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**Report of the Working Group
to Develop Options
for the Long-term Renovation and Use
of the Stone Buildings,
the Administrative Building and the Center Building
Formerly Occupied by the Augusta Mental Health Institute**

**Submitted to the
Joint Standing Committee on State and Local Government
123rd Legislature, 1st Regular Session
2007**

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Pursuant to 2005 Resolve, Chapter 201

"The Stone Building emerged as one of the key elements of the Master Plan. With the completion of a replacement psychiatric treatment facility directly to the south...the Stone Building will be vacated. The Master Planning Committee (MPC) recognized from early in the planning process that the re-use of such a large and significant building presented an important challenge and a great opportunity. The committee concluded that the rehabilitation and re-use of the Stone Building was one of the highest priorities to result from the master planning process...It is the hope of the Master Planning Committee that those responsible for the stewardship of the State's buildings will recognize the value of the Stone Building, and make the necessary commitment to the preservation and continued use of this landmark structure."

– Augusta State Facilities Master Plan, August, 2001

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Executive Summary

Pursuant to Resolve 2005, Chapter 201, the Commissioner of Administrative and Financial Services was directed to develop options for the long-term use of the so-called Stone Building located on the East Campus of State Government in Augusta. The Commissioner established the required study group, developed options for re-use, and is presenting those findings in this report. The Resolve required the report to be submitted to the Joint Standing Committee on State and Local Government. This report reaffirms prior studies and decisions in recommending the redevelopment of the Stone Building, achieving the dual goals of adaptive re-use and preservation of this historically significant site. Such a project, if the adaptive reuse is as an office building, is currently estimated at \$55-70 million in construction costs. Estimates of the total project costs and the operating costs over the first 20 years of the buildings life vary, but \$120 million is a reasonable estimate for providing a sense of the project's size. This report outlines occupancy and financing options that could be used to accomplish a project of this scale. The Joint Standing Committee on State and Local Government is authorized by the Resolve to report out legislation concerning these findings.

Stone Building Working Group of 2006 Principal Findings

- The Stone Building should be saved and preserved through adaptive reuse.
- The preferred adaptive re-use is as an office building. Other uses would be more complex but may also be feasible, including private residential housing, retail and commercial activities.
- The preferred occupants of the building are consolidated state programs and their associated state employees. Other occupants are possible.
- If used as an office building for state programs, an estimated 700-800 employees could be located in the facility, which also could house some common services currently lacking on the East Campus, such as a cafeteria and conference or training room space.
- The working group reviewed several funding options, believes all of them are viable, and urges the Legislature to adopt whichever approach it deems most useful. While not making any recommendation as to the specific approach, the working group does recommend action be taken soon to obtain the benefits of the project and to avoid further cost escalation.

Brief History of the Stone Building

The Stone Building is comprised of six connected structures that housed the Augusta Mental Health Institute until the opening of the Riverview Psychiatric Center in 2004. Since that time, the Stone Building has stood vacant. Together, the structures of the Stone Building total approximately 262,000 square feet and are listed on the National Register of Historic Places. By comparison, the large and familiar Burton Cross State Office Building on the Capitol Campus has approximately 220,000 square feet.

All of the structures of the Stone Building, excepting a portion of the so-called center building, were built between 1836 and 1876. At the time it was constructed it was a path-breaking publicly-funded institution for people with mental health needs. The site and architecture were specifically designed to model the mental health treatment theories of the time and to keep the services provided at the building and the consumers of those services prominently in the eye of Legislators. The structure today remains a visually impressive presence, both as seen from the East Campus itself and from Capitol Campus on the opposite side of the Kennebec River.

Since the Stone Building was vacated in 2004, the facility has begun the inevitable deterioration that disuse invites. While routine staff monitoring continues within the buildings to guard against damage, this historic structure inevitably is suffering as plaster crumbles, paint peels, the elements find a way to intrude, dirt accumulates and so on.

Those wishing to know more detail regarding the Stone Building are referred to the August 2001 report done as a component of the Augusta State Facilities Master Plan. Section 10, prepared by SMRT architecture engineering and consulting, focuses specifically on the Stone Building. The introduction to that report is quoted on page 2 of this document and excerpted in full as Appendix B. Other documents also are available that have recorded the history of the building throughout its existence.

Working group deliberations of 2006-2007

The working group of 2006-2007 was established on August 10, 2006. It convened on September 14, 2006, met again on October 19, November 30, and December 21 of 2006. The working group members also personally toured the Stone Building during their work, and the group concluded its statutory responsibilities on February 15, 2007. During that time at its own request the working group heard a variety of presentations from its own membership and directly from two private developers with experience partnering on innovative state projects.

The working group also requested the Bureau of General Services to conduct a high-level updated cost estimate of renovating the Stone Building. This was done in the fall of 2006 and is included as Appendix C of this report. The working group in this report is building upon prior efforts. Perhaps most noteworthy, the adaptive reuse of the Stone complex is a crucial element, for example, of the Augusta Area Facilities Master Plan.

That master planning document, approved by the statutorily created Capitol Planning Commission and adopted by the Maine Legislature in 2001 Resolve, Chapter 34, guides the state's overall construction, renovation and facility use within the Capitol Campus and the East Campus. (Note: The State House and Capitol Park have their own correlating governing bodies.) The master plan concluded the state should consolidate selected Augusta area employees onto the East Campus and the Capitol Complex. The Stone Building was identified as a major office facility with tremendous potential for rehabilitation and possible expansion, perhaps housing as many as 700-1,000 employees, depending on the details of the renovation. Testimony to this effect was offered to the Joint Standing Committee on State and Local Government in January 2006, when the matter was in turn referred to the working group.

Review of Costs and Approaches for Funding Building's Future

As part of its deliberations, the working group reviewed a variety of information that is summarized in the matrix of the options for approaching the Stone Building renovation.

Options and estimated cost over 20 years, assuming approximately \$60 million renovation cost	
Mothballed building	
Estimated Cost:	\$6-18 million, or approximately \$1-\$3 per square foot
Benefits/Challenges	<ul style="list-style-type: none"> Status quo, no decision or action needed Cost is over 20 years Assumes limited heat and electricity Cost of renovation will increase over time Disuse will invite further deterioration of historic building Reduces ability to curb reliance on leased space Will not afford benefits of consolidating state programs Among options least in sync with master plan for Augusta campuses
Private-Public Partnership	
Estimated Cost:	\$105-\$135 million or \$20-\$26 per square foot lease cost, with the per square foot lease rate being inclusive of renovation and operations
Benefits/Challenges	<ul style="list-style-type: none"> Likely fastest delivery/occupancy No upfront investment required by state Introduction of profit as element in decision-making Cost savings/entrepreneurial process No public financing Risk and responsibility is shared with private developer More costly financing than other options Moderate control by state over final product Most complex project relationships Project could begin in 2008, possibly sooner Possible tax base benefits for municipality In sync with master plan for Augusta campuses

Maine Governmental Facilities Authority

Estimated Cost:

\$100-125 million or a total \$19-24 per square foot annually, including 20 years of operation and maintenance and \$90-95 million in construction and financing costs

Benefits/Challenges

Second lowest cost financing of included options
Most control by state over product
Potentially better-suited financing mechanism than a general obligation bond
Funding needed in hand to let contract
State directly oversees project
State as owner assumes all risk
Legislature needs to increase MGFA cap and authorize financing
Debt service payments upon issuance of bonds
Project unlikely to begin in 2007, but could begin in 2008
In sync with master plan for Augusta campuses

General Obligation Bond

Estimated Cost:

\$100-125 million or a total \$19-24 per square foot annually, including 20 years of operation and maintenance and \$90-95 million in construction and financing costs

Benefits/Challenges

Lowest cost financing of included options
Most control by state over renovation
Bond process can introduce uncertainty and time that increase costs
Funding needed in hand to let contract
Financing could delay project
State directly oversees project
State as owner assumes most risk
Debt service payments upon issuance of bonds
Project unlikely to begin until 2009
In sync with master plan for Augusta campuses

Outright sale

Estimated Cost:

Less than \$100,000. This assumes state does not lease for any of its own use any of the renovated space, and does not account for the cost of any leases necessary elsewhere for program space that otherwise would have located in the Stone Buildings

Benefits/Challenges

Least complicated
Possible revenue for state
Greatest transfer of risk and responsibility to private developer
Loss of historic public asset, space and opportunity
Least control over renovation and future use
Reduces ability to curb cost and use of leased space
Least likely to afford benefits such as cost-savings and efficiency of consolidating state programs
Possible tax base benefits for municipality
Least in sync with master plan for Augusta campuses

Conclusion

The working group in this report is reaffirming that the Stone Building should be adaptively reused both to preserve a historically significant structure and to achieve the benefits of consolidating state agencies.

The working group did not determine that the Stone Building should be used exclusively by state programs, but left open the possibility, if the Legislature desired, to have some private uses in the facility. The state providing space for lease to private interests can and has caused concerns, but several options for the Stone Building involve private partnerships and, in either case, some private occupancy of the facility is possible, at least on a limited basis. However, leasing a majority or large portion of a state-owned facility to underwrite the state's use of the remaining portion is not considered a workable option.

