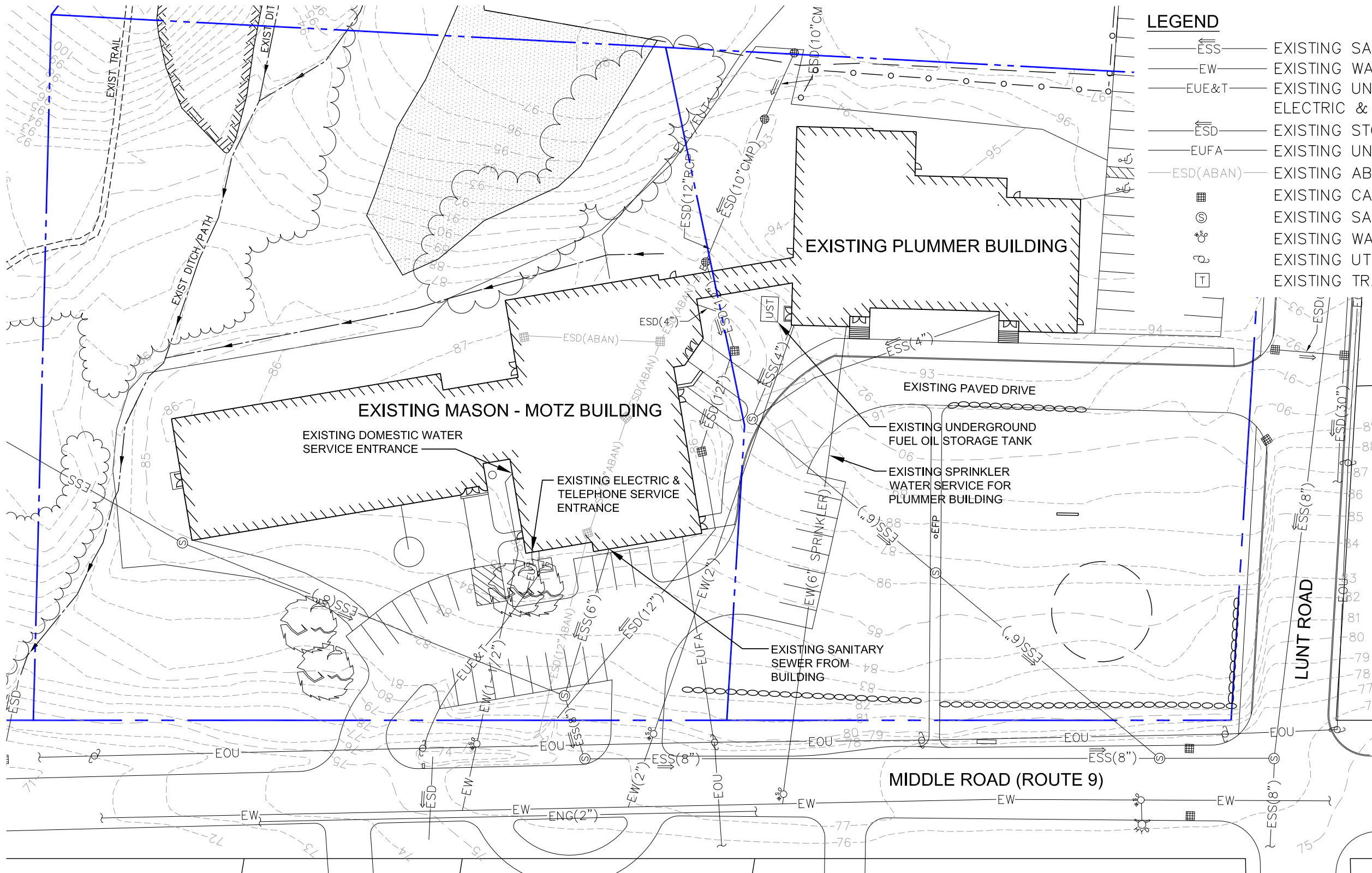
horn/strobe units need to be updated to NFPA 72/ADA compliant types and additional horn/strobe units added. Duct smoke detection is required.

6. Add Emergency Lighting and Means of Egress Lighting: Additional lighting is required.
7. Add Exit Signs: Additional exit signs are required.

ADA compliance beyond the required toilet room upgrades will be addressed for existing elements if they are being replaced as part of the renovation process. Those elements include: doors and hardware; counters and sinks; toilet room and shower facilities; and ramp handrails.

Facility Conditions Assessment

Oak Point Associates attended a project Kick-Off Meeting on October 30, 2013 at which time the Town of Falmouth Parks and Community Programs Staff provided information regarding their current and proposed program goals (see Meeting Minutes, Appendix C). Following the meeting OPA and PCP Staff conducted a walking tour of the Mason-Motz building to perform limited observation of existing conditions and discuss the proposed scope of work. On November 15, 2013 and December 9, 2013 OPA staff conducted additional field investigations and performed limited visual observation of existing conditions.



LEGEND

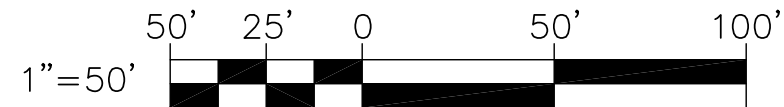
—ESS—	EXISTING SANITARY SEWER LINE
—EW—	EXISTING WATER LINE
—EUE&T—	EXISTING UNDERGROUND ELECTRIC & TELEPHONE LINE(S)
—ESD—	EXISTING STORM DRAIN LINE
—EUFA—	EXISTING UNDERGROUND FIRE ALARM LINE
—ESD(ABAN)—	EXISTING ABANDONED STORM DRAIN LINE
■	EXISTING CATCH BASIN
⊙	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING WATER SHUT-OFF VALVE
⊗	EXISTING UTILITY POLE
⊠	EXISTING TRANSFORMER



PLAN NORTH

MASON / MOTZ BUILDING - FALMOUTH, MAINE
EXISTING CONDITIONS SITE PLAN

February 5, 2014



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MASON-MOTZ BUILDING - FALMOUTH, MAINE
EXISTING FLOOR PLAN
 February 5, 2014



1/16"=1'-0" 16' 8' 0 16' 32'

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Site

General

For purposes of this discussion the Mason-Motz building will be considered running north to south in the long direction, and approximately parallel with Middle Road.

The Mason-Motz building is surrounded by turf and pavement (parking and drives) on the east side with the south and west sides having pavement up to the building walls. The two buildings (Mason-Motz and Plummer) are connected via a narrow connector addition built around 1973. The connector area is near the main entrance for the Mason-Motz building and has a turf surface with landscaping on the east side, and a pavement surface on the west side.

The grade near the Mason-Motz building slopes from approximately 1.5 to 8 percent, with the steeper grade slopes near the main entrance. The slope of the drives from the Middle Road to the paved parking area are approximately 13 percent.

Utilities

The building is connected to the municipal sewer system via a 6-inch line to a sewer manhole, then via an 8-inch line to the sanitary sewer main located in Middle Road. Site and roof runoff outfall via a 12-inch line near Middle Road with the stormwater conveyed southerly by road side ditches. Portions of the sanitary sewer and stormwater drainage piping were replaced as part of the 1973 renovations.

There are currently no on-site stormwater treatment areas for the runoff near the Mason-Motz building.

The Mason-Motz School is serviced by a 1-1/2 inch domestic water line which runs from Middle Road to the building. This line appears to be an original line constructed around 1948. A portion of this water line near the building was relocated as part of the 1973 renovations. The Mason-Motz building and the connector addition are not sprinkled; the domestic line appears to be the only water service to the Mason-Motz building.

An existing underground oil tank to the right of the main building entrance supplies the fuel oil for the boilers located in the Plummer building. These boilers also currently serve the Mason-Motz building. The oil tank is located on the east side of the connector.

The Mason-Motz building is fed electrically by an underground line from a pole on Middle Road to a pad-mounted transformer near the building. Telephone lines run to the building in the same manner and location as the power. A direct buried line between the Lunt and Plummer-Motz buildings provides telephone service to the Mason-Motz building. The existing fire alarm runs underground from a utility pole on Middle Road to the Mason-Motz building.

Architectural

The Mason-Motz building is a single story, un-reinforced brick masonry and wood framed structure with concrete foundations. Construction of the Motz section occurred in 1948 with additions of similar construction in 1949 and 1951. Construction of the Mason addition occurred around 1973. Metal-plated connected wood trusses are believed to have been added in the 1970's. Some of the existing structural systems noted below indicate they would not comply with current building code and would only need to be fully evaluated and addressed if the building's new occupancy type was changed to a higher hazard classification.

Roof Structure

The existing roof structure consists of metal-plated connected wood trusses spaced at approximately 2 feet on center with plywood sheathing. The trusses were believed to have been added in the 1970's and were constructed over the existing flat roof structure. Reinforcement of the trusses occurred in 2003. Based on a review of the construction documents no roof analysis was performed.

At the gymnasium there are glu-lam timber bents with purlins spanning between the bents. Insulating or Tectum roof deck is used to span between the purlins.

Inspections did not indicate any evidence of failure or damage to the roof framing, except for the repairs made to the kitchen roof after a failure in 2001.

Gymnasium Masonry Walls

Based on the age of the gymnasium masonry walls it is believed that no vertical reinforcing steel was used and would not comply with current building codes.

Lateral Force Resisting System

The structure may be subject to both wind and seismic lateral forces. Based on the age of the original structure there would have been no consideration given to lateral forces especially seismic forces.

The structure as currently constructed has no well-defined system to resist lateral forces. Existing roof sheathing could function as a roof diaphragm assuming that there was sufficient blocking on shear transfer mechanisms to transfer lateral forces to the vertical resisting elements.

Proposed renovations are not altering or increasing the lateral forces on the structure; therefore, upgrading of the structure's lateral force resisting system is not required.

Foundation System

The foundation system consists of concrete foundation walls and wall footings. Visual inspection did not indicate any evidence of failure or settlement of the foundations.

Exterior Systems

The building has a combination of brick veneer and vinyl siding that appears to be in good condition. Painted wood trim is in fair condition.

The roof is sloped with architectural asphalt shingles that appear to be in good condition. There are some indications of water staining on interior ceiling tiles that could be the result of roof water infiltration. Replacement of the roof should be considered if this condition persists, but is not recommended at the current time.

Windows are clad wood awning units with insulated glazing. These units appear to be in good condition.

Exterior doors and frames are painted metal with insulated glazing and appear to be in fair to poor condition. Weather stripping on the doors needs replacement in many locations. Some exterior door frames are rusting at the base due to moisture exposure and will need replacement.

The two pairs of exit doors on the south side (classroom wing) are not wide enough. At least one leaf of each pair needs to be 2'-8" clear and they are currently 2'-4".

Interior Finishes

The interior finishes of the building are in general need of updating and replacement. Suspended acoustical tile (SAT) ceiling systems have rust on the metal track and staining on the tiles. Carpets are heavily worn in high traffic areas. There is a limited amount of vinyl asbestos tile (VAT) located under the carpet flooring, based on testing conducted by Northeast Test Consultants in 2011. Built-in casework is also worn due to use and age and is not ADA compliant.

There are no ADA-compliant toilet rooms in the building. Plumbing fixtures and toilet room accessories are not handicapped accessible. Toilet partitions are dated or rusted and in need of replacement. Toilet and locker room finishes vary from ceramic floor and wall tile to painted masonry walls and concrete floors. Ceramic tile floors have areas where tile has been removed, exposing drains or concrete floor below. Finishes are in poor to fair condition.

Various storage units in the corridors are clunky, oversized and do not operate well.

The cooking equipment in the existing kitchen needs removing. The quarry tile floor will need patching or replacement once equipment has been removed.

The multi-purpose gymnasium finishes are in good condition. The painted masonry walls are a little dated.

Hardware on a small quantity of doors needs replacement to comply with ADA.

Mechanical

Heating System

The building is heated with a forced hot water heating system. A Weil McLain oil fired boiler is located in the boiler room at the basement level of the adjacent Plummer building with access from the exterior of the building. The boiler was installed in 1975 and has an output capacity of 5250 MBH. The boiler runs year round since it is also used for heating domestic water.

There are two heating hot water circulating pumps located in the boiler room. The pumps each have a capacity of 135 gpm and 65 feet of head.

Hot water piping is either steel or copper. Most of the hot water piping is insulated with fiberglass insulation.

No. 2 fuel oil is stored in a 10,000 gallon underground fuel oil tank located in the lawn area between the front entrance of the school and the boiler room entrance. The fuel monitoring controls are located in the boiler room.

The classrooms and office spaces are heated by finned tube radiation; the locker rooms and the food storage room are heated by unit heaters; the music room is heated by a unit ventilator; the corridors and entry vestibules are heated with cabinet unit heaters; and the multi-purpose gymnasium is heated by finned tube radiation and a cabinet unit heater.

Building Control Systems

The building has pneumatic controls. An air compressor is located in the boiler room of the adjacent Plummer building. Each classroom has individual controls.

Ventilation

The ventilation system in the building consists of an air handling unit located in the attic area above the locker rooms. The unit was installed in 1975 and provides ventilation air to the eight classrooms on south end of the building, the multi-purpose room, the corridors and the administration offices. Construction documents do not show the unit providing ventilation directly to the classrooms. Instead ventilation on the drawings is provided to the corridors, although modifications were made in the field and ventilation air is supplied directly to the classrooms. The actual amount of ventilation air supplied to the classrooms is unknown. The drawings show an exhaust air quantity of 300 cfm. Based on ASHRAE minimum ventilation calculations, there is a design load of 21 occupants. Air is exhausted from the classrooms from two roof mounted fans.

Local exhaust is provided for the toilet rooms and general exhaust for storage rooms, and locker rooms. The multi-purpose gymnasium has a propeller fan for exhaust located on the exterior wall and four ceiling fans to circulate air through the space.

A canopy hood is provided over cooking equipment in the kitchen with a roof mounted exhaust fan. A Kidde fire suppression system is installed in the hood above the burners with piping above the ceilings to a tank mounted on the wall. There is also a condensate hood over the dishwasher. Makeup air to the kitchen is provided by transfer grilles between the multi-purpose room and the kitchen and dishwashing room.

Plumbing

The building is supplied with domestic water from the municipal service. A 1-1/2 inch domestic water entrance is provided in an electrical room at the north end of the classroom wing. A water meter is provided, but there is no backflow preventer. This room also contains the fire alarm panel and some electrical panels.

Domestic water piping is copper. Portions of the domestic water piping were replaced in 1975. Domestic water piping is insulated with fiberglass insulation.

Domestic hot water is provided to the building by four instantaneous coils in the boiler located in the Plummer Building boiler room. Each coil is a Therma Flow coil and has a capacity of 10 gpm. The boiler has to run year round in order to provide domestic hot water to the building. A hot water recirculation line maintains the hot water temperature in the system. A booster heater is provided in the kitchen to increase the hot water temperature to the dishwasher.

Plumbing fixtures in the locker rooms and office toilet were installed in 1975. Although the fixtures are old, they appear to work properly. The water closets and urinals are flush valve type fixtures. The water closets are floor mounted fixtures, except for the water closets in the locker rooms which are wall hung. The urinals and the lavatories are typically wall hung vitreous china fixtures. Each classroom has a small stainless steel sink with bubbler.

The quantity of fixtures is sufficient for the occupancy and complies with the current 2009 Maine State Plumbing Code, based on a maximum occupancy of 200 people. Currently there are male and female gang toilet rooms and a single toilet room in the classroom wing, a single toilet room in the office space and male and female locker rooms in the multi-purpose gymnasium. Calculations were done for both a business and assembly occupancy with a maximum occupancy of 200 people. The current Maine plumbing code requires the following minimum plumbing fixtures:

Business Occupancy	Male	Female
Water Closets	1	4
Urinals	1	
Lavatories	1	1
Drinking Fountains	2	

Assembly Occupancy	Male	Female
Water Closets	1	4
Urinals	1	
Lavatories	1	1
Drinking Fountains	2	

The current plumbing fixtures do not comply with current water conservation regulations. Current code requires that when any fixture is replaced, it be replaced with a low flow fixture.

