

CONESTCO.

222 Mountain Road
Raymond ME 04071

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Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering

FALMOUTH TOWN HALL – Renovations & Additions

Scope & Conditions Narrative November 12, 2010

General Building Statement

The Falmouth Town Hall building is comprised of 3 separate structures built in the approximate time frames of the late 19th century (circa 1890), mid 20th century (circa 1965) and late 20th century (circa 1995). The original building is timber and wood framed with shingle roof and asbestos metal faced exterior siding. The 1st addition is a concrete masonry unit structure with concrete roof framing, shingle roofing, and vinyl siding. The 2nd addition includes a 2nd story to the concrete masonry unit (cmu) building and an extension off the original building endwall and is constructed of wood framing with shingle roofing and vinyl siding. It is unclear whether the circa 1965 originally had a concrete roof or whether the concrete was placed when the circa 1995 2nd story was constructed.

Problem Areas & Proposed Solutions

1. The building hvac system work is per the attached scope by the hvac consultant.
2. The building IT (information technology) system work is per the attached scope by the IT consultant.
3. Exterior siding systems consist of asbestos containing aluminum or similar metal faced siding at the original circa 1890 building and builder grade vinyl siding at portions of the circa 1965 addition and at the circa 1995 addition. Since the asbestos siding is scheduled for removal, with replacement by either a premium grade insulated vinyl siding or an insulated cement board siding system, removal of the builder grade siding at the circa 1965 and 1995 additions and utilization of the insulated vinyl or cement board systems in its place is advisable. Adding a 2" rigid insulation with a properly flashed air membrane system will provide an R13 approximate insulation value at the exterior walls, to supplement existing various exterior wall insulation systems as noted below. Replacement of exterior siding systems will require removal of existing plant materials growing adjacent to the work areas and an allowance for removal and replanting with new plants shall be provided.

Exterior window systems throughout appear to be a builder grade window system that is the subject of multiple complaints of draftiness and poor operation generally. The entire window system is scheduled for replacement. Note that, due to replacement of the exterior siding system with a new insulated system, the replacement window system must accommodate additional exterior blocking, extension of window frame surrounds, and salvage and reinstallation of interior window trim finishes.

Insulation systems for all 3 building portions fail to meet today's standards for building thermal design.

- a. The original circa 1890 structure has an acoustical ceiling with 12" batt insulation overlay at the top floor open storage room, with the peaked roof above the acoustical ceilings being bare unfinished roof sheathing. There is poorly installed batt insulation at the top floor knee wall areas for a portion of each sidewall run comprising the hvac duct enclosures; these knee wall areas are finished with sheetrock and the hidden area behind the knee walls has spray foam insulation above the floor level below. Roof sheathing within the knee wall and above the drywall ceiling line at the hvac rooms appear to be open unfinished and uninsulated roof sheathing. There was evidence that some areas at least of the floor below had batt insulation in the floor joist cavities. It is unknown whether the exterior walls at the finished floor areas are insulated or not. No destructive testing was performed. Given the date of construction, any insulation placed at either the original date of construction or at a later date as a renovation would have had minimal wall thicknesses to work with and any existing insulation likely is minimal. Complaints of drafty windows leads me to believe that the exterior wall sheathing behind the asbestos siding is poorly protected by air barrier systems, if any such exist at all, and the windows are not properly flashed with membrane protection.
- b. The 1st addition circa 1965 appears to be originally constructed as uninsulated cmu. No destructive testing was performed. If any insulation exists at exterior walls, it likely would be strapped onto the inside face of the cmu and covered with finish sheetrock. It does not appear that the exterior siding systems have exterior rigid insulation incorporated into the siding systems.

c. The 2nd addition circa 1995 apparently has stud batt insulation at exterior walls in the 2 x wall framing. both the 2nd floor addition above the circa 1965 structure and the 2 story endwall extension of the original circa 1890 building have enclosed drywall finished mechanical and storage areas that are insulated at walls and roof, with the roof finish of insulation and drywall following the peaked roof line as a cathedral ceiling. The knee walls enclosures at the hvac rooms appear to have been constructed identically to the knee walls discussed above at the original circa 1890 building, with knee wall batt insulation and spray foam within the knee wall cavity above the floor areas below. Roof sheathing within the knee wall and above the drywall ceiling line at the hvac rooms appear to be open unfinished and uninsulated roof sheathing.

