



20240128 Cumberland County Jail Medical Addition - DD R3 Re-Design includes Rooftop Replacement Units | 20240129 Cumberland County Jail Medical Addition - GMP

Estimate Comparison Cost

Description	Cumberland County Jail Medical Addition - DD R3 Re-Design includes Rooftop Replacement Units	Cumberland County Jail Medical Addition - GMP	Variance	Percentage
00 General Conditions				
1000 General Conditions	452,141.00	607,174.00	155,033.00	34.29
	452,141.00	607,174.00	155,033.00	34.29
01 General Requirements				
1000 General Requirements	181,882.00	178,194.00	-3,688.00	-2.03
	181,882.00	178,194.00	-3,688.00	-2.03
02 Existing Conditions & Demolition				
4100 Demolition	38,700.00	104,435.00	65,735.00	169.86
	38,700.00	104,435.00	65,735.00	169.86
03 Concrete				
3000 Cast-In-Place Concrete	363,742.00	496,715.00	132,973.00	36.56
	363,742.00	496,715.00	132,973.00	36.56
04 Masonry				
2000 Masonry	824,960.00	473,495.00	-351,465.00	-42.60
	824,960.00	473,495.00	-351,465.00	-42.60
05 Metal				
1000 Structural Steel & Misc. Metals	135,980.00	191,000.00	55,020.00	40.46
	135,980.00	191,000.00	55,020.00	40.46
06 Wood , Plastic and Composites				
1000 Rough Carpentry	139,000.00	170,200.00	31,200.00	22.45
2000 Finish Carpentry & Millwork	77,000.00	74,877.00	-2,123.00	-2.76
	216,000.00	245,077.00	29,077.00	13.46
07 Thermal and Moisture Protection				
1000 Dampproofing & Waterproofing	2,300.00	2,500.00	200.00	8.70
2000 Thermal Protection	10,770.00	14,080.00	3,310.00	30.73
3500 Membrane Roofing	222,575.00	153,100.00	-69,475.00	-31.21
8100 Fireproofing	19,740.00	48,220.00	28,480.00	144.28
8400 Firestopping	0.00	25,541.00	25,541.00	100.00
9200 Joint Sealants	42,000.00	43,500.00	1,500.00	3.57
9500 Expansion Control	0.00	0.00	0.00	0.00
	297,385.00	286,941.00	-10,444.00	-3.51
08 Openings				
1000 Doors, Frames, & Hardware	215,210.00	186,229.00	-28,981.00	-13.47
3300 Interior Coiling Doors	16,475.00	0.00	-16,475.00	-100.00
5000 Windows	99,950.00	84,500.00	-15,450.00	-15.46
8000 Glazing	21,400.00	0.00	-21,400.00	-100.00
	353,035.00	270,729.00	-82,306.00	-23.31
09 Finishes				



Cumberland County Jail Medical Addition - GMP

Division Summary

Description	Quantity	Unit	Unit Cost	Total
00 - General Conditions Totals				\$607,174.00
General Conditions				
General Conditions	1.00	LS	607,174.00	607,174.00
01 - General Requirements Totals				\$178,194.00
General Requirements				
General Requirements	1.00	LS	178,194.00	178,194.00
02 - Existing Conditions & Demolition Totals				\$104,435.00
Demolition				
Selective Demolition	1.00	LS	104,435.00	104,435.00
03 - Concrete Totals				\$496,715.00
Cast-In-Place Concrete				
Concrete Foundations & Flatwork	1.00	LS	496,715.00	496,715.00
04 - Masonry Totals				\$473,495.00
Masonry				
Masonry	1.00	LS	473,495.00	473,495.00
05 - Metal Totals				\$191,000.00
Structural Steel & Misc. Metals				
Structural Steel & Misc. Metals	1.00	LS	191,000.00	191,000.00
06 - Wood , Plastic and Composites Totals				\$245,077.00
Rough Carpentry				
Rough Carpentry	1.00	LS	170,200.00	170,200.00
Finish Carpentry & Millwork				
Finish Carpentry & Millwork	1.00	LS	74,877.00	74,877.00