Plumbing fixtures throughout the building do not comply with ADA regulations. In order to comply, at least one of each plumbing fixture will need to be upgraded to meet ADA requirements.

Drainage Systems

Sanitary drainage piping is cast iron. Portions of the sanitary piping were replaced as part of the 1975 renovations.

Automatic Sprinkler System

The Motz building and the corridor that connects the Motz and Plummer buildings are not sprinklered.

Electrical

The electrical service extends from a pad mount transformer on the east side of the building. Secondary feeders run underground from the transformer to the electrical room located off the main corridor adjacent to the girl's restroom. The main disconnect is a circuit breaker (MCB) with a 1200A frame and no indication of trip rating. The MCB feeds a fuse type main distribution panel (MDP) with 800A bus. The MDP feeds both the Plummer and Mason-Motz buildings. The existing electrical room also contains a water service entrance, telephone service entrance, fire alarm control panel and a custodial sink.

Existing interior lighting is primarily fluorescent fixtures with T12 type lamps. The fixtures appear to be original construction and have not been upgraded for energy efficiency.

Exterior lighting for the parking and pedestrian areas is provided by building mounted fixtures.

Exit signs are located at egress points but additional signs are required for properly marking paths of egress.

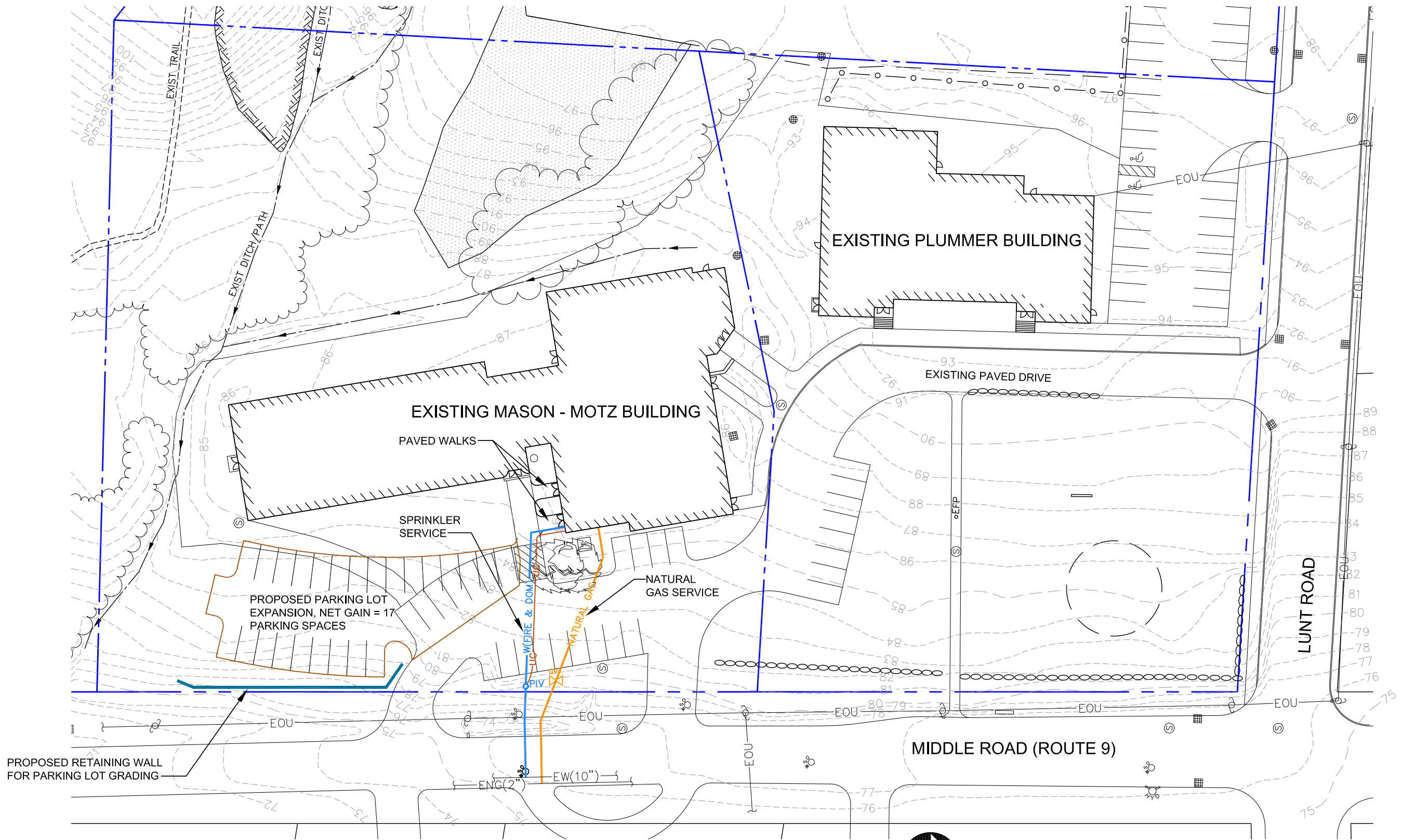
Emergency lighting is provided by battery type units and incandescent heads. Additional units are required for code required coverage of all egress paths. Emergency lighting units are not provided on the exterior of the building at egress points as required by life safety code NFPA 101.

The existing Notifier fire alarm system is a 16 zone panel which services both of the existing buildings. The notification appliances are a mix of older Simplex units and a few newer replacement ADA type horn strobe units. Additional horn/strobe units are required to meet ADA and NFPA 72 requirements. Fire alarm pull stations are located in the vicinity of exterior egress points but are mounted above ADA maximum mounting heights. Additional pull stations are required in a couple of locations.

Existing security system for the Mason-Motz building consists of a keypad at the front entrance, motion sensors and door contacts on exterior doors. The system can remain but various devices may need to be relocated to allow for renovations.

A Time Warner service is fed overhead and across the gym roof to the mechanical mezzanine above the locker room. This service is for the Portland Public Schools (Plummer building) and for the Falmouth security system (Mason-Motz). Fiber optic and copper lines are fed from this mezzanine through the connector hall to the Plummer section of the building.

Facility Recommendations



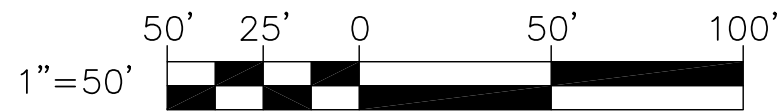
PLAN NORTH

MASON / MOTZ BUILDING - FALMOUTH, MAINE

SITE PLAN - UTILITY SERVICES AND PROPOSED PARKING LOT

February 5, 2014

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MASON-MOTZ BUILDING - FALMOUTH, MAINE

PROPOSED FLOOR PLAN

February 5, 2014



1/16"=1'-0" 16' 8' 0 16' 32'

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Site

A dedicated water line for sprinkler service is recommended to be run from the Middle Road existing 10-inch water main to the proposed boiler room in the Mason-Motz building. A post indicating valve and conduit for the tamper switch would be included.

The proposed sprinkler line would be run close and parallel to the existing circa 1948 1-1/2 inch domestic water line. The installation work would likely damage the domestic line, so a new domestic line off the sprinkler water line would be provided inside the boiler room.

A new natural gas line would be provided by Summit Natural Gas to the mechanical room from a planned 2-inch gas main to be located in Middle Road; the gas main work is scheduled within the next two years per the Town of Falmouth. During a telephone conversation with Lynn McInnis of Summit Natural Gas on December 11, 2013, she said Summit would provide the complete gas line system, excavation, permitting and re-surfacing up to the building at no cost to the owner. The owner would be responsible for the outlet side of the meter to the boiler.

A proposed parking lot expansion on the east side of Mason-Motz (see drawing "Site Plan – Proposed Parking Lot") would add a net total of 17 parking spaces. Due to the existing grades a low retaining wall would likely be required running parallel to Middle Road. Storm drainage system and stormwater treatment areas would be required, along with permitting for the stormwater treatment areas.

Site lighting in the existing and/or proposed parking areas is recommended to be provided via pole mounted fixtures on concrete foundations.

The timing of the natural gas main installation in Middle Road may require temporary LP tanks, concrete pad and underground LP gas line to be installed in the interim. The tanks would need to be installed in accordance with NFPA 58 including meeting all required setbacks.

Architectural

The building "change of occupancy" initiates several code required modifications. The existing connector corridor between the Town of Falmouth-owned Mason Motz and OceanView-owned Plummer building needs to be removed to provide separation between the independently owned buildings. Additional code required modifications associated with the "change of occupancy" are included in the civil, mechanical, fire protection and electrical recommendations.

The exterior entry door systems should be replaced with new doors, frames and hardware. The main entry door and glazed storefront system should be replaced with new insulated glazing and thermally broken frame system. Provision of an interior air-lock/vestibule door and storefront system at this location would help improve occupant heating/cooling comfort levels in the lobby area.

New program space for the storage room and boiler/mechanical room are proposed for the existing kitchen and storage rooms and require the installation of new exterior doors for equipment access; both areas should be provided with double-leaf insulated metal doors and frames and will require new and enlarged openings in the exterior brick veneer wall system.

The floor plan of the building will predominantly remain the same. Originally, Community Programs wanted to reconfigure the existing administrative suite to better accommodate their staff and program. This reconfiguration would have rearranged some existing walls, provided an ADA-compliant toilet room, a conference room and an interior corridor from the offices into a staff break room and conference room. This work was abandoned as an immediate need, as costs were beyond budget and Community Program felt the priority was to improve program space (classrooms, toilet rooms, etc). Therefore, the administrative suite will remain the same with the exception of turning the existing music room (adjacent to the administrative office) into a break room and kitchen for program use. This room will be provided with plastic laminated base cabinets, wall cabinets, and counters. New finishes throughout the administrative suite, including the entrance lobby, will also be provided.

There are four public use toilet rooms, all which will need reconfiguration. The two toilet rooms serving the main program/classroom space are recommended to be gutted and provided with new standard and ADA-compliant fixtures, toilet compartments and accessories. Existing masonry walls would be furred out to conceal piping and venting and to cover up holes and blemishes in the masonry. Ceramic wall tile is recommended to be placed at a minimum on the 'wet' walls to extend the life of the gypsum board walls. Solid surfacing countertops are recommended for their practicality and durability.

The two toilet/locker rooms off of the gymnasium should also be provided with new standard and ADA-compliant fixtures, toilet compartments and accessories. The two existing showers in each are recommended to be removed and one ADA compliant stall installed in each. Finishes proposed include epoxy painted floors and walls. If budget allows at time of construction, these could be upgraded to tile.

The gymnasium is recommended to receive a fresh coat of paint on the walls. The floor would be restriped and refinished, in floor volleyball and new basketball hoops will be added.

The adjacent kitchen is recommended to be used as program storage space. Kitchen equipment would be dismantled and removed, the quarry tile removed and a pair of exterior doors added. This will facilitate the unloading and loading of supplies. The smaller room on the east side of the kitchen is proposed for mechanical space and a boiler room. A pair of exterior doors would need to be added to this space to facilitate the maintenance of mechanical equipment.

Within the classroom wing, new finishes are proposed. These include new SAT ceilings, flooring and wall base; carpet in classrooms, resilient flooring in the corridors and paint. One of the classrooms intended for a dance studio/yoga room is proposed to receive athletic flooring specific to such activities. Two of the classrooms, arts/crafts and senior/teen rooms, should be provided with sinks and cabinetry.

Asbestos removal will be required in some or all of the classrooms as it appears the vinyl asbestos tile remains underneath the broadloom carpet.

Mechanical

Boilers and heating system pumps are proposed for the Mason-Motz building so that the building's heating system can be totally independent from the Plummer building. Natural gas is projected to be installed on Route 9 sometime in the next two years. Based on that information, it is recommended that natural gas-fired boilers be installed. If the timing of the natural gas installation does not coincide with the project, propane gas could be installed with the intent that the boilers be converted to natural gas when the natural gas line is installed. Gas-fired boilers are very advantageous in that they can be vented directly outside and the wall mounted boilers can be manifolded together and installed in smaller footprints. Heating system interruptions are minimized with multiple boilers. The cost estimate was based on the Viessmann Vitodens 200 Casade system with multiple wall mounted boilers.

Currently the heating mains run from the Plummer building through the connector between the buildings to the Mason-Motz building. Some piping modifications will be necessary for the new boiler room proposed location (Kitchen storage room).

Removal of the existing unit ventilator in the existing music room and provision of finned tube radiation at the exterior wall is proposed.

A ventilation and air conditioning system for the administrative office area is recommended.

The existing ventilation and exhaust systems in the building are proposed to be replaced with a new ventilation system with heat recovery.

The existing commercial kitchen is not needed and the existing kitchen hoods will be removed.

If a stove is installed in the new break room/kitchen, it will need to comply with the requirements of NFPA 96, standard for Ventilation Control and Fire Protection of Commercial Cooking Operations. NFPA 96 shall not apply to facilities where all of the following are met:

- (1) Only residential equipment is being used.
- (2) Fire extinguishers are located in all kitchen areas in accordance with NFPA 10, Standard for Portable Fire Extinguishers.
- (3) Facility is not an assembly occupancy.
- (4) The authority having jurisdiction has approved the installation.

This facility has an assembly occupancy so the current code would require compliance with NFPA 96.

The existing pneumatic controls should be removed and a new control system provided. This would include replacing temperature sensors in each classroom and replacing control valves for the finned tube radiation.

Plumbing

A new water entrance is proposed for domestic water and sprinkler, with backflow preventer on each line. The current entrance is too small for a sprinkler system and there is no room in the existing location to add a backflow preventer for the domestic water.

An indirect domestic water heater should be provided.

The existing electric water coolers in the corridors are not ADA compliant. A dual height unit should be provided.

Sinks should be replaced in two classrooms (see Architectural). The current sinks are small and are not ADA accessible.

ADA accessible plumbing fixtures should be provided. (See Architectural section for extent of toilet room, locker room and classroom sink renovations.)

The existing janitor's sink in the electrical room should be removed.

Sprinkler

A new water entrance is proposed for sprinkler coverage throughout the Mason-Motz building (see Site). An NFPA 13 compliant sprinkler system is proposed for the entire building.

Electrical

Existing electrical equipment and panel feeders associated with the Plummer section of the building must be removed to allow for demolition of the connector.

Branch circuit panelboards and wiring need to be provided for the mechanical equipment and new boiler room.

Existing lighting will need to be removed to allow for installation of HVAC ductwork. Energy efficient lighting should be provided to replace lighting removed. Occupancy/vacancy sensors are recommended for additional energy savings in areas where lighting is installed.

Additional exit signage should be provided where required for marking paths of egress and existing units that are not operational should be replaced to meet NFPA 101 Life Safety Code.

Provide additional emergency lighting units where required for illuminating paths of egress and replace existing units that are not operational to meet NFPA 101 Life Safety Code. Additional lighting should be provided on the exterior of the building at egress points to meet NFPA 101 Life Safety Code.

A complete fire alarm system should be provided that meets current NFPA 72 and ADA requirements. The new system would include a control panel, pull stations and horn/strobe notification devices and interface with sprinkler and HVAC equipment.

Infrastructure should be provided for access control, intrusion detection and CCTV systems. The security infrastructure would consist of wiring from future device locations to a central rack or cabinet. The security system installation and connections is expected to be provided under a separate contractor as selected by the Town of Falmouth.

Cable TV, telecom and data infrastructure should be provided for telephone and wireless access points. Infrastructure should consist of jacks, horizontal cabling and terminations to a centrally located rack.

We recommend installing pole mounted area lighting to improve safety and security for pedestrian and parking areas.

