

BERNHARD & PRIESTLEY ARCHITECTURE, LLC

Date: 11 May 2004
To: CHMS Board of Directors
From: John Priestley
Subject: Elm Street Building Alterations

Preliminary Project Schedule

Commence architectural services	11 May 2004
Review with Fire Marshall for Life Safety and Accessibility	19 May 2004
Final design review	24 May 2004
Construction drawings and specifications complete	14 June 2004
Construction start (duration of construction: 9 weeks)	21 June 2004
Substantial completion of construction	20 August 2004
Occupancy	23 August 2004

B E R N H A R D
&
P R I E S T L E Y
Architecture LLC

Children's House Montessori School
Elm Street Building

Construction Cost Estimate
12 May 2004

Interior alterations to existing building, plus ramp modifications:

Preparation/protection	\$1,000.
Demolition (including dumping costs)	5,000.
Excavation (for ramp/landing piers)	1,000.
Foundation (ramp piers)	2,000.
Slab (4" concrete slab at basement)	7,000.
Framing	18,000.
Gypsum board	10,000.
Insulation (ext. walls exposed by renovation, misc. soundproofing)	5,000.
Electrical/Security	15,000.
Plumbing (includes fixtures)	15,000.
Heating (new boiler and baseboard radiators, convectors)	40,000.
Lighting fixtures	5,000.
Sprinkler (modifications to existing)	7,000.
Finish carpentry	12,000.
Painting (interior renovations only, incidental exterior areas)	20,000.
Windows (includes interior units)	5,000.
Doors	10,000.
Ramps/Decks	7,000.
Flooring/floor finishing (renovated areas only)	10,000.
Casework/Shelving	7,000.
Sub-total	\$202,000.
Contingency	<u>\$20,000.</u>
Total cost	<u>\$222,000.</u>

Discretionary items:

Elevator (if required)	45,000.
Heat recovery unit(s)	10,000.
Total cost including discretionary items	<u>\$277,000.</u>



BERNHARD & PRIESTLEY ARCHITECTURE, LLC

Date: 14 May 2004
To: CHMS Board of Directors
From: John Priestley
Subject: Elm Street Building Alterations- Contractor selection

We have formulated a list of qualified area contractors, and initiated solicitations as to their interest and availability for the CHMS project. With each entry we have included some of the reasons for inclusion on our list. There are likely to be other contractors we are unaware of; however, we are placing a sizable emphasis on first-hand knowledge of their performance. Here are our findings to date:

- Cold mountain Builders, Belfast (pending)
premier quality work, excellent administration, commercial/institutional
experience, large crew, ability to mobilize and schedule
- Frost and Bryant, Camden (pending)
capacity to handle job, commercial/institutional experience
- Laukka Construction, Rockport (declined)
large crew, commercial/institutional experience
- McCormick Construction, Rockport (declined)
established commercial builder, capacity to handle job
- Monroe and Goodwin, Camden (declined)
established residential/commercial builder, solid community-wide
reputation, medium sized crew
- Oliver Builders, Lincolnville (interested, will interview)
capacity to handle job, experience with commercial/institutional (MBNA),
ability to mobilize and schedule, a top choice
- Penobscot Builders, Camden (interested, will interview)
commercial/institutional builder (Camden Opera House, Camden
Library, Camden Public safety), sizable crew, solid track record, a top
choice
- Taylor Made Builders, Northport (interested, will interview)
premier quality work, large crew/capacity, administrative capability,
ability to mobilize and schedule