The state has increasing experience with historic renovation projects and innovative redevelopment projects and would readily tackle this challenging project in partnership with the private sector, having completed a number of smaller but noteworthy renovations of historically noteworthy buildings already on the East Campus, as well as public private partnerships in locations around the state. These include the Brick Hill redevelopment of the former Maine Youth Center in South Portland, the Arsenal redevelopment project in Augusta and the redevelopment in Thomaston of the former Maine State Prison site.

The working group is convinced that adaptive reuse is the bright future of the Stone Building and urges the Legislature to act as it determines best to support that future.

Appendix A
Resolve 2005, Chapter 201, Authorizing the Working Group of 2006-2007

CHAPTER 201
H.P. 1241 - L.D. 1733

Resolve, Directing the Commissioner of Administrative and Financial Services To Establish a Working Group To Develop Options for the Long-term Renovation and Use of the Stone Buildings, the Administrative Building and the Center Building Formerly Occupied by the Augusta Mental Health Institute

Sec. 1. Commissioner of Administrative and Financial Services directed to establish working group to develop plan for buildings formerly occupied by Augusta Mental Health Institute.

Resolved: That the Commissioner of Administrative and Financial Services shall establish a working group to develop options for the long-term renovation and use of the Stone Buildings, the Administrative Building and the Center Building formerly occupied by the Augusta Mental Health Institute. The commissioner shall seek to include in the working group representatives from the Department of Administrative and Financial Services, Bureau of General Services; the Capitol Planning Commission; the Maine Historic Preservation Commission; the City of Augusta; the Maine Association of Realtors; and other individuals or organizations determined appropriate by the commissioner; and be it further

Sec. 2. Working group duties. Resolved: That the working group established in section 1 shall make recommendations regarding options for the long-term renovation and use of the buildings formerly occupied by the Augusta Mental Health Institute along with specific fiscal implications of those options. Options must include without limitation the following:

1. Using bonds to fund the renovation of the buildings;
2. Using a combination of ground leases and building sales in a public-private partnership for renovation; and
3. Using a combination of state agencies and private lease options for occupancy; and be it further

Sec. 3. Report. Resolved: That the working group established in section 1 shall report its findings and recommendations under section 2 to the joint standing committee of the Legislature having jurisdiction over state and local government matters no later than February 15, 2007; and be it further

Sec. 4. Authority to report out legislation. Resolved: That the joint standing committee of the Legislature having jurisdiction over state and local government matters is authorized to report out legislation concerning the findings and recommendations under section 2 to the First Regular Session of the 123rd Legislature.

Effective August 23, 2006.

Appendix B
Excerpt, Introduction, The Stone Building Supporting Investigations, Augusta State Facilities
Master Plan, August, 2001

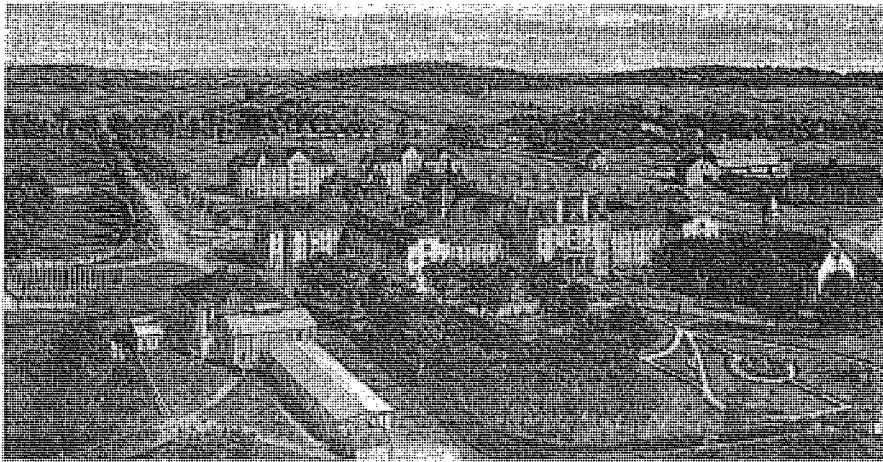
The Stone Building Supporting Investigations



Section 10 **Augusta State Facilities Master Plan**

August, 2001

Prepared by SMRT Inc.



HOSPITAL FOR THE INSANE, AUGUSTA, MAINE

Turn of the century view of the AMHI campus with the Stone Complex at center right.

Introduction

The building group known as the Stone Building is actually comprised of six different connected structures built between 1836 and 1876, with alterations of varying levels of significance being made right up to the present day. The imposing three- and four-story structures enclose about 262,000 square feet of space. These buildings make up the original core of the Augusta Mental Health Institute. Much of the space within them is still used for psychiatric treatment.

The Stone Building is significant both for its architecture and its association with Maine history and with the different psychiatric treatment methodologies that have come into use and then been displaced by newer thinking. In recognition of this, the Stone Building and several of the other older AMHI buildings have been listed on the National Register of Historic Places as the Augusta Mental Health Institute Historic District. This district is listed in the Register at the State level of significance.

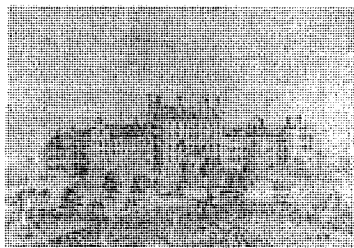
Over the last several years, SMRT has examined the buildings of AMHI as part of several different master

planning and building evaluation projects. The most important of these are the Moving Maine Forward effort, which included a complete inventory of all of State Government's real estate holdings in the Augusta area, and the Augusta State Facilities Master Plan, completed in March of 2001, which took advantage of information compiled previously to look at concepts for the future State use of the AMHI campus and its buildings.

The Stone Building emerged as one of the key elements of the Master Plan. With the completion of a replacement psychiatric treatment facility directly to the south scheduled for fall of 2003, the Stone Building will be vacated. The Master Planning Committee (MPC) recognized from early in the planning process that the re-use of such a large and significant building presented an important challenge and a great opportunity. The committee concluded that the rehabilitation and re-use of the Stone Building was one of the highest priorities to result from the master planning process.

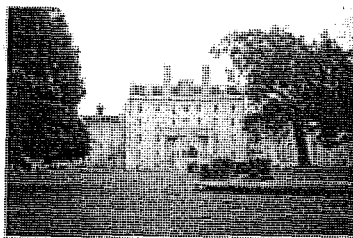
The master planning effort focused on how to make the best use of the State's real estate. A major focus was to determine how much office and support space the State would need over the next ten years, and to see whether that space could be provided in buildings already owned by the State, without the need for substantial new construction or leased space. The MPC concluded that with the construction of one significant new building on the west side of the river and the re-use of the significant, historic AMHI buildings on the east side, State Government could consolidate all of its Augusta-area employees in State-owned buildings on the East (AMHI) and West (Capitol Complex) campuses. The Stone Building, capable of housing close to 1,000 people while providing ample amenities such as conference and training facilities and a cafeteria for the entire campus, will play a major role in this consolidation effort.

As part of the master plan, SMRT was asked to study the Stone Building to determine whether it could be successfully re-used as a major state office facility. To that end, SMRT compiled all of the information collected in previous planning efforts, including drawings, existing condition architectural and engineering reports, the Moving Maine Forward inventory information, and historical information such as the National Register nomination and historic



Mid-19th century artist's rendering of the Stone Building.

photographs. New information consists of a general architectural history of AMHI and a specific architectural analysis of the Stone Building, written by architectural historian Roger Reed for the Maine Historic Preservation Commission (this material is provided here in draft form – it will be the basis for a book on AMHI), as well as floor plans showing a proposed State office use of the entire building group. This last component represents the bulk of our work on the Stone Building under the auspices of the master plan project. SMRT prepared existing condition floor plans, which are included in this report. Then we looked at several space plans to determine the best way to use the various elements of the building for typical State government office purposes. The result is two prototypical plans for the rehabilitation, expansion and continued use of the Stone Building, indicating that the building can be functionally and appropriately adapted for another 100 years of use.



Modern view of the Stone Complex,
Administration Building.

It is our belief that the Stone Building, if treated to a restoration of its exterior elements, a creative adaptive re-use of its interior spaces, and a complete upgrade of its building systems and infrastructure, can become a modern, comfortable, safe, healthy, efficient, and functional office building for Maine State Government, in the same manner that the State House, the Burton Cross State Office Building, and the Tyson Building have been successfully rehabilitated. There is no question that to do so will take creativity, knowledge of historic building materials and systems, and financial resources. To restore the exterior, for example, which is constructed of high quality materials and methods that are expensive to use on new construction today, such as granite and slate, will require a major financial commitment. On the other hand, the building has served its purpose well for over 160 years with little in the way of major repairs to its exterior. To repair the granite walls, address the hundreds of windows, and bring the slate roofs back to original condition will be expensive, but will result in a building that will last another 100+ years without another major investment.