Discussion of Cost

The goal for the renovations to the Mason-Motz building is to realize the proposed improvements for a total project cost of less than \$1 million. Upon developing a concept design that included all code-required items and all of the upgrades desired by the Town of Falmouth contained within the Recommendations section of this report, the cost was in excess of \$1.9 million (see “Full Program Option” cost estimate, Appendix C).

In order to provide a viable project, Oak Point Associates was asked to develop a base project that would include only the items necessary to separate the Mason-Motz and Plummer building utilities, in addition to code-mandated items. The cost for this base project is estimated to be \$700,000 (see “Base Project- Code Required Changes” cost estimate, Appendix C). The major scope items within this base project include:

- Removal of the connector between the Mason-Motz and Plummer buildings
- Separation of shared building utilities, and the inclusion of new domestic and fire protection water services, natural gas service, and new fire alarm system.
- Provision of a mechanical/boiler room with new high-efficiency natural gas boilers, and associated HVAC distribution system and controls.
- Provision of a domestic hot water system.
- Provision of an NFPA 13-compliant sprinkler system throughout the building.
- Provision of a new server room with ductless split A/C system.
- ADA upgrades at men’s and women’s classroom wing bathrooms.
- New ceilings in all spaces receiving HVAC and sprinkler system upgrades.
- New lighting in all spaces receiving new HVAC system upgrades.
- Code-compliant emergency egress signage and lighting.
- Provision of a server room with base tel/data infrastructure.

The Town also asked Oak Point Associates to develop two alternate paths for realization of additional upgrades beyond code-compliance that would satisfy program needs. These could be considered bid “alternates” beyond the base project in the future development of a construction bid package.

Alternate 1 is envisioned to be classroom and program space upgrades, and is estimated to cost an additional \$407,400 beyond the base project (see “Alternate 1- Classroom/Program Space” cost estimate, Appendix C). The major scope items within this alternate include:

- New exterior doors at all building entrances.
- New showers, toilets, sinks, solid surface countertops, toilet compartments, accessories, floor finishes and wet wall tile at all bathrooms and both locker rooms.

- Painted walls throughout the building, with the exception of the administrative office suite.
- Provision of new carpet/VCT floor finishes and wall base in break room/kitchen.
- New sports flooring at the dance studio classroom.
- Provision of plastic laminate base cabinets, wall cabinets, and counters in new break room/kitchen.
- Kitchen equipment (sink, range with commercial hood, microwave, dishwasher, refrigerator/freezer) in new break room/kitchen.
- Telephone/data/security system infrastructure at classroom program areas and break room/kitchen.
- A \$100,000 allowance for telephone/data/security equipment.

Alternate 2 includes the renovation of the existing administrative office suite to a level at which the Community Programs Department could relocate from Falmouth Town Hall to the Mason-Motz building. This alternate is estimated to cost an additional \$211,500 beyond the base project (see “Alternate 2-Office Wing Renovation” cost estimate, Appendix C). Major scope items within this alternate include:

- New exterior doors at all building entrances.
- Painted walls at the administrative office suite and break room/kitchen.
- Provision of new carpet/VCT floor finishes and wall base in office areas and break room/kitchen.
- Provision of plastic laminate base cabinets, wall cabinets, and counters in new break room/kitchen.
- Kitchen equipment (sink, range with commercial hood, microwave, dishwasher, refrigerator/freezer) in new break room/kitchen.
- Provision of administrative office suite air conditioning (split system A/C unit).
- Telephone/data/security system infrastructure at the administrative office suite and break room/kitchen.
- A \$100,000 allowance for telephone/data/security equipment.

Other alternates could be developed that would add additional flexibility to the bid package.

Costs are based on the most recent Means Construction Cost Data and manufacturers' costs, with factors included for local economic and general construction conditions. The estimate includes a location factor discount of 8 percent and a design contingency allowance of 10 percent, as well as a mark-up of 10 percent for General Conditions, 20 percent for General Contractor overhead and profit, design fee allowance of 9.5 percent, and FF&E and data/security equipment allowances where applicable.

A line item cost for asbestos-containing material abatement is included in the Alternate 2 estimate, and is based on a Northeast Test Consultants cost estimate for abatement and remediation of asbestos-containing material developed in 2011.

Appendix A – Photographs



Photo 1 – Existing main entrance to the Mason-Motz building



Photo 2 – Proposed area for water line and gas entrance



Photo 3 – Proposed area for parking lot expansion



Photo 4 – Existing connector between Plummer and Motz buildings (east elevation)



Photo 5 – Existing connector between Plummer and Motz buildings (west elevation)



Photo 6 – Existing main entrance doors and glazing

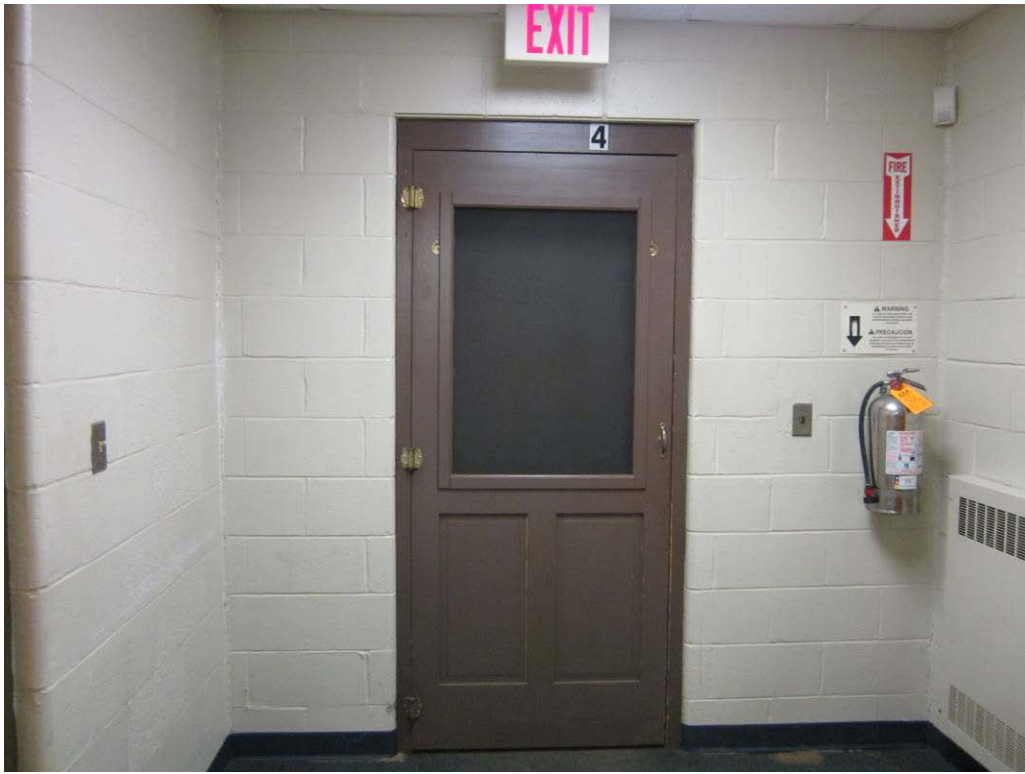


Photo 7 – Existing exterior door to be enlarged into double door



Photo 8 – Existing egress doors – non-ADA compliant size

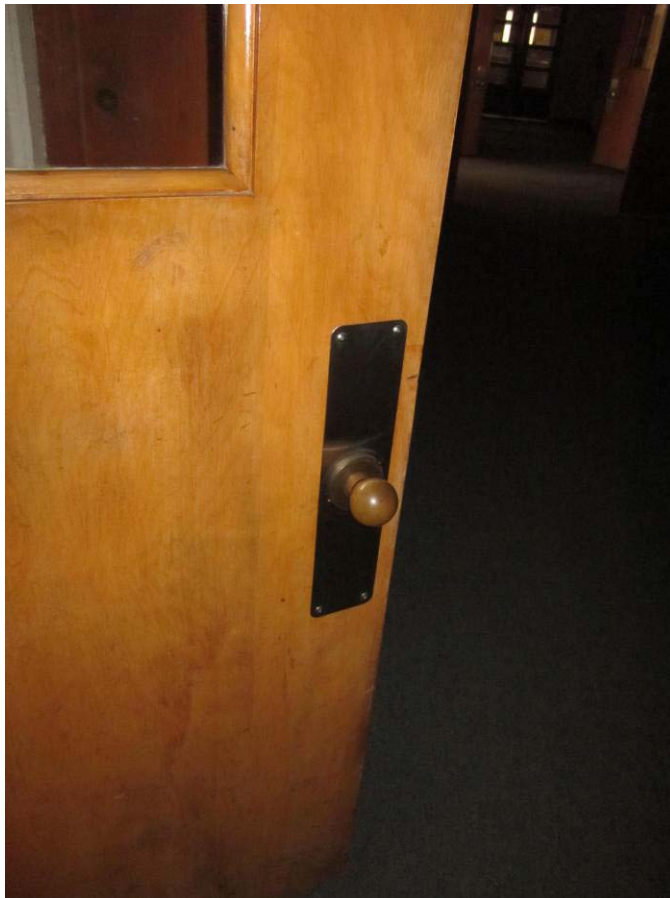


Photo 9 – Existing non-ADA compliant door hardware



Photo 10 – Existing exterior door and frame



Photo 11 – Existing classroom sink and cabinet – non-ADA compliant

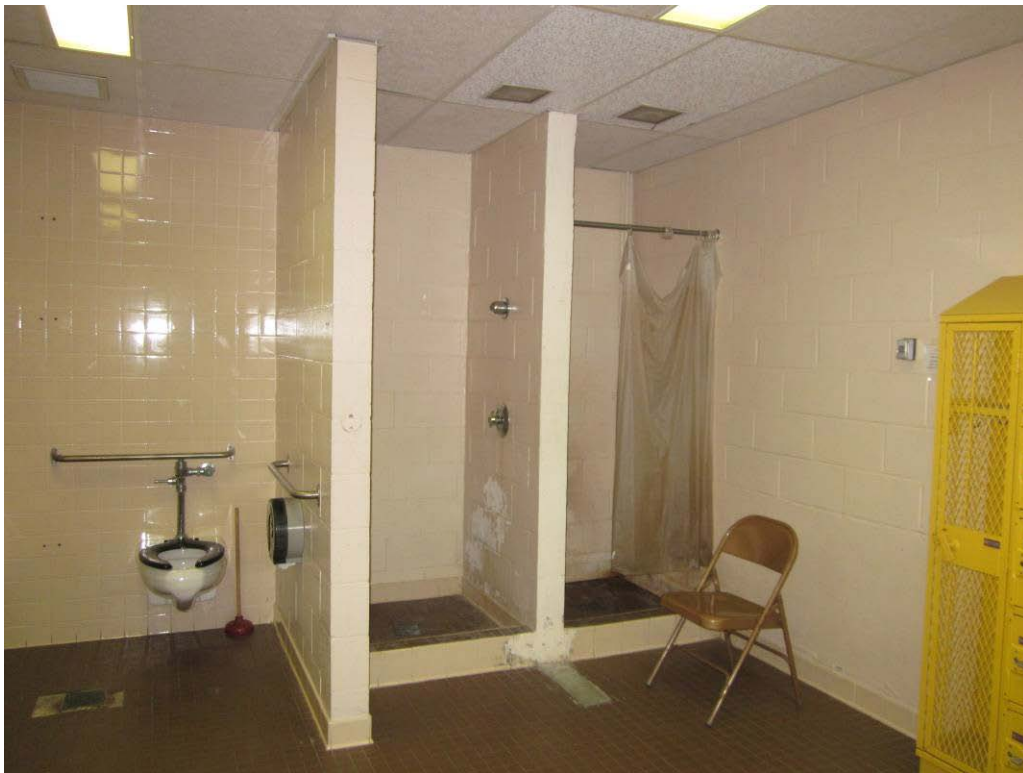


Photo 12 – Existing locker room showers – non-ADA compliant

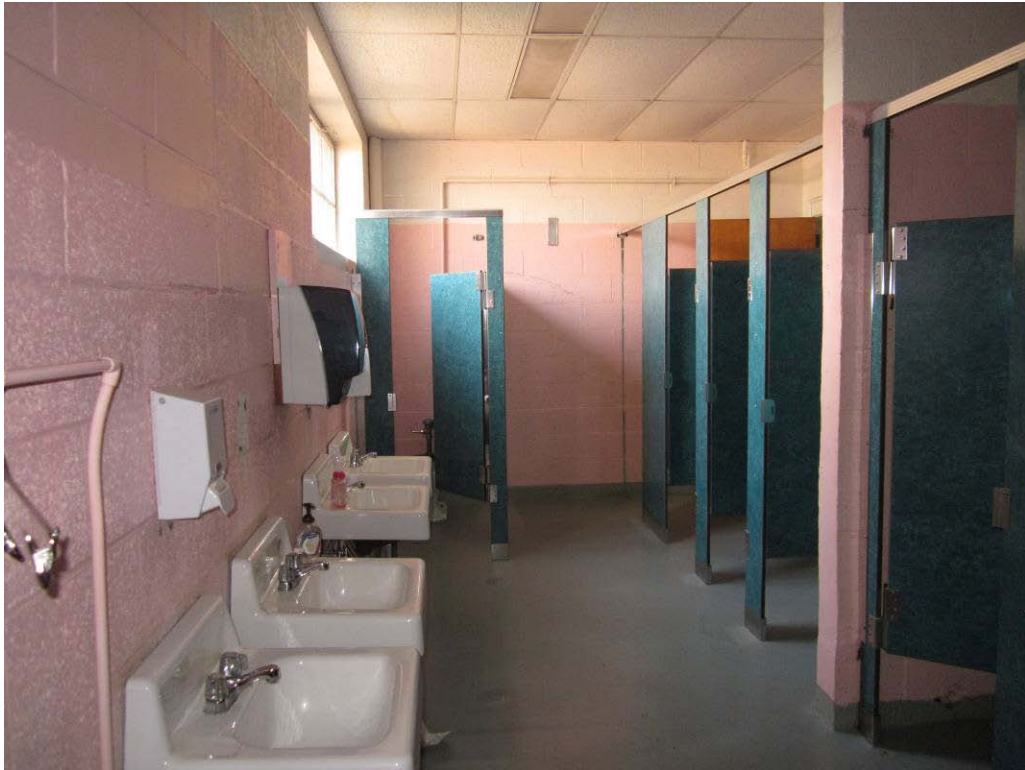


Photo 13 – Existing women’s room non-ADA compliant toilet fixtures, compartments and accessories



Photo 14 – Existing women’s room – non-ADA compliant fixtures and accessories



Photo 15 – Existing locker toilet room – movement crack



Photo 16 – Existing kitchen equipment



Photo 17 – Existing dishwasher equipment



Photo 18 – Existing multi-purpose gymnasium



Photo 19 – Existing classroom carpet flooring



Photo 20 – Existing janitor's sink in electrical room



Photo 21 – Existing domestic water entrance



Photo 22 – Existing ventilation unit

Appendix B – Space Program and Meeting Minutes

Falmouth Community Recreation Center

Proposed Space Needs Concept

Draft: October 26, 2010

UPDATED: October 31, 2013

This is a proposed space needs concept for a Community Recreation Center for the Town of Falmouth. This draft outlines in a very basic form, the anticipated needs as well as the ultimate amenities envisioned as part of a center.

