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Narrative & Summary Cost Estimate Access/Egress for Water Street Buildings Schematic Design

As stated in the City's Plan the "overall goal is to stimulate change and business growth through public and private actions and investment." The Water Street area of the Plan calls for economic redevelopment and enhancement of the quality of the downtown. This Schematic Design focuses on buildings on the north side of Water Street between Bridge Street and Maine Avenue. A "goal" is to strengthen the connection between the Arcade parking lot and Water Street storefronts and participating building owners to develop access and egress to the upper floors.

Schematic Design is by definition, an initial design. It provides a broad view of the design and an order of magnitude construction cost estimate. The City of Gardiner and the building owners can use this information to plan the next action steps: identify funding source, determine building owners' commitment to a project, develop design and cost estimates more thoroughly.

Wright-Pierce Engineers have developed plans for the parking lot improvements. The layout of these improvements supports Access/Egress goals. Within this area, work is also underway to improve building facades along Water Street in support of the "overall goal". Twenty-One buildings are participating in the city's Facade improvement program.

Designs for Access/Egress are intended to meet the "overall goals" by:

1. Make upper floors usable by making them safe and code conforming: Many buildings are 20 feet wide. They would not, alone be able to put in a code conforming egress system.
2. Improve access to Water Street and the upper floors of the Water Street Buildings from the Arcade parking lot. Few building owners would be able to afford access for their individual buildings. The cost of an elevator and an elevator shaft could be more than the current market value of some of the buildings.
3. Improve the overall appearance of the rear of the building or the North side of the buildings facing the Arcade parking lot. These Facades now consist of a mix of painted brick and wood additions not sympathetic with their historic brick wall. Fire

escapes that are not code conforming and aesthetically unappealing and an overgrowth of overhead utility wires mar the appearance of the buildings.

The process for providing a solution to meet these goals first involved researching the codes and meeting with the State Fire Marshal Plan Reviewer to determine an optimum way of satisfying the codes and providing handicap access to all floors and provide egress for persons to exit all floors.

The process also involved floating several ideas to the building owners through plans and renderings that have been on view in the City for several months. An informal winnowing process identified building owners who expressed an interest for access and egress improvements to their buildings. These building owners may be willing to participate financially.

Topography of the north sides of the buildings also suggests certain optimum arrangements of open air corridors, stairs, and elevators.

Four potential sites have been identified in which elevators, egress stairs and open-air hallways might be a distinct possibility: See drawings: Location of Sites, and "A", "B", "C", and "D" drawings for each design. Site "E", between Water and Mechanic Streets, offer different opportunities for access and egress.

Site A – This site is at the Arcade Building (235, 237, 243, 247, 251, 259-261, 263, 269-273 Water Street) in which the Gardiner Board of Trade is active because of the tunnel connection between Arcade parking and Water Street. The firm of Casey and Godfrey, owners of the adjacent building to the west, are also a very interested in providing access to their building. The owners of Greenhouse Games to the west are interested in access. To the east of the Arcade building the law firm of Farris & Haselton appear to be interested in these improvements. This particular site also has the advantage that there is an existing entrance for a sprinkler system, which can be used to make the project code conforming. The sprinkler system can extend from its location in the basement of Greenhouse Games (269-273 Water Street) and be extended to serve the other buildings in this group.

Site B - This site is (283, 287, 289, 293-295-297, 305-307 Water Street) is centered on a building owned by Peter Bethanis. This project will be more feasible if three or four adjacent buildings to the east and the Henny-Penny store to the west participate.

Site C - This group of buildings (319, 327, 335-347 Water Street and 3 Bridge Street) includes the owners of A-1 Diner, Manson and Church Building, McDonald's Bakery and buildings to the east of these. A-1 Diner plans to expand its Dining Room into the Manson and Church Building. A connection between these two buildings on the first floor is a priority now. A-1 Diner also wants new stairs connecting the Arcade parking to Bridge Street because the existing stairs are rusting and do not meet code.

Site D - This group of buildings is at the East end of Water Street (10 Maine Avenue, 203, 207, 211-213, 215, 219-221, 225 Water Street). A principal owner of these building is F&F Realty. A new access for this group of buildings makes a more direct and inviting connection to the Arcade parking. Note that construction Access/Egress to upper floors for this group is complicated by the one storey addition at the rear of the Atlantic Flooring at 215 Water Street.

Site E - This group of buildings (#218 thru #244 Water Street) has access on Water Street for the first floors and on Mechanic Street for the second floor. A ramp through the existing courtyard can reach the west end of the third floor. The owner, F and F Realty, plans to develop #218 Water Street into a Restaurant, Lounge, and Legal Offices on the third floor as a first phase. Phase two, an Inn, Convention Facility, and Retail/Offices on the first floor are planned for the remainder of this group of buildings. An elevator will connect all floors and will be accessible from both Water and Mechanic Streets.

The Schematic Design for "A", "B", "C", and "D" locations have several common features:

1. Access will be provided by an elevator. This elevator will survive intermittent floods with a minimum of replacement parts. Machine rooms of each elevator will be at the upper end of the elevator's travel. Only a few parts in the lower level of the elevator shaft will need to be replaced after a flood.
2. All new corridors will be open air, this allows the building being served by the new corridors to have windows that provide ventilation and view.
3. Construction is of non-combustible materials.
4. The buildings will be served by a sprinkler system which may have a common service entrance, shared by adjoining participating building owners. The sprinkler system will allow several features otherwise not permitted by code: The windows that open onto the open air corridors; and longer travel distances to the means of egress.

5. Egress from upper floors for life-safety will be provided by a new code conforming stairs.
6. Each of the four sites will have a lobby at the Arcade level, which can be secured at night with entry only by those with pass cards.
7. Aesthetics: A new identity that this improvement is clearly not an 1800's brick structure but a modern addition. The railing design is unique. It will give an overall new identity from the Arcade parking lot side and unify groups of buildings sharing the improvements. The railing is very open so that occupant will have views. Each of the four systems has a clear identity of its Arcade Lobby entrance. At the top, a distinctive steel mansard roof will hide air conditioners and other modern equipment.
8. In all respects the design is very utilitarian. Materials are to be durable and serviceable and will serve their purpose with a minimum of maintenance.
9. A new door to each floor of each building is included in this estimate. Improvements to the interior of the building (except for the sprinkler system) is not included in the estimates.

Construction cost estimates for the improvements are based on a Schematic level of design and indicate an order of magnitude only. Total costs include 9% bidding requirements; 15% estimating contingency, and 10% contract profit. Contributions of CBDG funds have not been factored in.

Site A- Total construction cost estimate	\$621,000
Sq. ft. of building served (equiv. 8 buildings)	27,866 sq. ft.
Cost of improvement per sq. ft. of building served	\$22.29/sq. ft.

Site B - Total construction cost estimate	\$577,000
Sq. ft. of building served (equiv. 6 buildings)	23,238 sq. ft.
Cost of improvement per sq. ft. of building served	\$24.83/sq. ft.

Site C- Total construction cost estimate	\$451,000
Sq. ft. of building served (equiv. 7 buildings)	23,864 sq. ft.
Cost of improvement per sq. ft. of building served	\$18.90/sq. ft.

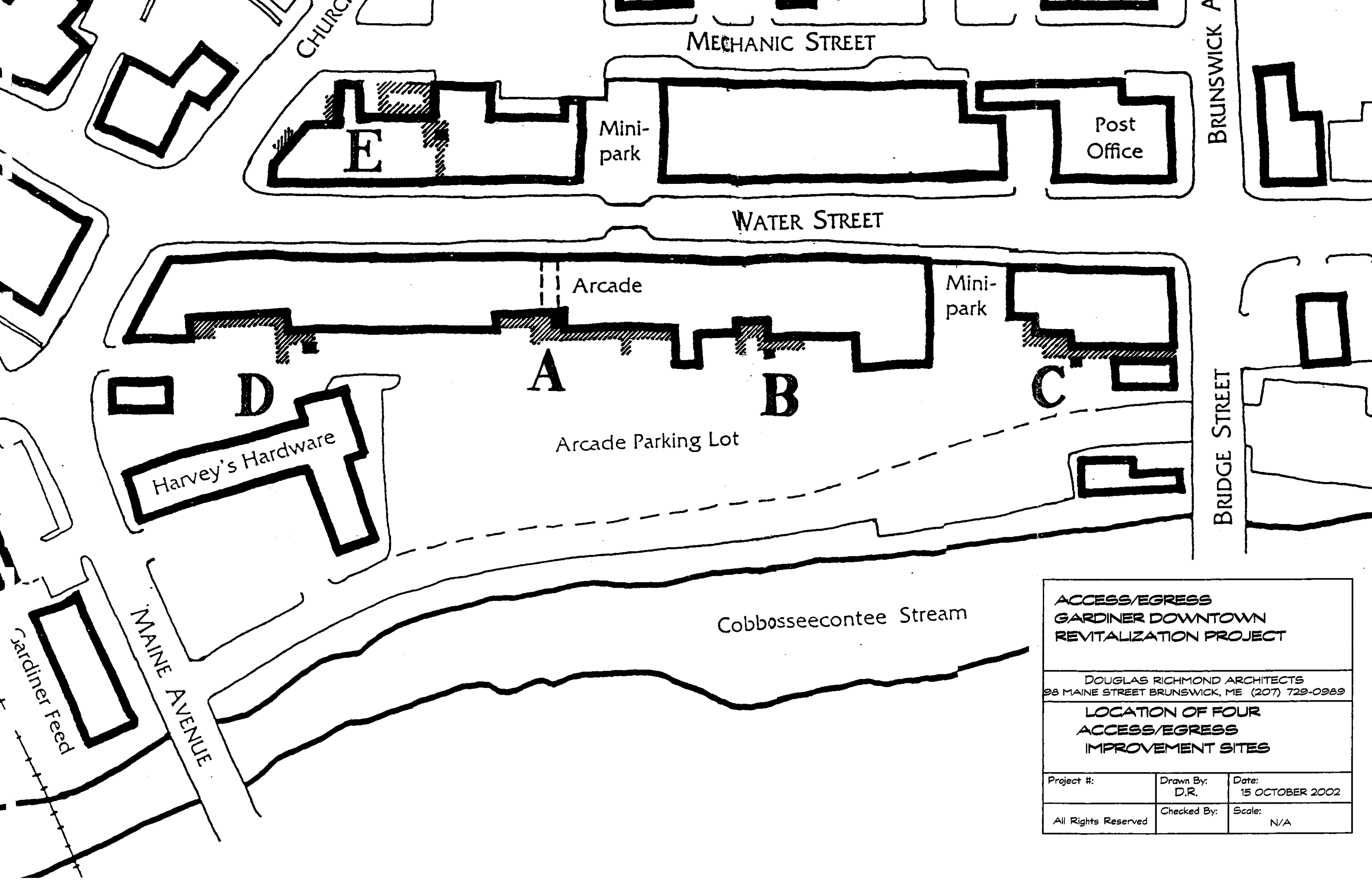
Site D- Total construction cost estimate	\$475,000
Sq. ft. of building served (equiv. 8 buildings)	24,915 sq. ft.
Cost of improvement per sq. ft. of building served	\$19.06/sq. ft.

Site E- The owner and his contractor are developing construction cost estimates of Phase I project, #218 Water Street

The scope of the Schematic Design does not address the following project concerns:

- Property boundaries
- Ownership of the improvements
- Management of the improvements for maintenance and operations
- Plans to meet maintenance and operating expenses.

The next phase of the project should address these concerns and identify a group (or groups) of contiguous buildings, whose owners have a commitment to proceed with an Access and Egress project.

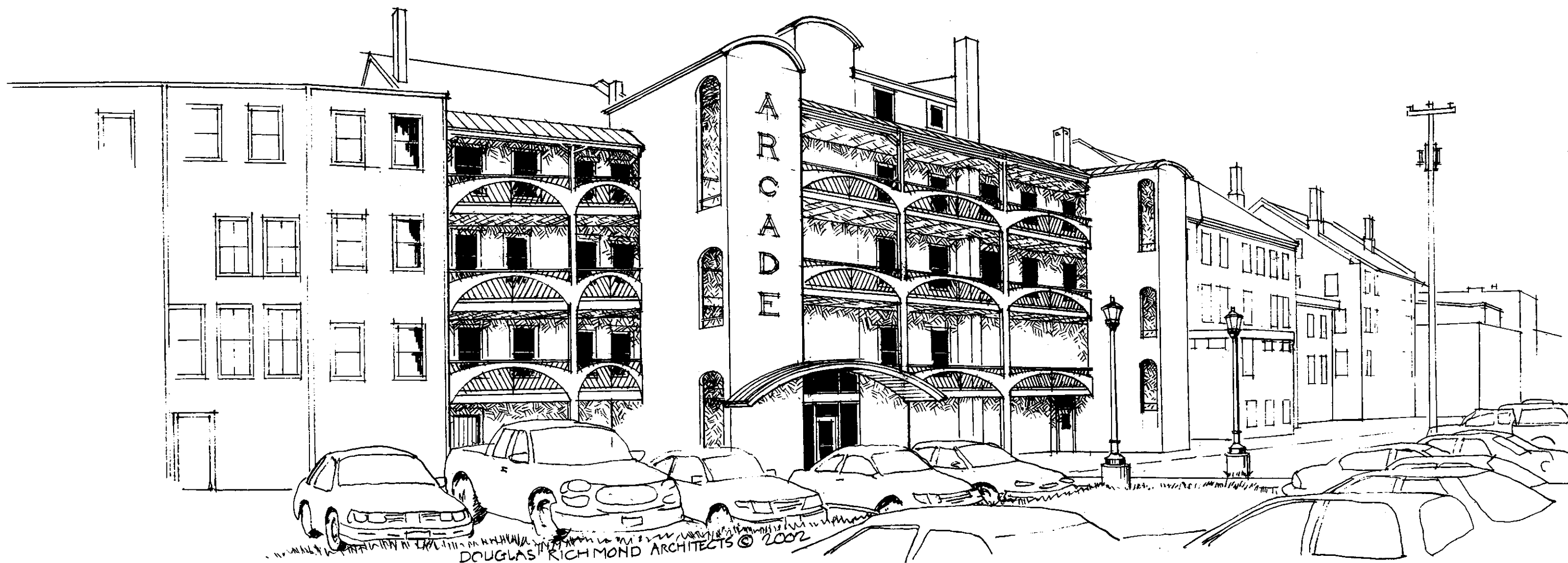


**ACCESS/EGRESS
GARDINER DOWNTOWN
REVITALIZATION PROJECT**

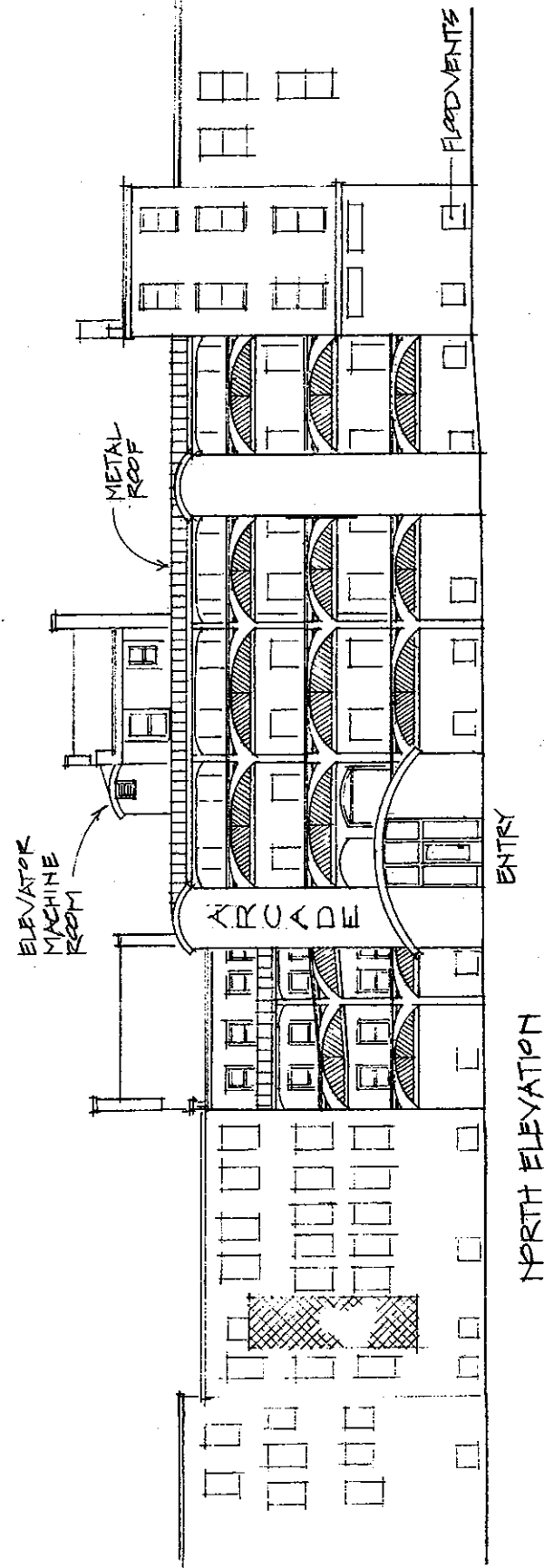
DOUGLAS RICHMOND ARCHITECTS
98 MAINE STREET BRUNSWICK, ME (207) 729-0989