The order of magnitude of the project will be similar to that of the State Office Building and the State House. The Stone Building is about 20% larger than the State Office Building. The State Office Building has the capacity to house 700 employees, the Stone Building will be able to house between 700 and 1,000 people. The Stone Building will cost more

per square foot to renovate because of the way it is built and the materials of which it is built, and the fact that it is an historic building. However, it should still be in the same cost range or slightly less than new construction, and certainly less than new construction of the same quality as the Stone Building original construction.

The public, and public servants, are asking today that new public buildings be built to last 75 or 100 years. The State Office Building was in use for about 50 years before needing a major overhaul. The Stone Building will have served us for over 160 years without extensive renovation. This speaks to its original quality of construction and good basic maintenance over much of its life. It is the hope of the Master Planning Committee that those responsible for the stewardship of the State's buildings will recognize the value of the Stone Building, and make the necessary commitment to the preservation and continued use of this landmark structure.

Appendix C
2006 Renovation cost estimate by McLane Associates



Stone Building
AMHI
Augusta, Maine

Conversion to Office Space
Conceptual Construction Cost Estimate
February 16th, 2007



Client:

Bureau of General Services
State of Maine
77 State House Station
Augusta, ME

Estimator:

McLane Associates, Inc.
800 Turnpike Street, Ste 300
North Andover
MA 01845

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BASIS OF ESTIMATE

This estimate is based upon 'The Stone Building Supporting Investigations', as prepared by SMRT, dated August 2001, information gathered during a site walk and general input from staff at BGS. Where information is not readily available from these sources, reasonable assumptions have been made. Unit rates have been obtained from historical records and/or discussions with contractors and are based upon prevailing wage rates in the area. All unit rates relevant to subcontract work include the subcontractors mark-ups. The mark-ups cover the cost of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects estimated construction costs obtainable in the area within twelve months from the date of this report. This estimate is a determination of fair market value for the construction of the project over a period of 20 months, based upon standard contractual terms and conditions. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

McLane Associates, Inc. has no control over the cost of labor /material /equipment, the contractor's method of determining prices, market conditions at the time of bid, or the Owners procurement process and contractual terms and conditions. Therefore, the estimate of construction cost reflects an opinion of probable cost and is based on industry standard practice, professional experience and qualifications, and represents McLane Associates, Inc.'s best judgement as a professional construction consultant familiar with the construction industry. Consequently, McLane Associates, Inc. cannot and does not guarantee that the proposals, bids, or construction costs will not vary from opinions of probable cost shown herein.

EXCLUSIONS:

The following items have been excluded from the estimate:

- Loose furnishings and equipment.
- Owner's project administration costs.
- Costs associated with staff relocation programs.
- Printing and advertising.
- Moving and storage expense.
- Schedule acceleration costs.
- Construction noise reduction.
- Scope change contingency.
- Assessments, taxes, finance, legal or development charges.
- Environmental impact mitigation work.
- Land or easement acquisition.
- Testing Fees.
- Phasing of the work.

AMHI - Augusta, ME
 one Building
 Conversion to Office Space

Conceptual Construction Cost Estimate
 February 16th, 2007

MAIN SUMMARY		TOTAL	\$/SF
GSF AREA			
(Interior face of exterior wall)			
Admin Building	26,550		
Stone North	87,200		
Stone Northeast	incl'		
Stone South	79,156		
Stone Southeast	incl'		
Central Building	69,000		
Total GSF Renovations	<u>261,906</u>		
ESTIMATED CONSTRUCTION COSTS			
Sitework I		\$7,066,000	\$26.98
Renovation and Conversion to Office Space		\$47,113,000	\$179.89
Public Art Allowance		\$542,000	\$2.07
TOTAL ESTIMATED CONSTRUCTION COSTS (Base Bid)		<u>\$54,721,000</u>	<u>\$208.93</u>
PHASING			
In order to ascertain the impact of phasing on the Conceptual Construction Cost Estimate, we will assume a scenario where approximately \$10,000,000 is available to be expended on the project each year. Our assumption is that the later phases would experience escalation and the phasing effect would apply to all of the work.			
We estimate the overall effect to be as follows:			
- Current Cost Estimate	\$54,721,000		
- Cost Escalation - Extended Duration	\$2,500,000		
- Cost Escalation - Diseconomies of Scale	\$2,700,000		
- Phasing - Logistics	\$6,000,000		
- PROJECT PHASED OVER FIVE YEARS	<u>\$65,921,000</u>		

AMHI - Augusta, ME
Warehouse Building
Conversion to Office Space

Conceptual Construction Cost Estimate
February 16th, 2007

SITEWORK - Summary

ELEMENT	COST	COST/SF
02071-SITE DEMOLITION	\$400,000	\$1.53
02080-HAZARDOUS MATERIAL REMOVAL	\$4,500,000	\$17.18
02100-SITE PREPARATION	\$22,000	\$0.08
02200-EARTHWORK	\$44,000	\$0.17
02500- PAVING AND SURFACING	\$53,750	\$0.21
02700-STORM DRAINAGE SYSTEMS	\$0	\$0.00
02800-SITE IMPROVEMENTS	\$65,000	\$0.25
02950-PLANTING	\$40,000	\$0.15
02-SITEWORK TOTAL	\$5,124,750	\$19.57
		\$0.00
		\$0.00
Subtotal	\$5,124,750	\$19.57
Design Contingency (10%)	\$512,475	\$1.96
Subtotal	\$5,637,225	\$21.52
General Conditions, Overhead & Profit (15%)	\$845,584	\$3.23
Subtotal	\$6,482,809	\$24.75
Design Fees (9%)	\$583,453	\$2.23
Total for SITEWORK	\$7,066,262	\$26.98

AMHI - Augusta, ME
 ne Building
 Conversion to Office Space

Conceptual Construction Cost Estimate
 February 16th, 2007

SITWORK

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
02-SITWORK				\$0
02071-SITE DEMOLITION				\$0
Protect all existing structures ; Allowance	1	LS	\$100,000.00	\$100,000
Mobilization & demobilization	1	LS	\$300,000.00	\$300,000
Selective Demolition and removal of all debris	261,906	SF	\$0.00	\$0
SITE DEMOLITION TOTAL				\$400,000
02080-HAZARDOUS MATERIAL ABATEMENT				\$0
Allowance for Asbestos Removal (Advised by BGS)	1	LS	4,500,000.00	\$4,500,000
HAZARDOUS MATERIAL ABATEMENT TOTAL				\$4,500,000
02100-SITE PREPARATION				\$0
Allowance for rough grading around site	10,000	SY	2.20	\$22,000
SITE PREPARATION TOTAL				\$22,000
02200-EARTHWORK				\$0
Fine grading	10,000	SY	0.80	\$8,000
Soam and seed	10,000	SY	2.10	\$21,000
Imported fill; allowance	750	CY	20.00	\$15,000
EARTHWORK TOTAL				\$44,000
02500- PAVING AND SURFACING				\$0
Repairs to concrete for sidewalks	1	LS	15,000.00	\$15,000
Repairs to roadways	1	LS	30,000.00	\$30,000
New ramp handrails	250	LF	35.00	\$8,750
PAVING AND SURFACING TOTAL				\$53,750
02700-STORM DRAINAGE SYSTEMS				
N/A	1	LS	0.00	\$0
STORM DRAINAGE SYSTEMS TOTAL				\$0
02800-SITE IMPROVEMENTS				
Site signage	1	LS	10,000.00	\$10,000
Parking Barriers and Bumpers	1	LS	20,000.00	\$20,000
Planters, Seating, Tables, Litter Receptacles and Tree Grates	1	LS	30,000.00	\$30,000
Protect landscaped area's	1	LS	5,000.00	\$5,000
SITE IMPROVEMENTS				\$65,000
02950-PLANTING				
Misc. planting allowance	1	LS	40,000.00	\$40,000
PLANTING TOTAL				\$40,000

AAHI - Augusta, ME

the Building

Conversion to Office Space

Conceptual Construction Cost Estimate

February 16th, 2007

261,906 GSF

BUILDING SUMMARY

ELEMENT	COST	COST/SF
02071-DEMOLITION (WITHIN EXISTING BUILDING)	\$1,076,330	\$4.11
02-SITEWORK TOTAL	\$1,076,330	\$4.11
		\$0.00
03300-CONCRETE	\$0	\$0.00
03-CONCRETE TOTAL	\$0	\$0.00
04200-MASONRY	\$1,157,440	\$4.42
04-CONCRETE BLOCK TOTAL	\$1,157,440	\$4.42
05100-STRUCTURAL FRAMING	\$135,000	\$0.52
05300-METAL DECKING	\$0	\$0.00
05500-MISCELLANEOUS METALS	\$50,250	\$0.19
05-STEELWORK TOTAL	\$185,250	\$0.71
		\$0.00
06100-ROUGH CARPENTRY	\$724,460	\$2.77
06200-FINISH CARPENTRY AND MILLWORK	\$1,937,300	\$7.40
06-WOODS AND PLASTICS TOTAL	\$2,661,760	\$10.16
		\$0.00
07100-WATERPROOFING, DAMPPROOFING AND SEALANTS	\$589,289	\$2.25
07200-INSULATION	\$523,750	\$2.00
07250-FIREPROOFING	\$222,620	\$0.85
07531-ROOFING AND SHEET METAL WORK	\$1,585,200	\$6.05
07900-JOINT SEALERS	\$196,430	\$0.75
07-THERMAL AND MOISTURE PROTECTION TOTAL	\$3,117,288	\$11.90
		\$0.00
08100-DOORS AND FRAMES	\$674,550	\$2.58
08340-COILING DOORS	\$52,325	\$0.20
08500-WINDOWS	\$679,750	\$2.60
08800-GLASS AND GLAZING	\$40,840	\$0.16
08-DOORS AND WINDOWS TOTAL	\$1,447,465	\$5.53
		\$0.00
09250-GYPSUM DRYWALL AND PLASTER	\$1,305,832	\$4.99
08310-CERAMIC TILE	\$467,750	\$1.79
09500-CARPET	\$172,823	\$0.66
0510-A COUSTICAL AND METAL CEILINGS	\$522,860	\$2.00
09650-RESILIENT FLOORING	\$609,992	\$2.33
09685-FINISHING FLOORS	\$78,572	\$0.30
09900-PAINTING	\$661,110	\$2.52
09-FINISHES TOTAL	\$3,818,938	\$14.58