Programming Spaces:	9,800 sf
Office Spaces:	2,000 sf
Total:	11,800 sf

Programming Spaces: 6,000 sf

- Community Gymnasium /Multi-Purpose Room: 4,300 sf ??
 - Upgraded basketball hoops, in-floor volleyball, pickleball lines
 - equipped with minimum of 200 stackable and storable chairs and table to accommodate 200+ people
 - small portable stage and/or risers for performances
 - *AV Center with LCD and screen* (can be phased in)
- Classroom Spaces: 2,300 sf - minimum of 3 open classrooms: 750 sf ??
 - Equipped with tables and chairs to accommodate up to 30 participants.
 - Write-on/Wipe-off Board
 - One classroom equipped with sink to be used as an Art/Crafts Room
 - TV/DVD with cable access and WiFi
- Senior/Teen Drop-in Area: 700-1,000 sf
 - Area for use by Seniors during the am and early pm/Teen Drop in area after 2:00pm
 - Equipped with tables and chairs to accommodate up to 30 participants.
 - Write-on/Wipe-off Board
 - TV/DVD with cable access and WiFi
 - Sink/Counter space, small cupboard
- Dance Studio/Yoga Room (current kitchen area?): 700-1000 sf
 - "Mondo" flexible flooring
 - Acoustic wall and ceiling tiles
 - Mirrors
 - Ballet bar
 - Storage closet for equipment and stereo system
- Public Conference/Meeting Room: 600+ sf
 - Conference room style big enough to accommodate outside groups for meetings (i.e., FLL, FYBA, FYSA, Girl Scouts, Boy Scouts, Weight Watchers, etc.)
 - TV/DVD with cable access and WiFi
 - Write-on/Wipe-off Board

- Kitchen/Employee Breakroom: 350+ sf
 - This space could double as a employee breakroom and demonstration kitchen
 - commercial grade refrigerator/freezer
 - microwave
 - commercial grade stove top with oven
 - commercial grade dishwasher
 - double-sink
 - plenty of storage cabinets and stainless steel countertop space
 - work island on wheels w/under-cabinet storage and top workspace

Office Spaces: 2,000 sf

- 3 separate offices to house
 - Director
 - Assistant Director/Athletics Coordinator & Facilities Scheduler
 - Recreation Program Coordinator
- Common Admin/Reception Area - Senior/Adult Ed. Coordinator could use cubicle in this area
- Staff Conference Room/Meeting Room
- Unisex Restroom
- Storage Room for supplies
- Windows (natural light) or roof light tubes

Ideally we would like to see the entry way enclosed with two sets of double doors for weather so as to open up the admin area windows and maximize common office area space. The current entry way would serve as the reception area and the windows to the office area could possibly be pull-down garage type doors that could close after office hours.

Also, if possible we would like to have a hallway entrance to Staff conference room and a door to enter employee breakroom/kitchen area.



MEETING MINUTES

Date: October 30, 2013

Project: Town of Falmouth: Mason-Motz Facility Assessment (21304.23)

Attendees:

<u>Name</u>	<u>Representing</u>
Lucky D'Ascanio	Director, Parks and Community Programs (Town of Falmouth)
Matt Gilbert	Assistant Director, Parks and Community Programs (Town of Falmouth)
Diane Acheson	Mechanical Engineer, Oak Point Associates
Allison Towne DiMatteo	Project Manager, Oak Point Associates
Kristy Gauthier	Interior Designer/Space Planner, Oak Point Associates
William Van Benthuysen	Architect, Oak Point Associates

Items Discussed:

Note: Some items were discussed during a walking tour of the building; others in a meeting following the tour.

1. The main entrance should have some sort of vestibule. This might be able to be built outside of the existing building envelope and possibly tucked under the existing projecting entry canopy.
2. One of the windows looking into the administrative office should be replaced with a roll-up door, to service customers.
3. The office would be a similar setup to the Parks and Community Programs department office currently at Town Hall. Four (4) offices are needed—three (3) of them with the ability to be completely enclosed. Solar tubes might be used to gain natural daylight in the office spaces.
4. The existing Music Room might be able to be converted into a staff break room, with a small kitchen island that could roll out and be utilized for cooking classes/demonstrations. Appliances would be similar to those in Town Hall- dishwasher, microwave, stove top, oven. An ice maker is also desired. There should be the ability to plug things into the island.
5. A staff conference room was also discussed for within the Music Room space. It would ideally seat 7-10 people. Meetings with larger groups could be held in a classroom. The conference room needs to be open to after-hours use when the office is closed.
6. The gym was discussed. It isn't large enough to provide more than pickleball and pick-up basketball. The glu-lam columns are exposed(collision) and something should be done to make them safer, possible protective wrap or enclosure. The lunch tables anchored to the exterior wall should be removed. Is in-floor volleyball a possibility? The consensus was that it's not worth trying to make major changes to the gym.
7. The existing commercial kitchen is hardly ever used, and Lucky/Matt would like to remove the kitchen equipment and convert the space to either storage space or a dance/yoga studio (with a Mondo floor). Are the walls in the kitchen area load-bearing, or could some be removed to make a larger continuous space? Direct outside access to this space might be a plus.
8. The existing storage room off the gym can remain as is. Voting will be held here, and storage for voting booths is needed.
9. The locker/shower/toilet rooms were discussed. They are not used much now, but that may be due to their condition. Aesthetic and accessibility upgrades are needed.

10. The mechanical system was discussed. Titan Mechanical recommended that a series of cascading propane boilers be installed. The best location for the new mechanical equipment needs to be determined. Would a ductless split system work in any of the spaces? Air conditioning is desired in the administrative office area and possibly the gym. The classrooms are currently extremely variable in temperature, and this needs to be looked at. Controls with an override for individual classroom control may be desired. The gym also needs individual controls as that space is currently too warm for athletic activities to occur.
11. Domestic water is already separate. There is no fire protection system in the building (sprinklers).
12. The electrical system is currently joined/shared with the Plummer Building, but needs to be separated. The phone system is currently being separated. The fire alarm system has already been separated. There is a security system in place.
13. The new administrative office, computers, etc. need to be tied into the server and printers at Town Hall. There should be wireless access and a CATV connection in each classroom space. Jen Finney is the contact for understanding the communications needs of the facility.
14. The classroom used for Arts & Crafts and the Senior/Teen classroom should have sinks. No other classrooms need them.
15. Finish upgrades are needed in the classrooms. Painting might be able to be done through a program with the Windham Correctional Center.
16. Existing toilet rooms in the classroom wing need to have handicapped accessibility upgrades.
17. The priority of improvements is as follows: Code-mandated items first priority, mechanical/electrical separation second priority, aesthetic improvements third priority.
18. The project budget needs to be under \$1 Million, preferably much lower.
19. Lucky distributed some past architectural and site plans (attached).
20. Lucky will send a revised programming document for space planning, as well as a Town Council memo on current/past use.
21. Any additional fieldwork access requests should be made through Lucky or Matt.

The above items are true to the best of the writer's knowledge. If there are any errors or omissions, please notify *Allison Towne DiMatteo* of Oak Point Associates at the next scheduled meeting. If no corrections or additions are noted at that time, these minutes will become a permanent record of the proceedings. If corrections or additions are made, these changes will be noted in the minutes of the next scheduled meeting.



MEETING MINUTES

Date: November 26, 2013

Project: Town of Falmouth: Mason-Motz Facility Assessment (21304.23)

Attendees:

<u>Name</u>	<u>Representing</u>
Lucky D'Ascanio	Director, Parks and Community Programs (Town of Falmouth)
Matt Gilbert	Assistant Director, Parks and Community Programs (Town of Falmouth)
Diane Acheson	Mechanical Engineer, Oak Point Associates
Allison Towne DiMatteo	Project Manager, Oak Point Associates
Kristy Gauthier	Interior Designer/Space Planner, Oak Point Associates
Steve Weatherbie	Electrical Engineer, Oak Point Associates
William Van Benthuysen	Architect, Oak Point Associates

Items Discussed:

1. The concept floor plan was presented and the following discussed:
 - a. The Conference Room and Break Room/Kitchen locations should be swapped, with placement of a door in between.
 - b. Community Programs would like a small closet in one of the two rooms.
 - c. At the locker rooms, lockers will be installed at a future date. For pricing, assume a bench and wall hooks.
 - d. The location of the proposed mechanical room is acceptable, with the former kitchen becoming storage. A set of double doors into the storage area will be needed.
 - e. Staff Workout and Instructor Storage rooms should be swapped.
 - f. There is no need for additional countertop at the Senior/Teen Room.
 - g. Remove sinks in rooms where not needed.
 - h. The connector between Plummer and Mason/Motz is now connecting two separate properties and needs to either be removed or be fire wall separated in order to meet current fire and life safety codes. It was determined that OPA should include removal in the Facility Assessment and that the cost for this work be broken out separately to be a shared cost.
 - i. The internal ramp appears not to be ADA-compliant but may be able to be retained if it cannot be feasibly changed.
 - j. No other structural code-mandated changes are required beyond structural modifications for floor plan (wall) changes.
 - k. All exterior entrance doors should be replaced with new.
2. A new water line is needed for domestic water and fire sprinkler. It will have a backflow preventer, which the existing line lacks.
3. Gas service was discussed. The size of a temporary propane tank from Dead River still needs to be determined. Oak Point will e-mail Nathan Poore regarding his knowledge of the timing of the natural gas line at Middle Road.

4. Although there is a shared parking arrangement, Community Programs is concerned about the long term parking need on the site. Look at how much additional parking could be reasonably added to the Mason/Motz site.
5. Air conditioning was discussed. It should be a separate option for the office area and the gym. The Electrical/Comm Room will also need air conditioning.
6. The heating modification strategy is to leave the existing fin tube, but change out the controls and thermostats in individual spaces.
7. All new fixtures will be low-flow. Fixtures to remain will not be modified.
8. An external vestibule may not be needed. Price as a separate work item. Pursue whether the vestibule might be able to be located internally within the existing lobby.
9. The existing office space was discussed. The existing borrowed lights (glass) should remain as-is.
10. A solar tube should be considered for offices without any windows.
11. An exterior staff entrance was planned at the back, but this will be reviewed vis-à-vis the removal of the connector between Plummer and Mason/Motz.
12. An estimate of probable construction cost will be developed and presented to the Town of Falmouth as an interim step prior to the draft report being prepared.

The above items are true to the best of the writer's knowledge. If there are any errors or omissions, please notify *Allison Towne DiMatteo* of Oak Point Associates at the next scheduled meeting. If no corrections or additions are noted at that time, these minutes will become a permanent record of the proceedings. If corrections or additions are made, these changes will be noted in the minutes of the next scheduled meeting.

Appendix C – Cost Estimates

COST ESTIMATE				DATE PREPARED		sheet 1 of 19		
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER		IDENTIFICATION NUMBER		
Mason-Motz Study; Falmouth, ME				ESTIMATED BY		CATEGORY CODE NUMBER		
PROJECT TITLE				Oak Point Associates				
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN:		JOB ORDER NUMBER		
				Full Program Option		21304.23		
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
TITLE SHEET								
SITE								\$152,413
STRUCTURAL								\$27,071
ARCHITECTURAL								\$419,727
SPRINKLER								\$71,336
MECHANICAL								\$298,668
PLUMBING								\$91,321
ELECTRICAL								\$143,836
SUBTOTAL								\$1,204,372
<i>Location Factor (published) (-8%)</i>		-8.0%						-\$96,350
Subtotal								\$1,108,022
<i>Design Contingency (10%)</i>		10.0%						\$110,802
Construction Subtotal								\$1,218,825
<i>Design Fee</i>		9.5%						\$115,788
<i>General Conditions</i>		10.0%						\$121,882
<i>General Contractor Overhead and Profit</i>		20.0%						\$243,765
<i>FF&E Allowance</i>								\$116,100
<i>Tel/Data Equipment and Relocating Security System by Owner</i>								\$100,000
TOTAL:								\$1,916,360
Rounded to								\$1,916,400
Temporary Above Ground LP Tanks								\$8,930

COST ESTIMATE

DATE PREPARED
05 Feb 2014

sheet 2 of 19

ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
SITE								
Water Line (Fire Protection & Domestic)								
Removals								
Erosion control	1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Sawcut ACP	172	LF			\$3.00	\$516.00	\$3.00	\$516.00
Remove ACP	140	SY			\$5.00	\$700.00	\$5.00	\$700.00
Strip topsoil	1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Excavation (trench)	147	CY			\$10.00	\$1,470.00	\$10.00	\$1,470.00
Excavation (rock allowance)	1	LS			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Cut and cap exist 1-1/2" domestic water line	1	LS	\$30.00	\$30.00	\$100.00	\$100.00	\$130.00	\$130.00
Disposal (soil and acp)	124	CY			\$6.00	\$744.00	\$6.00	\$744.00
Misc removals	1	LS			\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
New Work								
6"x10" Hot Tap	1	EA	\$1,530.00	\$1,530.00	\$750.00	\$750.00	\$2,280.00	\$2,280.00
6" DI pipe (class 52 TPO)	150	LF	\$29.00	\$4,350.00	\$10.00	\$1,500.00	\$39.00	\$5,850.00
Fitting allowance (MJ)	1	LS	\$415.00	\$415.00	\$225.00	\$225.00	\$640.00	\$640.00
6" PIV	1	EA	\$1,985.00	\$1,985.00	\$310.00	\$310.00	\$2,295.00	\$2,295.00
Joint restraint allowance	1	LS	\$1,100.00	\$1,100.00	\$480.00	\$480.00	\$1,580.00	\$1,580.00
Testing & disinfecting	1	LS	\$300.00	\$300.00	\$400.00	\$400.00	\$700.00	\$700.00
1" conduit & wire (tamper switch)	100	LF	\$3.39	\$339.00	\$5.00	\$500.00	\$8.39	\$839.00
Thrust block	3	EA	\$90.00	\$270.00	\$40.00	\$120.00	\$130.00	\$390.00
Pipe bedding	47	CY	\$16.00	\$752.00	\$12.00	\$564.00	\$28.00	\$1,316.00
Backfill (reuse)	75	CY			\$10.00	\$750.00	\$10.00	\$750.00
Aggregate subbase	60	CY	\$11.00	\$660.00	\$12.00	\$720.00	\$23.00	\$1,380.00
Aggregate base	20	CY	\$15.00	\$300.00	\$12.00	\$240.00	\$27.00	\$540.00
Compaction	202	CY			\$2.00	\$404.00	\$2.00	\$404.00

COST ESTIMATE

DATE PREPARED
05 Feb 2014

sheet 3 of 19

ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ACP wearing course (full depth patch)	140	SY	\$6.33	\$886.20	\$7.00	\$980.00	\$13.33	\$1,866.20
ACP binder course (full depth patch)	140	SY	\$10.55	\$1,477.00	\$9.00	\$1,260.00	\$19.55	\$2,737.00
FDN wall penetration	2	EA	\$150.00	\$300.00	\$250.00	\$500.00	\$400.00	\$800.00
Topsoil	8	CY	\$35.00	\$280.00	\$10.00	\$80.00	\$45.00	\$360.00
Fine Grade	175	SY			\$2.00	\$350.00	\$2.00	\$350.00
Seed & mulch	1	LS	\$40.00	\$40.00	\$75.00	\$75.00	\$115.00	\$115.00
Misc site work	1	LS	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
Water Line (Fire Protection & Domestic) SUBTOTAL:								\$33,152.20
Underground Natural Gas Line (No charge per Summit Natural Gas)								
Parking Lot Expansion								
Removals								
Erosion control	1	LS			\$500.00	\$500.00	\$500.00	\$500.00
Sawcut ACP	104	LF			\$3.00	\$312.00	\$3.00	\$312.00
Remove ACP	536	SY			\$9.00	\$4,824.00	\$9.00	\$4,824.00
Strip topsoil	106	CY			\$20.00	\$2,120.00	\$20.00	\$2,120.00
Excavation (parking and trench)	512	CY			\$10.00	\$5,120.00	\$10.00	\$5,120.00
Misc site removals	1	LS			\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Disposal (soil and acp)	498	CY			\$6.00	\$2,988.00	\$6.00	\$2,988.00
New Work								
Stormwater (catch basins and pipe)	1	LS	\$5,200.00	\$5,200.00	\$2,500.00	\$2,500.00	\$7,700.00	\$7,700.00
Stormwater (treatment)	1	LS	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$7,000.00	\$7,000.00
Aggregate subbase	346	CY	\$8.00	\$2,768.00	\$12.00	\$4,152.00	\$20.00	\$6,920.00
Aggregate base	104	CY	\$12.00	\$1,248.00	\$12.00	\$1,248.00	\$24.00	\$2,496.00
Backfill (reuse on site as fill)	204	CY			\$10.00	\$2,040.00	\$10.00	\$2,040.00
Compaction	654	CY			\$2.00	\$1,308.00	\$2.00	\$1,308.00