4. Shingle roofing is marginal in condition. The shingle system may have been replaced during the circa 1995 building addition. Based on visual observation from grade level, the shingles appeared to be a builder grade shingle that, given the overall quality of the circa 1995 effort, were likely a 15 or 20 year shingle system at best and the system is closing in on being at the end of its useful life. Given that there is inadequate roof insulation generally and various roof areas have severe ice dam problems during the winter, replacing the roof shingle system seems advisable. Removal of the shingle system to deck and replacement with a 3" minimum thickness rigid insulation nailboard overlain by wood furring strips and roof sheathing, with new shingle system above and rebuilding of eave and gable trims to accommodate the increased perimeter trim height, is advisable. Adding a 3" nailboard will provide an R20 approximate insulation value at the roof, to supplement existing various ceiling insulation systems as previously noted. Supplemented with 3' wide galvanized metal slip sheets along the eaves and repair of the proper vent system within the knee walls of the sloped roofs, the replacement roof system should alleviate ice damming to a great degree. Gutter and downspout work shall be around the entire eave perimeter.

5. The west exterior wall of the circa 1890 building has multiple areas that exhibit foundation degradation due to existing roof downspout leader drainage directly adjacent to the exterior original rubble foundation wall. The limestone concrete facing of the foundation has been worn away and the rubble and granite wall is exposed. An allowance for exterior foundation repairs and a stone drywell to pick up gutter roof drainage shall be provided for work in this area.

6. The existing canopy roof entry to the Council Chamber on the right hand side of the building (plan view) and abutting the Council Chamber hallway is scheduled for enclosure. In order to accommodate this, the existing cast in place concrete steps must be moved away from the building approximately 6 feet in order to provide ADA required door clearance from the existing exterior door to the proposed vestibule enclosure exterior door, with the newly relocated cast in place exterior steps with ADA depth exterior landing leading to the new vestibule exterior door. The existing concrete ramp could accommodate a door entry with the proper ADA landing depth into the new vestibule.

7. The building(s) interior generally have been well maintained and new carpet, updated ceilings, and quality painting is evident throughout much of the area. Select interior areas are scheduled for renovations involving removal or installation of partition walls, relocated or new door openings, replacement of existing finish flooring with new carpet or static resistant sheet vinyl, and rearrangement of acoustical ceilings and lighting/switching systems to accommodate revised room spacing. All interior areas subject to space renovations are to be repainted. Door hardware generally shall match existing room configurations, with the exception that the 2nd floor proposed Conference room at the original building requires a timed lock down secure entry into the conference area to work in tandem with the existing hallway lock down secure hardware system at the hall access door to the area. The entire 1st floor of the 1895 building and the 1st floor of the 1995 addition to the Council Chamber wall is to be provided with new flooring finish and repainted. The 1st floor of the Food Pantry area of 1965 Food Pantry building is to be provided with new flooring finish and repainted.

8. The Council Chamber area has 2 expansion schemes proposed. Both schemes provide for refinishing of interior Chamber room floor and ceiling finishes and repainting the space. A specific issue to be addressed is the floor ridge within the Council Chamber room where an original wood floor and addition concrete slab exhibits a slightly heaved surface. This area shall have an allowance created to cut off the end of the existing wood floor where it abuts the concrete slab, install floor rim blocking at that area, and provide rebar dowels through the floor rim blocking that are to be epoxy set into the edge of the abutting concrete slab and the abutting slab floor top edge ground to flush with the adjacent now stabilized wood floor system.

- a. The 1st scheme would be widening the Chamber room into the adjacent existing hallway a distance of 5. This scheme necessitates removal of existing storage rooms along the expansion wall, removal of the demising wall to the hall, and installed a major header beam the length of the chamber at the location of the removed wall
- b. The 2nd scheme would be construction of a 10' wide lean-to off the called north endwall of the existing Council Chamber roof. This scheme necessitates removal of the exterior wall to the Chamber room and installed a major header beam the length of the chamber at the location of the removed wall. This roof would have a flat EPDM membrane that transitions to a shingle finish sloping mansard at the eave line; this configuration would allow proper ceiling clearance height as much as possible within the addition to duplicate existing Council Chamber ceiling height and still give the appearance of a slope roof from ground level.