Description	Quantity	Unit	Unit Cost	Total
07 - Thermal and Moisture Protection Totals				\$286,941.00
Dampproofing & Waterproofing				
Dampproofing & Waterproofing	1.00	LS	2,500.00	2,500.00
Thermal Protection				
Spray Foam - Open Cell - 2.5"	1.00	LS	14,080.00	14,080.00
Membrane Roofing				
Membrane Roofing	1.00	LS	153,100.00	153,100.00
Fireproofing				
Fireproofing	1.00	LS	48,220.00	48,220.00
Firestopping				
Penetration Firestopping	1.00	LS	25,541.00	25,541.00
Joint Sealants				
Joint Sealants	1.00	LS	43,500.00	43,500.00
Expansion Control				
Expansion Joints w/ masonry	0.00	LS	75.00	0.00
08 - Openings Totals				\$270,729.00
Doors, Frames, & Hardware				
Detention & Non-Detention Doors, Frames, & Hardware	1.00	LS	186,229.00	186,229.00
Interior Coiling Doors				
Interior Coiling Doors - deleted from project	0.00	LS	0.00	0.00
Windows				
Detention Windows	1.00	LS	84,500.00	84,500.00
Glazing				
Glazing - Interior w/ Detention Windows	0.00	LS	0.00	0.00
09 - Finishes Totals				\$194,537.00
Drywall & Framing				



Description	Quantity	Unit	Unit Cost	Total
Drywall & Framing	1.00	LS	13,300.00	13,300.00
Acoustical Ceilings				
Acoustical Ceilings	1.00	LS	12,600.00	12,600.00
Flooring				
Flooring	1.00	LS	69,288.00	69,288.00
Floor Protection w/ Flooring	0.00	SF	1.00	0.00
Specialty Flooring				
Resinous Flooring	1.00	LS	43,799.00	43,799.00
Painting & Wall Coverings				
Painting	1.00	LS	55,550.00	55,550.00
10 - Specialties Totals				\$27,860.00
Specialties				
Toilet & Bath Specialties	1.00	LS	23,795.00	23,795.00
Signage				
Signage	1.00	LS	2,915.00	2,915.00
Wall & Door Protection				
Wall & Door Protection - SS Paneling w/ Allowances	1.00	LS	0.00	0.00
Safety Specialties				
Fire-Extinguishing Systems	1.00	LS	1,150.00	1,150.00
21 - Fire Suppression Totals				\$30,000.00
Fire Suppression Systems				
Fire Suppression	1.00	LS	30,000.00	30,000.00
22 - Plumbing Totals				\$307,205.00
Plumbing				
Plumbing	1.00	LS	307,205.00	307,205.00
23 - Heating, Ventilating and Air-Conditioning (HVAC) Totals				\$1,285,620.00
HVAC				



Description	Quantity	Unit	Unit Cost	Total
HVAC	1.00	LS	799,500.00	799,500.00
HVAC - AHU Replacement	1.00	LS	486,120.00	486,120.00
26 - Electrical Totals				\$572,275.00
Electrical				
Electrical - further pricing forth coming	1.00	LS	548,500.00	548,500.00
Electrical - AHU Replacement	1.00	LS	23,775.00	23,775.00
27 - Communications Totals				\$13,899.00
Structured Cabling				
Structured Cabling	1.00	LS	13,899.00	13,899.00
31 - Earthwork Totals				\$985,199.00
Earthwork				
Earthwork	1.00	LS	379,899.00	379,899.00
Special Foundations				
Driven Piles	1.00	LS	605,300.00	605,300.00
32 - Exterior Improvements Totals				\$50,075.00
Fences & Gates				
Fencing	1.00	LS	50,075.00	50,075.00
50 - Allowances Totals				\$543,332.00
Allowances				
Allowance #1 - Weather Conditions	1.00	LS	200,000.00	200,000.00
Allowance #2 - Contaminated Soils	1,300.00	CY	214.80	279,240.00
Allowance #3 - Breakers for MCC and new equipment	1.00	LS	6,500.00	6,500.00
Allowance #4 - Stainless Steel Paneling	776.00		42.00	32,592.00
Allowance #5 - Firefighters Smoke Control Panel	1.00		25,000.00	25,000.00
Totals				\$6,863,762.00