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Segmented retaining wall	360	SFF	\$21.91	\$7,887.60	\$5.76	\$2,073.60	\$27.67	\$9,961.20
ACP wearing course (full depth areas)	865	SY	\$6.33	\$5,475.45	\$7.00	\$6,055.00	\$13.33	\$11,530.45
ACP binder course (full depth areas)	865	SY	\$10.55	\$9,125.75	\$9.00	\$7,785.00	\$19.55	\$16,910.75
ACP wearing course	245	SY	\$6.33	\$1,550.85	\$7.00	\$1,715.00	\$13.33	\$3,265.85
ACP binder course	245	SY	\$10.55	\$2,584.75	\$9.00	\$2,205.00	\$19.55	\$4,789.75
Pavement marking	1	LS	\$250.00	\$250.00	\$400.00	\$400.00	\$650.00	\$650.00
Topsoil	42	CY	\$35.00	\$1,470.00	\$15.00	\$630.00	\$50.00	\$2,100.00
Fine grade	1183	SY			\$1.50	\$1,774.50	\$1.50	\$1,774.50
Seed and mulch	1	LS	\$150.00	\$150.00	\$250.00	\$250.00	\$400.00	\$400.00
Misc site work	1	LS	\$750.00	\$750.00	\$750.00	\$750.00	\$1,500.00	\$1,500.00
Parking Lot Expansion SUBTOTAL:								\$97,210.50
Site Lighting								
Removals								
Excavation	90	CY			\$10.00	\$900.00	\$10.00	\$900.00
Misc site removals	1	LS			\$500.00	\$500.00	\$500.00	\$500.00
Disposal (soil)	108	CY			\$6.00	\$648.00	\$6.00	\$648.00
New Work								
Bedding	36	CY	\$16.00	\$576.00	\$12.00	\$432.00	\$28.00	\$1,008.00
Conduit	270	LF	\$2.14	\$577.80	\$5.00	\$1,350.00	\$7.14	\$1,927.80
Wire	9.0	CLF	\$40.00	\$360.00	\$80.00	\$720.00	\$120.00	\$1,080.00
Light pole base, pole and fixture	1	LS	\$10,000.00	\$10,000.00	\$3,600.00	\$3,600.00	\$13,600.00	\$13,600.00
Backfill (reuse)	72	CY			\$10.00	\$720.00	\$10.00	\$720.00
Compaction	108	CY			\$2.00	\$216.00	\$2.00	\$216.00
Topsoil	1	LS	\$35.00	\$35.00	\$15.00	\$15.00	\$50.00	\$50.00
Seed and mulch	1	LS	\$50.00	\$50.00	\$100.00	\$100.00	\$150.00	\$150.00
Misc site work	1	LS	\$500.00	\$500.00	\$750.00	\$750.00	\$1,250.00	\$1,250.00

COST ESTIMATE				DATE PREPARED			sheet 5 of 19				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Site Lighting SUBTOTAL:											\$22,049.80
SITE SUBTOTAL:											\$152,412.50
OPTION - TEMPORARY ABOVE GROUND LP TANKS (tanks provided by LP gas provider)											
Temporary Above Ground LP Tanks											
Removals											
Erosion control				1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Strip topsoil				12	CY			\$20.00	\$240.00	\$20.00	\$240.00
Excavation (trench)				63	CY			\$10.00	\$630.00	\$10.00	\$630.00
Disposal (soil)				41	CY			\$6.00	\$246.00	\$6.00	\$246.00
Misc removals				1	LS			\$400.00	\$400.00	\$400.00	\$400.00
New Work											
Pipe bedding				26	CY	\$16.00	\$416.00	\$12.00	\$312.00	\$28.00	\$728.00
LP gas piping				200	LF	\$1.54	\$308.00	\$3.46	\$692.00	\$5.00	\$1,000.00
Backfill (reuse)				50	CY			\$10.00	\$500.00	\$10.00	\$500.00
Aggregate base				10	CY	\$15.00	\$150.00	\$12.00	\$120.00	\$27.00	\$270.00
Compaction				86	CY			\$2.00	\$172.00	\$2.00	\$172.00
Concrete pad for LP tanks				219	SF	\$5.00	\$1,095.00	\$7.00	\$1,533.00	\$12.00	\$2,628.00
Topsoil				15	CY	\$35.00	\$525.00	\$10.00	\$150.00	\$45.00	\$675.00
Fine Grade				133	SY			\$2.00	\$266.00	\$2.00	\$266.00
Seed & mulch				1	LS	\$125.00	\$125.00	\$250.00	\$250.00	\$375.00	\$375.00
Misc site work				1	LS	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00	\$600.00
Temporary Above Ground LP Tanks SUBTOTAL:											\$8,930.00

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
STRUCTURAL								
Removals								
Load Bearing Wall Removal								
Temporary Shoring	1	ls	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
Steel Beam	1	ea	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00
Steel Columns	2	ea	\$125.00	\$250.00	\$1,000.00	\$2,000.00	\$1,125.00	\$2,250.00
Excavation	1	ls			\$250.00	\$250.00	\$250.00	\$250.00
Reinf Conc Footings	2	ea	\$500.00	\$1,000.00	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00
Backfill	1	ls	\$125.00	\$125.00	\$350.00	\$350.00	\$475.00	\$475.00
Slab Patch	20	sf	\$5.00	\$100.00	\$15.00	\$300.00	\$20.00	\$400.00
Joist to Beam Connectors	1	ls	\$250.00	\$250.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
Removals Subtotal								\$14,375.00
Construction								
Exterior Door Lintel								
Temporary Shoring	1	ls	\$125.00	\$125.00	\$750.00	\$750.00	\$875.00	\$875.00
CMU Lintel	7	lf	\$12.00	\$84.00	\$50.00	\$350.00	\$62.00	\$434.00
Brick Lintel	7	lf	\$6.00	\$42.00	\$35.00	\$245.00	\$41.00	\$287.00
Movable Partition Framing								
Steel Beams	2	ea	\$300.00	\$600.00	\$2,000.00	\$4,000.00	\$2,300.00	\$4,600.00
Steel Columns	4	ea	\$125.00	\$500.00	\$1,000.00	\$4,000.00	\$1,125.00	\$4,500.00
Misc Structural Framing	1	ls	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
Construction Subtotal								\$12,696.00
STRUCTURAL SUBTOTAL:								\$27,071.00

COST ESTIMATE				DATE PREPARED			sheet 7 of 19				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ARCHITECTURAL											
Plummer-Motz Connector Removals											
Erosion control				1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Sawcut ACP				60	LF			\$3.00	\$180.00	\$3.00	\$180.00
Remove ACP				31	SY			\$5.00	\$155.00	\$5.00	\$155.00
Strip topsoil				1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Excavation (fdn)				50	CY			\$10.00	\$500.00	\$10.00	\$500.00
Excavation (hand)				6	CY			\$75.00	\$450.00	\$75.00	\$450.00
Sawcut conc fdn wall				100	LF			\$10.00	\$1,000.00	\$10.00	\$1,000.00
Sawcut conc floor slab				26	LF			\$4.00	\$104.00	\$4.00	\$104.00
Remove top 2 feet of conc fdn wall				200	SFF			\$15.00	\$3,000.00	\$15.00	\$3,000.00
Remove conc floor slab				68	SY			\$12.20	\$829.60	\$12.20	\$829.60
Cut, cap and remove exist utilities				1	LS	\$150.00	\$150.00	\$200.00	\$200.00	\$350.00	\$350.00
Disposal (soil and conc)				31	CY			\$6.00	\$186.00	\$6.00	\$186.00
Misc removals				1	LS			\$750.00	\$750.00	\$750.00	\$750.00
Connector Walls				1300	sf			\$5.86	\$7,618.00	\$5.86	\$7,618.00
Connector Roof				576	sf			\$3.50	\$2,016.00	\$3.50	\$2,016.00
Exterior Doors				1	ea			\$75.00	\$75.00	\$75.00	\$75.00
Exterior Windows				1	ea			\$75.00	\$75.00	\$75.00	\$75.00
Exterior Walls				84	sf			\$5.86	\$492.24	\$5.86	\$492.24
Plummer-Motz Connector New Work											
Backfill (reuse)				39	CY			\$10.00	\$390.00	\$10.00	\$390.00
Aggregate subbase				12	CY	\$11.00	\$132.00	\$12.00	\$144.00	\$23.00	\$276.00
Aggregate base				4	CY	\$15.00	\$60.00	\$12.00	\$48.00	\$27.00	\$108.00
Compaction				55	CY			\$2.00	\$110.00	\$2.00	\$110.00
ACP wearing course (full depth patch)				31	SY	\$6.33	\$196.23	\$7.00	\$217.00	\$13.33	\$413.23
ACP binder course (full epth patch)				31	SY	\$10.55	\$327.05	\$9.00	\$279.00	\$19.55	\$606.05

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Topsoil	17	CY	\$35.00	\$595.00	\$10.00	\$170.00	\$45.00	\$765.00
Fine Grade	159	SY			\$2.00	\$318.00	\$2.00	\$318.00
Seed & mulch	1	LS	\$100.00	\$100.00	\$150.00	\$150.00	\$250.00	\$250.00
Misc site work	1	LS	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
Landscape work	1	LS	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
Plummer-Motz Connector Removals Subtotal:								\$24,417.12
Removals								
Hazardous Materials Removals Allowance	1	job		\$0.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
Concrete Floor Slab	250	sf	\$0.62	\$155.00	\$3.95	\$987.50	\$4.57	\$1,142.50
Flooring (Carpet and VCT)	11850	sf		\$0.00	\$0.75	\$8,887.50	\$0.75	\$8,887.50
Flooring (Ceramic/Quarry Tile)	2335	sf		\$0.00	\$5.00	\$11,675.00	\$5.00	\$11,675.00
Ceiling	14500	sf		\$0.00	\$0.75	\$10,875.00	\$0.75	\$10,875.00
Walls	2885	sf		\$0.00	\$2.15	\$6,202.75	\$2.15	\$6,202.75
Toilet Compartments	12	ea		\$0.00	\$73.50	\$882.00	\$73.50	\$882.00
HM Door, Frame and Hardware	11	ea		\$0.00	\$100.00	\$1,100.00	\$100.00	\$1,100.00
Misc. Removals	1	job		\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Removals Subtotal:								\$53,764.75
Construction								
Exterior Walls (CMU w/ Brick)	120	sf	\$9.58	\$1,149.60	\$22.10	\$2,652.00	\$31.68	\$3,801.60
Interior Conc. Slab Infill	250	sf	\$2.06	\$2.72	\$1.90	\$475.00	\$3.96	\$990.00
Interior Walls	2850	sf	\$3.00	\$8,550.00	\$2.50	\$7,125.00	\$5.50	\$15,675.00
Flooring	12300	sf	\$2.50	\$30,750.00	\$2.00	\$24,600.00	\$4.50	\$55,350.00
Sports Flooring	750	sf	\$6.00	\$4,500.00	\$3.00	\$2,250.00	\$9.00	\$6,750.00
Ceramic Tile Flooring	1070	sf	\$7.00	\$7,490.00	\$3.00	\$3,210.00	\$10.00	\$10,700.00
Base	2650	lf	\$1.50	\$3,975.00	\$1.25	\$3,312.50	\$2.75	\$7,287.50

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Ceiling	13400	sf	\$2.00	\$26,800.00	\$1.25	\$16,750.00	\$3.25	\$43,550.00
WD Door, HM Frame and Hardware	8	ea	\$1,400.00	\$11,200.00	\$300.00	\$2,400.00	\$1,700.00	\$13,600.00
Exterior Insulated Metal Doors and Frame (Pair)	2	ea	\$1,266.00	\$2,532.00	\$156.00	\$312.00	\$1,422.00	\$2,844.00
Exterior Aluminum Entry Doors and Frame (Pair)	2	ea	\$3,000.00	\$6,000.00	\$1,725.00	\$3,450.00	\$4,725.00	\$9,450.00
Paint	40000	sf	\$0.30	\$12,000.00	\$0.70	\$28,000.00	\$1.00	\$40,000.00
Ceramic Wall Tile	1700	sf	\$4.00	\$6,800.00	\$4.00	\$6,800.00	\$8.00	\$13,600.00
Misc. Repairs	1	job	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$5,500.00	\$5,500.00
Toilet Compartments	10	ea	\$650.00	\$6,500.00	\$175.00	\$1,750.00	\$825.00	\$8,250.00
Urinal Screens	4	ea	\$235.00	\$940.00	\$85.00	\$340.00	\$320.00	\$1,280.00
Base Cabinets	65	lf	\$200.00	\$13,000.00	\$50.00	\$3,250.00	\$250.00	\$16,250.00
Upper Cabinets	40	lf	\$150.00	\$6,000.00	\$50.00	\$2,000.00	\$200.00	\$8,000.00
Countertops	40	lf	\$40.00	\$1,600.00	\$10.00	\$400.00	\$50.00	\$2,000.00
Toilet Room Countertops	23	lf	\$125.00	\$2,875.00	\$35.00	\$805.00	\$160.00	\$3,680.00
Toilet Room Accessories	4	ls	\$750.00	\$3,000.00	\$250.00	\$1,000.00	\$1,000.00	\$4,000.00
Operable Partition	555	sf	\$30.00	\$16,650.00	\$10.00	\$5,550.00	\$40.00	\$22,200.00
Whiteboard	6	ea	\$500.00	\$3,000.00	\$75.00	\$450.00	\$575.00	\$3,450.00
Dance Room Wall Mirrors (20'x7')	140	sf	\$13.10	\$1,834.00	\$4.30	\$602.00	\$17.40	\$2,436.00
Solar tube and shaft	1	job	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00
Interior Storefront System w/ Double Doors	170	sf	\$33.00	\$5,610.00	\$6.15	\$1,045.50	\$39.15	\$6,655.50
Exterior Storefront System w/ Double Doors	140	sf	\$33.00	\$4,620.00	\$6.15	\$861.00	\$39.15	\$5,481.00
Interior Stairs	1	ls	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
In Floor Volleyball	1	ea	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
Basketball Hoops	2	ea	\$1,275.00	\$2,550.00	\$630.00	\$1,260.00	\$1,905.00	\$3,810.00
Refinish Gym floor (& striping)	3450	sf	\$1.40	\$4,830.00	\$2.50	\$8,625.00	\$3.90	\$13,455.00
Construction Subtotal:								\$341,545.60

COST ESTIMATE				DATE PREPARED			sheet 10 of 19				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ARCHITECTURAL SUBTOTAL:											\$419,727.47
Fixture, Furniture & Equipment											
Stackable Chairs (Gym)				200	ea	\$125.00	\$25,000.00	\$0.00	\$0.00	\$125.00	\$25,000.00
Tables (Gym)				100	ea	\$300.00	\$30,000.00	\$0.00	\$0.00	\$300.00	\$30,000.00
Portable Stage (25'x15')				375	sf	\$60.00	\$22,500.00	\$0.00	\$0.00	\$60.00	\$22,500.00
Stackable Chairs (30 per Classroom)				3	ea	\$3,750.00	\$11,250.00	\$0.00	\$0.00	\$3,750.00	\$11,250.00
Tables (15 per Classroom)				3	ea	\$4,500.00	\$13,500.00	\$0.00	\$0.00	\$4,500.00	\$13,500.00
Stackable Chairs (Teen Center)				30	ea	\$125.00	\$3,750.00	\$0.00	\$0.00	\$125.00	\$3,750.00
Tables (Teen Center)				15	ea	\$300.00	\$4,500.00	\$0.00	\$0.00	\$300.00	\$4,500.00
Refrigerator/Freezer				1	ea	\$1,800.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00
Microwave				1	ea	\$300.00	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00
Range				1	ea	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Dishwasher				1	ea	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
FF&E Subtotal:											\$116,100.00