Note

Budgets generated for this scope of work assume that the Owner shall remove and relocate all loose furnishings, desks, chairs, file cabinets, and the like to accommodate the work by the Contractor. Temporary electrical power, temporary heat, and required temporary utilities are to be provided by the Owner. The Contractor can provide a portapotty or, if the Owner provides access to a Town toilet room for use by the Contractor, the Contractor shall maintain and clean that toilet area as required. Pricing shall assume that the town employs a General Contractor to act as the job Contractor and that all exterior envelope, interior renovation, and addition work is to be done under the one General Contract.

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FALMOUTH TOWN HALL –Renovations & Additions

Project Summary November 16, 2010

<u># 1: HVAC System Upgrades</u>	\$100,000
<u># 2: IT System Upgrades</u>	\$ 9,140
<u># 3: Exterior Siding – Wall Insulation – Windows</u>	\$181,265
<u># 4: Shingle Roof & Insulation System</u>	\$138,235
<u># 5: West Wall Exterior 1895 Foundation Repairs</u>	\$ 11,315
<u># 6: Council Chamber Entry Vestibule Enclosure</u>	\$ 29,435
<u># 7: Interior Space Renovations</u>	\$ 59,370
<u># 8: Council Chamber 10' Exterior Expansion & Improvements</u>	\$ 84,015

OPINION OF COST TOTALS \$612,775

1. *Excludes A&E fees, utility impact fees, hazardous materials abatement u.n.o., ledge and unsuitable soils, and Owner moveables and furnishings.*
2. *The Owner is responsible for temporarily relocating existing moveable desks, chairs, file cabinets, and the like for GenCon access to the work.*
3. *The Owner is to add 2% minimum to 8% maximum per annum for inflation beyond Spring 2011.*

<u>#1 thru # 7: SubTotals</u>	\$528,760
<u># 9: Council Chamber 5' Hall Expansion & Improvements</u>	\$ 71,165

ALTERNATE OPINION OF COST TOTALS \$599,925

JOB #	2010.44		FALMOUTH TOWN HALL - Master Plan				WORKSHEETS			(page 1)
			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
			WORK SCOPE ITEMS	0		0	0		0	
			<i>#1: Building HVAC System Improvements</i>	0		0	0		0	
1	Is	\$73,500	Lump sum per consultant scope	0		73,500	0		73,500	
1	Is	\$6,500	Testing & balancing	0		6,500	0		6,500	
			SubTotal	0	0	80,000	0	0	80,000	
		25%	Markups	0		0	0	20,000	20,000	
			TOTALS	0	0	80,000	0	20,000	100,000	\$100,000
				0		0	0		0	
			<i>#2: Building IT System Improvements</i>	0		0	0		0	
1	Is	\$7,310	Lump sum per consultant scope	0		7,310	0		7,310	
			SubTotal	0	0	7,310	0	0	7,310	
		25%	Markups	0		0	0	1,830	1,830	
			TOTALS	0	0	7,310	0	1,830	9,140	\$9,140
				0		0	0		0	
			<i>#3: Exterior Siding & Wall Insulation & Windows</i>	0		0	0		0	
1	Is	\$750	Temporary opening weather protection @ removed windows	0		750	0		750	
1	Is	\$1,000	Perimeter plant removals & cut backs for access	0		1,000	0		1,000	
6,730	sf	\$0.75	Vinyl siding & trim & building paper removal	0		5,050	0		5,050	
70	ea set	\$50	Window & shutter removal (salvage shutters)	0		3,500	0		3,500	
1,200	lf	\$1.50	Salvage window interior trim for re-use	0		1,800	0		1,800	
3	15 cy	\$850	Cleanup & disposal of demo debris (non-asbestos)	0		2,550	0		2,550	
4,470	sf	\$2	Asbestos siding & trim removal & disposal	0		8,940	0		8,940	
11,200	sf	\$1	2" rigid insulation add to exterior wall system	0		11,200	0		11,200	
2,400	bf	\$4	Partial replacement & supplemental window blocking	0		9,600	0		9,600	
400	bf	\$3.25	Perimeter siding system blocking for additional insulation thickness	0		1,300	0		1,300	
11,200	sf	\$0.75	Membrane air barrier flashing system	0		8,400	0		8,400	
10,120	sf	\$3.50	Premium duty Certainteed clapboard siding & trims (wall runs)	0		35,420	0		35,420	
1,080	sf	\$3.75	Premium duty Certainteed shingle siding & trims (gables)	0		4,050	0		4,050	
1,250	sf	\$36	Fiberglass low e insulated glass window systems	0		45,000	0		45,000	
70	opng	\$75	Reinstall salvaged interior window trims & exterior shutters	0		5,250	0		5,250	
1,200	lf	\$1	Repaint window trims	0		1,200	0		1,200	
	by Town		Replacement of removed landscaping	0		0	0		0	
			SubTotal	0	0	145,010	0	0	145,010	
		25%	Markups	0		0	0	36,255	36,255	
			TOTALS	0	0	145,010	0	36,255	181,265	\$181,265