AMHI - Augusta, ME

Conceptual Construction Cost Estimate

the Building

October 10th, 2006

Conversion to Office Space

261,906 GSF

BUILDING SUMMARY

ELEMENT	COST	COST/SF
10000-MISCELLANEOUS SPECIALTIES	\$155,100	\$0.59
Rubber base	\$70,000	\$0.27
09685-FINISHING FLOORING	\$43,200	\$0.16
09900-PAINTING	\$220,800	\$0.84
2" ramp contrasting color strip	\$75,000	\$0.29
Paint handrails	\$100,000	\$0.38
Paint CMU walls	\$36,225	\$0.14
Allowance for protection of existing finishes	\$30,000	\$0.11
10-SPECIALTIES	\$40,000	\$0.15
New bulletin board	\$225,000	\$0.86
10800-TOILET ACCESSORIES	\$383,660	\$1.46
10-SPECIALTIES TOTAL	\$1,378,985	\$5.27
11010-MAINTENANCE EQUIPMENT	\$100,000	\$0.38
11020-SECURITY EQUIPMENT	\$200,000	\$0.76
11050-LIBRARY EQUIPMENT	\$100,000	\$0.38
11060-THEATER AND STAGE EQUIPMENT	\$275,000	\$1.05
11130-AUDIO-VISUAL EQUIPMENT	\$36,000	\$0.14
11170-WASTE HANDLING EQUIPMENT	\$50,000	\$0.19
11400-FOOD SERVICE EQUIPMENT	\$1,500,000	\$5.73
11450-RESIDENTIAL EQUIPMENT	\$200,000	\$0.76
11-EQUIPMENT TOTAL	\$2,461,000	\$9.40
12100-MISCELLANEOUS FURNISHINGS	\$52,620	\$0.20
12300-MANUFACTURED CASEWORK	\$70,000	\$0.27
12600-FURNITURE AND ACCESSORIES	\$1,288,750	\$4.92
12-FURNISHINGS TOTAL	\$1,411,370	\$5.39
13800-BUILDING AUTOMATION SYSTEMS	\$512,500	\$1.96
13-SPECIAL CONSTRUCTION	\$512,500	\$1.96
14200-ELEVATOR	\$160,000	\$0.61
14420-WHEELCHAIR LIFT	\$100,000	\$0.38
14-CONVEYING SYSTEM TOTAL	\$260,000	\$4.91

AMHI - Augusta, ME
 Stone Building
 Conversion to Office Space

Conceptual Construction Cost Estimate
 October 10th, 2006
 261,906 GSF

BUILDING SUMMARY

ELEMENT	COST	COST/SF
15300-FIRE PROTECTION	\$733,300	\$2.80
15400-PLUMBING	\$2,226,200	\$8.50
15500-HVAC	\$5,827,400	\$22.25
15-MECHANICAL TOTAL	\$8,786,900	\$33.55
		\$0.00
16010-DEMOLITION	\$131,000	\$0.50
16250-GEAR AND DISTRIBUTION	\$1,571,400	\$6.00
16500-LIGHTING AND POWER	\$2,095,200	\$8.00
16750-SPECIAL ELECTRICAL SYSTEMS	\$2,095,200	\$8.00
16-ELECTRICAL TOTAL	\$5,892,800	\$22.50
		\$0.00
Subtotal	\$34,168,027	\$130.46
Design Contingency (10%)	\$3,416,803	\$13.05
Subtotal	\$37,584,829	\$143.51
General Conditions, Overhead & Profit (15%)	\$5,637,724	\$21.53
Subtotal	\$43,222,554	\$165.03
Design Fees (9%)	\$3,890,030	\$14.85
Total for Renovations to The Stone Building	\$47,112,583	\$179.88

02-SITEWORK

02071-DEMOLITION - WITHIN BUILDING

Remove obsolete finishes, fittings, and debris	261,906	SF	1.00	\$261,906
Remove existing floor finishes	261,906	SF	1.50	\$392,859
Remove existing ramp	10,000	SF	5.00	\$50,000
Remove existing ceiling	52,381	SF	0.50	\$26,191
Remove existing interior masonry walls	5,000	SF	5.00	\$25,000
Misc. cutting for openings and floor removal	1,500	LF	3.50	\$5,250
Remove existing restrooms	28	EA	2,000.00	\$56,000
Remove existing casework & countertop	300	LF	20.00	\$6,000
Remove existing doors	360	EA	35.00	\$12,600
Remove existing double doors	20	EA	70.00	\$1,400
Remove and store existing seats	200	EA	40.00	\$8,000
Remove windows	5,400	SF	4.00	\$21,600
Allow for protection of finishes throughout	261,906	SF	0.50	\$130,953
Allowance for misc. demolition	261,906	SF	0.30	\$78,572
DEMOLITION TOTAL				<u>\$1,076,330</u>

04-MASONRY

04200-CONCRETE BLOCK

Re-point and clean stone facades	69,120	SF	12.00	\$829,440
4" block interior walls	2,000	SF	11.00	\$22,000
Widening door openings	304	EA	1,000.00	\$304,000
Ramp 8" block		SF	9.00	\$0
Premium for grout filled CMU walls		SF	2.00	\$0
Brick for the new ramp		SF	16.00	\$0
New CMU yard wall		SF	10.00	\$0
12" lintel		LF	12.00	\$0
Grouting and plates for beam bond outs		EA	150.00	\$0
Masonry detailing; toothing; (Allowance)	1	LS	2,000.00	\$2,000
MASONRY TOTAL				<u>\$1,157,440</u>

05-STEELWORK

05110-STRUCTURAL FRAMING

Structural steel framing	30	TN	4,500.00	<u>\$135,000</u>
TOTAL STRUCTURAL FRAMING				\$135,000

05500-MISCELLANEOUS METALS

Auditorium guide rails	100	LF	75.00	\$7,500
Guide rails	70	LF	75.00	\$5,250
1 1/2" Wall mounted handrail	500	LF	45.00	\$22,500
24" x 24" stainless steel access panel bathrooms	25	EA	400.00	\$10,000
Elevator ladder		LF	200.00	\$0
Stair with safety chain 9'-0" tall		LF	65.00	\$0
Catwalk supports TS 3x3x1/4 x 5'-6"		EA	90.00	\$0
Catwalk TS3x3x1/4 & 4" 9 ga. Diamond planks		SF	22.00	\$0

Misc. catwalk supports, metal, hangers etc...		LS	2,500.00	\$0
Safety screen		SF	16.00	\$0
Seismic expansion joint w/ aluminum cover plate		LF	35.00	\$0
Provide new 4" x 1/4" Plate tread between existing		EA	85.00	\$0
New stairs 2 levels @ 2 stairs metal pan		Ris	141.00	\$0
Metal pan landings		SF	48.00	\$0
Patterned metal grille with metal fabric backing		SF	18.00	\$0
New access gate		EA	500.00	\$0
Pipe bollards with concrete		EA	750.00	\$0
Misc. steel allowance	1	LS	5,000.00	\$5,000
MISCELLANEOUS METALS TOTAL				\$50,250

06-WOODS AND PLASTICS

06100-ROUGH CARPENTRY				\$0
Rolling workstand allowance		LS	750.00	\$0
Patching of stage floor	200	SF	15.00	\$3,000
Dance floor rails		LF	65.00	\$0
Plywood backboard for the new building to existing walls		SF	1.85	\$0
Maple edge strip to stage	60	LF	11.00	\$660
Door blocking	380	EA	35.00	\$13,300
Window blocking	540	EA	1,250.00	\$675,000
Allowance for wood blocking to roofs	1	LS	2,500.00	\$2,500
Allowance for wood blocking to interiors	1	LS	25,000.00	\$25,000
Allowance for wood blocking to exteriors	1	LS	5,000.00	\$5,000
ROUGH CARPENTRY TOTAL				\$724,460