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
SPRINKLERS											
Construction											
Sprinklers				18690	sf	\$1.60	\$29,904.00	\$1.96	\$36,632.40	\$3.56	\$66,536.40
Backflow preventer				1	ea	\$3,975.00	\$3,975.00	\$825.00	\$825.00	\$4,800.00	\$4,800.00
Sprinklers Subtotal:											\$71,336.40
SPRINKLER UPGRADES SUBTOTAL:											\$71,336.40
SPRINKLER TOTAL:											\$71,336.40

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
MECHANICAL								
Heating System								
Gas fired boilers system	1	sys	\$53,000.00	\$53,000.00	\$10,000.00	\$10,000.00	\$63,000.00	\$63,000.00
Pump system	1	sys	\$6,975.00	\$6,975.00	\$1,375.00	\$1,375.00	\$8,350.00	\$8,350.00
Boiler room exhaust fan	1	ea	\$2,650.00	\$2,650.00	\$3,550.00	\$3,550.00	\$6,200.00	\$6,200.00
Hot Water Pipe and Fittings	1	ls	\$7,350.00	\$7,350.00	\$5,700.00	\$5,700.00	\$13,050.00	\$13,050.00
Hot water Pipe Insulation	1	ls	\$990.00	\$990.00	\$1,390.00	\$1,390.00	\$2,380.00	\$2,380.00
Louver	1	ls	\$1,025.00	\$1,025.00	\$325.00	\$325.00	\$1,350.00	\$1,350.00
Heating System Subtotal:								\$94,330.00
Provide Heating Controls								
Removals								
Control valve	25	ea		\$0.00	\$50.00	\$1,250.00	\$50.00	\$1,250.00
Thermostat	25	ea		\$0.00	\$50.00	\$1,250.00	\$50.00	\$1,250.00
Mechanical								
Control points	54	pts	\$350.00	\$18,900.00	\$350.00	\$18,900.00	\$700.00	\$37,800.00
Testing and balancing - water	27	ea		\$0.00	\$137.00	\$3,699.00	\$137.00	\$3,699.00
Provide Heating Controls Subtotal:								\$43,999.00
Ductless Split System for Server Room								
Mechanical								
Ductless split system	1	ea	\$844.00	\$844.00	\$922.00	\$922.00	\$1,766.00	\$1,766.00
Refrigerant tubing	1	ls	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
Concrete equipment pad	1	ls	\$255.00	\$255.00	\$490.00	\$490.00	\$745.00	\$745.00
Ductless Split System for Server Room Subtotal:								\$4,011.00

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Ventilation System								
Mechanical								
Energy recovery unit	1	ea	\$8,775.00	\$8,775.00	\$2,325.00	\$2,325.00	\$11,100.00	\$11,100.00
Variable frequency drive	2	ea	\$1,450.00	\$2,900.00	\$925.00	\$1,850.00	\$2,375.00	\$4,750.00
VAV box	15	ea	\$710.00	\$10,650.00	\$175.00	\$2,625.00	\$885.00	\$13,275.00
Ductwork	1	ls	\$1,608.00	\$1,608.00	\$16,632.00	\$16,632.00	\$18,240.00	\$18,240.00
Insulation	1	ls	\$280.00	\$280.00	\$3,890.00	\$3,890.00	\$4,170.00	\$4,170.00
Louver	1	ls	\$1,300.00	\$1,300.00	\$530.00	\$530.00	\$1,830.00	\$1,830.00
Diffusers	39	ea	\$81.00	\$3,159.00	\$67.00	\$2,613.00	\$148.00	\$5,772.00
Controls ERV	16	pts	\$350.00	\$5,600.00	\$350.00	\$5,600.00	\$700.00	\$11,200.00
Controls VAV boxes	16	ea	\$600.00	\$9,600.00	\$600.00	\$9,600.00	\$1,200.00	\$19,200.00
Ventilation System Subtotal:								\$89,537.00
Office Air Conditioning System								
Mechanical								
Split system AC unit	4	ea	\$844.00	\$3,376.00	\$922.00	\$3,688.00	\$1,766.00	\$7,064.00
Concrete equipment pad	1	ls	\$355.00	\$355.00	\$690.00	\$690.00	\$1,045.00	\$1,045.00
Office Air Conditioning Subtotal:								\$8,109.00
Gym Air Conditioning System								
Mechanical								
Split system AC unit	3545	sf	\$4.70	\$16,661.50	\$6.55	\$23,219.75	\$11.25	\$39,881.25
Louver	1	ls	\$1,300.00	\$1,300.00	\$531.00	\$531.00	\$1,831.00	\$1,831.00
Concrete equipment pad	1	ls	\$640.00	\$640.00	\$1,235.00	\$1,235.00	\$1,875.00	\$1,875.00
Gym Air Conditioning Subtotal:								\$43,587.25

COST ESTIMATE				DATE PREPARED			sheet 14 of 19				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Kitchen/Breakroom Hood											
Mechanical											
Hood w/ fire suppression				1	ea	\$3,500.00	\$3,500.00	\$675.00	\$675.00	\$4,175.00	\$4,175.00
Exhaust fan				1	ea	\$1,550.00	\$1,550.00	\$375.00	\$375.00	\$1,925.00	\$1,925.00
Makeup air fan system				1	ea	\$2,650.00	\$2,650.00	\$3,550.00	\$3,550.00	\$6,200.00	\$6,200.00
Ductwork - exhaust				1	ls	\$367.50	\$367.50	\$127.50	\$127.50	\$495.00	\$495.00
Insulation				1	ls	\$50.00	\$50.00	\$150.00	\$150.00	\$200.00	\$200.00
Controls				3	pts	\$350.00	\$1,050.00	\$350.00	\$1,050.00	\$700.00	\$2,100.00
Kitchen/Breakroom Hood Subtotal:											\$15,095.00
MECHANICAL TOTAL:											\$298,668.25

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
PLUMBING								
DOMESTIC HOT WATER SYSTEM								
Removals								
Remove and cap piping	1	ls			\$400.00	\$400.00	\$400.00	\$400.00
Plumbing								
Indirect water heater	1	ea	\$3,200.00	\$3,200.00	\$200.00	\$200.00	\$3,400.00	\$3,400.00
Recirc pump	1	ea	\$212.00	\$212.00	\$100.00	\$100.00	\$312.00	\$312.00
Piping and accessories	1	ls	\$2,360.00	\$2,360.00	\$2,800.00	\$2,800.00	\$5,160.00	\$5,160.00
Pipe insulation	1	ls	\$235.00	\$235.00	\$1,175.00	\$1,175.00	\$1,410.00	\$1,410.00
DOMESTIC HOT WATER SUBTOTAL:								\$10,682.00
REPLACE CLASSROOM SINKS								
Removals								
Remove sink	2	ea			\$87.00	\$174.00	\$87.00	\$174.00
Plumbing								
Sink	2	ea	\$1,575.00	\$3,150.00	\$875.00	\$1,750.00	\$2,450.00	\$4,900.00
Faucet	2	ea	\$150.00	\$300.00	\$75.00	\$150.00	\$225.00	\$450.00
REPLACE CLASSROOM SINKS SUBTOTAL:								\$5,524.00
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING								
Removals								

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Remove water closet	11	ea			\$87.00	\$957.00	\$87.00	\$957.00
Remove urinal	2	ea			\$99.50	\$199.00	\$99.50	\$199.00
Remove lavatory	7	ea			\$69.50	\$486.50	\$69.50	\$486.50
Remove electric water cooler	1	ea			\$116.00	\$116.00	\$116.00	\$116.00
Plumbing								
Water closet	6	ea	\$885.00	\$5,310.00	\$800.00	\$4,800.00	\$1,685.00	\$10,110.00
Urinal	3	ea	\$620.00	\$1,860.00	\$825.00	\$2,475.00	\$1,445.00	\$4,335.00
Lavatory	5	ea	\$750.00	\$3,750.00	\$775.00	\$3,875.00	\$1,525.00	\$7,625.00
Electric water cooler	1	ea	\$1,475.00	\$1,475.00	\$645.00	\$645.00	\$2,120.00	\$2,120.00
Misc piping	1	ls	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING SUBTOTAL:								\$32,448.50
RENOVATE MENS AND WOMENS LOCKER ROOMS								
Removals								
Remove water closet	2	ea			\$87.00	\$174.00	\$87.00	\$174.00
Remove urinal	1	ea			\$99.50	\$99.50	\$99.50	\$99.50
Remove lavatory	2	ea			\$69.50	\$139.00	\$69.50	\$139.00
Remove shower	4	ea			\$209.00	\$836.00	\$209.00	\$836.00
Remove electric water cooler	1	ea		\$0.00	\$116.00	\$116.00	\$116.00	\$116.00
Plumbing								
Water closet	4	ea	\$885.00	\$3,540.00	\$800.00	\$3,200.00	\$1,685.00	\$6,740.00
Urinal	2	ea	\$620.00	\$1,240.00	\$825.00	\$1,650.00	\$1,445.00	\$2,890.00
Lavatory	4	ea	\$750.00	\$3,000.00	\$775.00	\$3,100.00	\$1,525.00	\$6,100.00
Shower	2	ea	\$2,380.00	\$4,760.00	\$1,095.00	\$2,190.00	\$3,475.00	\$6,950.00
Electric water cooler	1	ea	\$1,475.00	\$1,475.00	\$645.00	\$645.00	\$2,120.00	\$2,120.00

COST ESTIMATE

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Full Program Option	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Misc piping	1	ls	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00
RENOVATE MENS AND WOMENS LOCKER ROOMS SUBTOTAL:								\$32,664.50
RENOVATE OFFICE BATHROOM								
Removals								
Remove water closet	1	ea			\$87.00	\$87.00	\$87.00	\$87.00
Remove lavatory	1	ea			\$69.50	\$69.50	\$69.50	\$69.50
Plumbing								
Water closet	1	ea	\$885.00	\$885.00	\$800.00	\$800.00	\$1,685.00	\$1,685.00
Lavatory	1	ea	\$750.00	\$750.00	\$775.00	\$775.00	\$1,525.00	\$1,525.00
Misc piping	1	ls	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
RENOVATE OFFICE BATHROOM SUBTOTAL:								\$5,366.50
KITCHEN/BREAKROOM								
Plumbing								
Sink	1	ea	\$1,575.00	\$1,575.00	\$875.00	\$875.00	\$2,450.00	\$2,450.00
Faucet	1	ea	\$150.00	\$150.00	\$75.00	\$75.00	\$225.00	\$225.00
Dishwasher piping	1	ls	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00
Misc piping	1	ls	\$415.00	\$415.00	\$845.00	\$845.00	\$1,260.00	\$1,260.00
KITCHEN/BREAKROOM SUBTOTAL:								\$4,135.00
REMOVE UTILITY SINK								

COST ESTIMATE				DATE PREPARED			sheet 18 of 19	
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER	
Mason-Motz Study; Falmouth, ME				ESTIMATED BY			CATEGORY CODE NUMBER	
PROJECT TITLE				Oak Point Associates			JOB ORDER NUMBER	
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN			21304.23	
Full Program Option								
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
CONSTRUCTION COST								
Removals								
Remove sink	1	ea		\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
Remove domestic water piping and meter	1	ls		\$0.00	\$400.00	\$400.00	\$400.00	\$400.00
REMOVE UTILITY SINK SUBTOTAL:								\$500.00
PLUMBING UPGRADES SUBTOTAL:								\$91,320.50

COST ESTIMATE				DATE PREPARED			sheet 19 of 19				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Full Program Option			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ELECTRICAL											
REMOVALS											\$11,751
connector corridor, fire alarm, misc electrical and comm											
FIRE ALARM											\$26,073
Remove and install fire alarm system											
ELECTRICAL											\$23,950
power for HVAC, receptacles, misc electrical											
LIGHTING											\$46,813
lighting replacement, emergency lighting and exit signs											
DATA											\$26,028
telephone and data infrastructure (no equipment)											
SYSTEMS											\$9,221
CATV infrastructure (remove/reinstall existing security sys not included)											
ELECTRICAL UPGRADES SUBTOTAL:											\$143,836.00

COST ESTIMATE				DATE PREPARED		sheet 1 of 12		
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER		IDENTIFICATION NUMBER		
Mason-Motz Study; Falmouth, ME				ESTIMATED BY		CATEGORY CODE NUMBER		
PROJECT TITLE				Oak Point Associates				
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN:		JOB ORDER NUMBER		
				Base Project - Code Required Changes		21304.23		
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
TITLE SHEET								
SITE								\$31,152
STRUCTURAL								\$1,596
ARCHITECTURAL								\$79,550
SPRINKLER								\$71,336
MECHANICAL								\$170,852
PLUMBING								\$28,101
ELECTRICAL								\$113,222
SUBTOTAL								\$495,810
<i>Location Factor (published) (-8%)</i>		-8.0%						-\$39,665
Subtotal								\$456,145
<i>Design Contingency (10%)</i>		10.0%						\$45,615
Construction Subtotal								\$501,760
<i>Design Fee</i>		9.5%						\$47,667
<i>General Conditions</i>		10.0%						\$50,176
<i>General Contractor Overhead and Profit</i>		20.0%						\$100,352
TOTAL:								\$699,955
Rounded to								\$700,000

COST ESTIMATE

DATE PREPARED

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Base Project - Code Required Changes	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
SITE								
Water Line (Fire Protection & Domestic)								
Removals								
Erosion control	1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Sawcut ACP	172	LF			\$3.00	\$516.00	\$3.00	\$516.00
Remove ACP	140	SY			\$5.00	\$700.00	\$5.00	\$700.00
Strip topsoil	1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Excavation (trench)	147	CY			\$10.00	\$1,470.00	\$10.00	\$1,470.00
Excavation (rock allowance)	1	LS			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Cut and cap exist 1-1/2" domestic water line	1	LS	\$30.00	\$30.00	\$100.00	\$100.00	\$130.00	\$130.00
Disposal (soil and acp)	124	CY			\$6.00	\$744.00	\$6.00	\$744.00
New Work								
6"x10" Hot Tap	1	EA	\$1,530.00	\$1,530.00	\$750.00	\$750.00	\$2,280.00	\$2,280.00
6" DI pipe (class 52 TPO)	150	LF	\$29.00	\$4,350.00	\$10.00	\$1,500.00	\$39.00	\$5,850.00
Fitting allowance (MJ)	1	LS	\$415.00	\$415.00	\$225.00	\$225.00	\$640.00	\$640.00
6" PIV	1	EA	\$1,985.00	\$1,985.00	\$310.00	\$310.00	\$2,295.00	\$2,295.00
Joint restraint allowance	1	LS	\$1,100.00	\$1,100.00	\$480.00	\$480.00	\$1,580.00	\$1,580.00
Testing & disinfecting	1	LS	\$300.00	\$300.00	\$400.00	\$400.00	\$700.00	\$700.00
1" conduit & wire (tamper switch)	100	LF	\$3.39	\$339.00	\$5.00	\$500.00	\$8.39	\$839.00
Thrust block	3	EA	\$90.00	\$270.00	\$40.00	\$120.00	\$130.00	\$390.00
Pipe bedding	47	CY	\$16.00	\$752.00	\$12.00	\$564.00	\$28.00	\$1,316.00
Backfill (reuse)	75	CY			\$10.00	\$750.00	\$10.00	\$750.00
Aggregate subbase	60	CY	\$11.00	\$660.00	\$12.00	\$720.00	\$23.00	\$1,380.00
Aggregate base	20	CY	\$15.00	\$300.00	\$12.00	\$240.00	\$27.00	\$540.00
Compaction	202	CY			\$2.00	\$404.00	\$2.00	\$404.00
ACP wearing course (full depth patch)	140	SY	\$6.33	\$886.20	\$7.00	\$980.00	\$13.33	\$1,866.20