Estimate Summary

Description	Percentage	Totals
Sub-Total (Indirect Cost)		
Sales Tax	0.00%	\$0.00
Escalation	0.00%	\$0.00
Design & Estimating Contingency	0.00%	\$0.00
Construction Contingency	5.00%	\$343,188.10
OSHA & Safety	0.45%	\$32,431.28
General Liability Insurance	1.25%	\$90,492.27
Builders Risk Insurance	0.50%	\$38,403.77
Construction Software	0.17%	\$12,673.25
Building Permit - BY OWNER	0.00%	\$0.00
P&P Bond	0.55%	\$42,244.15
Fee	3.25%	\$241,253.83
Preconstruction Fee	0.00%	\$17,500.00

Estimate Summary

Description	
Total Estimate	
Total Estimate Total	\$7,681,948.65

EXHIBIT A-4

CLARIFICATIONS & QUALIFICATIONS



PROJECT: Cumberland County Jail Medical Addition
PROJECT ADDRESS: 50 County Way Portland, ME
DATE: February 22, 2024

GENERAL QUALIFICATIONS

1. Project completion and start date are contingent upon proof of financing, award of contract and receipt of the building permit.
2. A 62-week on-site construction schedule is anticipated, without material or weather delays.
3. In addition to the Qualifications and Assumptions noted below, all estimate scope descriptions, quantities, images, and notes serve to specify what is included in this evaluation.
4. We have based our proposal upon receiving an unoccupied work area.
5. All work is to be completed by other contractors if open contracts exist.
6. Normal working hours are the basis for labor costs. Overtime and shift differential expenses are not included.
7. A 5.0% Construction Contingency is included.
8. Escalation is not included.
9. General Liability, Workers Compensation, Automobile Insurance, and Excess Liability Insurance are included.
10. Builder's Risk insurance costs is included.
11. A Performance & Payment Bond is included.
12. Building Permit is not included.
13. Our proposal excludes 5.5% Maine Sales Tax.
14. Dumpsters will be provided for all construction debris related to our scope.
15. Construction final cleaning has been included.
16. Detention hollow metal frames lead time is 22-24 weeks. Post masonry installation details may be required if we cannot improve upon lead time via expediting cost or provide for early release.
17. Mid-March release for H-piles to provide for early April fabrication with 3-4 week lead time is required to meet schedule.
18. **Temporary utility access will be off existing facility systems. All consumption charges are by Others. These include temporary power and temporary water. We have included the necessary utility consumption charges and fees for temporary utilities for the project including power, water, and high-speed internet.**
19. We assume the MEP design has been coordinated during the design process.
20. We intend on using Procore at the Project Management Software.

DIV 02 EXISTING CONDITIONS

1. Interior containment provisions and air-quality monitoring are not included.
2. Vibration or sound monitoring is not included.

3. Salvaging of existing building materials is not included unless specified otherwise.
 4. Removal and disposal of general building demolition material is included.
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DIV 03 CONCRETE

1. CIP Pile Caps & Grade Beams
 2. CIP Slab-On-Grade, Slab-On-Grade Infill and Elevated Slab
 3. CIP Reinforcing.
 4. CIP Concrete Material.
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DIV 04 MASONRY

1. CMU
 2. Split Face CMU
 3. Brick
 4. Specialty Brick
 5. Precast Sills and Coping
 6. Match masonry and mortar as realistically as possible.
 7. 8x8 Glazed brick where show, the specified colors to match existing are no longer available. Morin Brick priced the closest match they could find from Glen Garry. Price subject to sample approval of alternate materials.
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DIV 05 METALS