06200-FINISH CARPENTRY AND MILLWORK

Relocate cabinets	100	LF	25.00	\$2,500
New overhead cabinets	400	LF	200.00	\$80,000
Computer counter H115	400	LF	145.00	\$58,000
Sink counter and base unit	80	LF	195.00	\$15,600
New counter and base unit	80	LF	265.00	\$21,200
New Main Reception Desk	1	EA	25,000.00	\$25,000
Department Reception Desks	6	EA	20,000.00	\$120,000
Allowance for Kitchen Fit-Out	1	LS	150,000.00	\$150,000
Allowance for Conference Room Fit-Out	12	EA	95,000.00	\$1,140,000
Allowance for Dining Room Fit-Out	1	LS	200,000.00	\$200,000
Allowance for Refinishing Library Casework	1	LS	50,000.00	\$50,000
Allowance for Refinishing Wooden Staircases	1	LS	25,000.00	\$25,000
Allowance for misc' trim and finish carpentry	1	LS	50,000	\$50,000
FINISH CARPENTRY AND MILLWORK TOTAL				\$1,937,300

07-THERMAL AND MOISTURE PROTECTION**07100-WATERPROOFING, DAMPPROOFING AND SEALANTS**

Allowance for fireproofing beams and tube steel	261,906	SF	0.75	\$196,430
Miscellaneous caulking and sealants	261,906	SF	1.50	\$392,859
Waterproof membrane for exterior walls		SF	2.65	\$0
Waterproof membrane on elevator pit		SF	2.65	\$0
WATERPROOFING, DAMPPROOFING AND SEALANTS TOTAL				\$589,289

07200-INSULATION

Batt and Blanket Insulation	200,000	SF	0.75	\$150,000
Sprayed Insulation	100,000	SF	1.50	\$150,000
Roof and Deck Insulation	75,000	SF	2.65	\$198,750
Miscellaneous insulation	1	LS	25,000.00	\$25,000
INSULATION				\$523,750

07250-FIREPROOFING

Firestopping	261,906	SF	0.35	\$91,667
Intumescent Mastic Fireproofing	261,906	SF	0.50	\$130,953
FIREPROOFING				\$222,620

07531-ROOFING AND SHEET METAL WORK

Patch roofing at opening		EA	150.00	\$0
New slate roofing	87,200	SF	16.00	\$1,395,200
Patching existing built up roofing; (Allowance)	1	LS	50,000.00	\$50,000
New tapered rigid insulation		SF	1.50	\$0
Flashing for HVAC units	1	LS	25,000.00	\$25,000
Curbs for small HVAC units	1	LS	15,000.00	\$15,000
Curbs for medium HVAC units	1	LS	15,000.00	\$15,000
Collars for equipment supports		EA	80.00	\$0
Cutting for HVAC units		EA	233.00	\$0
Roof drains		EA	250.00	\$0
Roof hatch and curb		EA	2,500.00	\$0
Refurbishment of decorative Roof Vents	16	EA	5,000.00	\$80,000
Roofing accessories	1	LS	5,000.00	\$5,000
ROOFING AND SHEET METAL WORK TOTAL				\$1,585,200

07900-JOINT SEALERS

Joint Fillers and Gaskets	261,906	SF	0.25	\$65,477
Sealants and Caulking	261,906	SF	0.50	\$130,953
FIREPROOFING				\$196,430

08-WINDOWS AND DOORS**08100-DOORS, FRAMES and HARDWARE**

HM door, 3' x 7'	80	EA	275.00	\$22,000
Wood door, 3' x 7'	300	EA	245.00	\$73,500
HM frames	80	EA	185.00	\$14,800

Wood frames	300	EA	245.00	\$73,500
Refurbish Cold Room Doors	6	EA	2,000.00	\$12,000
New hardware to new doors	380	SET	950.00	\$361,000
Panic hardware allowance	25	EA	1,750.00	\$43,750
Premium for fire rated doors	200	EA	300.00	\$60,000
Premium for vision panel in door; 24" x 24"	80	EA	175.00	\$14,000
DOORS AND FRAMES TOTAL				<u>\$674,550</u>

8340-COILING DOORS

8'-0" X 7'-4" Door	2	EA	2,575.00	\$5,150
12'-6" x 22'-0" Door	3	EA	7,775.00	\$23,325
8'-4" x 13'-7" Door	3	EA	4,750.00	\$14,250
12'-8" x 6'-8" Coiling curtain	2	EA	4,800.00	\$9,600
COILING DOOR TOTAL				<u>\$52,325</u>

08500-WINDOWS

Replacement double-glazed wood windows	540	SF	1,200.00	\$648,000
Wood Storefront; solid panel front foyer	250	SF	65.00	\$16,250
New glass in existing frame doors	250	SF	22.00	\$5,500
Allowance for miscellaneous glazing	1	LS	10,000.00	\$10,000
WINDOWS TOTAL				<u>\$679,750</u>

08800-GLASS AND GLAZING

Replace glass in display case	100	SF	6.00	\$600
1/4" tempered mirrors	1,680	SF	18.00	\$30,240
Allowance for miscellaneous interior glazing	1	LS	10,000.00	\$10,000
GLASS AND GLAZING TOTAL				<u>\$40,840</u>

09-FINISHES

09250-GYPSUM DRYWALL AND PLASTER

Clean walls and skim coat where required	392,859	SF	0.50	\$196,430
Clean ceilings and skim coat where required	261,906	SF	0.70	\$183,334
New GWB to walls	78,572	SF	4.65	\$365,359
New GWB to ceilings	86,429	SF	5.15	\$445,109
H41A-4" steel studs, insul, cem. Back. Bd, cem. Plaster		SF	4.25	\$0
M4-4" steel studs, ch. Bridg., insul., cem plaster		SF	4.75	\$0
G4A-4" steel studs, ch. Bridg, insul, cem. Plaster		SF	4.75	\$0
H4 & D4-4" steel studs, ch. Bridg., insul, cem. Pl., gyp. B.		SF	4.95	\$0
J4A-4" steel studs, ch. Bridg, gyp. Brd., liner panel		SF	5.35	\$0
L6B-6" steel studs, (1 resil. Fur, 2-gyp. B) (cem. Bd., Plast)		SF	6.15	\$0
M4 & M3-4" steel stud, ch. Bridg., cem. Plast		SF	4.25	\$0
C1-12" concrete block wall and plaster walls		SF	2.35	\$0
A8 & C8-8" concrete block wall and plaster walls		SF	2.35	\$0
Suspended plaster ceiling balcony w/bar channel		SF	4.75	\$0
New cement plaster for new buildings exterior		SF	4.00	\$0
Gypsum board ceiling in bathrooms ground floor		SF	4.00	\$0
Infill plaster, drywall etc..	10,000	SF	1.85	\$18,500

Infill insulation A2.6	8,000	SF	0.45	\$3,600
Patching for removal of existing windows	540	EA	25.00	\$13,500
Repairs to cornices	1	LS	25,000.00	\$25,000
Exterior wall touch up	1	LS	5,000.00	\$5,000
Misc. patching	1	LS	50,000.00	\$50,000
GYPSUM DRYWALL AND PLASTER TOTAL				<u>\$1,305,832</u>

09310-CERAMIC TILE

Wainscoting in bathroom	12,000	SF	9.50	\$114,000
Ceramic tile floor in bathroom	18,750	SF	11.00	\$206,250
Ceramic tile base in bathroom	3,000	LF	9.50	\$28,500
Quarry Tile to floors	3,000	SF	16.00	\$48,000
Quarry Tile to walls	4,000	SF	14.00	\$56,000
Misc. patch repair	1	LS	15,000.00	\$15,000
CERAMIC TILE TOTAL				<u>\$467,750</u>

09500-CARPET

Carpet	5,820	SY	26.00	\$151,323
Rubber base	11,000	LF	1.50	\$16,500
Misc. carpet repair	1	LS	5,000.00	\$5,000
CARPET TOTAL				<u>\$172,823</u>

09510-ACOUSTICAL AND METAL CEILINGS

2' x 2' ACT lay in suspended ceiling with exposed grid	157,144	SF	3.20	\$502,860
Repair/replace ceiling tile; allowance	1	LS	20,000.00	\$20,000
ACOUSTICAL AND METAL TOTAL				<u>\$522,860</u>

09650-RESILIENT FLOORING

VCT	183,334	SF	3.00	\$550,003
Stair VCT	6,548	LF	3.25	\$21,280
Rubber base	17,000	LF	1.90	\$32,300
New nosing	1,008	LF	1.15	\$1,159
Patching to rubber base	1	LS	250.00	\$250
Misc. flooring	1	LS	5,000.00	\$5,000
RESILIENT FLOORING TOTAL				<u>\$609,992</u>

09685-FINISHING FLOORING

Re-finish wood flooring	26,191	SF	3.00	\$78,572
FINISH FLOORING TOTAL				<u>\$78,572</u>

09900-PAINTING

Paint ceiling concrete	39,286	SF	0.75	\$29,464
Paint gypsum board ceiling	261,906	SF	0.75	\$196,430
Paint balcony ceiling		SF	0.75	\$0
2" ramp contrasting color strip		LF	3.50	\$0