COST ESTIMATE				DATE PREPARED			sheet 3 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ACP binder course (full depth patch)				140	SY	\$10.55	\$1,477.00	\$9.00	\$1,260.00	\$19.55	\$2,737.00
FDN wall penetration				2	EA	\$150.00	\$300.00	\$250.00	\$500.00	\$400.00	\$800.00
Topsoil				8	CY	\$35.00	\$280.00	\$10.00	\$80.00	\$45.00	\$360.00
Fine Grade				175	SY			\$2.00	\$350.00	\$2.00	\$350.00
Seed & mulch				1	LS	\$40.00	\$40.00	\$75.00	\$75.00	\$115.00	\$115.00
Water Line (Fire Protection & Domestic) SUBTOTAL:											\$31,152.20
SITE SUBTOTAL:											\$31,152.20

COST ESTIMATE				DATE PREPARED			sheet 4 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
STRUCTURAL											
Removals											
Construction											
Exterior Door Lintel											
Temporary Shoring				1	Is	\$125.00	\$125.00	\$750.00	\$750.00	\$875.00	\$875.00
CMU Lintel				7	If	\$12.00	\$84.00	\$50.00	\$350.00	\$62.00	\$434.00
Brick Lintel				7	If	\$6.00	\$42.00	\$35.00	\$245.00	\$41.00	\$287.00
Construction Subtotal											\$1,596.00
STRUCTURAL SUBTOTAL:											\$1,596.00

COST ESTIMATE				DATE PREPARED			sheet 5 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ARCHITECTURAL											
Plummer-Motz Connector Removals											
Erosion control				1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Sawcut ACP				60	LF			\$3.00	\$180.00	\$3.00	\$180.00
Remove ACP				31	SY			\$5.00	\$155.00	\$5.00	\$155.00
Strip topsoil				1	LS			\$200.00	\$200.00	\$200.00	\$200.00
Excavation (fdn)				50	CY			\$10.00	\$500.00	\$10.00	\$500.00
Excavation (hand)				6	CY			\$75.00	\$450.00	\$75.00	\$450.00
Sawcut conc fdn wall				100	LF			\$10.00	\$1,000.00	\$10.00	\$1,000.00
Sawcut conc floor slab				26	LF			\$4.00	\$104.00	\$4.00	\$104.00
Remove top 2 feet of conc fdn wall				200	SFF			\$15.00	\$3,000.00	\$15.00	\$3,000.00
Remove conc floor slab				68	SY			\$12.20	\$829.60	\$12.20	\$829.60
Cut, cap and remove exist utilities				1	LS	\$150.00	\$150.00	\$200.00	\$200.00	\$350.00	\$350.00
Disposal (soil and conc)				31	CY			\$6.00	\$186.00	\$6.00	\$186.00
Misc removals				1	LS			\$750.00	\$750.00	\$750.00	\$750.00
Connector Walls				1300	sf			\$5.86	\$7,618.00	\$5.86	\$7,618.00
Connector Roof				576	sf			\$3.50	\$2,016.00	\$3.50	\$2,016.00
Exterior Doors				2	ea			\$75.00	\$150.00	\$75.00	\$150.00
Plummer-Motz Connector New Work											
Backfill (reuse)				39	CY			\$10.00	\$390.00	\$10.00	\$390.00
Aggregate subbase				12	CY	\$11.00	\$132.00	\$12.00	\$144.00	\$23.00	\$276.00
Aggregate base				4	CY	\$15.00	\$60.00	\$12.00	\$48.00	\$27.00	\$108.00
Compaction				55	CY			\$2.00	\$110.00	\$2.00	\$110.00
ACP wearing course (full depth patch)				31	SY	\$6.33	\$196.23	\$7.00	\$217.00	\$13.33	\$413.23
ACP binder course (full depth patch)				31	SY	\$10.55	\$327.05	\$9.00	\$279.00	\$19.55	\$606.05
Topsoil				17	CY	\$35.00	\$595.00	\$10.00	\$170.00	\$45.00	\$765.00
Fine Grade				159	SY			\$2.00	\$318.00	\$2.00	\$318.00

COST ESTIMATE

DATE PREPARED

05 February 2014

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Base Project - Code Required Changes	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Seed & mulch	1	LS	\$100.00	\$100.00	\$150.00	\$150.00	\$250.00	\$250.00
Plummer-Motz Connector Removals Subtotal:								\$20,924.88
Removals								
Ceiling	12428	sf		\$0.00	\$0.50	\$6,214.00	\$0.50	\$6,214.00
Toilet Compartments	2	ea		\$0.00	\$73.50	\$147.00	\$73.50	\$147.00
Misc. Removals	1	job		\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Removals Subtotal:								\$7,361.00
Construction								
Exterior Walls (CMU w/ Brick)	120	sf	\$9.58	\$1,149.60	\$22.10	\$2,652.00	\$31.68	\$3,801.60
Ceiling	12428	sf	\$2.00	\$24,856.00	\$1.25	\$15,535.00	\$3.25	\$40,391.00
Exterior Insulated Metal Doors and Frame (Pair)	1	ea	\$1,266.00	\$1,266.00	\$156.00	\$156.00	\$1,422.00	\$1,422.00
Misc. Repairs	1	job	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
Toilet Compartments	2	ea	\$650.00	\$1,300.00	\$175.00	\$350.00	\$825.00	\$1,650.00
Toilet Room Accessories	2	ls	\$750.00	\$1,500.00	\$250.00	\$500.00	\$1,000.00	\$2,000.00
Construction Subtotal:								\$51,264.60
ARCHITECTURAL SUBTOTAL:								\$79,550.48

COST ESTIMATE				DATE PREPARED				sheet 7 of 12	
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER				IDENTIFICATION NUMBER	
				ESTIMATED BY Oak Point Associates				CATEGORY CODE NUMBER	
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes				JOB ORDER NUMBER 21304.23	
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST	
CONSTRUCTION COST		NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
SPRINKLERS									
Construction									
Sprinklers		18690	sf	\$1.60	\$29,904.00	\$1.96	\$36,632.40	\$3.56	\$66,536.40
Backflow preventer		1	ea	\$3,975.00	\$3,975.00	\$825.00	\$825.00	\$4,800.00	\$4,800.00
Sprinklers Subtotal:									\$71,336.40
SPRINKLER UPGRADES SUBTOTAL:									\$71,336.40
SPRINKLER TOTAL:									\$71,336.40

COST ESTIMATE

DATE PREPARED

05 February 2014

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Base Project - Code Required Changes	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
MECHANICAL								
Heating System								
Gas fired boilers system	1	sys	\$53,000.00	\$53,000.00	\$10,000.00	\$10,000.00	\$63,000.00	\$63,000.00
Pump system	1	sys	\$6,975.00	\$6,975.00	\$1,375.00	\$1,375.00	\$8,350.00	\$8,350.00
Boiler room exhaust fan	1	ea	\$2,650.00	\$2,650.00	\$3,550.00	\$3,550.00	\$6,200.00	\$6,200.00
Hot Water Pipe and Fittings	1	ls	\$7,350.00	\$7,350.00	\$5,700.00	\$5,700.00	\$13,050.00	\$13,050.00
Hot water Pipe Insulation	1	ls	\$990.00	\$990.00	\$1,390.00	\$1,390.00	\$2,380.00	\$2,380.00
Louver	1	ls	\$1,025.00	\$1,025.00	\$325.00	\$325.00	\$1,350.00	\$1,350.00
Heating System Subtotal:								\$94,330.00
Provide Heating Controls								
Removals								
Control valve	25	ea		\$0.00	\$50.00	\$1,250.00	\$50.00	\$1,250.00
Thermostat	25	ea		\$0.00	\$50.00	\$1,250.00	\$50.00	\$1,250.00
Mechanical								
Control points	54	pts	\$190.00	\$10,260.00	\$170.00	\$9,180.00	\$360.00	\$19,440.00
Testing and balancing - water	27	ea		\$0.00	\$137.00	\$3,699.00	\$137.00	\$3,699.00
Provide Heating Controls Subtotal:								\$25,639.00
Ductless Split System for Server Room								
Mechanical								
Ductless split system	1	ea	\$844.00	\$844.00	\$922.00	\$922.00	\$1,766.00	\$1,766.00
Refrigerant tubing	1	ls	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
Concrete equipment pad	1	ls	\$255.00	\$255.00	\$490.00	\$490.00	\$745.00	\$745.00
Ductless Split System for Server Room Subtotal:								\$4,011.00

COST ESTIMATE				DATE PREPARED			sheet 9 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Ventilation System											
Mechanical											
Energy recovery unit				1	ea	\$8,775.00	\$8,775.00	\$2,325.00	\$2,325.00	\$11,100.00	\$11,100.00
Ductwork				1	ls	\$1,608.00	\$1,608.00	\$16,632.00	\$16,632.00	\$18,240.00	\$18,240.00
Insulation				1	ls	\$280.00	\$280.00	\$3,890.00	\$3,890.00	\$4,170.00	\$4,170.00
Louver				1	ls	\$1,300.00	\$1,300.00	\$530.00	\$530.00	\$1,830.00	\$1,830.00
Diffusers				39	ea	\$81.00	\$3,159.00	\$67.00	\$2,613.00	\$148.00	\$5,772.00
Controls ERV				16	pts	\$190.00	\$3,040.00	\$170.00	\$2,720.00	\$360.00	\$5,760.00
Ventilation System Subtotal:											\$46,872.00
MECHANICAL TOTAL:											\$170,852.00

COST ESTIMATE				DATE PREPARED			sheet 10 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
PLUMBING											
DOMESTIC HOT WATER SYSTEM											
Removals											
Remove and cap piping				1	ls			\$400.00	\$400.00	\$400.00	\$400.00
Plumbing											
Indirect water heater				1	ea	\$3,200.00	\$3,200.00	\$200.00	\$200.00	\$3,400.00	\$3,400.00
Recirc pump				1	ea	\$212.00	\$212.00	\$100.00	\$100.00	\$312.00	\$312.00
Piping and accessories				1	ls	\$2,360.00	\$2,360.00	\$2,800.00	\$2,800.00	\$5,160.00	\$5,160.00
Pipe insulation				1	ls	\$235.00	\$235.00	\$1,175.00	\$1,175.00	\$1,410.00	\$1,410.00
DOMESTIC HOT WATER SUBTOTAL:										\$10,682.00	
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING											
Removals											
Remove water closet				2	ea			\$87.00	\$174.00	\$87.00	\$174.00
Remove urinal				2	ea			\$99.50	\$199.00	\$99.50	\$199.00
Remove lavatory					ea			\$69.50	\$0.00	\$69.50	\$0.00
Remove electric water cooler				1	ea			\$116.00	\$116.00	\$116.00	\$116.00
Plumbing											
Water closet				2	ea	\$885.00	\$1,770.00	\$800.00	\$1,600.00	\$1,685.00	\$3,370.00
Urinal				2	ea	\$620.00	\$1,240.00	\$825.00	\$1,650.00	\$1,445.00	\$2,890.00
Lavatory				2	ea	\$750.00	\$1,500.00	\$775.00	\$1,550.00	\$1,525.00	\$3,050.00
Electric water cooler				1	ea	\$1,475.00	\$1,475.00	\$645.00	\$645.00	\$2,120.00	\$2,120.00
Misc piping				1	ls	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING SUBTOTAL:										\$16,919.00	

COST ESTIMATE				DATE PREPARED			sheet 11 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
REMOVE UTILITY SINK											
Removals											
Remove sink				1	ea		\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
Remove domestic water piping and meter				1	ls		\$0.00	\$400.00	\$400.00	\$400.00	\$400.00
REMOVE UTILITY SINK SUBTOTAL:											\$500.00
PLUMBING UPGRADES SUBTOTAL:											\$28,101.00

COST ESTIMATE				DATE PREPARED			sheet 12 of 12				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Base Project - Code Required Changes			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ELECTRICAL											
REMOVALS											\$10,600
connector corridor, fire alarm, misc electrical and comm											
FIRE ALARM											\$24,400
Remove and install fire alarm system											
ELECTRICAL											\$16,437
power for HVAC, receptacles, misc electrical											
LIGHTING											\$43,200
lighting replacement, emergency lighting and exit signs											
DATA											\$16,990
telephone and data infrastructure (no equipment)											
SYSTEMS											\$1,595
CATV infrastructure (existing security system remains)											
ELECTRICAL UPGRADES SUBTOTAL:											\$113,222.00

COST ESTIMATE				DATE PREPARED		sheet 1 of 7		
ACTIVITY AND LOCATION			CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER		
Mason-Motz Study; Falmouth, ME								
PROJECT TITLE			ESTIMATED BY		CATEGORY CODE NUMBER			
Relocate Community Programs Dept to Mason-Motz			Oak Point Associates					
			STATUS OF DESIGN:		JOB ORDER NUMBER			
			Alternate 1 - Classroom/Program Space		21304.23			
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
TITLE SHEET								
SITE								
STRUCTURAL								
ARCHITECTURAL								\$110,752
SPRINKLER								
MECHANICAL								\$15,095
PLUMBING								\$67,128
ELECTRICAL								\$20,771
SUBTOTAL								\$213,746
<i>Location Factor (published) (-8%)</i>		-8.0%						-\$17,100
Subtotal								\$196,646
<i>Design Contingency (10%)</i>		10.0%						\$19,665
Construction Subtotal								\$216,311
<i>Design Fee</i>		9.5%						\$20,550
<i>General Conditions</i>		10.0%						\$21,631
<i>General Contractor Overhead and Profit</i>		20.0%						\$43,262
<i>FF&E Allowance</i>								\$5,600
<i>Tel/Data Equipment and Relocating Security System by Owner</i>								\$100,000
TOTAL:								\$407,353
Rounded to								\$407,400

COST ESTIMATE

DATE PREPARED

05 February 2014

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Alternate 1 - Classroom/Program Space	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ARCHITECTURAL								
Removals								
Concrete Floor Slab	200	sf	\$0.62	\$124.00	\$3.95	\$790.00	\$4.57	\$914.00
Flooring (Carpet and VCT)	714	sf		\$0.00	\$0.75	\$535.50	\$0.75	\$535.50
Flooring (Ceramic/Quarry Tile)	888	sf		\$0.00	\$5.00	\$4,440.00	\$5.00	\$4,440.00
Walls	840	sf		\$0.00	\$2.15	\$1,806.00	\$2.15	\$1,806.00
Toilet Compartments	10	ea		\$0.00	\$73.50	\$735.00	\$73.50	\$735.00
Door, Frame and Hardware	3	ea		\$0.00	\$100.00	\$300.00	\$100.00	\$300.00
Removals Subtotal:								\$8,730.50
Construction								
Interior Conc. Slab Infill	200	sf	\$2.06	\$2.72	\$1.90	\$380.00	\$3.96	\$792.00
Interior Walls	984	sf	\$1.50	\$1,476.00	\$2.16	\$2,125.44	\$3.66	\$3,601.44
Flooring	714	sf	\$2.50	\$1,785.00	\$2.00	\$1,428.00	\$4.50	\$3,213.00
Sports Flooring	750	sf	\$6.00	\$4,500.00	\$3.00	\$2,250.00	\$9.00	\$6,750.00
Ceramic Tile Flooring	377	sf	\$7.00	\$2,639.00	\$3.00	\$1,131.00	\$10.00	\$3,770.00
Painted Flooring	511	sf	\$0.45	\$229.95	\$0.70	\$357.70	\$1.15	\$587.65
WD Door, HM Frame and Hardware	1	ea	\$1,200.00	\$1,200.00	\$300.00	\$300.00	\$1,500.00	\$1,500.00
Exterior Insulated Metal Doors and Frame (Pair)	1	ea	\$1,266.00	\$1,266.00	\$156.00	\$156.00	\$1,422.00	\$1,422.00
Exterior Entry Doors and Frame (Pair)	3	ea	\$3,000.00	\$9,000.00	\$725.00	\$2,175.00	\$3,725.00	\$11,175.00
Paint	37000	sf	\$0.30	\$11,100.00	\$0.70	\$25,900.00	\$1.00	\$37,000.00
Toilet Compartments	10	ea	\$650.00	\$6,500.00	\$175.00	\$1,750.00	\$825.00	\$8,250.00
Urinal Screens	4	ea	\$235.00	\$940.00	\$85.00	\$340.00	\$320.00	\$1,280.00
Base Cabinets	30	lf	\$200.00	\$6,000.00	\$50.00	\$1,500.00	\$250.00	\$7,500.00
Upper Cabinets	30	lf	\$150.00	\$4,500.00	\$50.00	\$1,500.00	\$200.00	\$6,000.00
Countertops	30	lf	\$40.00	\$1,200.00	\$10.00	\$300.00	\$50.00	\$1,500.00