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JOB #	2010.44		FALMOUTH TOWN HALL - Master Plan				WORKSHEETS			(page 2)
			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
			WORK SCOPE ITEMS	0		0	0		0	
			<i>#4: Shingle Roofing Systems</i>	0		0	0		0	
1	ls	\$1,000	Temporary weather protection	0		1,000	0		1,000	
10,000	sf	\$1	Shingle system removal to deck	0		10,000	0		10,000	
430	lf set	\$5	Eave & gable trim & gutter system removal	0		2,150	0		2,150	
430	lf	\$1.50	Eave & gable soffit trim removal	0		645	0		645	
2	15 cy	\$850	Cleanup & disposal of demo debris	0		1,700	0		1,700	
350	shts	\$75	3 7/16" nailboard	0		26,250	0		26,250	
10,000	sf	\$2.25	5/8" sheathing on 2 x furring over nailboard	0		22,500	0		22,500	
1,000	bf	\$4	Eave & gable blocking supplementals	0		4,000	0		4,000	
430	lf set	\$12	Eave & gable aluminum wrap trims	0		5,160	0		5,160	
3,000	sf	\$1	Ice & water shield	0		3,000	0		3,000	
7,000	sf	\$0.15	15# felt	0		1,050	0		1,050	
10,000	sf	\$2	Heavy duty 30 year strip shingle system	0		20,000	0		20,000	
285	lf	\$15	36" wide galvanized ice slip sheets	0		4,275	0		4,275	
430	lf	\$2.50	Edge drip-trim-flash	0		1,075	0		1,075	
430	lf	\$3.50	Eave & gable soffits	0		1,505	0		1,505	
285	lf set	\$15	Gutter & downspout systems	0		4,275	0		4,275	
1	set	\$2,000	Drywell @ west of original building w/ex & bf to pick up 1895 gutter	0		2,000	0		2,000	
			SubTotal	0	0	110,585	0	0	110,585	
		25%	Markups	0		0	0	27,650	27,650	
			TOTALS	0	0	110,585	0	27,650	138,235	\$138,235
				0		0	0		0	
			<i>#5: West Wall Exterior 1895 Building Foundation Repairs</i>	0		0	0		0	
1	ls	\$300	Existing planting removal	0		300	0		300	
10	cy	\$5	Loam strip & stockpile	0		50	0		50	
65	cy set	\$50	Excavation & backfill affected area w/granular bf & haul excess	0		3,250	0		3,250	
1	ls	\$5,000	Foundation repairs as required	0		5,000	0		5,000	
600	sf	\$0.75	Loam & seed distubed areas	0		450	0		450	
	by Town		Replanting	0		0	0		0	
			SubTotal	0	0	9,050	0	0	9,050	
		25%	Markups	0		0	0	2,265	2,265	
			TOTALS	0	0	9,050	0	2,265	11,315	\$11,315
				0		0	0		0	
				0		0	0		0	