**LOCATION OF FOUR
ACCESS/EGRESS
IMPROVEMENT SITES**

Project #:	Drawn By: D.R.	Date: 15 OCTOBER 2002
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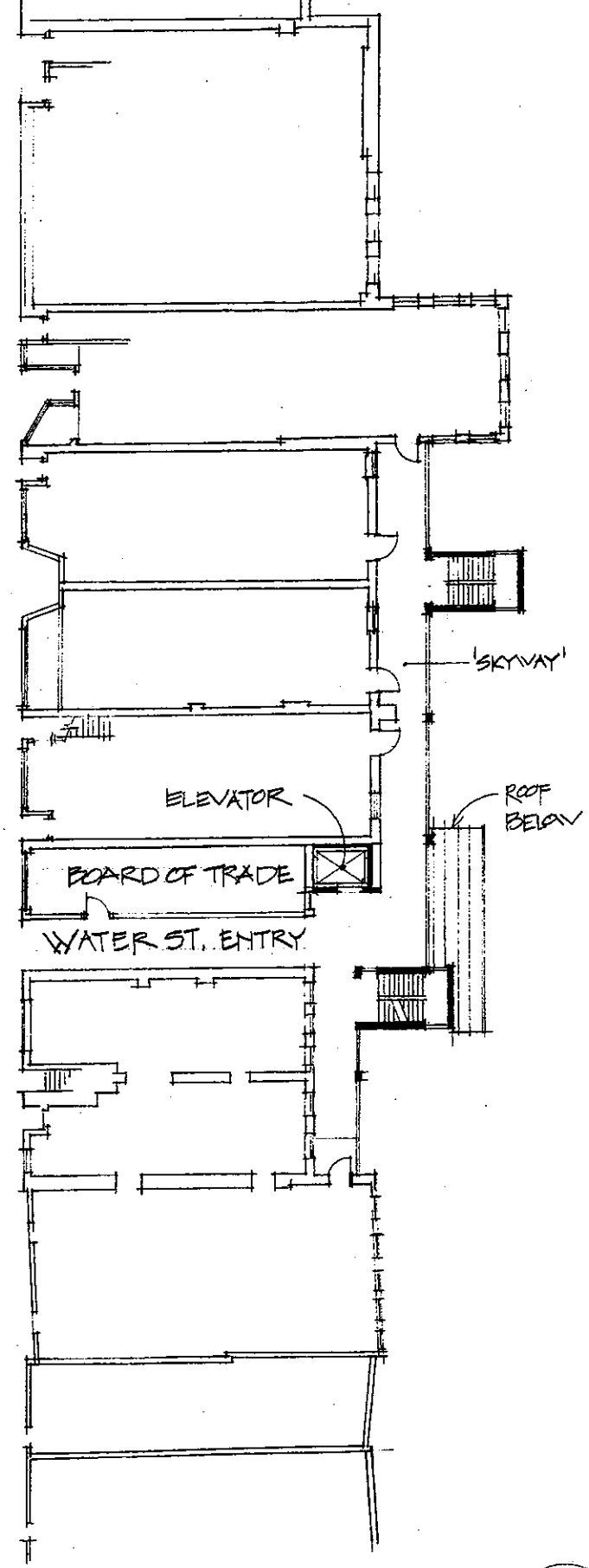


ACCESS "A" AT THE "ARCADE"
Serves Buildings: #247 through #275 Water Street

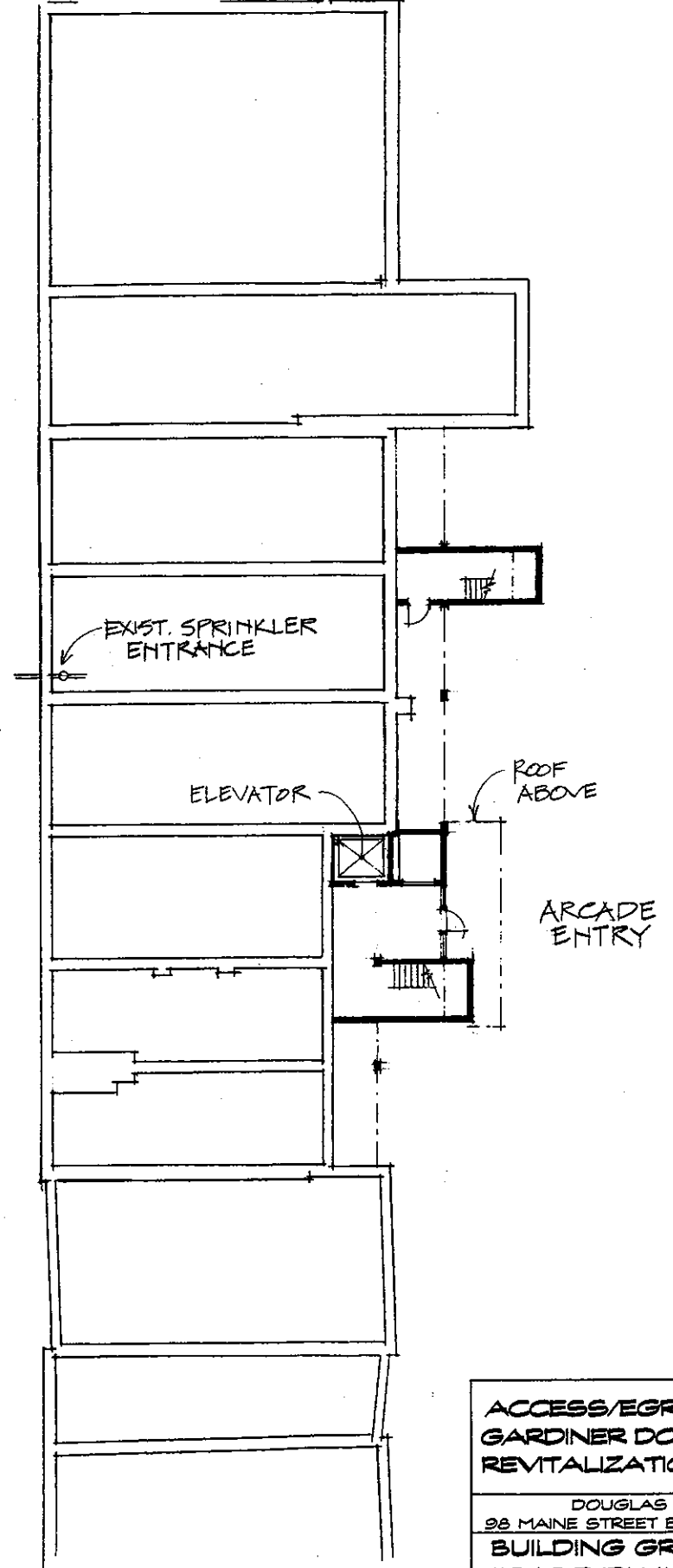


NORTH ELEVATION

#275
#273
#269
#263
#261
#259
#251
#247



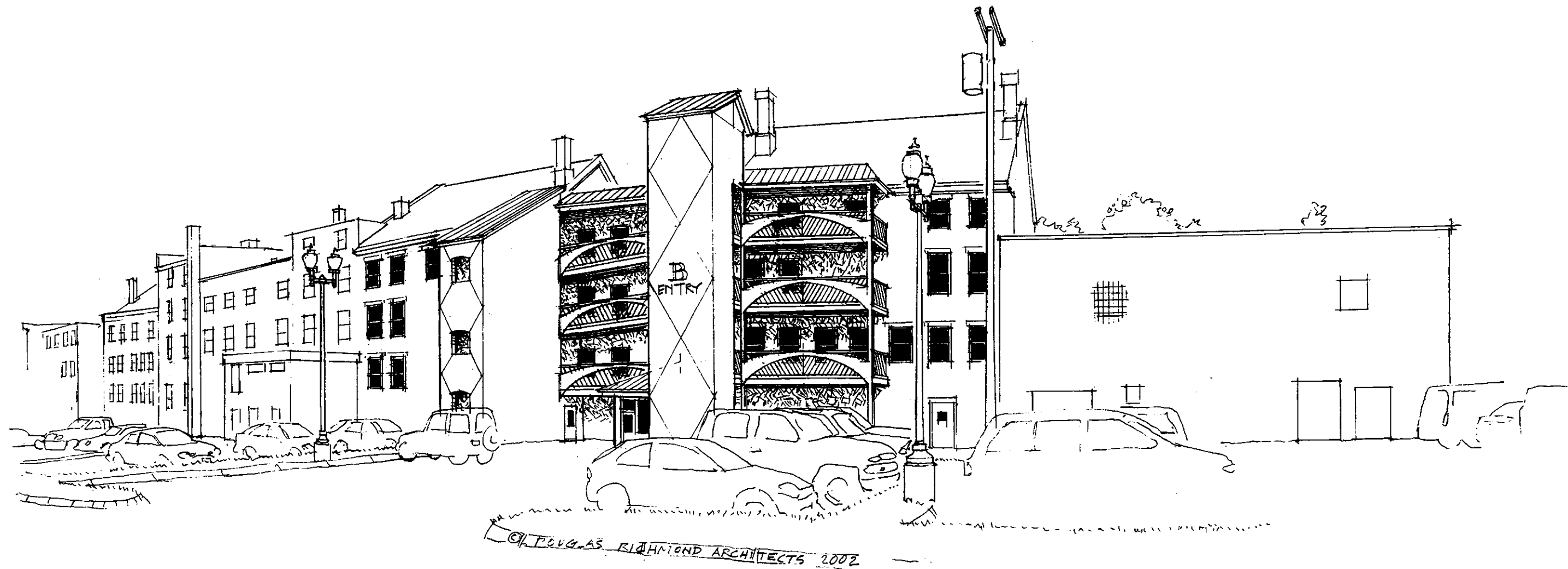
FIRST FLOOR



BASEMENT

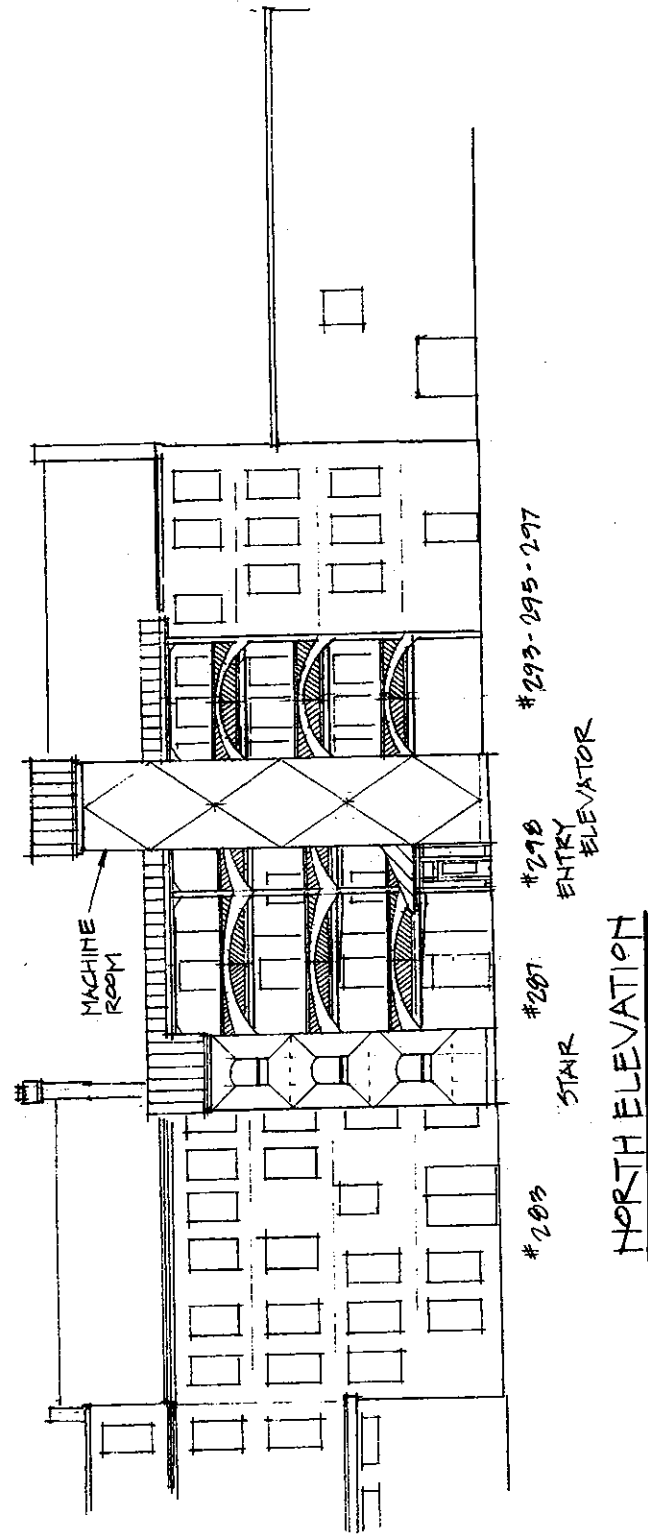
ACCESS/EGRESSES GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET BRUNSWICK, ME (207) 729-0989		
BUILDING GROUP #247 THRU #275 WATER STREET		
Project #:	Drawn By: D.R.	Date: 15 OCTOBER 2002
All Rights Reserved	Checked By:	Scale: 1/16" = 1' - 0"





ACCESS "B"