8. Structural Steel:
 - a. Anchor Bolts/Base Plates
 - b. Columns and Beams
 - c. Loose Lintels both interior and exterior
 - d. RTU Openings
 - e. Steel Roof Joist & bridging at roof joist
 - f. Roof Decking
 9. Misc. Metals
 - a. Roof Access Ladder
 - b. Misc. angles at access doors
 - c. CMU bracing clips anchored
 - d. CMU bracing clips welded
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10. Coatings: all steel shall have one coat of standard primer unless noted on drawings to be shipped bare for fireproofing.
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DIV 06 WOOD, PLASTICS, AND COMPOSITES

1. Wood blocking is included in all new wall construction where needed. All wood blocking to be fire rated.
 2. P-Lam Base, Upper Cabinets, P-Lam medicine cabinet at sinks.
 3. Locks at all drawers and doors.
 4. Solid Surface countertop w/ backsplash.
 5. Solid Surface wall caps .
 6. Solid Surface .
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DIV 07 THERMAL AND MOISTURE PROTECTION

1. Furnish and brush apply (1) coat of Karnak 920AF to the column bases at the new slab on grade area.
 2. Furnish and install CCW-701arlisle Closed cell spray-foam insulation.
 3. EPDM Adhered roof with tapered insulation.
 4. Spray Applied- Grace MK6HY cementitious fireproofing to steel members in the shaded area on sheet 01-SF1000, this includes roof deck, columns, joist and beams in this area. Fireproofing as shown on drawings for a 2-hour rating on all steel members. The fireproofing area hashed out on sheet 01-SF100 is not supported by a UL tested design, we feel the area to receive fireproofing should be expanded to cover more of the decking. Please have a AHJ review. Our pricing is for the area shown in the drawings only.
 5. Dynaflex-SC security grade sealants.
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DIV 08 OPENINGS

1. Detention hollow-metal frames and borrow lites
 2. Detention hollow-metal doors
 3. Hollow Metal Frames
 4. Hollow Metal Doors
 5. Wood Doors
 6. Detention Door Hardware
 7. Door Hardware
 8. Hope's Series STB30 12 gage steel thermally broken fixed sash detention windows. Windows include rigid vinyl separator thermal break, 7/8" diameter and 1/4" x 2 1/2" tool resistant steel grade 4 reinforcing bars with 1 1/2" x 2" tubular mullions. Exterior screw on glazing beads, steel access covers, two piece steel angle anchors. Hope steel
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windows to be an eleven stage pre-treatment, electro E coat epoxy primer and Hope's Ultrance Polyurethane paint with selector colors. Vision glass at Hopes windows to be 1 1/4" insulated units incorporating 3/8" Grey tempered outboard light, 1/2" Argon mix gas with black SS spacer, 3/8" clear tempered with Guardian Super Neutral (SN) 68 low-E coating on #4 surface.

9. Glazing: GL-6 3/8" clear tempered monolithic, GL-F3, 1" inferno-lite by ISOCLIMA fire rated security laminated glazing, GL-3 1" Secur-Tem+Poly" by ISOCLIMA security laminated glazing. The specified base "Solar-Grey" glass falls well below manufacturers minimums so a grey tint from Guardian has been included.

DIV 09 FINISHES

1. Metal Stud, drywall at ceilings.
2. Flooring – Resilient Sheet Flooring: Mannington BioSpec MD Collection, Base & Accessories, Resilient Tile Flooring: Nora, Satura 3.5mm tile.
3. Resinous Flooring – Dura-A-Glaze.
4. Acoustical ceilings – Armstrong Finn Fissured No. 1728, No. 1729 and Optima No. 3115.
5. Paint – Interior painting of walls, ceilings, soffits, door frames, doors etc, High Performance Coatings as scheduled.
- 6.