JOB #	2010.44		FALMOUTH TOWN HALL - Master Plan				WORKSHEETS			(page 3)
			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
			WORK SCOPE ITEMS	0		0	0		0	
			<i>#6: Council Chamber Entry Vestibule Enclosure</i>	0		0	0		0	
1	ls	\$250	Protection of existing features	0		250	0		250	
1	ls	\$250	Pedestrian & traffic control	0		250	0		250	
20	lf	\$4	Snow fence open excavations	0		80	0		80	
100	sf	\$2.50	Sawcut & demo asphalt paving	0		250	0		250	
20	lf	\$10	Salvage iron pipe hand & guard rails	0		200	0		200	
1	ls	\$500	Demo existing canopy structure	0		500	0		500	
1	15 cy	\$850	Cleanup & disposal of demo debris	0		850	0		850	
10	cy set	\$50	Excavation & backfill canopy extension w/granular bf & haul excess	0		500	0		500	
5	cy	\$350	Canopy extension foundations 60#/cy	0		1,750	0		1,750	
1	cy	\$550	Canopy relocated c.i.p. concrete steps 85#/cy	0		550	0		550	
4	cy	\$20	Structural fill to slab gravel subgrade	0		80	0		80	
50	sf	\$1.25	12" gravel subslab w/VB	0		65	0		65	
50	sf	\$3	4" canopy extension slab on grade 6x6#10 mesh	0		150	0		150	
20	ea	\$10	Doweling slab & new foundation to existing adjacents	0		200	0		200	
150	sf	\$5	2 x framing & sheathing new canopy	0		750	0		750	
40	lf set	\$12	Eave & gable trims & soffits	0		480	0		480	
150	sf set	\$4.50	Shingle roof system & insulation complete	0		675	0		675	
300	sf set	\$5	Exterior siding & insulation complete	0		1,500	0		1,500	
1	lvs set	\$2,400	Storefront vestibule exterior doors-frames-hardware	0		2,400	0		2,400	
25	sf	\$55	Storefront vestibule glass walls-sidelites-transoms	0		1,375	0		1,375	
1	set	\$2,000	ADA pushpaddle entry system	0		2,000	0		2,000	
420	sf	\$1.35	Drywall interior wall & ceiling finishes	0		570	0		570	
120	sf	\$8	Rubber floor & wall base (walkoff carpet matt by Town)	0		960	0		960	
1	ls	\$1,500	Reinstall & rework salvaged hand & guard rails as required	0		1,500	0		1,500	
120	sf floor	\$3	Painting	0		360	0		360	
120	sf	\$2.50	Sprinkler extension	0		300	0		300	
1	ea	\$1,500	Cabinet unit heater w/controls	0		1,500	0		1,500	
120	sf	\$15	Electrical power-light-ADA wiring-fire alarm & egress	0		1,800	0		1,800	
40	sf	42.500	Patch perimeter bituminous paving tight to canopy addition	0		1,700	0		1,700	
			SubTotal	0	0	23,545	0	0	23,545	
		25%	Markups	0		0	0	5,890	5,890	
			TOTALS	0	0	23,545	0	5,890	29,435	\$29,435
				0		0	0		0	

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			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
			WORK SCOPE ITEMS	0		0	0		0	
			<i>#7: Interior Space Renovations</i>	0		0	0		0	
1	ls	\$1,000	Protection of existing & dust control	0		1,000	0		1,000	
3,750	sf	\$1.50	Floor demo & prep for new 1895 & 1995 1st floor to Council	0		5,625	0		5,625	
4	lvs	\$1,250	Cut in & add door-frame-hdwr Work Stations & General Office 1895	0		5,000	0		5,000	
580	sf	\$5.50	Interior partitions add Work Stations & General Office 1895	0		3,190	0		3,190	
100	lf	\$2	Wall base @ new partitions Work Stations & General Office 1895	0		200	0		200	
3,750	sf	\$3	Carpet throughout 1st floor 1895 & 1995 to Council (re-use wall base)	0		11,250	0		11,250	
3,750	sf floor	\$1.50	Repaint 1895 & 1995 1st floor to Council	0		5,625	0		5,625	
700	sf	\$1.50	Floor demo & prep for new @ Food Pantry 1965	0		1,050	0		1,050	
700	sf	\$3	Carpet throughout Food Pantry 1965 (re-use wall base)	0		2,100	0		2,100	
700	sf floor	\$1.50	Repaint Food Pantry 1965	0		1,050	0		1,050	
110	sf	\$1.50	Partition removal Room 203-205	0		165	0		165	
1	lvs	\$2,000	Door-frame-hardware add Room 203 w/timer & lockdown	0		2,000	0		2,000	
10	sf	\$10	Patch floor @ removed wall Room 203-205	0		100	0		100	
10	sf	\$10	Patch ceiling @ removed wall Room 203-205	0		100	0		100	
270	sf floor	\$1.50	Repaint Rooms 203-205	0		405	0		405	
15	sf	\$10	Infill window opening Room 207	0		150	0		150	
65	sf	\$1.50	Floor demo & prep for new Room 207	0		100	0		100	
65	sf	\$5	Antistatic sheet vinyl floor & wall base Room 207	0		325	0		325	
65	sf floor	\$1.50	Repaint Room 207	0		100	0		100	
100	sf	\$1.50	Floor demo & prep for new Room 208	0		150	0		150	
100	sf	\$5	Antistatic sheet vinyl floor & wall base Room 208	0		500	0		500	
100	sf floor	\$1.50	Repaint Room 208	0		150	0		150	
120	sf	\$5.50	Interior partition add Room 209	0		660	0		660	
20	sf	\$2	Wall base @ new partition Room 209	0		40	0		40	
180	sf floor	\$1.50	Repaint Room 209	0		270	0		270	
170	sf	\$1.50	Floor demo & prep for new Break Room	0		255	0		255	
170	sf	\$4	Sheet vinyl floor & wall base Break Room	0		680	0		680	
170	sf floor	\$1.50	Repaint Break Room	0		255	0		255	
1	ls	\$5,000	HVAC & electrical space adjustments as required @ above spaces	0		5,000	0		5,000	
			SubTotal	0	0	47,495	0	0	47,495	
		25%	Markups	0		0	0	11,875	11,875	
			TOTALS	0	0	47,495	0	11,875	59,370	\$59,370
				0		0	0		0	

