

**BRUNSWICK SCHOOL DEPARTMENT
BUS GARAGE SITE SEARCH UPDATE**

January 30, 2013

	SITE #1 TIMES RECORD SITE	SITE #2 BRUNSWICK INDUSTRIAL PARK	SITE #3 CROOKER @ OLD BATH ROAD
Site Development Costs	\$639,574	\$804,547	\$886,792
Building Cost	\$1,310,400	\$1,310,400	\$1,310,400
Project Soft Costs	\$553,947	\$553,947	\$553,947
Land Purchase	\$0	\$295,000	\$595,000
TOTAL	<u>\$2,503,921</u>	<u>\$2,963,894</u>	<u>\$3,346,139</u>
Distance to Centroid	1.5 miles	1.3 miles	3.6 miles
Site Size	2.45 acres	2.92 acres	8.4 acres

Brunswick Bus Garage

8400 SF Single Story Building

Item 1: Construction			
1.1 New Building	\$ 1,310,400	\$1,310,400	
1.2 Site Development- Traffic & Drains	\$ -	\$0	
1.3 Fueling Station	\$ 280,000		
1.4 Emerg. Generator	\$ 90,000		
1.5 Radiant Floor Slab	\$ 12,000		
1.6 Waste Fuel Boiler	\$ 41,000		
Subtotal		\$1,310,400	\$1,310,400
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase		\$0	
2.2 Furnishings 6%		\$78,624	
2.3 Equipment 6 %		\$78,624	
2.4 Advertising, Insurance, Legal, Printing		\$20,000	
2.5 Contingency (10% of Item 1)		\$131,040	
2.6 % for Art		\$0	
Subtotal		\$308,288	\$308,288
Item 3: Fees and Services			
Basic Services			
3.1 Architect Reno(Item 1 x State of ME Fee)	\$1,310,400 @ 7.3 %	\$95,659	
3.3 Reimbursables & Permits		\$10,000	
Special Services			
3.3 Environmental Permitting		\$45,000	
3.4 Survey, Soils and Wetlands		\$30,000	
3.5 Construction Testing		\$20,000	
3.6 Special Inspections		\$10,000	
3.7 Clerk		\$35,000	
3.8 Commissioning		\$0	
3.9 Owner's Representative		\$0	
		\$0	
Subtotal		\$245,659	\$245,659
Total Project Cost			\$1,864,347

January 30, 2013

Mr. Lyndon Keck
PDT Architects
49 Danforth Street
Portland, ME 04101

**Subject: Opinion of Cost for Coffin Elementary and Brunswick Jr. High Site Work
Summary of Major Items Which Raises the Project Cost**

Dear Lyndon:

The site costs at the Coffin Elementary and Brunswick Jr. High School are the result of nearly the entire site except the athletic fields being reconstructed for the project. Our opinion of costs includes reclaim of the existing 4-1/2 acres of pavement on the site. Reclaiming the existing pavement which will reduce the cost by about 10% from the costs if the pavement were not available to grind for base and subbase gravels as reflected in the opinion of cost for site development prepared by our office. This material will be left in place and graded in areas that will be repaved. In other areas, the material will be excavated to a depth of approximately 9 inches and used for gravels. This will reduce the cost for new gravels by about \$162,140.

After our meeting on Monday afternoon, we have recapped the major work elements for the project as follows:

1. The removal of the large pine trees on the northerly side of the site is expected to be relatively expensive and cost in the order of \$25,000. When combined with other site demolition, the cost to prepare the site from other work is about \$58,000.
2. There is \$100,000 in lighting for an entire new outdoor lighting system.
3. The pavement will be reclaimed and the opinion of cost reflects savings which will be derived using this method. In areas where pavement currently exists and where pavement will exist in the future, the budget is based upon reclaiming, regrading, and placement of new pavement. This is estimated to cost about \$15.00 per square year compared to about \$35.00 per square yard for new pavement and gravels which is estimated to save \$62,000 in gravel cost. The excess reclaimed material is used for gravels in new pavement areas saving an additional estimated \$100,900.
4. The proposed site plan requires a lot of pavement for the circulation and parking. The hot bituminous concrete for paving is nearly \$400,000.
5. The concrete sidewalk price allows for either saw cutting or some pavers at the entrances. Plain concrete would reduce this cost by about \$29,900. The updated opinion of cost includes this adjustment.
6. We had not included the costs for tactile warning strips for the sidewalks in the public right of way. These have been added to our updated opinion of cost which adds \$9,000.

Mr. Lyndon Keck
January 29, 2013
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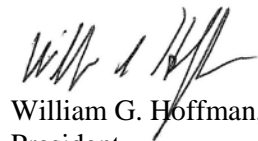
7. Playground equipment valued at \$100,000 is included. The total budgeted for soft and hard play areas, hardscape, and related site improvements and the playground equipment is about \$245,000.
8. The truck access drives add about \$52,600 for the Coffin Elementary School and \$43,100 for the Brunswick Junior High. Only four parking spaces are provided along these drives due to physical space constraints.
9. The area for bus queuing consumes about 43,300 square feet. At \$35.00 per square yard, this cost about \$167,222.
10. There is about five (5) acres of area which will need to be loamed and reseeded. The cost for this is \$75,000.
11. The storm drain system needs to be replaced because of size, age, and deterioration. There are also more special "tree box filters" for water quality since Mere Brook is an urban impaired stream. The drainage system including new piping, appurtenances, and the tree box filters are valued at about \$425,000.
12. We have about \$100,000 in curb along the driveways and edges of the parking lots. Our office believes the curbing is important for drainage controls, site maintenance, and safety for pedestrians.