Serves Buildings: #283 through #293 – 295 – 297 Water Street

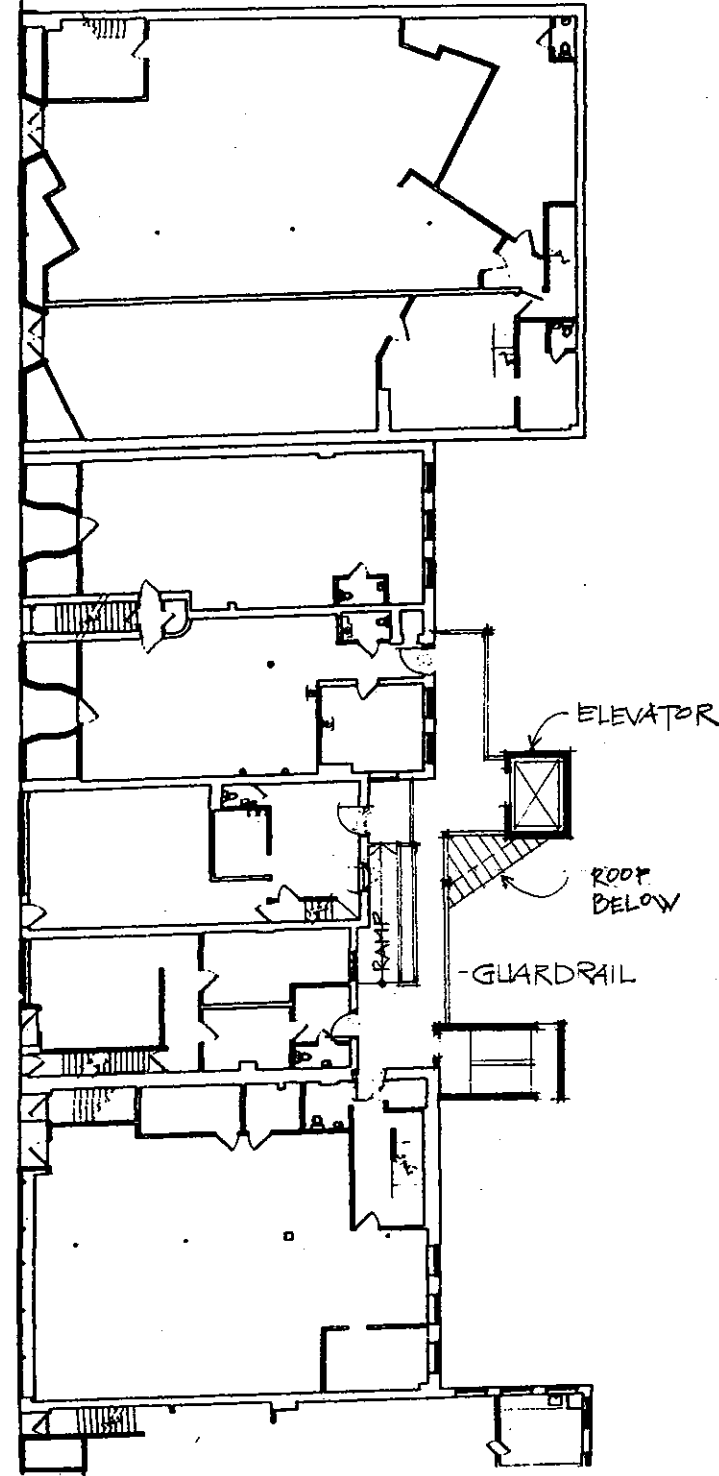


WATER STREET

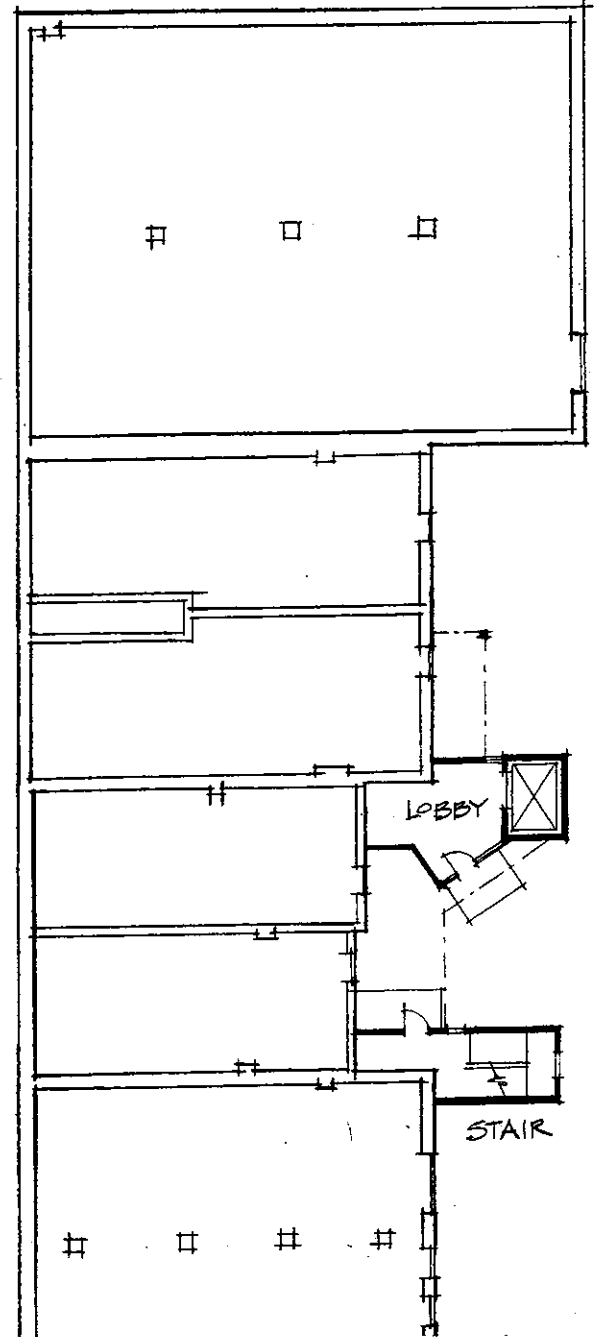
#297
#295
#293

#289
#287
#283

NORTH ELEVATION



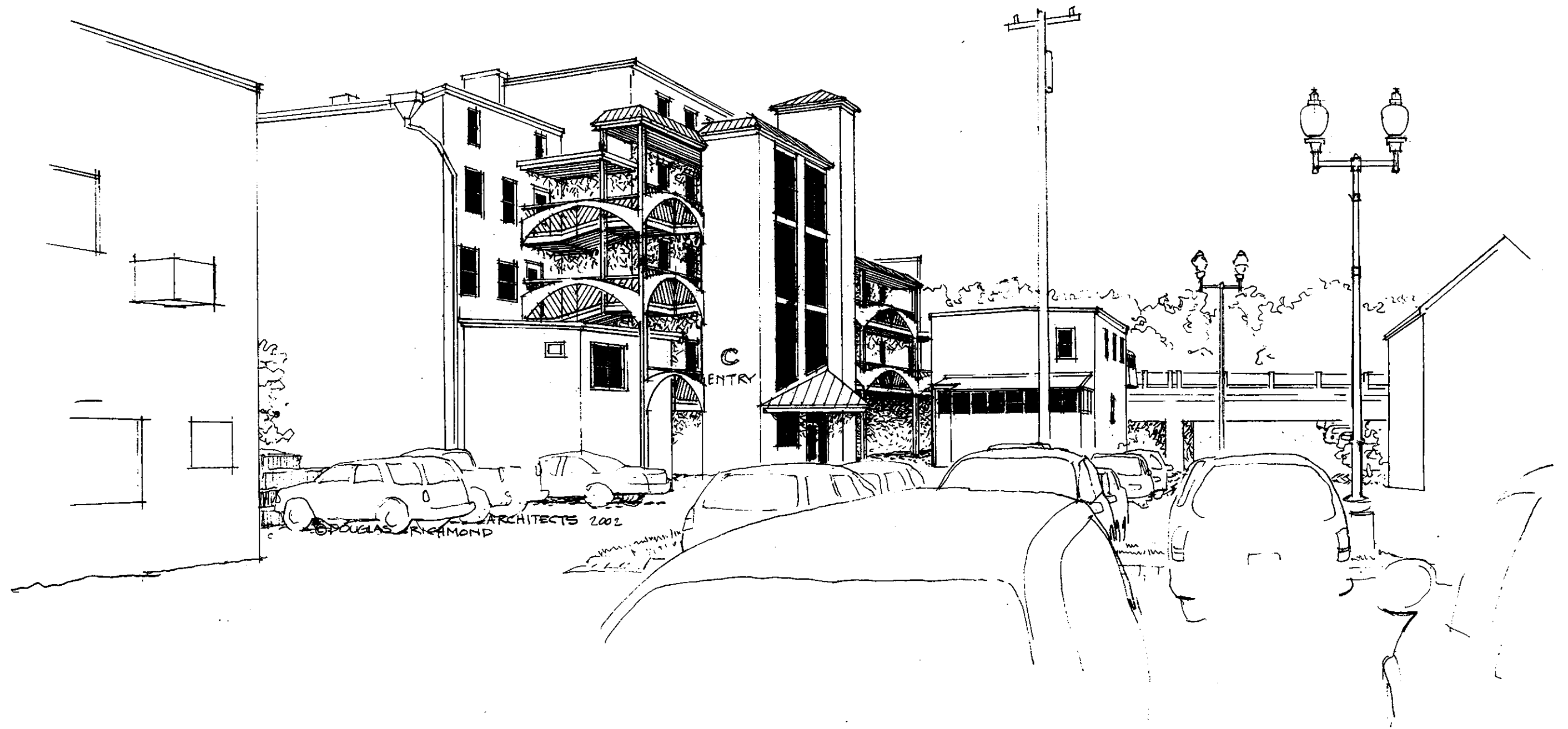
UPPER FLOORS



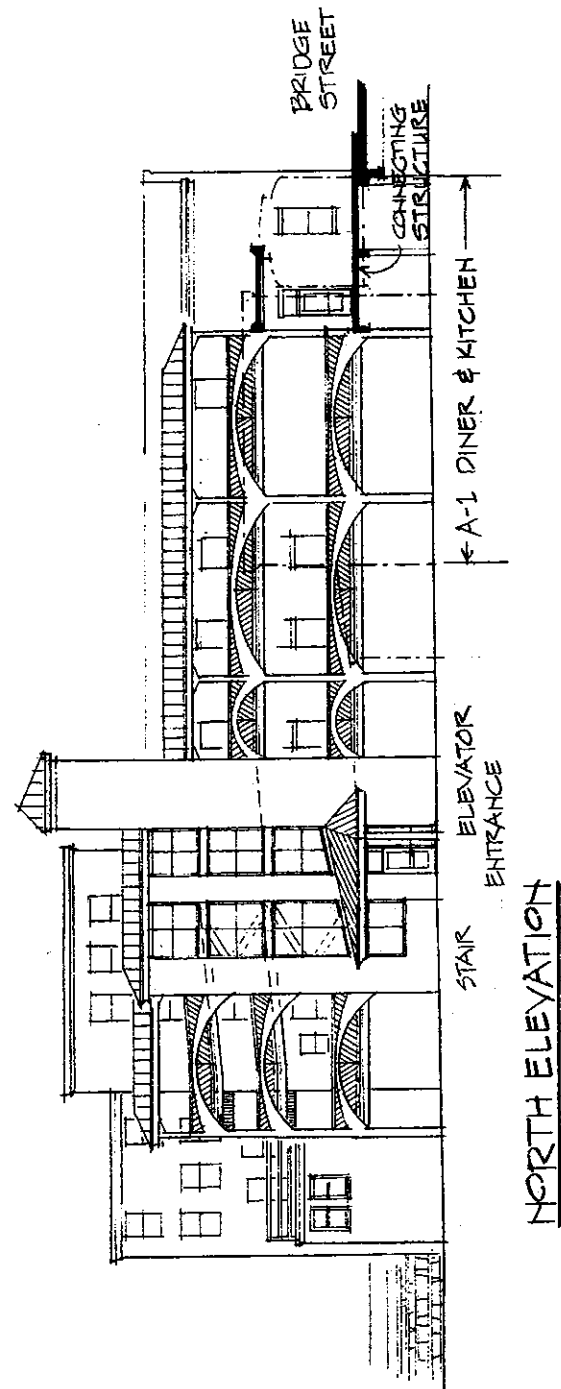
BASEMENT (ARCADE LEVEL)

ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET BRUNSWICK, ME (207) 729-0989		
Building Group #283 thru #293-295-297 Water Street : Plan		
Project #:	Drawn By: D.R.	Date: 25 April 2002
All Rights Reserved	Checked By:	Scale 1/16"=1'-0"