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			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
			WORK SCOPE ITEMS	0		0	0		0	
			Exclusive of Item #9	0		0	0		0	
			#8: Council Chamber 10' Exterior Expansion & Improvements	0		0	0		0	
1	ls	\$1,000	Protection & dust control	0		1,000	0		1,000	
1	ls	\$2,000	Temporary shoring & supports	0		2,000	0		2,000	
460	sf	\$3.50	Temporary partitions	0		1,610	0		1,610	
230	sf	\$2.50	Salvage existing partial acoustical ceiling system for re-use	0		575	0		575	
910	sf	\$1.50	Floor demo & prep for new	0		1,365	0		1,365	
420	sf	\$3.50	Exterior wall removal	0		1,470	0		1,470	
1	ls	\$3,500	Slab cuts & excavation work for new header column footings	0		3,500	0		3,500	
5	cy	\$450	Scabbed header column footings & piers	0		2,250	0		2,250	
2,500	#	\$2.25	Steel beam header & columns @ exterior wall	0		5,625	0		5,625	
1	ls	\$2,500	Modify existing floor system for new header	0		2,500	0		2,500	
1	ls	\$200	Patch floor slab @ new header columns	0		200	0		200	
38	lf	\$75	Repair heaved concrete to wood floor line @ existing Council	0		2,850	0		2,850	
12	cy	\$5	Loam strip & stockpile	0		60	0		60	
80	cy set	\$50	Excavation & backfill & granular material & haul excess @ 10' Add'n	0		4,000	0		4,000	
12	cy	\$375	Frost foundations & dowel to existing @ 10' Add'n	0		4,500	0		4,500	
380	cy	\$1.25	12" gravel subslab w/VB @ 10' Add'n	0		475	0		475	
380	sf	\$3.50	4" slab on grade & dowels to existing @ 10' Add'n	0		1,330	0		1,330	
1,050	sf	\$5	2 x roof & wall framing & sheathing @ 10' Add'n	0		5,250	0		5,250	
60	lf set	\$12	Eave & gable trims & soffits @ 10' Add'n	0		720	0		720	
500	sf set	\$4.50	Shingle roof system & insulation complete @ 10' Add'n	0		2,250	0		2,250	
620	sf set	\$5	Exterior siding & insulation complete @ 10' Add'n	0		3,100	0		3,100	
620	sf	\$1.35	Drywall interior wall finishes @ 10' Add'n	0		840	0		840	
380	sf	\$3	Carpet flooring @ 10' Add'n & existing Council	0		1,140	0		1,140	
380	sf	\$3.50	Acoustical ceiling add @ 10' Add'n	0		1,330	0		1,330	
230	sf	\$3.50	Replace partial acoustical ceiling @ existing Council	0		805	0		805	
1,290	sf floor	\$1.50	Painting 10' Add'n & existing Council	0		1,935	0		1,935	
380	sf	\$2.50	Sprinkler extension @ 10' Add'n	0		950	0		950	
380	sf	\$20	HVAC extension @ 10' Add'n	0		7,600	0		7,600	
380	sf	\$15	Electrical power-light-ADA wiring-fire alarm & egress @ 10' Add'n	0		5,700	0		5,700	
370	sf	\$0.75	Loam & seed disturbed exterior @ 10' Add'n	0		280	0		280	
			SubTotal	0	0	67,210	0	0	67,210	
		25%	Markups	0		0	0	16,805	16,805	
			TOTALS	0	0	67,210	0	16,805	84,015	\$84,015