Paint retaining wall		SF	0.75	\$0
Touch-up of marque allowance		LS	5,000.00	\$0
Paint floor in stairwell with slip resistant paint		SF	2.50	\$0
Paint handrails	800	LF	4.00	\$3,200
Scrape, prepare and paint guardrail	100	LF	6.00	\$600
Paint doors and frames	380	EA	75.00	\$28,500
Paint concrete floors; sealer/hardner	39,286	SF	1.80	\$70,715
Paint CMU walls	10,000	SF	1.10	\$11,000
New paint on plaster, cement backer board, gypboard	392,859	SF	0.70	\$275,001
Painting of exterior walls	0	SF	0.65	\$0
Refinish casework allowance	1	LS	10,000.00	\$10,000
Allowance for protection of existing finishes	1	LS	10,000.00	\$10,000
Allowance for miscellaneous painting	1	LS	26,200.00	\$26,200
PAINTING TOTAL				<u>\$661,110</u>

10-SPECIALTIES

10000-MISCELLANEOUS SPECIALTIES

Directional and informational signs	500	EA	95.00	\$47,500
New tackable wallboard panel in display case	500	SF	15.00	\$7,500
New white board	50	EA	800.00	\$40,000
New bulletin board	40	EA	600.00	\$24,000
Marble thresholds	35	EA	100.00	\$3,500
Marker boards	40	EA	340.00	\$13,600
Tackboards	40	EA	225.00	\$9,000
Misc. specialties patch repair	1	LS	10,000.00	\$10,000
MISCELLANEOUS SPECIALTIES TOTAL				<u>\$155,100</u>

10200-METAL LOUVRES AND VENTS

Wall Louvers	1	LS	20,000.00	\$20,000
Equipment Enclosures	1	LS	40,000.00	\$40,000
Metal Vents	1	LS	10,000.00	\$10,000
METAL LOUVRES AND VENTS TOTAL				<u>\$70,000</u>

10260-WALL AND CORNER GUARDS

Wall and Corner Guards	2,400	LF	18.00	\$43,200
WALL AND CORNER GUARDS TOTAL				<u>\$43,200</u>

10270-RAISED ACCESS FLOORING

Rigid Grid Raised Access Floor System	4,800	LF	46.00	\$220,800
RAISED ACCESS FLOORING TOTAL				<u>\$220,800</u>

10400-IDENTIFYING DEVICES

Interior and Exterior Signage	1	LS	75,000.00	\$75,000
IDENTIFYING DEVICES TOTAL				<u>\$75,000</u>

10450-PEDESTRIAN CONTROL DEVICES

Detection Specialties	1	LS	100,000.00	\$100,000
IDENTIFYING DEVICES TOTAL				<u>\$100,000</u>

10520-FIRE PROTECTION SPECIALTIES				
Fire extinguishers; surface mounted	105	EA	345.00	<u>\$36,225</u>
FIRE PROTECTION SPECIALTIES TOTAL				\$36,225
10550-POSTAL SPECIALTIES				
Mail Chutes and Boxes	1	LS	30,000.00	<u>\$30,000</u>
POSTAL SPECIALTIES				\$30,000
10600-PARTITIONS				
Demountable Partitions	1	LS	25,000.00	\$25,000
Folding Partitions, Screens and Panels	1	LS	15,000.00	<u>\$15,000</u>
POSTAL SPECIALTIES TOTAL				\$40,000
10670-STORAGE SHELVING				
Storage and Shelving Systems	1	LS	200,000.00	\$200,000
Folding Partitions, Screens and Panels	1	LS	25,000.00	<u>\$25,000</u>
STORAGE SHELVING TOTAL				\$225,000
10800-TOILET ACCESSORIES				
Re-configure restrooms to ADA requirements	24	EA	10,000.00	\$240,000
Toilet partitions HC	24	EA	1,100.00	\$26,400
Toilet partitions regular	48	EA	800.00	\$38,400
Surface mtd. tissue dispenser	72	EA	65.00	\$4,680
30" grab bars	24	EA	55.00	\$1,320
42" grab bars	24	EA	60.00	\$1,440
Toilet seat cover dispenser surface mounted	72	EA	240.00	\$17,280
48" x 36" glass mirror with stainless steel frame	50	EA	300.00	\$15,000
24" x 72" glass mirror with stainless steel frame	12	EA	415.00	\$4,980
18" x 36" glass mirror with stainless steel frame	10	EA	230.00	\$2,300
Counter mounted soap dispenser	48	EA	110.00	\$5,280
Surface mounted paper towel dispenser	48	EA	95.00	\$4,560
Wall mounted soap dispenser #35	48	EA	115.00	\$5,520
New coat hooks	72	EA	25.00	\$1,800
Sanitary napkin disposal	42	EA	350.00	<u>\$14,700</u>
TOILET ACCESSORIES TOTAL				\$383,660
11-EQUIPMENT				
11010-MAINTENANCE EQUIPMENT				
Cleaning Equipment	1	LS	100,000.00	<u>\$100,000</u>
MAINTENANCE EQUIPMENT TOTAL				\$100,000
11020-SECURITY EQUIPMENT				
Security and Emergency Systems	1	LS	200,000.00	<u>\$200,000</u>
SECURITY EQUIPMENT TOTAL				\$200,000
11050-LIBRARY EQUIPMENT				
Library Stack Systems	1	LS	100,000.00	<u>\$100,000</u>
LIBRARY EQUIPMENT TOTAL				\$100,000

11060-THEATER AND STAGE EQUIPMENT

Stage Curtains	1	LS	50,000.00	\$50,000
Rigging Systems and Controls	1	LS	150,000.00	\$150,000
Acoustical Shell Systems	1	LS	75,000.00	<u>\$75,000</u>
THEATER AND STAGE EQUIPMENT TOTAL				\$275,000

11130-AUDIO-VISUAL EQUIPMENT

Projectors and Screens	12	EA	3,000.00	<u>\$36,000</u>
AUDIO-VISUAL EQUIPMENT TOTAL				\$36,000

11170-WASTE HANDLING EQUIPMENT

Waste Compactors and Bins	1	LS	50,000.00	<u>\$50,000</u>
WASTE HANDLING EQUIPMENT TOTAL				\$50,000

11400-FOOD SERVICE EQUIPMENT

Food Service Equipment	1	LS	1,500,000.00	<u>\$1,500,000</u>
FOOD SERVICE EQUIPMENT TOTAL				\$1,500,000

11450-RESIDENTIAL EQUIPMENT

Residential Appliances	1	LS	200,000.00	<u>\$200,000</u>
RESIDENTIAL EQUIPMENT TOTAL				\$200,000

12-FURNISHINGS**12100-MISCELLANEOUS FURNISHINGS**

Relocation of marker boards	1	LS	500.00	\$500
Remove, refurbish, & reinstall existing seating; allowance		EA	125.00	\$0
New Window Treatments	6,480	SF	6.50	\$42,120
Misc. furnishing; patch repair	1	LS	10,000.00	<u>\$10,000</u>
MISCELLANEOUS FURNISHINGS TOTAL				\$52,620

12300-MANUFACTURED CASEWORK

Cafeteria Casework	1	LS	25,000.00	\$25,000
Residential Casework	1	LS	25,000.00	\$25,000
Display Casework	1	LS	10,000.00	\$10,000
Misc. furnishing; patch repair	1	LS	10,000.00	<u>\$10,000</u>
MANUFACTURED CASEWORK TOTAL				\$70,000

12600-FURNITURE AND ACCESSORIES

Workstations and accessories	225	EA	5,000.00	\$1,125,000
Lobby Furniture	7	EA	5,000.00	\$35,000
Auditorium Seating	250	EA	275.00	\$68,750
Interior Planting	1	LS	50,000.00	\$50,000
Misc. furnishing; patch repair	1	LS	10,000.00	<u>\$10,000</u>
FURNITURE AND ACCESSORIES TOTAL				\$1,288,750

Security Systems	1	LS	200,000.00	\$200,000
Clock Control Systems	1	LS	25,000.00	\$25,000
Door Control Systems	1	LS	62,500.00	\$62,500
Alarm and Detection Systems	1	LS	100,000.00	\$100,000
BUILDING AUTOMATION SYSTEMS TOTAL				\$512,500

14-LIFTS

14200 ELEVATORS

Refurbishment of existing elevators	4	EA	40,000.00	\$160,000
ELEVATOR TOTAL				\$160,000

14420 WHEELCHAIR LIFTS

Wheelchair lift; Lula or equal	4	EA	25,000.00	\$100,000
WHEELCHAIR LIFT TOTAL				\$100,000

15 - MECHANICAL

15100-FIRE PROTECTION

Demolition

Remove Existing Sprinkler Piping		LF	\$15.79	\$0
Remove Existing Fire Hose Cabinets		EA	\$109.20	\$0
Remove Existing Sprinkler Heads		EA	\$24.20	\$0

FIRE PROTECTION - NEW WORK

New sprinkler installation	261,906	SF	\$2.80	\$733,300
New Fire Dept. Connection		EA	\$803.44	\$0
New Fire Hose Cabinets		EA	\$580.50	\$0
New Sprinkler Heads		EA	\$38.57	\$0
2" Sch 40 Blk Stl Pipe & Ftgs.		LF	\$14.66	\$0
2-1/2" Sch 10 Blk Stl Pipe & Ftgs.		LF	\$21.40	\$0
4" Sch 10 Blk Stl Pipe & Ftgs.		LF	\$36.10	\$0
6" Sch 10 Blk Stl Pipe & Ftgs.		LF	\$51.02	\$0
Flush & Test System		LS	\$1,542.75	\$0
FIRE PROTECTION TOTAL				\$733,300