B

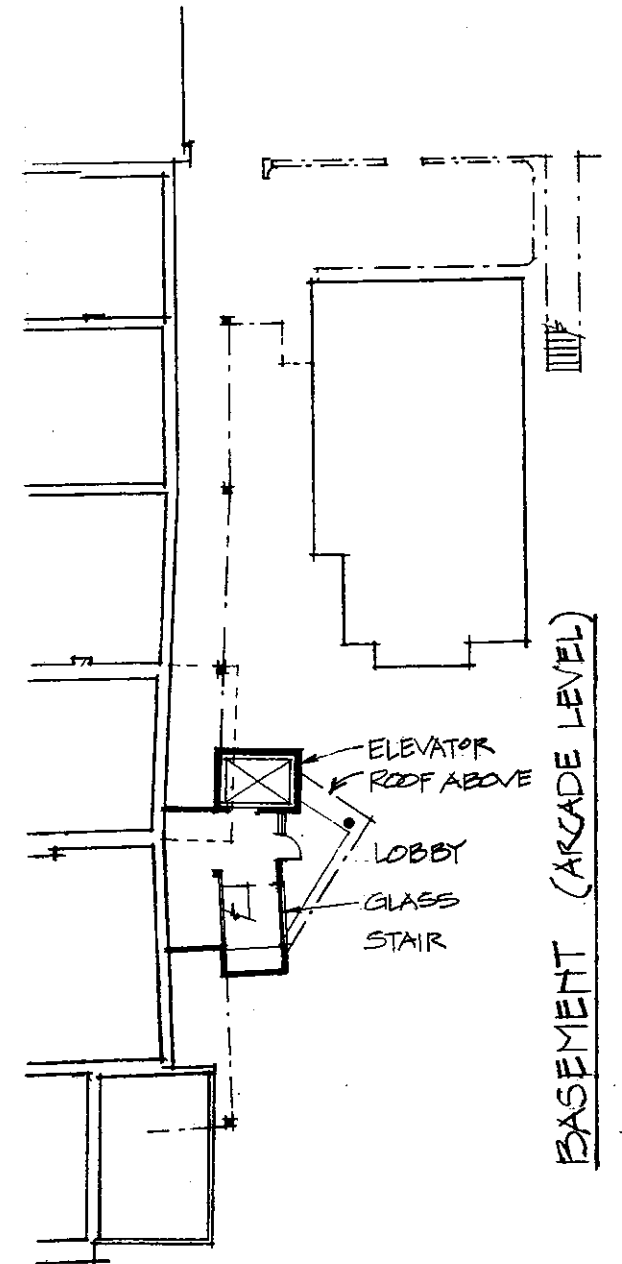
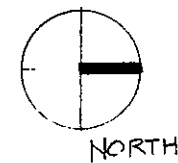
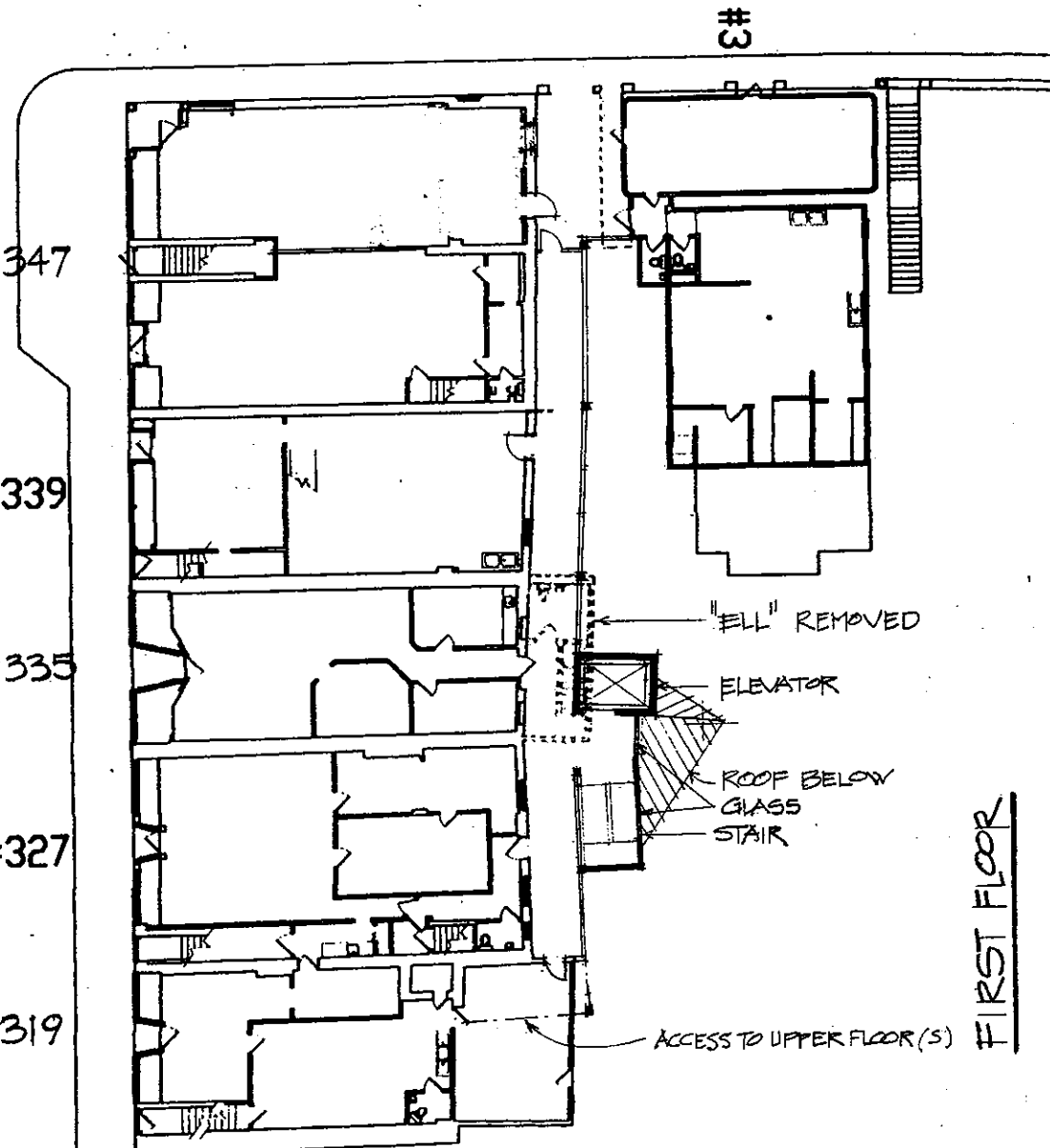


ACCESS "C"
Serves Buildings: #319 Water Street through #3 Bridge Street



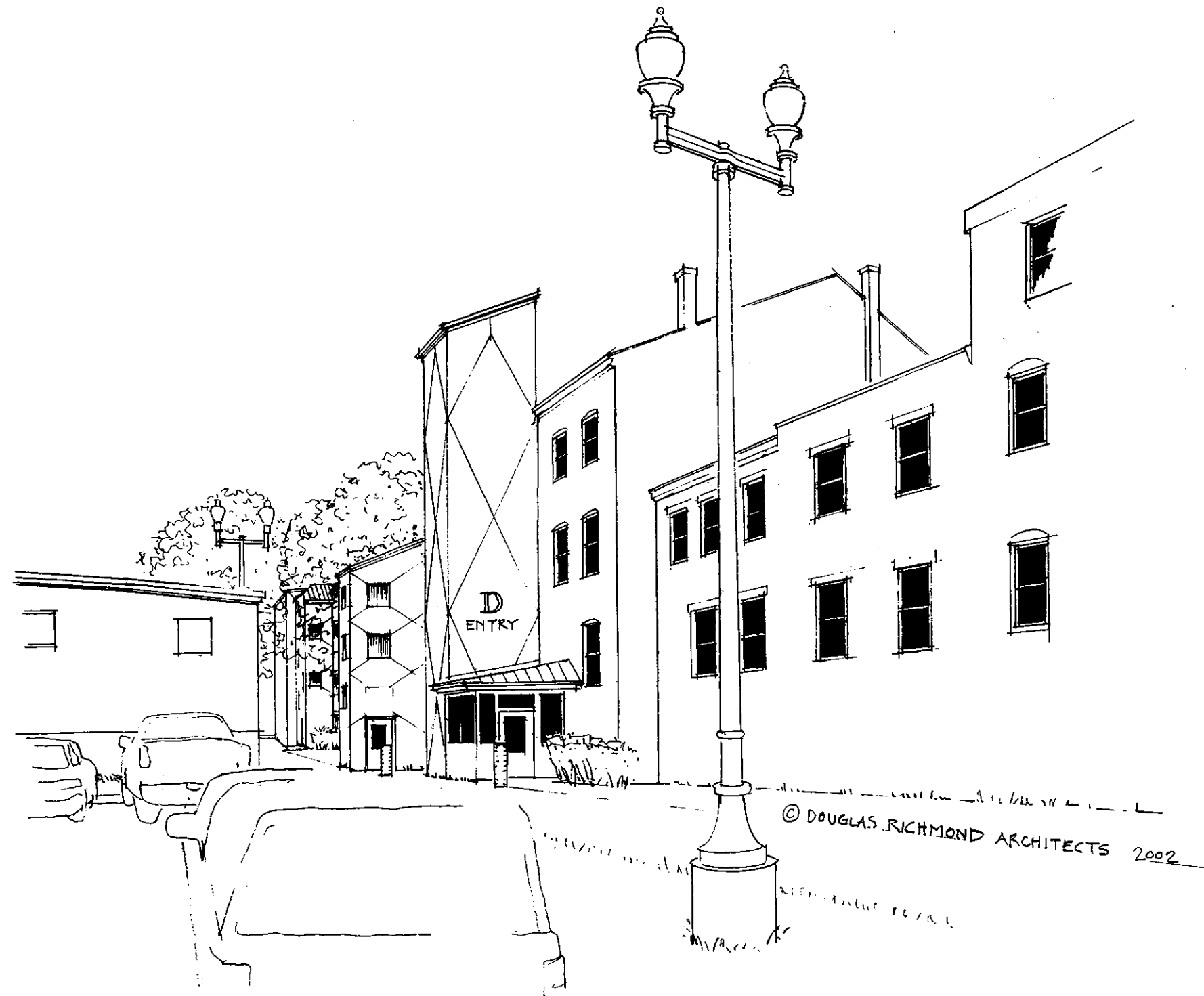
WATER STREET

#347
#339
#335
#327
#319

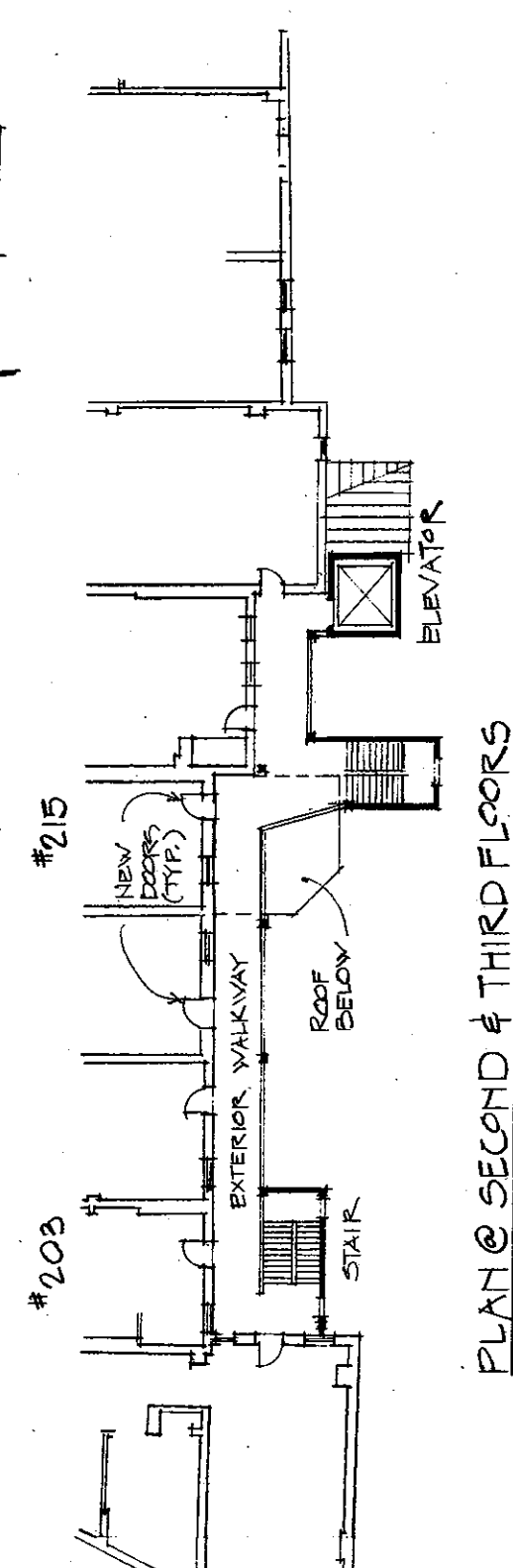
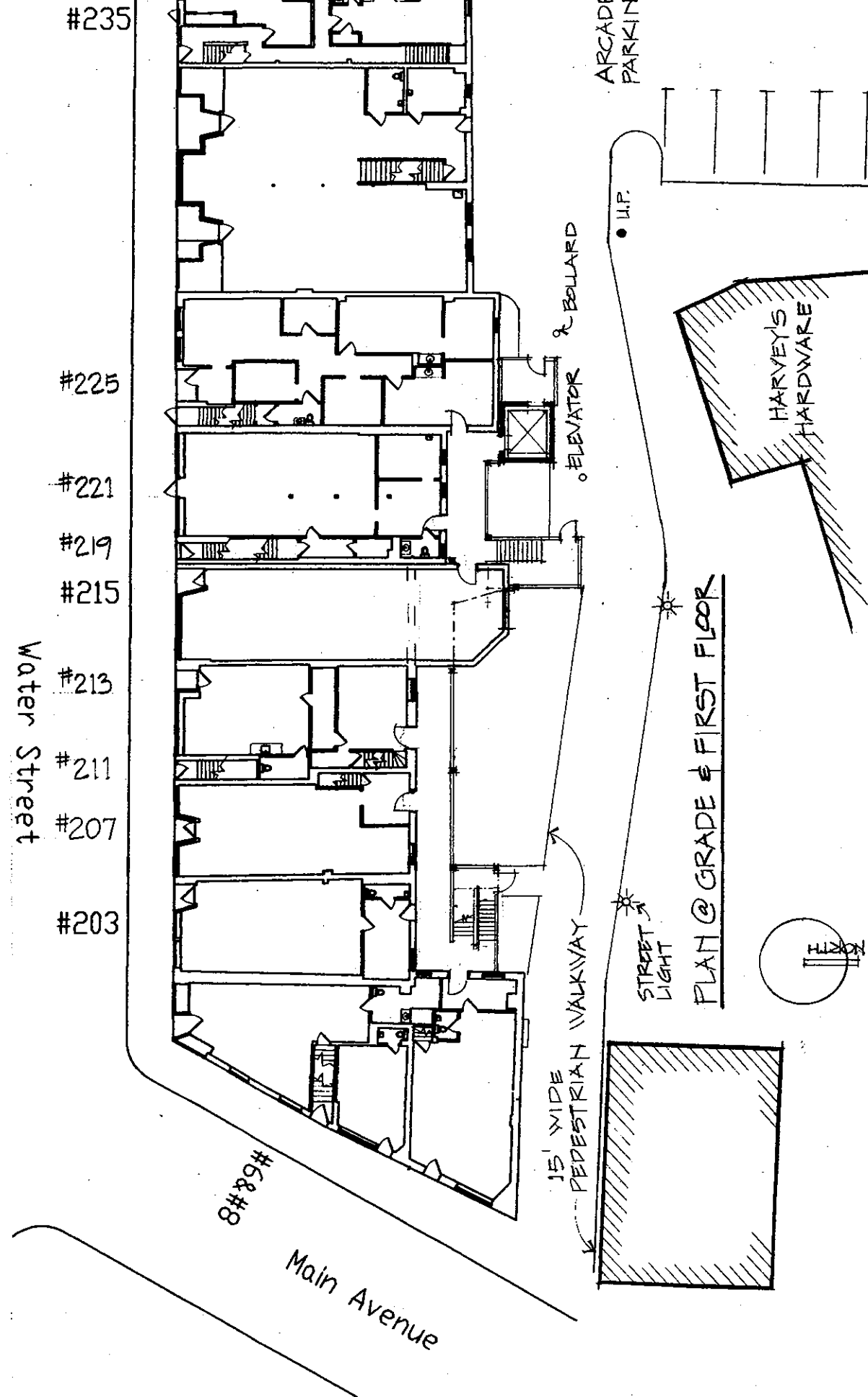
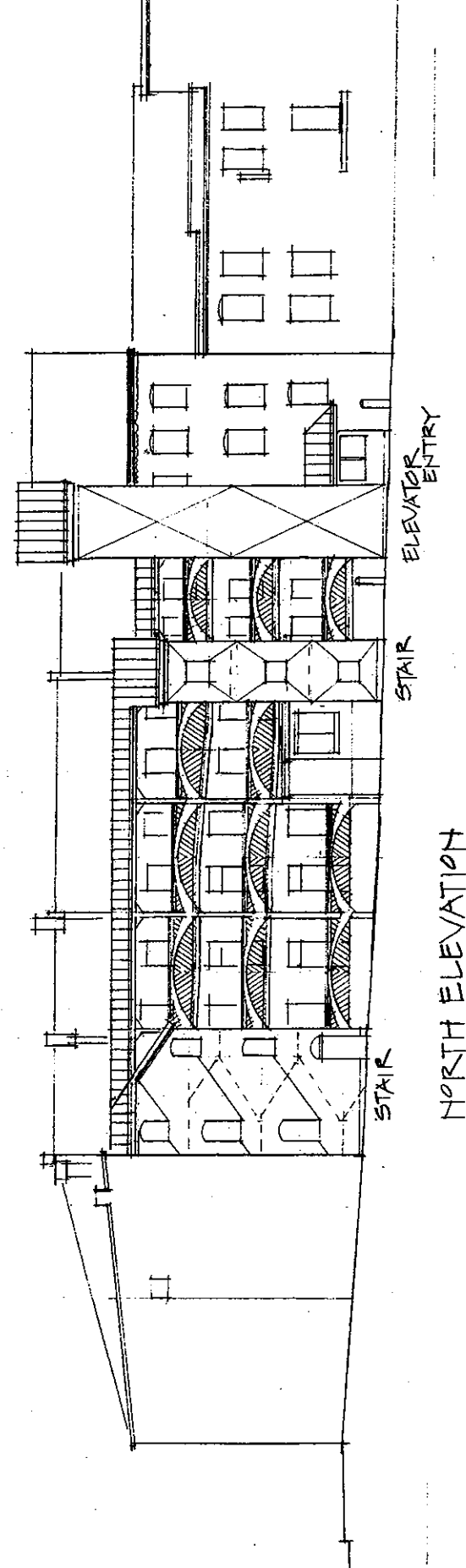


ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET BRUNSWICK, ME (207) 729-0989		
BUILDING GROUP #319 Water St. thru #3 Bridge St.: Plan.		
Project It:	Drawn By: D.R.	Date: 29 April 2002
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C



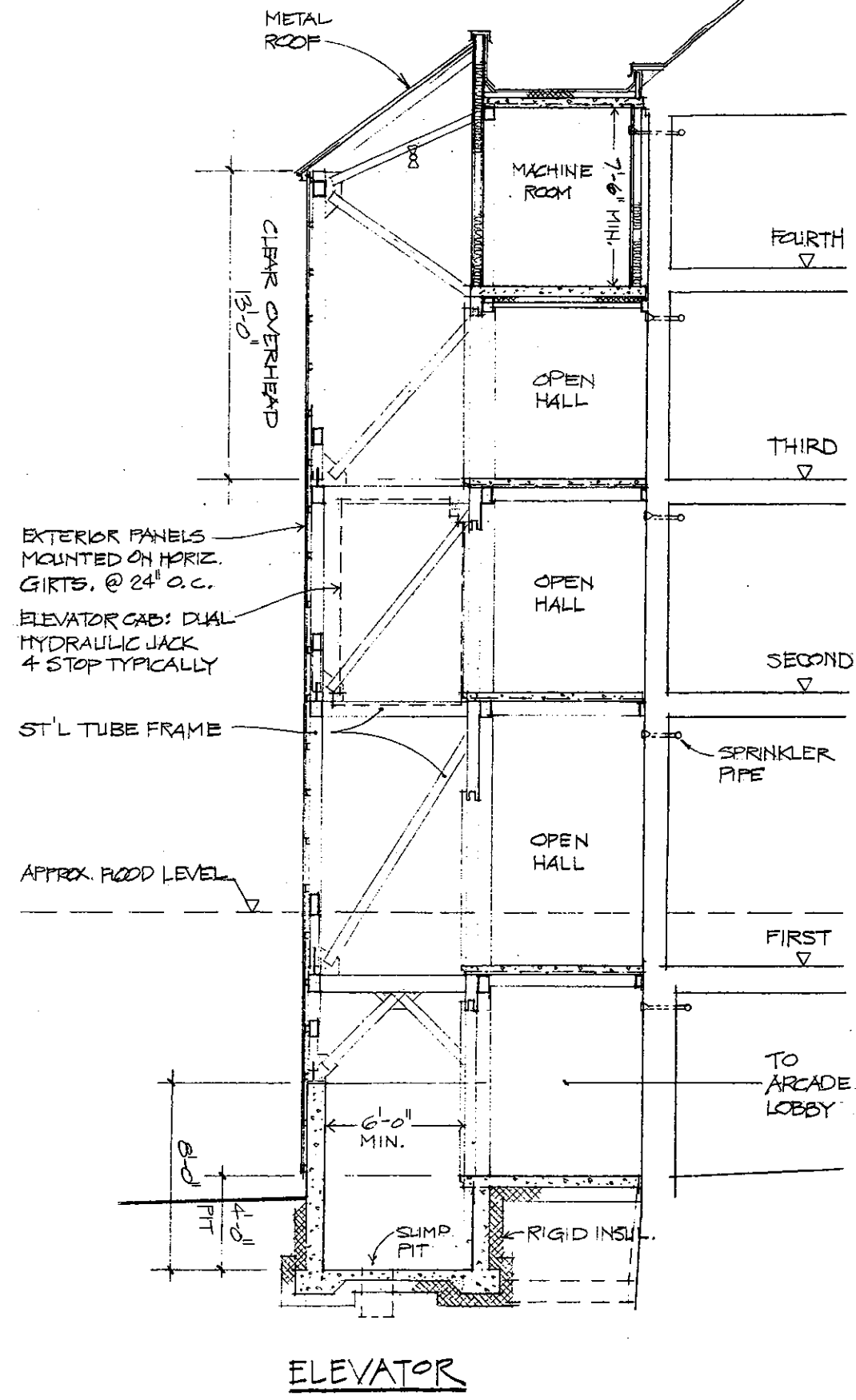
ACCESS "D"
Serves Buildings: #6 Maine Avenue through #225 Water Street



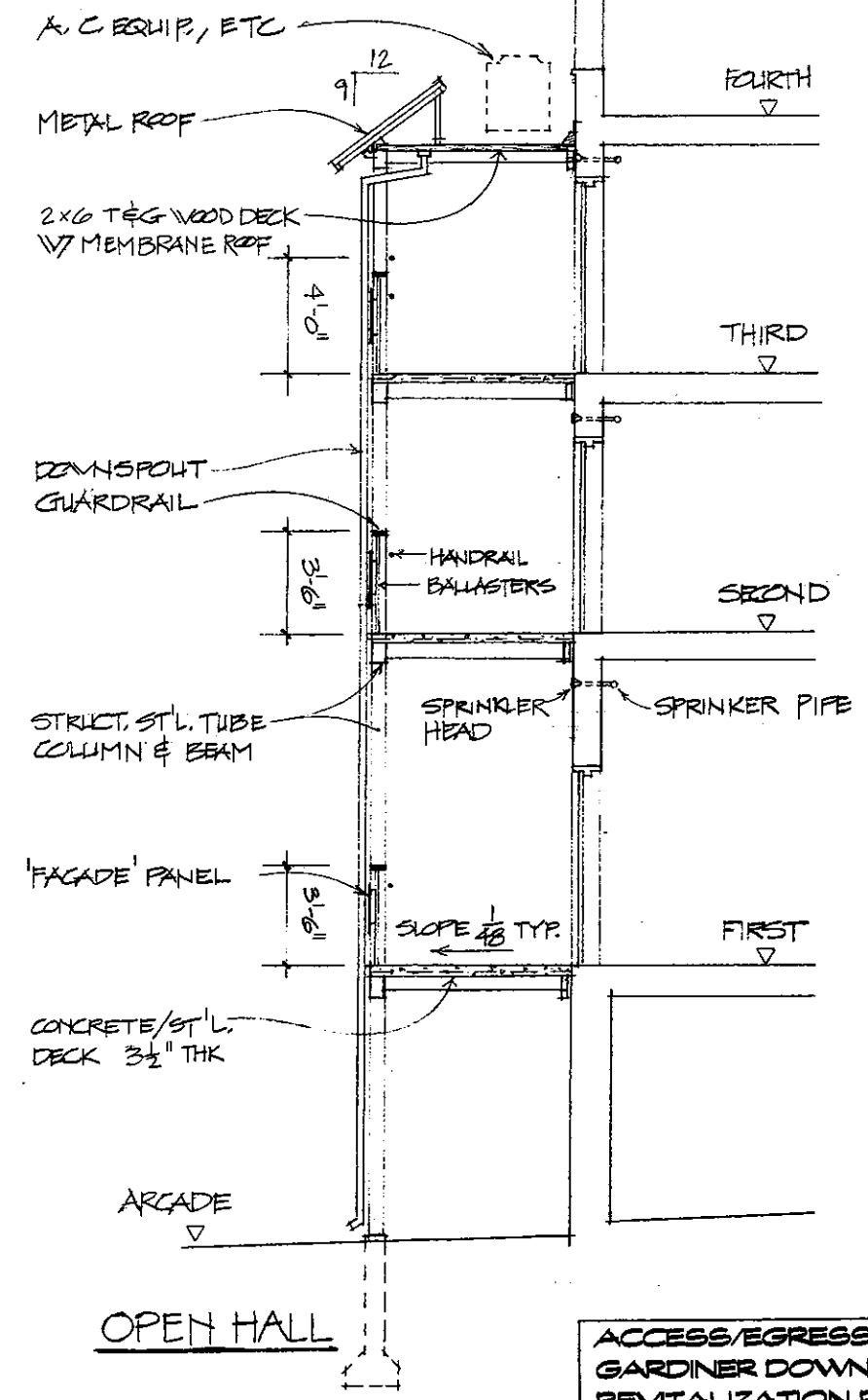
PLAN @ SECOND & THIRD FLOORS

ACCESS/EGRESSES GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET BRUNSWICK, ME (207) 729-0989		
BUILDING GROUP #6 MAINE AVE THRU #225 WATER STREET		
Project #:	Drawn By: D.R.	Date: 15 OCTOBER 2002
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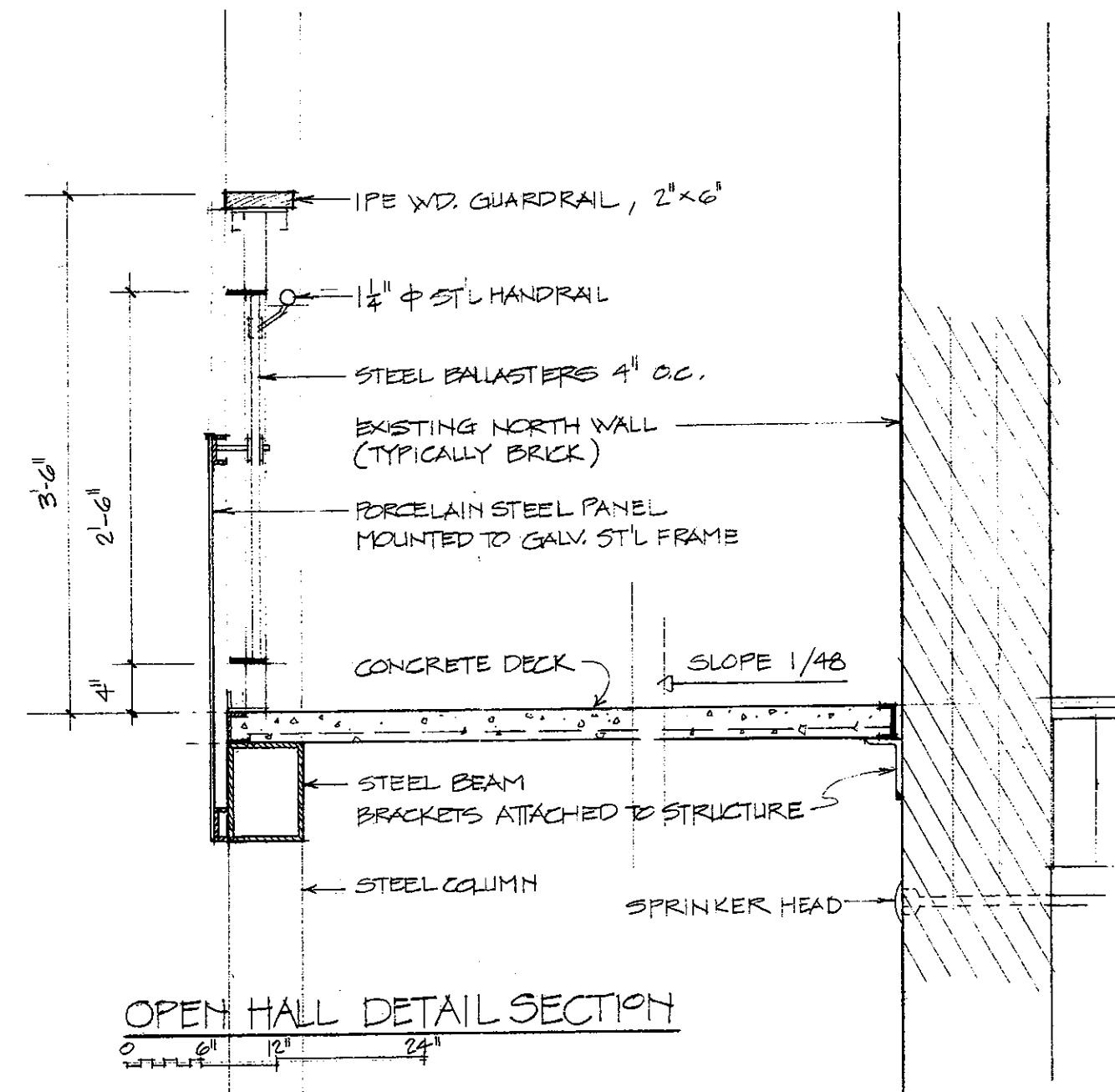
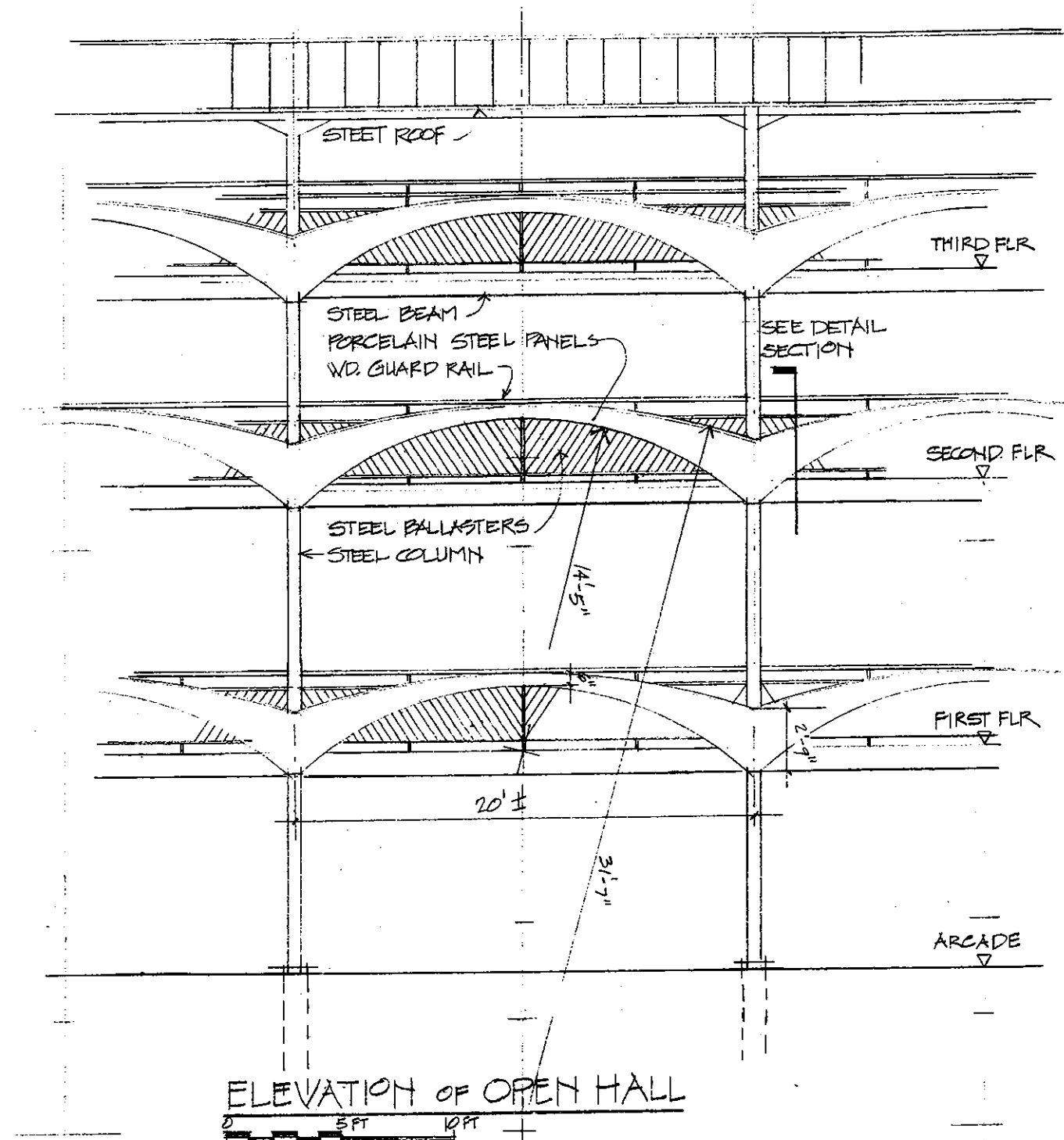