DIV 10/11/12 SPECIALTIES, EQUIPMENT, & FURNISHINGS

1. Toilet accessories
2. Detention toilet accessories
3. Signage
4. FE cabinets

DIV 13 SPECIAL CONSTRUCTION

1. No scope of work – NOT USED.

DIV 14 CONVEYING SYSTEMS

1. No scope of work – NOT USED.
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DIV 21 FIRE PROTECTION

1. Start inside building at tie-ins to the existing piping.
 2. Concealed steel piping.
 3. New quick response sprinklers.
 4. 2-D CAD drawings to the BIM Captain to convert to 3-D..
 5. Assume existing sprinkler system is code compliant.
 6. Assume adequate water supply pressures and flows available in the city water supply mains.
 7. 10–12-week lead time on design, approvals, permits etc.
 8. No sprinkler coverage is included above Isolation rooms 107-112.
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DIV 22 PLUMBING

1. Provide and install plumbing per drawings
 2. Provide permit
 3. Fixtures per prints
 4. Start-up and testing
 5. Owner training
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DIV 23 HVAC

1. All labor and equipment required to provide the scope of work per drawings
 2. Coordination Drawings
 3. Controls by Siemens
 4. Testing and Balancing
 5. Owner Training
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DIV 26/27/28 ELECTRICAL

1. Electrical permit and inspections
 2. Electrical Demo as shown on drawings.
 3. New transformer and panel
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4. Power to HVAC equipment, an allowance of \$6,500 has been included for breakers needed in the MCC and misc. breakers needed to feed new equipment.
 5. Pathways for low voltage to above the drop ceilings.
 6. BIM coordination.
 7. Fire Alarm.
 8. Ladder tray where shown.
 9. Coordination studies for new equipment only.
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DIV 31/32/33 SITEWORK & SITE IMPROVEMENTS

10. Erosion & Sediment Control
 11. Hazardous Material (Maectite) – all hazardous materials to remain on site
 12. Sitework
 13. Under-drained soil filter
 14. Loam
 15. Drainage
 16. Site Improvements to include Fencing
 17. Loam and Seed
 18. H-Piles 10x57 – we have included roughly 6,370 lineal feet of H-piles. Should additional footage need to be provided add unit price of \$98.90 per foot. Previous DD Budget included HP10x42 piles.
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DIV 50 ALLOWANCES

19. Allowance # 1 – Weather Conditions \$200,000.00.
20. Allowance #2 – Contaminated Soils \$279,240.00.
21. Allowance #3 – Breakers for MCC and new equipment \$6,500.00.
22. Allowance #4 – Stainless Steel Paneling \$32,592.00.
23. Allowance #5 – Firefighters Smoke Control Panel \$25,000.00.

EXCLUSIONS

1. Design services and Fees, engineering, third party inspections and testing and evaluations.
 1. We exclude air blower door testing.
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2. We exclude third party firestop inspections.
3. Mock-Ups are excluded unless specifically called for in individual specification sections.
4. We exclude receipt, storage or installation of typical Owner/Occupant equipment and/or furniture.
5. We have not included the costs of city impact fees, or any utility company costs for permanent utility installation, their fees of any kind including engineering fees, connection fees, meter and transformer cost or inspections. We understand fees are by Others.
6. Independent Material Testing & Inspection services are by Others
7. We exclude the cost to test or remove or replace any hazardous or unsuitable materials including but not limited to asbestos, lead, PCBs, or contaminated soils.
8. Excludes bituminous coatings at of hollow metal door frames.
9. We exclude blasting.
10. We exclude phasing & inability to work.
11. We exclude caulking of furniture and equipment.
12. Facility production impacts.
13. Vibration monitoring
14. All shoring is excluded.
15. Rework of existing roof curbs at existing building where AHU's and K1 units are being replace
16. We exclude ledge, rock or large boulder removal.
17. We have not included any moisture mitigation for slabs.
18. Seismic calculations and restraints for mechanical, plumbing, electrical, and acoustical ceilings.
19. Security, Access Control, CCTV, we have all raceways and j-boxes. All other equipment, installation, and integration is by others.
20. Patching of existing fireproofing and fireproofing areas do not show on the documents.
21. Fire Alarm interface within the isolation zone or at the panel is unknow and needs to be designed.
22. Smoke detectors not sure how singles will be sent to the Siemens smoke control system.