15300-PLUMBING

Demolition

General Plumbing Demolition	261,906	SF	\$0.50	\$131,000
Remove Existing Water Closets		EA	\$85.31	\$0
Remove Existing Urinals		EA	\$85.31	\$0
Remove Existing Lavs		EA	\$54.75	\$0
Remove Existing Drinking Fountain		EA	\$54.75	\$0
Remove Existing Service Sink Faucet		EA	\$50.94	\$0
Remove Existing Domestic Water Piping		LF	\$4.97	\$0

Remove Existing Site Water Piping	LF	\$9.87	\$0
Remove Existing Sanitary Waste & Vent Piping	LF	\$9.87	\$0
Remove Existing Storm Drainage Piping	LF	\$9.87	\$0
Remove Existing Gas Piping	LF	\$7.39	\$0
Saw Cutting & Slab Removal	SF	\$13.61	\$0
Hand Excavation & Backfill	CY	\$85.94	\$0
Machine Excavation & Backfill	CY	\$23.50	\$0
Hauling & Disposal	LS	\$1,730.30	\$0

PLUMBING - NEW WORK

New Plumbing Installations	261,906	SF	\$8.00	\$2,095,200
WC-1; Water Closet / Flr. Mtd.	EA	\$387.97	\$0	
WC-2; Water Closet / Wall Mtd.	EA	\$1,100.00	\$0	
UR-1; Urinal / Wall Mtd.	EA	\$900.00	\$0	
L-2; Lav. / Wall Mtd	EA	\$700.00	\$0	
L-3; Lav. / Counter Top HC	EA	\$700.00	\$0	
DF-1; Bilevel Drinking Fountain	EA	\$1,000.00	\$0	
HB-1; Hose Bibb	EA	\$200.00	\$0	
2" Floor Drains	EA	\$400.00	\$0	
4" Roof Drains	EA	\$450.00	\$0	
Urinal Carrier	EA	\$175.00	\$0	
WH-1; Electric Water Heater 6 Ga; 1500W	EA	\$420.00	\$0	
ET-1; Water Heater Expansion Tank	EA	\$145.00	\$0	
WH-2; Instantaneous Water Heater 3kW	EA	\$237.13	\$0	
WHA-1; Water Hammer Arrestor	EA	\$52.18	\$0	
ATP-1; Trap Primer	EA	\$92.23	\$0	
CB-1; Catch Basin Grate	EA	\$160.84	\$0	
1" Irrigation Valve & Vault	EA	\$136.13	\$0	
Refurbish Existing Water Closets	EA	\$311.58	\$0	
Refurbish Existing Urinal	EA	\$287.38	\$0	
Refurbish Existing Lav	EA	\$212.36	\$0	
Instatl New Service Sink Faucet	EA	\$223.15	\$0	

DOMESTIC WATER PIPING

1/2" Copper Pipe & Fittings	LF	\$6.31	\$0
3/4" Copper Pipe & Fittings	LF	\$9.05	\$0
1-1/4" Copper Pipe & Fittings	LF	\$15.23	\$0
1-1/2" Copper Pipe & Fittings	LF	\$17.46	\$0
2" Copper Pipe & Fittings	LF	\$23.92	\$0
2-1/2" Copper Pipe & Fittings	LF	\$31.96	\$0
Domestic Water Piping Insulation	LF	\$8.86	\$0

SANITARY WASTE & VENT

1-1/2" Cast Iron Pipe & Fittings	LF	\$12.69	\$0
2" Cast Iron Pipe & Fittings	LF	\$20.11	\$0

4" Cast Iron Pipe & Fittings	LF	\$35.42	\$0
Saw Cutting & Slab Removal	SF	\$13.61	\$0
Hand Excavation & Backfill	CY	\$85.94	\$0

STORM DRAINAGE PIPING

4" Cast Iron Pipe & Fittings	LF	\$35.42	\$0
Hand Excavation & Backfill	CY	\$85.94	\$0

NATURAL GAS PIPING

1-1/4" Sch 40 Blk Stl Pipe & Ftgs.	LF	\$9.87	\$0
1-1/2" Sch 40 Blk Stl Pipe & Ftgs.	LF	\$11.57	\$0
2" Sch 40 Blk Stl Pipe & Ftgs.	LF	\$16.29	\$0
2-1/2" Sch 40 Blk Stl Pipe & Ftgs.	LF	\$26.32	\$0
3" Sch 40 Blk Stl Pipe & Ftgs.	LF	\$32.94	\$0

CONDENSATE DRAIN PIPING

3/4" Type "L" Copper Pipe & Ftgs.	LF	\$7.53	\$0
1" Type "L" Copper Pipe & Ftgs.	LF	\$9.83	\$0
1-1/4" Type "L" Copper Pipe & Ftgs.	LF	\$12.36	\$0
1-1/2" Type "L" Copper Pipe & Ftgs.	LF	\$13.79	\$0
Condensate Drain Piping	LF	\$5.92	\$0

PLUMBING TOTAL

\$2,226,200

15500-HVAC

Demolition

HVAC General Demolition	261,906	SF	\$0.25	\$65,500
Remove Existing Gas Fired Unit		EA	\$450.73	\$0
Remove Existing Flue Stack		EA	\$219.01	\$0
Remove Existing Ductwork		LF	\$1.16	\$0
Remove Existing Mushroom Ceiling Returns		EA	\$37.57	\$0
Remove Existing Registers & Grilles		EA	\$25.47	\$0
Remove Existing Thermostats & Wiring		EA	\$85.31	\$0
Remove Existing 12" Dia. Duct		LF	\$0.92	\$0
Hauling & Disposal		LS	\$1,055.73	\$0

HVAC - NEW WORK

New HVAC Systems	261,906	SF	\$22.00	\$5,761,900
RTU-1; 20 Ton DX Gas Fired		EA	\$10,586.48	\$0
RTU-2; 15 Ton DX Gas Fired		EA	\$8,290.31	\$0
RTU-3; 20 Ton DX Gas Fired		EA	\$10,586.48	\$0
RTU-4; 7-1/2 Ton DX Gas Fired		EA	\$4,780.53	\$0
RTU-5; 15 Ton DX Gas Fired		EA	\$8,290.31	\$0
RTU-6; 15 Ton DX Gas Fired		EA	\$8,290.31	\$0
RTU-7; 7-1/2 Ton DX Gas Fired		EA	\$4,780.53	\$0
HP-1A; Split System Ductless Heat Pump		EA	\$1,001.88	\$0
HP-2A; Split System Ductless Heat Pump		EA	\$1,001.88	\$0

5/8 & 3/8 50 Ft. Refrigerant Line Set	EA	\$293.21	\$0
3/4 & 1/2 50 Ft. Refrigerant Line Set	EA	\$312.27	\$0
EF-1,2 & 3; 1200 CFM Roof Exhaust Fan	EA	\$1,059.96	\$0
EF-4 & 5; 1200 CFM Roof Exhaust Fan	EA	\$2,313.52	\$0
DUCTWORK			
Low Press. Supply & Return Duct	LBs	\$4.61	\$0
Exhaust & Ventilation Duct	LBs	\$3.98	\$0
Misc. Ductwork Accessories	LS	\$5,691.34	\$0
Ductwork Insulation	SF	\$2.02	\$0
Insulate Existing Duct	SF	\$2.02	\$0
AIR DISTRIBUTION			
8" x 8" Ceiling Diffuser / Register	EA	\$36.91	\$0
10" x 10" Ceiling Diffuser / Register	EA	\$36.66	\$0
12" x 12" Ceiling Diffuser / Register	EA	\$52.79	\$0
14" x 14" Ceiling Diffuser / Register	EA	\$71.85	\$0
16" x 16" Ceiling Diffuser / Register	EA	\$93.84	\$0
18" x 18" Ceiling Diffuser / Register	EA	\$118.77	\$0
20" x 20" Ceiling Diffuser / Register	EA	\$146.63	\$0
24" x 18" Surf. Mtd. Reg./Grille	EA	\$179.32	\$0
24" x 24" Surf. Mtd. Reg./Grille	EA	\$189.73	\$0
28" x 14" Surf. Mtd. Reg./Grille	EA	\$176.55	\$0
30" x 14" Surf. Mtd. Reg./Grille	EA	\$189.16	\$0
36" x 12" Surf. Mtd. Reg./Grille	EA	\$179.32	\$0
36" x 24" Surf. Mtd. Reg./Grille	EA	\$269.35	\$0
36" x 48" Surf. Mtd. Reg./Grille	EA	\$439.59	\$0
36" x 60" Surf. Mtd. Reg./Grille	EA	\$403.39	\$0
48" x 24" Surf. Mtd. Reg./Grille	EA	\$293.06	\$0
10" x 6" Comb. Fire/Smoke Damper	EA	\$263.33	\$0
12" x 8" Comb. Fire/Smoke Damper	EA	\$278.40	\$0
14" x 6" Comb. Fire/Smoke Damper	EA	\$273.91	\$0
20" x 10" Comb. Fire/Smoke Damper	EA	\$341.76	\$0
22" x 10" Comb. Fire/Smoke Damper	EA	\$353.94	\$0
22" x 18" Comb. Fire/Smoke Damper	EA	\$426.22	\$0
22" x 22" Comb. Fire/Smoke Damper	EA	\$450.72	\$0
24" x 10" Comb. Fire/Smoke Damper	EA	\$366.12	\$0
28" x 8" Comb. Fire/Smoke Damper	EA	\$356.37	\$0
28" x 28" Comb. Fire/Smoke Damper	EA	\$502.37	\$0
40" x 40" Comb. Fire/Smoke Damper	EA	\$742.00	\$0
72" x 36" Comb. Fire/Smoke Damper	EA	\$860.53	\$0
60" x 18" Backdraft Damper	EA	\$129.38	\$0
63" x 21" Backdraft Damper	EA	\$148.83	\$0