ELEVATOR



OPEN HALL

ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT			
DOUGLAS RICHMOND ARCHITECTS 729-0989 98 Maine Street, Brunswick, ME 04011			
SECTIONS: TYPICAL THRU ELEVATOR AND THRU OPEN HALL			DETAIL SHEET 1
Project #:	Drawn By: DR	Date: 15 OCTOBER 2002	
All Rights Reserved	Checked By:	Scale: 3/16"=1'-0"	



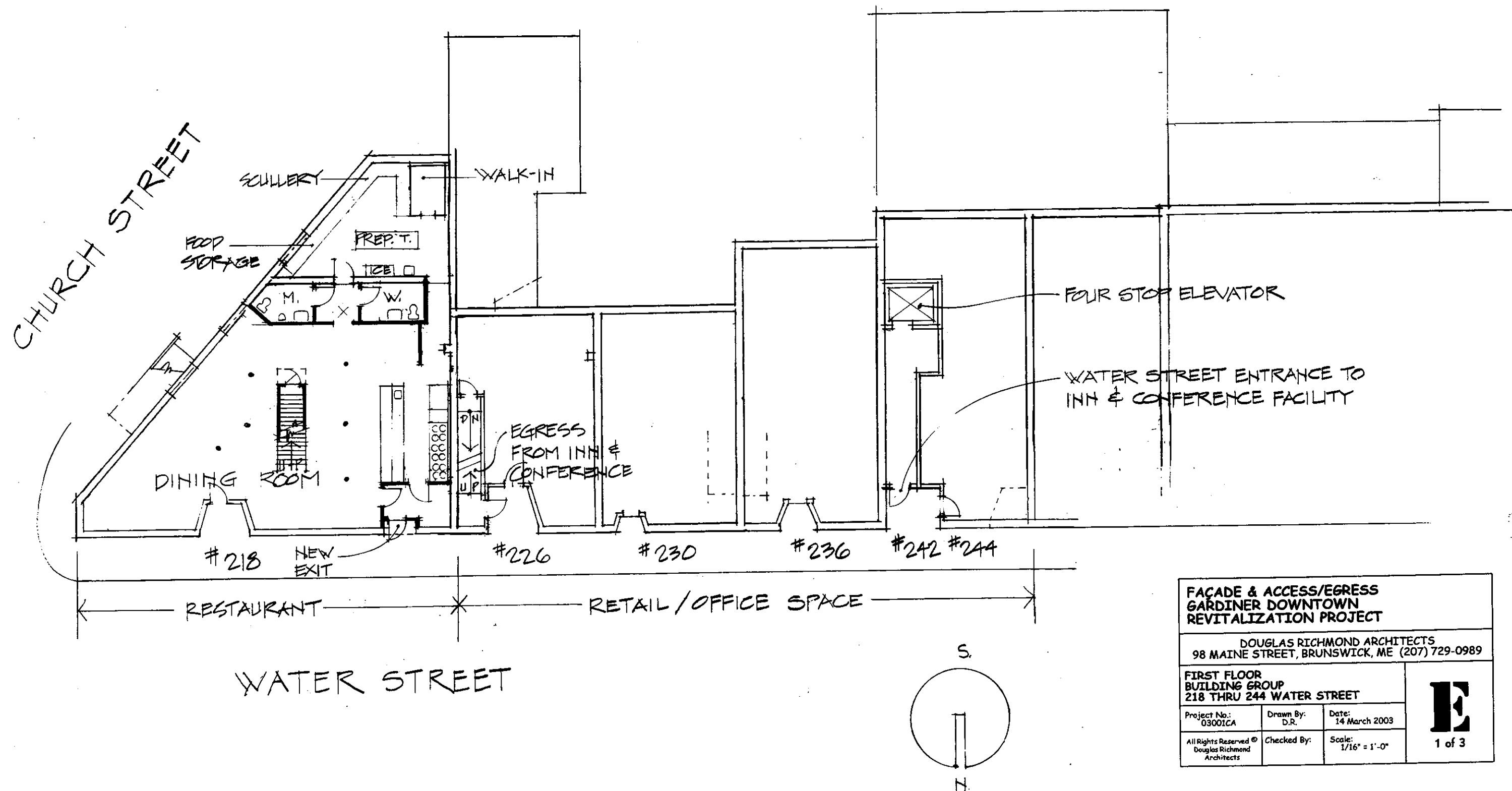
ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT			
DOUGLAS RICHMOND ARCHITECTS 729-0989 98 Maine Street, Brunswick, ME 04011			
ELEVATION OF OPEN HALL AND DETAIL SECTION		DETAIL SHEET 2	
Project #:	Drawn By: DR		Date: 15 OCTOBER 2002
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FACADES & ACCESS FOR CONFERENCE
FACILITY, INN & RESTAURANT
SITE "E", Backs of #218 through #244 Water Street



FACADES FOR RESTAURANT & INN
SITE "E", #218 through #244 Water Street

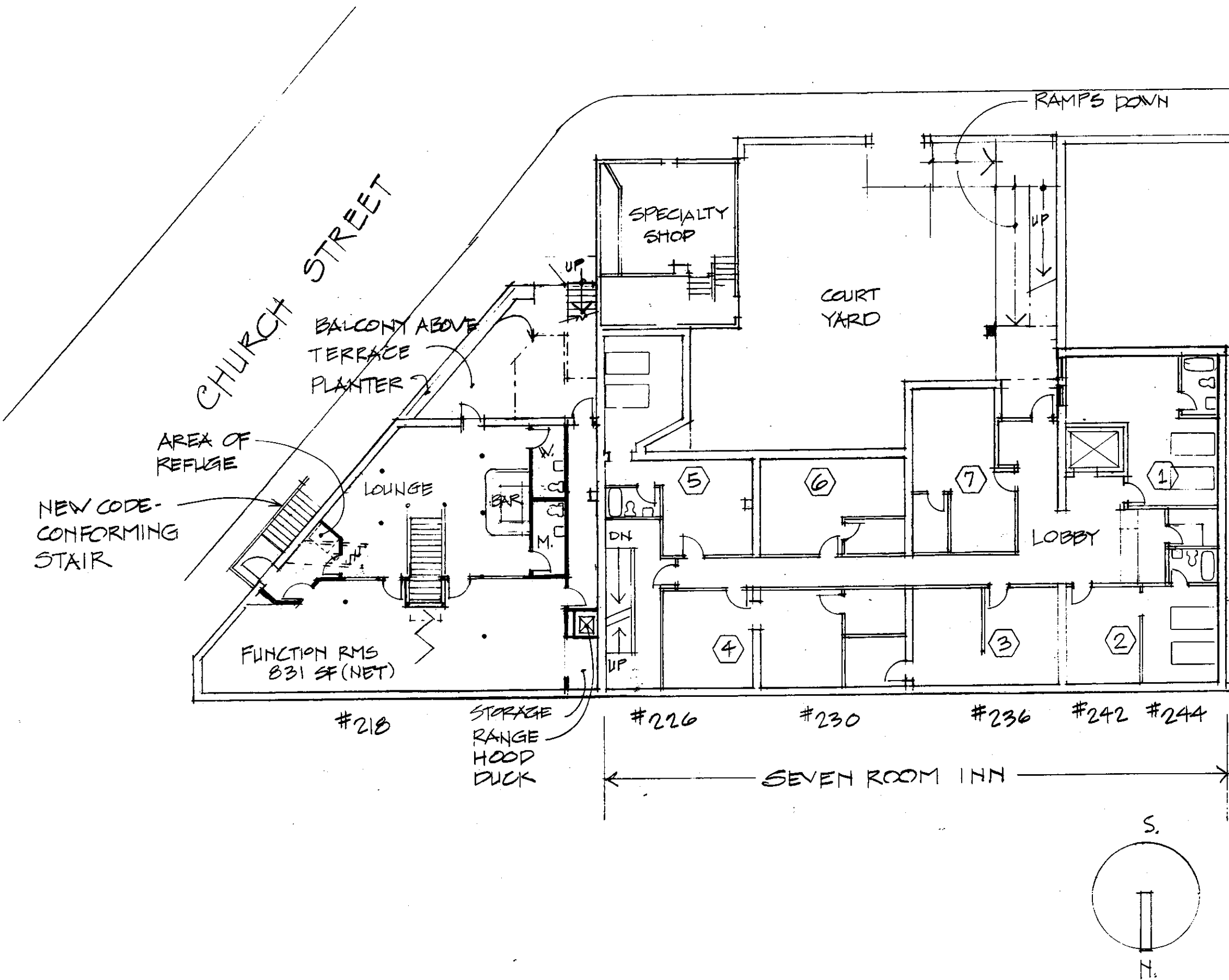


FAÇADE & ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT			
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET, BRUNSWICK, ME (207) 729-0989			
FIRST FLOOR BUILDING GROUP 218 THRU 244 WATER STREET			
Project No.: 03001CA	Drawn By: D.R.	Date: 14 March 2003	
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MECHANIC STREET

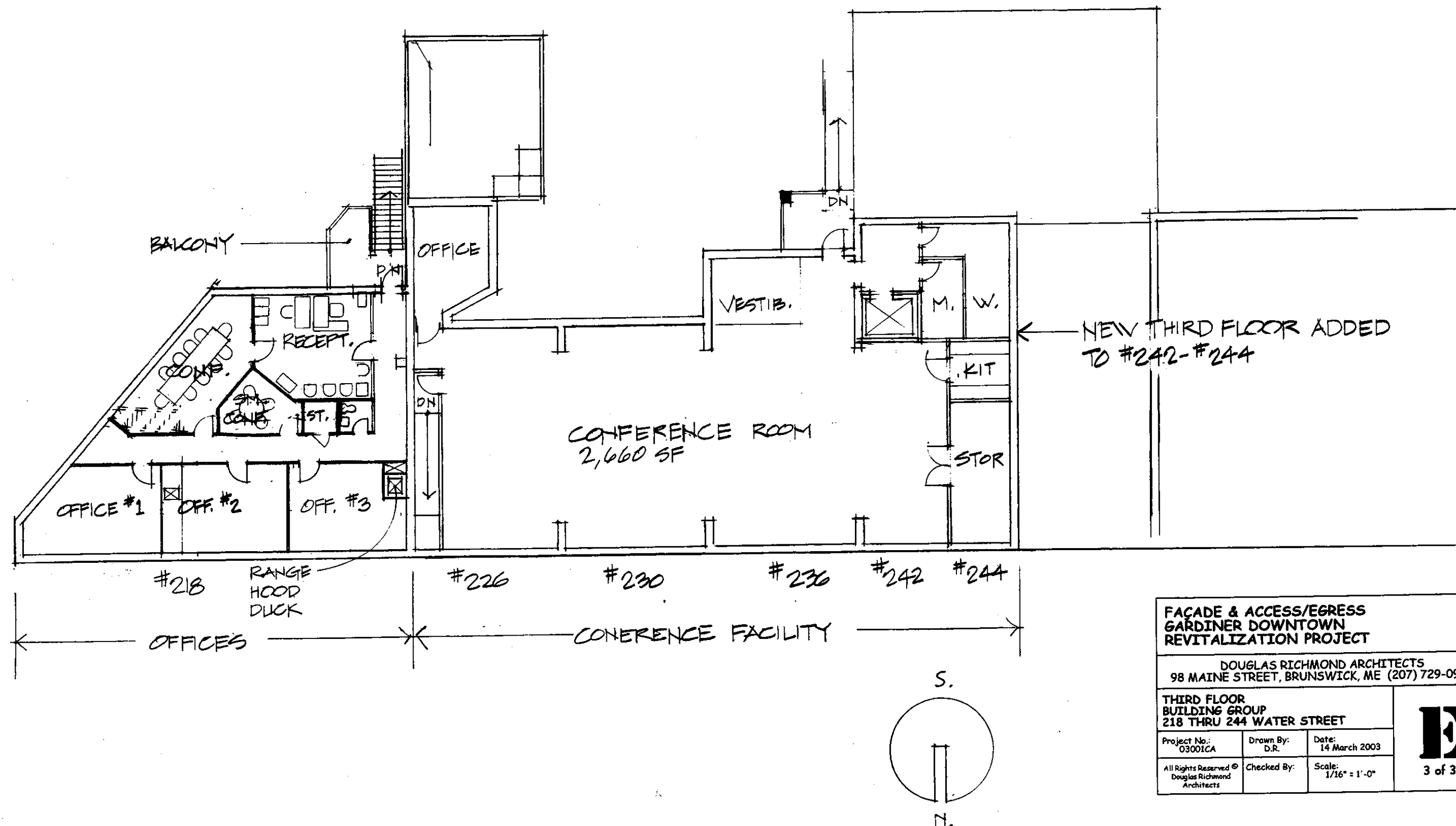
NET AREA OF INN SUITES

Suite 1	398 SF
Suite 2	362 SF
Suite 3	406 SF
Suite 4	448 SF
Suite 5	456 SF
Suite 6	330 SF
Suite 7	340 SF



FAÇADE & ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET, BRUNSWICK, ME (207) 729-0989		
SECOND FLOOR BUILDING GROUP 218 THRU 244 WATER STREET		
Project No.: 03001CA	Drawn By: D.R.	Date: 14 March 2003
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E
2 of 3