I hope this summary is beneficial to you.

If you have questions on these items, please contact Bo Kennedy or myself.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



William G. Hoffman, P.E.
President

WGH/cmd/smk

Enclosure

c: Tracie Reed
Alan Kuniholm

COFFIN ELEMENTARY SCHOOL & BRUNSWICK JR. HIGH SCHOOL CONDITIONS OVERVIEW:

January 30, 2013

COFFIN ELEMENTARY SCHOOL

- Coffin Elementary School was built in 1954 and is now 59 years old.
- Building size is 57,440 s.f.
- Major problems with the building include the following:
 - Not a sprinklered building.
 - Original radiant heat system is broken. It has been replaced with modified hot water radiation with supplemental ventilation at the roof monitors and ceilings.
 - Lack of exterior roof overhangs for pitched roofs cause water to run down the face of the building.
 - Exterior door frames are rusted and rotted. Exterior doors are un-insulated and need to be replaced.
 - There is an underground leak in the boiler feeds from the boiler house to Coffin Elementary School. Water presently leaks through the electrical pipe feed in the Coffin basement.
 - The kitchen at Coffin Elementary School needs to be replaced and updated.
 - New fire alarm system and emergency evacuation system needs to be installed.
 - New voice/data and CC television and access security systems need to be installed.
 - Data closets need to be updated and relocated.
 - Roofing is outdated and needs to be replaced.
 - Asbestos floor tile needs to be abated building-wide. It has since been covered with new carpet and vinyl tile.
 - Exterior windows are original (59 years old) and need to be replaced.
 - Interior cabinetry was built with pine and fir plywood 59 years ago. It needs to be completely replaced.
 - Ceiling tiles are original; they are water stained, damaged and sagging.
 - Common walls between classrooms are mostly wood framed with ¼" plywood on wood studs making one-fourth of the building structure combustible construction.
 - Most interior door and window trim is #2 pine requiring replacement

- Bearing walls are exposed concrete block painted.
- Building lacks security vestibule.

BRUNSWICK JUNIOR HIGH SCHOOL

- Brunswick Junior High School was constructed in 1959 and is now 54 years old.
- The addition added in 1966 is now 47 years old.
- In 1976 an addition was added which is now 37 years old.
- Fire renovation and repair and rebuilt in 1983 is now 30 years old.
- Building size is 98,380 sq. ft. built over the last 30-54 years.
- Problems and issues at Junior High School include:
 - The floors in six classrooms in the 1966 building have dropped between 1"-6" and need to be replaced.
 - Exterior storm drain system is deteriorated and too flat requiring replacement.
 - There are substantial water problems on the exterior face of brick walls resulting from improper pitching of the flat roof structures.
 - The building is only partially covered with a sprinkler system. The sprinkler system needs to be extended to the rest of the building.
 - New fire alarm system needs to be installed throughout the building.
 - New IT voice/data and CC television, as well as security access systems need to be installed in the building.
 - Serving kitchen is non-conforming with current standards and needs to be rebuilt.
 - Windows throughout the facility, even in the newer wings leak and are drafty.
 - Approximately 75% of the floor coverings throughout the school need to be replaced.
 - Roof membranes on the single story portions of the building need to be rebuilt with new pitched installation, perimeter curbs and drains.
 - Damaged brickwork needs to be repointed and resealed.

- Asbestos needs to be abated throughout the building in floor and mechanical systems.
- Monumental stair needs to be enclosed to become a legitimate fire stair for the two-story building.
- Elevator access needs to be brought in conformance with codes.
- ADA improvements need to be made to elevators, stairs and toilet rooms.
- Miscellaneous exterior doors need to be replaced.
- 1959 building is rough concrete block with pine trim. It needs all new systems and finishes.
- Gymnasium floor needs to be refinished or replaced.
- Four portable classrooms need to be replaced with permanent structure.
- Many partitions in the 1976 building are demountable partitions and old folding operable partitions which need to be replaced with permanent walls and permanent doors and hardware.
- New ventilation system needs to be installed in the 1966 and 1976 portions of the building.

**COFFIN ELEMENTARY SCHOOL
BRUNSWICK JR. HIGH SCHOOL
COST OPTIONS**

January 30, 2013

I. COFFIN ELEMENTARY SCHOOL

- Option 1 – Additions only at Coffin Elementary School
- Option 2 – Repair and code issue upgrades
- Option 3 – Energy code conformance update
- Option 4 – Full renovation for 40 year Life Cycle

II. BRUNSWICK JR. HIGH SCHOOL

- Option 1 – Additions only at Jr. High School
- Option 2 – Repair and code issue upgrades
- Option 3 – Energy code conformance update
- Option 4 – Full renovation (except 1983 building)

III. NEW ELEMENTARY SCHOOL AT COFFIN ELEMENTARY SITE

IV. NEW ELEMENTARY SCHOOL AT JORDAN ACRES SITE