Access Doors	EA	\$72.75	\$0
Misc. Air Distribution Accessories	LS	\$180.34	\$0
Air Test & Balancing	LS	\$2,900.00	\$0
Automatic Temp. Controls DDC	LS	\$30,300.00	\$0
Rigging / Equipment Rental	LS	\$3,700.00	\$0
HVAC TOTAL			<u>\$5,827,400</u>

16-ELECTRICAL

16010-DEMOLITION

Demolition and make safe	261,906 SF	\$0.50	<u>\$131,000</u>
16010-DEMOLITION			\$131,000

16250-SERVICE AND DISTRIBUTION

Gear & Distribution

400A 120/208V panelboard	261,906 SF	\$6.00	\$1,571,400
400A 120/208V panelboard	EA	\$4,500.00	\$0
100A 120/208V panelboard	EA	\$1,550.00	\$0
400A feed	LF	\$46.38	\$0
100A feed	LF	\$12.06	\$0
Grounding and bonding	LS	\$650.00	\$0

Equipment wiring

100A 3 pole FSS	EA	\$510.00	\$0
60A 3 pole FSS	EA	\$420.00	\$0
30A 3 pole FSS	EA	\$315.00	\$0
30A 3 pole FSS WP	EA	\$425.00	\$0
Size 0 starter/combo fused WP	EA	\$720.00	\$0
Thermal switch	EA	\$65.00	\$0
Thermal switch WP	EA	\$65.00	\$0
100A feed	LF	\$12.06	\$0
60A feed	LF	\$6.25	\$0
30A feed	LF	\$5.12	\$0
100A connection	EA	\$200.00	\$0
60A connection	EA	\$120.00	\$0
30A connection	EA	\$65.00	\$0
20A connection	EA	\$60.00	\$0
Elevator connection	EA	\$650.00	\$0
Pit lift connection	EA	\$250.00	\$0

16250-SERVICE AND DISTRIBUTION

\$1,571,400

16500-LIGHTING AND POWER

Lighting

Lighting	261,906 SF	\$8.00	\$2,095,200
Lighting fixture type A	EA	\$350.00	\$0
Type B	EA	\$140.00	\$0
Type C	EA	\$130.00	\$0

Type G	EA	\$130.00	\$0
Type H	EA	\$300.00	\$0
Type I	EA	\$170.00	\$0
Type J	EA	\$120.00	\$0
Exit sign	EA	\$200.00	\$0
Fixture to be retrofitted	EA	\$85.00	\$0
Single pole switch	EA	\$12.00	\$0
Single pole key switch	EA	\$25.00	\$0
Three way switch	EA	\$16.50	\$0
Three way key switch	EA	\$27.00	\$0
Four way switch	EA	\$18.00	\$0
Occupancy switch	EA	\$85.00	\$0
Dimmer switch	EA	\$85.00	\$0
Emergency battery pack with test switch and light	EA	\$120.00	\$0
<i>Power</i>			
Duplex receptacle	EA	\$12.00	\$0
GFI receptacle	EA	\$18.00	\$0
GFI receptacle WP	EA	\$26.00	\$0
Elevator pit/ light, switch, GFI	EA	\$220.00	\$0
Device box	EA	\$10.00	\$0
3/4" EMT	LF	\$3.00	\$0
#12 THHN	LF	\$0.44	\$0
12-2 MC	LF	\$1.80	\$0
12-3 MC	LF	\$2.00	\$0
16500-LIGHTING AND POWER			\$2,095,200

16750-SPECIAL ELECTRICAL SYSTEMS

Fire Alarm

Instrumentation and Controls for Meach & Elec Systems	261,906	SF	\$4.00	\$1,047,600
Telephone, PA, Computer Networking, TV, Alarm	261,906	SF	\$4.00	\$1,047,600
Fire alarm termination cabinet		EA	\$550.00	\$0
Manual pull station		EA	\$95.00	\$0
Smoke detector		EA	\$110.00	\$0
Duct smoke detector		EA	\$290.00	\$0
Audio/visual signal device		EA	\$130.00	\$0
Visual signal device		EA	\$85.00	\$0
Horn WP		EA	\$100.00	\$0
Elevator recall connection		EA	\$85.00	\$0
Fire damper/smoke damper		EA	\$85.00	\$0
Control/monitoring modules		EA	\$260.00	\$0
Device box		EA	\$10.00	\$0
3/4" EMT		LF	\$3.00	\$0
#14 THHN		LF	\$0.32	\$0

FA cable	LF	\$0.60	\$0
Testing and programming	LS	\$650.00	\$0
<i>Data/tele/catv system</i>			
Telephone device	EA	\$18.00	\$0
Device box with stub to ceiling	EA	\$65.00	\$0
Cabling	LF	\$0.60	\$0
<i>Sound System</i>			
Speaker	EA	\$120.00	\$0
Speaker WP	EA	\$135.00	\$0
Speaker cable	LF	\$0.60	\$0
<i>Master Clock/PA System</i>			
Clock	EA	\$120.00	\$0
12-2 MC	LF	\$1.80	\$0
Fees & Permits	LS	\$200.00	\$0
Temporary power & lights	LS	\$2,500.00	\$0
16750-SPECIAL ELECTRICAL SYSTEMS		Total	\$2,095,200

Appendix D

Various data requested by or presented to the Working Group

Insured value of the building (not necessarily for replacement to historical standards): \$41 million
Previously estimated renovations costs for approximately 750 employees: \$35-45 million
Current estimate to maintain as unoccupied site (heat, insurance etc.): approximately \$575,000 annually

State employee distribution

Number of State Employees: approximately 13,500
In Kennebec County: approximately 6,350 (47%)
In Augusta: approximately 5,850 (43%)

Space usage

Total Augusta Leased Space: Approximately 662,000 SF
Total Augusta State-owned space: Approximately 2.4 million SF, including about 1.3 million SF of office space.
This number has been updated since it was initially provided to working group

Avoided lease costs

Estimated direct avoided lease costs of occupying Stone building: \$6.1 million over 10 years
Estimated total avoided lease costs of occupying entire Stone building: \$41 million over 10 years

Updated estimates, as of October 19, 2006, for renovation

Estimated renovation cost as single project: \$55,085,000
Estimated costs as phased project over five consecutive years: \$66,385,000 (approx: 13.3 million annually)

Review of possible scenario for redevelopment Options 3 and 4 by member Brian Rizzo

Projected project price of \$60.5 million financed at 7% interest for 20 years equals \$469,056 per month or \$5,628,660 per year. Please keep in mind this interest is most likely going to be adjustable. In other words, it will be fixed for 1, 3 or 5 years then it will adjust to the current market interest rate.

\$5,628,660 plus approximately \$660,000 (\$2.50 per square foot) per year for operating costs, such as maintenance, plowing, heat, electricity equals a total cost per year (not including ground lease and the cost for the buildings) of \$6,288,660 per year.

\$6,288,660 divided by 264,000 square feet is \$23.82 break-even. This assumes the state will lease back all of the space including any common areas.

For a developer to just break even, they would have to charge the state \$23.82 per square foot. They will want more than this for a profit. This profit is going to be based on the risk factor. How long will it take to lease everything?

Estimated public-private partnership Stone Building post-renovation rent rate by Berman Associates:

As of December 2006: \$20.44 per square foot triple-net

Appendix E
Stone Building Working Group 2006-2007 Membership

Members pursuant to Resolve 2005, Chapter 201:

Mr. William Bridgeo, Augusta City Manager
and his designees Mr. Matt Nazar and Mr. Mike Duguay
Mr. Chip Gavin, Director, Bureau of General Services
Mr. Kirk Mohny, Maine Historic Preservation Commission
Mr. Brian Rizzo, President, Maine Association of Realtors
Mr. Earle Shettleworth, Chair, Capitol Planning Commission

With thanks from the working group to the staff at the Bureau of General Services for the administrative, logistical and professional support that made this report possible; to the organizations represented by each working group member for contributing their various institutions' expertise and time; and to the other individuals who contributed to the working group's understanding and to this report.

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