FAÇADE & ACCESS/EGRESS GARDINER DOWNTOWN REVITALIZATION PROJECT		
DOUGLAS RICHMOND ARCHITECTS 98 MAINE STREET, BRUNSWICK, ME (207) 729-0989		
THIRD FLOOR BUILDING GROUP 218 THRU 244 WATER STREET		
Project No.: 03001CA	Drawn By: D.R.	Date: 14 March 2003
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		B				G		H		J		K	
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518											
2													
3		ESTIMATE OF PROBABLE COSTS FOR:											
4		GARDINER ARCADE/ACCESS			SIZE:		4,568						
5		OCTOBER 1, 2002											
6													
7	SECTION	SYSTEM		UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL	
8													
9													
10		BIDDING REQUIREMENTS											
11		BID BOND											
12													
13													
14		GENERAL CONDITIONS (OVERHEAD)											
15		G.C. PERFORMANCE & PAYMENT BONDS		%	0.007		of subtotal			\$3,163.92			
16		BUILDER'S RISK INSURANCE		%	0.002		of subtotal			\$903.98			
17		BUILDING PERMIT		%	0.001		of subtotal			\$451.99			
18		SUPERVISION		MON	6		\$2,500.00			\$15,000.00			
19		PROJECT MANAGER		MON	6		\$1,000.00			\$6,000.00			
20		SAFETY PROGRAM		MON	6		\$300.00			\$1,800.00			
21		SALES TAX		%			1/2 x .05 x subtotal			\$11,299.73			
22											\$38,620		
23													
24	01100	SUMMARY											
25													
26	01210	ALLOWANCES											
27													
28	01230	ALTERNATES											
29													
30	01320	CONSTRUCTION PROGRESS DOCUMENTATION											
31													
32	01400	QUALITY REQUIREMENTS										\$0	
33		TECHNICIAN IN FIELD		HR	8	\$0.00	\$30.00	\$0.00	\$30.00	\$240.00			
34		MILEAGE		MI	100	\$0.00	\$0.00	\$0.40	\$0.40	\$40.00			
35		GRAIN ANALYSIS		EA	2	\$0.00	\$60.00	\$0.00	\$60.00	\$120.00			
36		COMPACTION TESTS		EA	6	\$0.00	\$90.00	\$4.00	\$94.00	\$564.00			
37		CONCRETE TESTS		EA	2	\$0.00	\$12.00	\$0.00	\$12.00	\$24.00			
38		STEEL INSPECTION (DOES NOT INCLUDE MILEAGE)		HR	1	\$0.00	\$50.00	\$0.00	\$50.00	\$50.00			
39											\$1,038		
40	01500	TEMPORARY FACILITIES AND CONTROLS											
41		CONTRACTOR'S OFFICE		MO	6	\$0.00	\$0.00	\$125.00	\$125.00	\$750.00			
42		POWER AND LIGHTS		MO	6	\$0.00	\$0.00	\$40.00	\$40.00	\$240.00			
43		TELEPHONE		MO	6	\$0.00	\$0.00	\$200.00	\$200.00	\$1,200.00			
44		SITE FENCING											
45		3 FOOT VINYL		LF	200	\$1.00	\$0.25	\$0.00	\$1.25	\$250.00			
46		STORAGE TRAILERS		MO	6	\$0.00	\$0.00	\$85.00	\$85.00	\$510.00			
47		POWER & LIGHTS											
48		LIGHTING , INCLUDING WIRING , OUTLETS											
49		SERVICE LAMPS , MINIMUM		CSF	30	\$2.07	\$8.05	\$0.00	\$10.12	\$303.60			
50		POWER FOR TEMP. LIGHTING ONLY , MINIMUM		CSF	180	\$0.00	\$0.00	\$0.75	\$0.75	\$135.00			
51		WATER		MO	6	\$0.00	\$0.00	\$70.00	\$70.00	\$420.00			
52		TOILETS		MO	6	\$0.00	\$0.00	\$147.00	\$147.00	\$882.00			
53		FIRE PROTECTION		MO	6	\$0.00	\$0.00	\$25.00	\$25.00	\$150.00			
54		SIGNS (4 X 8 PLYWOOD ON TWO 4' X 4' X 10' P.T. POST)		EA	1	\$458.00	\$11.40	\$7.80	\$477.20	\$477.20			
55		WASTE DISPOSAL; GENERAL CONSTRUCTION DEBRIS		CY	46	\$10.00	\$0.00	\$0.00	\$10.00	\$456.80			
56											\$5,775		
57	01700	EXECUTION REQUIREMENTS											
58													
59	01731	CUTTING AND PATCHING										\$0	
60		CUTTING AND PATCHING		LS						\$1,000.00			
61											\$1,000		
62	01732	SELECTIVE DEMOLITION											
63													
64	01770	CLOSEOUT PROCEDURES										\$0	
65													
66	02221	BUILDING DEMOLITION										\$0	\$46,432
67												\$0	

		B						G	H			J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518											
2													
3		ESTIMATE OF PROBABLE COSTS FOR:											
4		GARDINER ARCADE/ACCESS			SIZE:		4,568						
5		OCTOBER 1, 2002											
6													
7	SECTION	SYSTEM		UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL	
8													
68	02222	SITE REMOVALS											
69													
70	02230	SITE CLEARING											
71													
72	02260	EXCAVATION SUPPORT AND PROTECTION										\$0	
73													
74	02270	EROSION CONTROL										\$0	
75													
76	02300	EARTHWORK										\$0	
77		GENERAL EXCAVATION, BACKHOE (BUILDING)		CY	233	\$0.00	\$0.79	\$2.00	\$2.79	\$650.07			
78		HAUL AND DISPOSAL, 4 MI. ROUND TRIP		CY	233	\$0.00	\$2.86	\$5.05	\$7.91	\$1,843.03			
79		BASE GRAVEL											
80		PER CUBIC YARD		CY	31	\$12.00	\$0.34	\$0.82	\$13.16	\$407.96			
81		GRANULAR FILL											
82		PER CUBIC YARD		CY	159	\$11.88	\$0.34	\$0.82	\$13.04	\$2,073.36			
83		COMPACTION TO 95%		CY	190	\$0.00	\$2.52	\$0.24	\$2.76	\$524.40			
84													
85	02510	WATER DISTRIBUTION										\$5,499	
86													
87	02511	HOT-MIX ASPHALT PAVING										\$0	
88													
89	02530	SANITARY SEWER SYSTEM										\$0	
90													
91	02630	STORM DRAINAGE										\$0	
92													
93	02711	FOUNDATION DRAINAGE SYSTEMS										\$0	
94													
95	02780	UNIT PAVERS										\$0	
96													
97	02800	SITE IMPROVEMENTS										\$0	
98													
99	02813	LAWN SPRINKLER PIPING										\$0	
100													
101	02821	CHAIN-LINK FENCES AND GATES										\$0	
102													
103	02900	LANDSCAPING										\$0	
104													
105	03300	CAST-IN PLACE CONCRETE										\$0	\$5,499
106		COLUMN FOOTINGS		CY	8	\$88.00	\$90.00	\$0.00	\$178.00	\$1,424.00			
107		STRIP FOOTINGS		CY	10	\$85.00	\$90.00	\$0.00	\$175.00	\$1,750.00			
108		STRIP FOOTINGS (EXTERIOR SLABS)		CY	2.22	\$85.00	\$90.00	\$0.00	\$175.00	\$388.50			
109		PIERS		CY	1	\$92.00	\$150.00	\$0.00	\$242.00	\$242.00			
110		8" WALLS, TO 8' HIGH		CY	14	\$126.00	\$150.00	\$15.65	\$291.65	\$4,083.10			
111		8" WALLS, TO 8' HIGH (EXTERIOR SLABS)		CY	3	\$126.00	\$150.00	\$15.65	\$291.65	\$874.95			
112		FLOOR SLAB 4"		SF	742	\$0.92	\$1.50	\$0.01	\$2.43	\$1,803.06			
113		FLOOR SLAB 5"		SF	88	\$1.14	\$1.70	\$0.01	\$2.85	\$250.80			
114		ELEVATED SLAB - 4"		SF	2777	\$0.94	\$1.70	\$0.26	\$2.90	\$8,053.30			
115		CONCRETE FOR STAIRS AND LANDINGS		LS						\$200.00			
116		CONCRETE PUMP		DAY	3	\$0.00	\$0.00	\$700.00	\$700.00	\$2,100.00			
117		ISOLATION JOINT		LF	565	\$0.50	\$0.50	\$0.00	\$1.00	\$565.00			
118		CONTROL JOINT SAW CUTS		LF	278	\$0.00	\$0.75	\$0.00	\$0.75	\$208.50			
119		RAMPS		SF	112	\$1.18	\$1.70	\$0.00	\$2.88	\$322.56			
120		CURING PAPER		SF	742	\$0.06	\$0.05	\$0.00	\$0.11	\$81.62			
121		CURING MEMBRANE		SF	2977	\$0.05	\$0.04	\$0.00	\$0.09	\$267.93			
122													
123	03450	PLANT-PRECAST ARCHITECTURAL CONCRETE										\$22,615	
124		PRECAST LINTEL FOR FLOOD VENT OPENINGS		EA	14	\$50.00	\$15.00	\$0.00	\$65.00	\$910.00			
125												\$910	

		B				G		H		J	I			
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518									"A"			
2														
3		ESTIMATE OF PROBABLE COSTS FOR:												
4		GARDINER ARCADE/ACCESS				SIZE:	4,568							
5		OCTOBER 1, 2002												
6														
7	SECTION	SYSTEM				UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8														
126	03350	SPECIAL CONCRETE FINISHES (RETRO-PLATE)				SF	0	\$0.30	\$0.30	\$0.40	\$1.00	\$0.00		
127													\$0	
128	03410	STRUCTURAL PRECAST CONCRETE												
129													\$0	
130	03542	CEMENT-BASED UNDERLAYMENT												
131													\$0	\$23,525
132	04410	STONE MASONRY VENEER												
133													\$0	
134	04810	UNIT MASONRY ASSEMBLIES												
135		CUTTING AND PATCHING FOR FLOOD VENTS				EA	14	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$14,000.00		
136		CUTTING AND PATCHING FOR DOORS				EA	14	\$0.00	\$500.00	\$0.00	\$500.00	\$7,000.00		
137													\$21,000	
138	04815	GLASS UNIT MASONRY ASSEMBLIES												
139													\$0	
140	04901	CLAY MASONRY RESTORATION AND CLEANING												
141													\$0	
142	04902	STONE RESTORATION AND CLEANING												
143													\$0	\$21,000
144	05120	STRUCTURAL STEEL												
145		POUNDS PER SF FOR SINGLE STORY												
146		20 BY 20 BAYS - 8 LB/SF				SF	0	0	POUNDS	0	TONS			
147		30 BY 30 BAY - 13 LB/SF				SF	3000	39,000	POUNDS	20	TONS			
148		40 BY 40 BAY - 18 LB/SF				SF	0	0	POUNDS	0	TONS			
149		MATERIAL AND LABOR PER TON				TON	20	\$1,225.00	\$262.00	\$200.00	\$1,687.00	\$32,896.50		
150		ENTRY CANOPY ROOF				SF	258	\$20.00	\$10.00	\$5.00	\$35.00	\$9,030.00		
151													\$41,927	
152	05210	STEEL JOISTS												
153													\$0	
154	05300	STEEL DECK												
155		1-1/2 INCH STEEL DECK				SF	2889	\$0.70	\$0.22	\$0.02	\$0.94	\$2,715.66		
156													\$2,716	
157	05400	COLD-FORMED METAL FRAMING												
158		CURTAIN WALL FRAMING - 6", 18 GAGE, 16" O.C.				SF	3816	\$0.88	\$0.74	\$0.00	\$1.61	\$6,162.08		
159		ROOF RAFTER FRAMING												
160		10", 18 GAGE, 16" O.C.				SF	330	\$1.64	\$2.06	\$0.00	\$3.69	\$1,218.66		
161		GLASS-MAT GYPSUM SHEATHING BOARD - 5/8 INCH				SF	0	\$0.61	\$0.45	\$0.00	\$1.06	\$0.00		
162		GYPSUM SHEATHING BOARD - 1/2 INCH				SF	80	\$0.21	\$0.41	\$0.00	\$0.62	\$49.60		
163													\$7,430	
164	05500	METAL FABRICATIONS												
165		STEEL LADDERS (WITHOUT GAGE)				VLF	7	\$25.50	\$12.55	\$0.00	\$38.05	\$266.35		
166		ELEVATOR MACHINE BEAMS (W10 X 45)				LF	10	\$39.50	\$1.73	\$1.25	\$42.48	\$424.80		
167		STEEL FRAMING AND SUPPORTS FOR FLOOR DECK				LF	320	\$5.00	\$5.00	\$0.00	\$10.00	\$3,200.00		
168		CHANNEL SUPPORT FOR PORCELAIN PANELS				LF	750	\$5.70	\$3.56	\$0.28	\$9.54	\$7,155.00		
169													\$11,046	
170	05511	METAL STAIRS												
171		STEEL STAIRS, CONCRETE TREADS, 4 FEET WIDE				RISER	108	\$42.86	\$12.64	\$0.99	\$56.49	\$6,100.92		
172		METAL LANDINGS				SF	240	\$21.00	\$6.65	\$0.53	\$28.18	\$6,763.20		
173		HANDRAIL WALL				LF	248	\$6.15	\$6.05	\$0.48	\$12.68	\$3,144.64		
174		GUARDRAIL, BOCA W/BALLUSTERS (45 DEGREE ANGLES)				LF	248	\$55.00	\$20.00	\$0.99	\$75.99	\$18,845.52		
175													\$34,854	
176	05720	ORNAMENTAL HANDRAILS AND RAILINGS												
177													\$0	
178	05811	ARCHITECTURAL JOINT SYSTEMS												
179													\$0	\$97,973
180	06100	ROUGH CARPENTRY												
181		1/2" CDX WALL SHEATHING				SF	3736	\$0.42	\$0.61	\$0.00	\$1.03	\$3,848.08		
182		3/4" CDX ROOF SHEATHING				SF	1128	\$0.72	\$0.60	\$0.00	\$1.32	\$1,488.96		
183		PRESSURE-TREATED WOOD (DECKING)												
184		2 X 6				SF	1139	\$1.61	\$1.20	\$0.00	\$2.81	\$3,198.31		

	A	B	C	D	E	F	G	H	I	J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518									
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3		ESTIMATE OF PROBABLE COSTS FOR:									
4		GARDINER ARCADE/ACCESS		SIZE:		4,568					
5		OCTOBER 1, 2002									
6											
7	SECTION	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
185											
186	06130	HEAVY TIMBER CONSTRUCTION								\$8,535	
187											
188	06185	STRUCTURAL GLUED-LAMINATED TIMBER								\$0	
189											
190	06192	METAL-PLATE-CONNECTED WOOD TRUSSES								\$0	
191											
192	06200	FINISH CARPENTRY								\$0	
193		IPE WOOD HANDRAILS	LF	248	\$15.00	\$8.00	\$0.00	\$23.00	\$5,704.00		
194											
195	06402	INTERIOR ARCHITECTURAL WOOD WORK								\$5,704	
196											
197	06620	GLASS-FIBER-REINFORCED PLASTIC								\$0	
198											
199	07115	BITUMINOUS DAMPROOFING								\$0	\$14,239
200		FOUNDATION DAMPROOFING	SF	200	\$0.10	\$0.41	\$0.00	\$0.51	\$102.00		
201											
202	07131	SELF-ADHERING SHEET WATERPROOFING								\$102	
203											
204	07210	BUILDING INSULATION								\$0	
205		RIGID INSULATION									
206		FOUNDATION INSULATION 2" (25 PSI)	SF	600	\$0.69	\$0.32	\$0.00	\$1.01	\$606.00		
207		THERMAL & ACOUSTICAL INSULATION									
208		BATT INSUL. R19 (6" THICK X 15" WIDE, UNFACED)	SF	796	\$0.33	\$0.20	\$0.00	\$0.53	\$421.88		
209											
210	07240	DIRECT-APPLIED EXTERIOR FINISH SYSTEMS								\$1,028	
211		DIRECT-APPLIED FINISH SYSTEM(DEFS)	SF	3736	\$2.25	\$4.00	\$0.00	\$6.25	\$23,350.00		
212											
213	07241	EXTERIOR INSULATION AND FINISH SYSTEMS-CLASS Pb								\$23,350	
214											
215	07265	VAPOR RETARDER,VAPOR BARRIER & AIR BARRIERS								\$0	
216		6 MIL. POLI-VAPOR RETARDER	SF	256	\$0.02	\$0.06	\$0.00	\$0.08	\$21.50		
217		15 MIL. VAPOR BARRIER	SF	830	\$0.25	\$0.30	\$0.00	\$0.55	\$456.50		
218		AIR INFILTRATION BARRIER									
219		FELT PAPER 15#	SF	0	\$0.02	\$0.03	\$0.00	\$0.05	\$0.00		
220		FELT PAPER 30#	SF	1128	\$0.05	\$0.04	\$0.00	\$0.09	\$101.52		
221											
222	07311	ASPHALT SHINGLES								\$580	
223											
224	07317	WOOD SHINGLES AND SHAKES								\$0	
225											
226	07411	METAL ROOF PANELS								\$0	
227		STANDING SEAM ROOF PANELS (PTD)	SF	1128	\$2.72	\$1.43	\$0.00	\$4.15	\$4,681.20		
228		FLASHING AND TRIM	SF	440	\$2.75	\$2.78	\$0.00	\$5.53	\$2,433.20		
229											
230	07412	METAL WALL PANELS								\$7,114	
231		CORRUGATED-PROFILE WALL PANELS	SF	0	\$3.07	\$1.16	\$0.00	\$4.23	\$0.00		
232		PORCELAIN STEEL PANELS	SF	540	\$10.00	\$4.00	\$0.00	\$14.00	\$7,560.00		
233		FLASHING AND TRIM	SF	164	\$0.77	\$1.85	\$0.00	\$2.62	\$429.68		
234											
235	07430	COMPOSITE WALL PANELS								\$7,990	
236											
237	07460	SIDING								\$0	
238											
239	07530	SINGLE-PLY MEMBRANE ROOFING								\$0	
240										\$0	