Conestco. 222 Mountain Road, Raymond ME 04071 ~ 207.627.4099 ph/fx ~ Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering

JOB #	2010.44		FALMOUTH TOWN HALL - Master Plan				WORKSHEETS			(page 6)
			11/12/2010							
Qnty	X on	Units	Description	Mtrl	Eqpmt	Subcon	Labor	Other	TOTAL	GR TOTAL
				0		0	0		0	
Exclusive of Item #8			#9: Council Chamber 5' Hall Expansion & Improvements	0		0	0		0	
1	ls	\$1,000	Protection & dust control	0		1,000	0		1,000	
1	ls	\$2,000	Temporary shoring & supports	0		2,000	0		2,000	
460	sf	\$3.50	Temporary partitions	0		1,610	0		1,610	
350	sf	\$2	Salvage existing partial acoustical ceiling system for re-use	0		700	0		700	
1,100	sf	\$1.50	Floor demo & prep for new	0		1,650	0		1,650	
600	sf	\$2.50	Interior wall to hall & misc partitions removal	0		1,500	0		1,500	
1	ls	\$3,500	Slab cuts & excavation work for new header column footings	0		3,500	0		3,500	
8	cy	\$450	Scabbed header column footings & piers	0		3,600	0		3,600	
3,250	#	\$2.25	Steel beam header & columns @ exterior wall	0		7,315	0		7,315	
1	ls	\$2,500	Modify existing floor system for new header	0		2,500	0		2,500	
1	ls	\$200	Patch floor slab @ new header columns	0		200	0		200	
38	lf	\$75	Repair heaved concrete to wood floor line @ existing Council	0		2,850	0		2,850	
460	sf	\$6.50	New hall demiser partition	0		2,990	0		2,990	
2	lvs	\$2,500	New council entry door-frame-hardware set from existing hall	0		5,000	0		5,000	
1,100	sf	\$3	Carpet flooring @ revised Council	0		3,300	0		3,300	
350	sf	\$0.75	Replace partial acoustical ceiling @ existing Council	0		265	0		265	
1,100	sf floor	\$1.50	Painting revised Council	0		1,650	0		1,650	
1,100	sf	\$2	Sprinkler changes @ revised Council	0		2,200	0		2,200	
1	ea	\$1,000	Plumbing relocate DF	0		1,000	0		1,000	
1,100	sf	\$6	HVAC changes @ revised Council	0		6,600	0		6,600	
1,100	sf	\$5	Electrical changes @ revised Council	0		5,500	0		5,500	
			SubTotal	0	0	56,930	0	0	56,930	
		25%	Markups	0		0	0	14,235	14,235	
			TOTALS	0	0	56,930	0	14,235	71,165	\$71,165
				0		0	0		0	
<i>Markups = 7% Div 1 Conditions + 7% GenCon O&P + 10% Design & Cost Contingency + 1% Bonds = 25%</i>										
<i>Excludes A&E fees, utility impact fees, hazardous materials abatement u.n.o., ledge & unsuitable soils, and Owner moveables & furnishings</i>										
<i>Owner to add 2% minimum to 8% maximum per annum for inflation beyond Spring 2011</i>										
				0		0	0		0	
				0		0	0		0	
				0		0	0		0	
				0		0	0		0	
				0		0	0		0	
				0		0	0		0	

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TRIDENT CONTROLS, INC.

187A Gray Rd.
Gray, ME 04021
Tel. 207-829-4001
Fax. 207-829-4281

Contract Proposal

Project Name: Falmouth Town Hall
Falmouth, ME.

Customer Name: Titan Mechanical
Address: Portland, ME
Contact: Chris LaSalle

Date Issued: 11/15/10
Proj.No.-006-24-10

Description of Work:

Provide controls, installation, software set-up, commissioning and training.
Proposal is based on replacement of existing Siebe control equipment. Work to include the following;

- Furnish and install Johnson Controls NCE to replace existing GCM Head-End unit.
 - o VPN connection to building IT network.
 - o Color graphics display.
- Furnish and install FEC controllers for four (4) HVAC units.
- Furnish and install VAV controllers for (12) VAV boxes with reheats/finned tube radiation.
- Furnish and install Plant controller for boiler and associated pumps and equipment.
- Furnish and install controls for three (3) cabinet unit heaters.
- Furnish and install controls for (19) zones of finned tube radiation.
- Allow for additional 12 zones of finned tube radiation (replacement of standalone zones, and allowing for sectioning of first floor office spaces.
- Provision of 12 hours of training.