END OF DOCUMENT

Description	Cumberland County Jail Medical Addition - DD R3 Re-Design includes Rooftop Replacement Units	Cumberland County Jail Medical Addition - GMP	Variance	Percentage
2000 Drywall & Framing	43,000.00	13,300.00	-29,700.00	-69.07
5000 Acoustical Ceilings	16,358.00	12,600.00	-3,758.00	-22.97
6000 Flooring	41,348.00	69,288.00	27,940.00	67.57
6700 Specialty Flooring	29,273.00	43,799.00	14,526.00	49.62
9000 Painting & Wall Coverings	80,860.00	55,550.00	-25,310.00	-31.30
	210,839.00	194,537.00	-16,302.00	-7.73
10 Specialties				
0500 Specialties	23,795.00	23,795.00	0.00	0.00
1400 Signage	3,917.00	2,915.00	-1,002.00	-25.58
2600 Wall & Door Protection	30,240.00	0.00	-30,240.00	-100.00
4000 Safety Specialties	1,150.00	1,150.00	0.00	0.00
	59,102.00	27,860.00	-31,242.00	-52.86
21 Fire Suppression				
1000 Fire Suppression Systems	30,000.00	30,000.00	0.00	0.00
	30,000.00	30,000.00	0.00	0.00
22 Plumbing				
0700 Plumbing	323,266.00	307,205.00	-16,061.00	-4.97
	323,266.00	307,205.00	-16,061.00	-4.97
23 Heating, Ventilating and Air-Conditioning (HVAC)				
0700 HVAC	1,451,371.00	1,285,620.00	-165,751.00	-11.42
	1,451,371.00	1,285,620.00	-165,751.00	-11.42
26 Electrical				
0600 Electrical	458,375.00	572,275.00	113,900.00	24.85
	458,375.00	572,275.00	113,900.00	24.85
27 Communications				
1000 Structured Cabling	13,899.00	13,899.00	0.00	0.00
	13,899.00	13,899.00	0.00	0.00
31 Earthwork				
2000 Earthwork	569,545.00	379,899.00	-189,646.00	-33.30
6000 Special Foundations	271,500.00	605,300.00	333,800.00	122.95
	841,045.00	985,199.00	144,154.00	17.14
32 Exterior Improvements				
3100 Fences & Gates	42,260.00	50,075.00	7,815.00	18.49
	42,260.00	50,075.00	7,815.00	18.49
50 Allowances				
1000 Allowances	365,000.00	543,332.00	178,332.00	48.86
	365,000.00	543,332.00	178,332.00	48.86



Description	Cumberland County Jail Medical Addition - DD R3 Re-Design includes Rooftop Replacement Units	Cumberland County Jail Medical Addition - GMP	Variance	Percentage
Sub-Total (Direct Cost)	6,658,982.00	6,863,762.00	204,780.00	3.08
Sales Tax	0.00	0.00	0.00	0.00
Escalation	180,460.00	0.00	-180,460.00	-100.00
Design & Estimating Contingency	304,505.00	0.00	-304,505.00	-100.00
Construction Contingency	182,703.00	343,188.10	160,485.10	87.84
OSHA & Safety	30,452.00	32,431.28	1,979.28	6.50
General Liability Insurance	84,969.00	90,492.27	5,523.27	6.50
Builders Risk Insurance	2,861.00	38,403.77	35,542.77	1,242.32
Construction Software	9,312.00	12,673.25	3,361.25	36.10
Building Permit	42,638.00	0.00	-42,638.00	-100.00
Building Permit - BY OWNER	0.00	0.00	0.00	0.00
P&P Bond	46,223.00	42,244.15	-3,978.85	-8.61
Fee	226,660.00	241,253.83	14,593.83	6.44
Preconstruction Fee	17,500.00	17,500.00	0.00	0.00
Sub-Total (Indirect Cost)	7,787,265.00	7,681,948.65	-105,316.35	-1.35
	0.00	0.00	0.00	0.00
Total Estimate	7,787,265.00	7,681,948.65	-105,316.35	-1.35