COST ESTIMATE				DATE PREPARED			sheet 3 of 7		
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER		
Mason-Motz Study; Falmouth, ME				ESTIMATED BY			CATEGORY CODE NUMBER		
PROJECT TITLE				Oak Point Associates			JOB ORDER NUMBER		
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN			21304.23		
Alternates 1 - Classroom/Program Space									
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
CONSTRUCTION COST									
Toilet Room Countertops	23	lf	\$125.00	\$2,875.00	\$35.00	\$805.00	\$160.00	\$3,680.00	
Toilet Room Accessories	4	ls	\$750.00	\$3,000.00	\$250.00	\$1,000.00	\$1,000.00	\$4,000.00	
Construction Subtotal:								\$102,021.09	
ARCHITECTURAL SUBTOTAL:								\$110,751.59	
Fixture, Furniture & Equipment									
Refrigerator/Freezer	1	ea	\$1,800.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00	
Microwave	1	ea	\$300.00	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00	
Range	1	ea	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	
Dishwasher	1	ea	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	
FF&E Subtotal:								\$5,600.00	

COST ESTIMATE				DATE PREPARED			sheet 4 of 7				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Alternate 1 - Classroom/Program Space			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
MECHANICAL											
Kitchen/Breakroom Hood											
Mechanical											
Hood w/ fire suppression				1	ea	\$3,500.00	\$3,500.00	\$675.00	\$675.00	\$4,175.00	\$4,175.00
Exhaust fan				1	ea	\$1,550.00	\$1,550.00	\$375.00	\$375.00	\$1,925.00	\$1,925.00
Makeup air fan system				1	ea	\$2,650.00	\$2,650.00	\$3,550.00	\$3,550.00	\$6,200.00	\$6,200.00
Ductwork - exhaust				1	ls	\$367.50	\$367.50	\$127.50	\$127.50	\$495.00	\$495.00
Insulation				1	ls	\$50.00	\$50.00	\$150.00	\$150.00	\$200.00	\$200.00
Controls				3	pts	\$350.00	\$1,050.00	\$350.00	\$1,050.00	\$700.00	\$2,100.00
Kitchen/Breakroom Hood Subtotal:											\$15,095.00
MECHANICAL TOTAL:											\$15,095.00

COST ESTIMATE

DATE PREPARED

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ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Alternate 1 - Classroom/Program Space	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
PLUMBING								
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING								
Removals								
Remove water closet	11	ea			\$87.00	\$957.00	\$87.00	\$957.00
Remove urinal	2	ea			\$99.50	\$199.00	\$99.50	\$199.00
Remove lavatory	7	ea			\$69.50	\$486.50	\$69.50	\$486.50
Remove electric water cooler	1	ea			\$116.00	\$116.00	\$116.00	\$116.00
Plumbing								
Water closet	6	ea	\$885.00	\$5,310.00	\$800.00	\$4,800.00	\$1,685.00	\$10,110.00
Urinal	3	ea	\$620.00	\$1,860.00	\$825.00	\$2,475.00	\$1,445.00	\$4,335.00
Lavatory	5	ea	\$750.00	\$3,750.00	\$775.00	\$3,875.00	\$1,525.00	\$7,625.00
Misc piping	1	ls	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00
RENOVATE MENS AND WOMENS BATHROOMS IN CLASSROOM WING SUBTOTAL:								\$30,328.50
RENOVATE MENS AND WOMENS LOCKER ROOMS								
Removals								
Remove water closet	2	ea			\$87.00	\$174.00	\$87.00	\$174.00
Remove urinal	1	ea			\$99.50	\$99.50	\$99.50	\$99.50
Remove lavatory	2	ea			\$69.50	\$139.00	\$69.50	\$139.00
Remove shower	4	ea			\$209.00	\$836.00	\$209.00	\$836.00
Remove electric water cooler	1	ea		\$0.00	\$116.00	\$116.00	\$116.00	\$116.00
Plumbing								

COST ESTIMATE				DATE PREPARED			sheet 6 of 7	
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER	
Mason-Motz Study; Falmouth, ME				ESTIMATED BY			CATEGORY CODE NUMBER	
PROJECT TITLE				Oak Point Associates			JOB ORDER NUMBER	
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN			21304.23	
Alternat 1 - Classroom/Program Space								
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
CONSTRUCTION COST								
Water closet	4	ea	\$885.00	\$3,540.00	\$800.00	\$3,200.00	\$1,685.00	\$6,740.00
Urinal	2	ea	\$620.00	\$1,240.00	\$825.00	\$1,650.00	\$1,445.00	\$2,890.00
Lavatory	4	ea	\$750.00	\$3,000.00	\$775.00	\$3,100.00	\$1,525.00	\$6,100.00
Shower	2	ea	\$2,380.00	\$4,760.00	\$1,095.00	\$2,190.00	\$3,475.00	\$6,950.00
Electric water cooler	1	ea	\$1,475.00	\$1,475.00	\$645.00	\$645.00	\$2,120.00	\$2,120.00
Misc piping	1	ls	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00
RENOVATE MENS AND WOMENS LOCKER ROOMS SUBTOTAL:								\$32,664.50
KITCHEN/BREAKROOM								
Plumbing								
Sink	1	ea	\$1,575.00	\$1,575.00	\$875.00	\$875.00	\$2,450.00	\$2,450.00
Faucet	1	ea	\$150.00	\$150.00	\$75.00	\$75.00	\$225.00	\$225.00
Dishwasher piping	1	ls	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00
Misc piping	1	ls	\$415.00	\$415.00	\$845.00	\$845.00	\$1,260.00	\$1,260.00
KITCHEN/BREAKROOM SUBTOTAL:								\$4,135.00
PLUMBING UPGRADES SUBTOTAL:								\$67,128.00

COST ESTIMATE

DATE PREPARED

05 February 2014

sheet 7 of 7

ACTIVITY AND LOCATION

Mason-Motz Study; Falmouth, ME

CONSTRUCTION CONTRACT NUMBER

IDENTIFICATION NUMBER

ESTIMATED BY

Oak Point Associates

CATEGORY CODE NUMBER

PROJECT TITLE

Relocate Community Programs Dept to Mason-Motz

STATUS OF DESIGN

Alternate 1 - Classroom/Program Space

JOB ORDER NUMBER

21304.23

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
CONSTRUCTION COST								
ELECTRICAL								
REMOVALS								\$1,151
fire alarm, misc electrical and comm								
FIRE ALARM								\$1,673
hood fire alarm system								
ELECTRICAL								\$3,439
receptacles, misc electrical								
LIGHTING								\$3,613
lighting replacement, emergency lighting								
DATA								\$3,783
telephone and data infrastructure (no equipment)								
SYSTEMS								\$7,112
CATV infrastructure (remove/reinstall existing security sys not included)								
ELECTRICAL UPGRADES SUBTOTAL:								\$20,771.00

COST ESTIMATE				DATE PREPARED		sheet 1 of 6		
ACTIVITY AND LOCATION				CONSTRUCTION CONTRACT NUMBER		IDENTIFICATION NUMBER		
Mason-Motz Study; Falmouth, ME				ESTIMATED BY		CATEGORY CODE NUMBER		
PROJECT TITLE				Oak Point Associates				
Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN:		JOB ORDER NUMBER		
				Alternate 2 - Office Wing Renovation		21304.23		
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
TITLE SHEET								
SITE								
STRUCTURAL								
ARCHITECTURAL								\$37,919
SPRINKLER								
MECHANICAL								\$23,204
PLUMBING								\$4,135
ELECTRICAL								\$9,765
SUBTOTAL								\$75,023
<i>Location Factor (published) (-8%)</i>		-8.0%						-\$6,002
Subtotal								\$69,021
<i>Design Contingency (10%)</i>		10.0%						\$6,902
Construction Subtotal								\$75,923
<i>Design Fee</i>		9.5%						\$7,213
<i>General Conditions</i>		10.0%						\$7,592
<i>General Contractor Overhead and Profit</i>		20.0%						\$15,185
<i>FF&E Allowance</i>								\$5,600
<i>Tel/Data Equipment and Relocating Security System by Owner</i>								\$100,000
TOTAL:								\$211,513
Rounded to								\$211,500

COST ESTIMATE

DATE PREPARED

05 February 2014

sheet 2 of 6

ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME	CONSTRUCTION CONTRACT NUMBER	IDENTIFICATION NUMBER
	ESTIMATED BY Oak Point Associates	CATEGORY CODE NUMBER
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz	STATUS OF DESIGN Alternate 2 - Office Wing Renovation	JOB ORDER NUMBER 21304.23

ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ARCHITECTURAL								
Removals								
Hazardous Materials Removals Allowance	1	job		\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
Concrete Floor Slab	200	sf	\$0.62	\$124.00	\$3.95	\$790.00	\$4.57	\$914.00
Flooring (Carpet and VCT)	1639	sf		\$0.00	\$0.75	\$1,229.25	\$0.75	\$1,229.25
Door, Frame and Hardware	3	ea		\$0.00	\$100.00	\$300.00	\$100.00	\$300.00
Misc. Removals	1	job		\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
Removals Subtotal:								\$6,943.25
Construction								
Interior Conc. Slab Infill	200	sf	\$2.06	\$2.72	\$1.90	\$380.00	\$3.96	\$792.00
Exterior Entry Doors and Frame (Pair)	3	ea	\$3,000.00	\$9,000.00	\$725.00	\$2,175.00	\$3,725.00	\$11,175.00
Interior Walls	300	sf	\$1.50	\$450.00	\$2.16	\$648.00	\$3.66	\$1,098.00
WD Door, HM Frame and Hardware	1	ea	\$1,200.00	\$1,200.00	\$300.00	\$300.00	\$1,500.00	\$1,500.00
Flooring	1639	sf	\$2.50	\$4,097.50	\$2.00	\$3,278.00	\$4.50	\$7,375.50
Base	400	lf	\$1.50	\$600.00	\$1.25	\$500.00	\$2.75	\$1,100.00
Base Cabinets	30	lf	\$200.00	\$6,000.00	\$50.00	\$1,500.00	\$250.00	\$7,500.00
Upper Cabinets	30	lf	\$150.00	\$4,500.00	\$50.00	\$1,500.00	\$200.00	\$6,000.00
Countertops	30	lf	\$40.00	\$1,200.00	\$10.00	\$300.00	\$50.00	\$1,500.00
Paint	4500	sf	\$0.30	\$1,350.00	\$0.70	\$3,150.00	\$1.00	\$4,500.00
Misc. Repairs	1	job	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00
Construction Subtotal:								\$30,975.50
ARCHITECTURAL SUBTOTAL:								\$37,918.75
Fixture, Furniture & Equipment								

COST ESTIMATE				DATE PREPARED			sheet 3 of 6				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Alternate 2 - Office Wing Renovation			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
Refrigerator/Freezer				1	ea	\$1,800.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$1,800.00
Microwave				1	ea	\$300.00	\$300.00	\$0.00	\$0.00	\$300.00	\$300.00
Range				1	ea	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Dishwasher				1	ea	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
FF&E Subtotal:											\$5,600.00

COST ESTIMATE				DATE PREPARED			sheet 4 of 6				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Alternate 2 - Office Wing Renovation			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
MECHANICAL											
Office Air Conditioning System											
Mechanical											
Split system AC unit				4	ea	\$844.00	\$3,376.00	\$922.00	\$3,688.00	\$1,766.00	\$7,064.00
Concrete equipment pad				1	ls	\$355.00	\$355.00	\$690.00	\$690.00	\$1,045.00	\$1,045.00
Office Air Conditioning Subtotal:											\$8,109.00
Kitchen/Breakroom Hood											
Mechanical											
Hood w/ fire suppression				1	ea	\$3,500.00	\$3,500.00	\$675.00	\$675.00	\$4,175.00	\$4,175.00
Exhaust fan				1	ea	\$1,550.00	\$1,550.00	\$375.00	\$375.00	\$1,925.00	\$1,925.00
Makeup air fan system				1	ea	\$2,650.00	\$2,650.00	\$3,550.00	\$3,550.00	\$6,200.00	\$6,200.00
Ductwork - exhaust				1	ls	\$367.50	\$367.50	\$127.50	\$127.50	\$495.00	\$495.00
Insulation				1	ls	\$50.00	\$50.00	\$150.00	\$150.00	\$200.00	\$200.00
Controls				3	pts	\$350.00	\$1,050.00	\$350.00	\$1,050.00	\$700.00	\$2,100.00
Kitchen/Breakroom Hood Subtotal:											\$15,095.00
MECHANICAL SUBTOTAL:											\$23,204.00

COST ESTIMATE				DATE PREPARED #REF!			sheet 5 of 6		
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER		
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER		
				STATUS OF DESIGN Alternate 2 - Office Wing Renovation			JOB ORDER NUMBER 21304.23		
ITEM DESCRIPTION CONSTRUCTION COST	QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
PLUMBING									
KITCHEN/BREAKROOM									
Plumbing									
Sink	1	ea	\$1,575.00	\$1,575.00	\$875.00	\$875.00	\$2,450.00	\$2,450.00	
Faucet	1	ea	\$150.00	\$150.00	\$75.00	\$75.00	\$225.00	\$225.00	
Dishwasher piping	1	ls	\$100.00	\$100.00	\$100.00	\$100.00	\$200.00	\$200.00	
Misc piping	1	ls	\$415.00	\$415.00	\$845.00	\$845.00	\$1,260.00	\$1,260.00	
KITCHEN/BREAKROOM SUBTOTAL:								\$4,135.00	
PLUMBING UPGRADES SUBTOTAL:								\$4,135.00	

COST ESTIMATE				DATE PREPARED			sheet 6 of 6				
ACTIVITY AND LOCATION Mason-Motz Study; Falmouth, ME				CONSTRUCTION CONTRACT NUMBER			IDENTIFICATION NUMBER				
				ESTIMATED BY Oak Point Associates			CATEGORY CODE NUMBER				
PROJECT TITLE Relocate Community Programs Dept to Mason-Motz				STATUS OF DESIGN Alternate 2 - Office Wing Renovation			JOB ORDER NUMBER 21304.23				
				ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST	
CONSTRUCTION COST				NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
ELECTRICAL											
ELECTRICAL											\$4,011
power for HVAC, receptacles, misc electrical											
DATA											\$5,245
telephone and data infrastructure (no equipment)											
SYSTEMS											\$509
CATV infrastructure											
ELECTRICAL UPGRADES SUBTOTAL:											\$9,765.00