Exclusions:

- Installation of wells, valves.
- Provision of labor for working with commissioning agent.
- Provision of Web-site access from remote (by owner).
- Provision of Computer (by owner).
- Replacement of any controls equipment found to be defective.
- Re-use actuators, relays, sensor, panels, and other control equipment where possible.
- Testing and balancing.

Price and Terms:

Base Contract Price: \$73,500.00
Terms: Net/30 (30 calendar days from invoice date).

Notice:

This proposal incorporates the attached terms and conditions statement.
This proposal is valid for 60 days of date issued.

Customer Name: _____

Customer Signature: _____



CBE Technologies, LLC
 Remit to Address PO Box 674065, Detroit, MI 48267
 Correspondence Address 200 BULFINCH DRIVE
 ANDOVER, Massachusetts 01810
 United States
 http://www.cbetech.com

Quotation	
Date	Nov 10, 2010 9:15 AM EST
Doc #	261127 - rev 1 of 1
Description	None
SalesRep	Elder, Bob (P) 207-239-3056 (F) 207-239-3156
Customer Contact	Phinney, Jennifer (P) (207) 781-5253 jphinney@town.falmouth.me.us

Customer
 Town Of Falmouth (31200)
 2 Marshall Dr.
 Falmouth, Maine 04105-2098

Bill To
 Town Of Falmouth
 Payable, Accounts
 2 Marshall Dr.
 Falmouth, Maine 04105-2098
 (P) 207-781-5253

Ship To
 Town Of Falmouth
 Phinney, Jennifer
 271 Falmouth Rd
 Falmouth, Maine 04105-2098

Customer PO: None	Terms: Money Order or Company Check	Ship Via: Best Way
Special Instructions: None		Carrier Account #: None

Item Description	Part #	Qty	Tax	Unit Price	Total
1 CBE Technologies - Professional Services PC Room Town Office Falmouth	SUBLAB	1	No	\$7,306.00	\$7,306.00
AT1507EV-YL qty 204 CAT 5E 7 FT PATCH CORD YELLOW 55053-703 qty 1 19"x7' RELAY RACK BLACK, CHATSWORTH 11911-712 qty 1 RUNWAY KIT WALL TO RACK, CHATSWORTH 30092-703 CHATSWORTH VERTICAL CABLE MANAGEMENT 7 FT BLACK, WITH COVER DOOR qty 1 SB-477 qty 1 B-LINE 13-1/2" WALL MOUNT BUSS BAR P5E24U qty 1 HUBBELL 24 5E PATCH PANEL P5E48UE qty 4 48 PORT PATCH PANEL, UNIVERSAL, HUBBELL HC219MS3N qty 6 HUBBELL WIRE MANAGEMENT 19x1.75" - 2RU Miscellaneous qty 1 MIS. HARDWARE & PARTS M56093 qty 2,100 MOHAWK L5E CABLE CMP -YELLOW Labor - Computer Cabling qty 18 Labor Computer Cabling					

This proposal is for the restructuring of equipment room:
 New 2 post rack
 Additional 12 data locations
 New data 5E patch panels
 Performance testing
 Labeling and documentation of as-built drawings
 New patch cords

Subtotal: \$7,306.00
 Shipping: \$0.00
Total: \$7,306.00

Quote valid for 30 days.

I agree to the pricing, terms and conditions of this quote.

Printed Name: _____ Signature: _____ Date: _____

These prices do NOT include applicable taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. After 30 days prices are subject to change without notice. Supply subject to availability.

Service hours are estimated only. The CBE Systems Engineer will visit or work remotely on the above tasks in the priority defined by the customer. Additional hours may be required to perform all listed tasks.

All labor is assumed to be performed during normal business hours. Off-hours work will be charged at 1.5 times the listed hourly rate. Problems resulting from customer-directed system changes may require additional services as required for resolution. Customer is responsible for all backups and other disaster recovery unless otherwise defined.