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4		GARDINER ARCADE/ACCESS													
5		OCTOBER 1, 2002													
6															
7	SECTION	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL				
8															
241	07531	EPDM MEMBRANE ROOFING													
242		EPDM SHEET	SF	1139	\$0.92	\$0.54	\$0.07	\$1.53	\$1,742.67						
243		INSULATION, TAPERED	SF	1139	\$0.25	\$0.57	\$0.00	\$0.82	\$933.98						
244		ROOF DRAINS													
245		CAST IRON 3'	EA	4	\$147.00	\$35.50	\$0.00	\$182.50	\$730.00						
246															
247	07552	SBS-MODIFIED BITUMINOUS MEMBRANE ROOFING									\$3,407				
248															
249	07620	SHEET METAL FLASHING AND TRIM									\$0				
250															
251	07710	MANUFACTURED ROOF SPECIALTIES									\$0				
252															
253	07720	ROOF ACCESSORIES									\$0				
254															
255	07810	PLASTIC UNIT SKYLIGHTS									\$0				
256															
257	07811	SPRAYED FIRE-RESISTIVE MATERIALS									\$0				
258															
259	07841	THROUGH-PENETRATION FIRESTOP SYSTEMS									\$0				
260		FIRESTOP SYSTEMS	LF	36	\$2.00	\$3.00	\$0.00	\$5.00	\$180.00						
261											\$180				
262	07920	JOINT SEALANTS													
263		POLYURETHANE	LF	278	\$0.34	\$1.68	\$0.00	\$2.02	\$561.56						
264											\$562	\$44,312			
265	08110	STEEL DOORS AND FRAMES													
266		H.M. FRAME (welded 7' X 3', 16 GA., 5 3/4" DEEP)													
267		SINGLE WIDE GALV.	EA	17	\$110.40	\$26.68	\$0.00	\$137.08	\$2,330.36						
268		H.M. DOOR (3' X 7' X 1 3/4", 16 GA., GALV.)	EA	2	\$210.60	\$22.00	\$0.00	\$232.60	\$465.20						
269		INSULATED H.M. DOOR (3' X 7' X 1 3/4", 16 GA., GALV.)	EA	15	\$210.60	\$22.00	\$0.00	\$232.60	\$3,489.00						
270											\$6,285				
271	8114	CUSTOM DOOR FRAMES													
272											\$0				
273	08211	FLUSH WOOD DOORS													
274											\$0				
275	08212	STILE AND RAIL WOOD DOORS									\$0				
276															
277	08311	ACCESS DOORS AND FRAMES									\$0				
278															
279	08331	OVERHEAD COILING DOORS									\$0				
280															
281	08334	OVERHEAD COILING GRILLES									\$0				
282															
283	08361	SECTIONAL OVERHEAD DOORS									\$0				
284															
285	08380	TRAFFIC DOORS									\$0				
286															
287	08382	REVOLVING DARKROOM DOORS									\$0				
288															
289	08410	ALUMINUM ENTRANCES AND STOREFRONTS									\$0				
290		ALUM. STOREFRONT FRAMING (ext.)	SF	116	\$20.00	\$5.00	\$0.00	\$25.00	\$2,900.00						
291		ALUM. STOREFRONT ENTRY DOOR - STANDARD WEIGHT													
292		3' X 7' SINGLE, MEDIUM STILE	EA	1	\$448.00	\$124.00	\$0.00	\$572.00	\$572.00						
293											\$3,472				
294	08461	SLIDING AUTOMATIC ENTRANCE DOORS													
295											\$0				
296	08462	SWINGING AUTOMATIC ENTRANCE DOORS													
297											\$0				
298	08520	ALUMINUM WINDOWS													
299											\$0				

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4		GARDINER ARCADE/ACCESS		SIZE:		4,568					
5		OCTOBER 1, 2002									
6											
7	SECTION	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
300	08550	WOOD WINDOWS									
301											
302	08590	WINDOW RESTORATION								\$0	
303											
304	08630	METAL- FRAMED SKYLIGHTS								\$0	
305											
306	08711	DOOR HARDWARE								\$0	
307		HARDWARE SETS:									
308		ALUM. ENTRY DOORS	EA	1	\$356.72	\$80.83	\$0.00	\$437.55	\$437.55		
309		JANITOR OR MAINTENENCE	EA	1	\$294.94	\$73.88	\$0.00	\$368.82	\$368.82		
310		SINGLE CORRIDOR AND EXIT	EA	2	\$417.44	\$117.35	\$0.00	\$534.79	\$1,069.58		
311		SINGLE OUTSIDE DOOR	EA	14	\$346.64	\$114.63	\$0.00	\$461.27	\$6,457.84		
312		CARD READER SYSTEM FOR 3 DOORS	LS						\$1,600.00		
313											
314	08800	GLAZING								\$9,934	
315		TEMPERED GLASS , 1/4" THICK , TEMPERED , CLEAR	SF	126	\$4.32	\$3.05	\$0.00	\$7.37	\$928.37		
316		INSULATED , 1" THICK , DBL. GLAZED , 1/4" FLOAT , CLEAR	SF	126	\$8.56	\$4.88	\$0.00	\$13.44	\$1,693.44		
317											
318	08920	GLAZED ALUMINUM CURTAIN WALLS								\$2,622	
319											
320	09212	SPRAYED ACOUSTICAL PLASTER								\$0	\$22,312
321											
322	09215	GYPSUM VENEER PLASTER								\$0	
323											
324	09260	GYPSUM BOARD ASSEMBLIES								\$0	
325		SUSPENDED CEILING (1 1/2" CARRIERS, 24" O.C. ,									
326		7/8" CHANNELS, 16" O.C.)	SF	64	\$1.45	\$2.61	\$0.00	\$4.07	\$260.22		
327		GWB (5/8" TAPED AND FINISHED)	SF	256	\$0.53	\$0.63	\$0.00	\$1.16	\$297.03		
328		6", 20 GAGE, 16 O.C., 2-LAY. 5/8 GWB E.S., FINISHED	SF	540	\$2.79	\$5.03	\$0.00	\$7.82	\$4,222.80		
329		TAPING AND FINISHING OF GWB	SF	80	\$0.07	\$0.38	\$0.00	\$0.45	\$36.00		
330											
331	09265	GYPSUM BOARD SHAFT-WALL ASSEMBLIES								\$4,816	
332											
333	09310	CERAMIC TILE								\$0	
334											
335	09400	TERRAZZO								\$0	
336											
337	09511	ACOUSTICAL PANEL CEILINGS								\$0	
338											
339	09621	FLUID APPLIED ATHLETIC FLOORING								\$0	
340											
341	09640	WOOD FLOORING								\$0	
342											
343	09650	RESILIENT FLOOR TILES								\$0	
344											
345	09675	RESINOUS FLOORING								\$0	
346											
347	09680	CARPET								\$0	
348											
349	09681	CARPET TILE								\$0	
350											
351	09841	ACOUSTICAL WALL PANELS								\$0	
352											
										\$0	

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4		GARDINER ARCADE/ACCESS		SIZE:		4,568					
5		OCTOBER 1, 2002									
6											
7	SECTION	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
413	12610	FIXED AUDIENCE SEATING									
414										\$0	
415	12760	TELESCOPING STANDS									
416										\$0	\$0
417	13090	RADIATION PROTECTION									
418										\$0	
419	13125	METAL BUILDING SYSTEMS									
420										\$0	
421	13900	FIRE PROTECTION SYSTEM									
422		SPRINKLER SYSTEM	SF	28000	\$1.01	\$0.60	\$0.00	\$1.61	\$45,080.00		
423		NEW STREET ENTRANCE	LS						\$17,000.00		
424										\$62,080	\$62,080
425	14100	DUMBWAITERS									
426										\$0	
427	14240	HYDRAULIC ELEVATORS									
428		2500# - HOLELESS	EA	1	\$45,000.00	\$4,953.00	\$0.00	\$49,953.00	\$49,953.00		
429		ADDITIONAL STOPS	EA	2	\$5,000.00	\$813.00	\$0.00	\$5,813.00	\$11,626.00		
430										\$61,579	
431	14420	WHEELCHAIR LIFTS								\$0	\$61,579
432											
433	15100	PLUMBING									
434		ROOF DRAINS	LS	160	\$3.00	\$2.25	\$0.00	\$5.25	\$840.00		
435										\$840	
436	15200	HEATING AND VENTILATION									
437		CONSULTANTS ESTIMATE	LS						\$0.00		
438		HEATING AND VENTILATION	SF	64	\$8.00	\$5.00	\$0.00	\$13.00	\$832.00		
439										\$832	
440											\$1,672
441	16000	ELECTRICAL									
442		BASIC ELECT - ELEVATOR	LS						\$2,500.00		
443		LIGHT FIXTURES (1.75-2.25)	SF	3800	\$2.20	\$0.78	\$0.00	\$2.98	\$11,324.00		
444		FIRE ALARM SYSTEM	SF	28000	\$0.88	\$0.45	\$0.00	\$1.33	\$37,240.00		
445										\$51,064	\$51,064
446											
447											
448		SUB TOTAL							\$451,989.23	\$451,989.23	\$490,608.85
449											
450		TOTAL BIDDING REQUIREMENTS AND GEN. CONDITIONS						8.54%	\$38,619.62		
451											
452		SUB TOTAL							\$490,608.85		
453											
454		ESTIMATING CONTINGENCY		15%					\$73,591.33		
455		BIDDING ADJUSTMENT		0%					\$0.00		
456											
457		CONTRACTOR OVERHEAD & PROFIT		10%					\$56,420.02		
458											
459		BUILDING TOTAL							\$620,620.20		
460		COST PER SQUARE FOOT							\$135.86		

[illegible]

A		B	C		F	G		I	J		
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518									
2											
3		ESTIMATE OF PROBABLE COSTS FOR:									
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293,#295,#297		SIZE:		3,280					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
68	02230	SITE CLEARING									
69											
70	02260	EXCAVATION SUPPORT AND PROTECTION								\$0	
71											
72	02270	EROSION CONTROL								\$0	
73											
74	02300	EARTHWORK								\$0	
75		GENERAL EXCAVATION, BACKHOE (BUILDING)	CY	195.8	\$0.00	\$0.79	\$0.93	\$1.72	\$336.78		
76		HAUL AND DISPOSAL, 4 MI. ROUND TRIP	CY	195.8	\$0.00	\$2.86	\$5.05	\$7.91	\$1,548.78		
77		BASE GRAVEL									
78		PER CUBIC YARD	CY	136.2	\$12.00	\$0.34	\$0.82	\$13.16	\$1,792.39		
79		GRANULAR FILL									
80		PER CUBIC YARD	CY	22	\$11.88	\$0.34	\$0.82	\$13.04	\$286.88		
81		COMPACTION TO 95%	CY	158.2	\$0.00	\$2.52	\$0.24	\$2.76	\$436.63		
82											
83	02510	WATER DISTRIBUTION								\$4,401	
84											
85	02511	HOT-MIX ASPHALT PAVING								\$0	
86											
87	02530	SANITARY SEWER SYSTEM								\$0	
88											
89	02630	STORM DRAINAGE								\$0	
90											
91	02711	FOUNDATION DRAINAGE SYSTEMS								\$0	
92											
93	02780	UNIT PAVERS								\$0	
94											
95	02800	SITE IMPROVEMENTS								\$0	
96											
97	02813	LAWN SPRINKLER PIPING								\$0	
98											
99	02821	CHAIN-LINK FENCES AND GATES								\$0	
100											
101	02900	LANDSCAPING								\$0	
102											
103	03300	CAST-IN PLACE CONCRETE								\$0	\$4,401
104		COLUMN FOOTINGS	CY	4	\$88.00	\$45.00	\$0.00	\$133.00	\$532.00		
105		STRIP FOOTINGS	CY	12.7	\$85.00	\$60.00	\$0.00	\$145.00	\$1,841.50		
106		PIERS	CY	0.5	\$92.00	\$80.00	\$0.00	\$172.00	\$86.00		
107		8" WALLS, TO 8' HIGH	CY	17	\$126.00	\$130.00	\$15.65	\$271.65	\$4,618.05		
108		FLOOR SLAB 4"	SF	568	\$0.92	\$0.57	\$0.01	\$1.50	\$852.00		
109		FLOOR SLAB 5"	SF	129	\$1.14	\$0.58	\$0.01	\$1.73	\$223.17		
110		ELEVATED SLAB - 4"	SF	2626	\$0.94	\$0.56	\$0.26	\$1.76	\$4,621.76		
111		CONCRETE FOR STAIRS AND LANDINGS	LS						\$300.00		
112		CONCRETE PUMP	DAY	3	\$0.00	\$0.00	\$700.00	\$700.00	\$2,100.00		
113		ISOLATION JOINT	LF	501	\$0.50	\$0.50	\$0.00	\$1.00	\$501.00		
114		CONTROL JOINT SAW CUTS	LF	230	\$0.00	\$0.75	\$0.00	\$0.75	\$172.50		
115		RAMPS	SF	174	\$1.18	\$0.65	\$0.00	\$1.83	\$318.42		
116		CURING PAPER	SF	568	\$0.06	\$0.05	\$0.00	\$0.11	\$62.48		
117		CURING MEMBRANE	SF	2929	\$0.05	\$0.04	\$0.00	\$0.09	\$263.61		
118										\$16,492	
119	03450	PLANT-PRECAST ARCHITECTURAL CONCRETE									
120		PRECAST LINTEL FOR FLOOD VENT OPENINGS	EA	9	\$50.00	\$15.00	\$0.00	\$65.00	\$585.00		
121										\$585	
122	03350	SPECIAL CONCRETE FINISHES (RETRO-PLATE)									
123										\$0	
124	03410	STRUCTURAL PRECAST CONCRETE									
125										\$0	

A		B	C	D	E	F	G	H	I	J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-865-4518									"B"
2											
3		ESTIMATE OF PROBABLE COSTS FOR:									
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293, #295, #297		SIZE:		3,260					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
126	03542	CEMENT-BASED UNDERLAYMENT									
127										\$0	\$17,077
128	04410	STONE MASONRY VENEER									
129										\$0	
130	04810	UNIT MASONRY ASSEMBLIES									
131		CONCRETE MASONRY UNITS									
132		CUTTING AND PATCHING FOR FLOOD VENTS	EA	9	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$9,000.00		
133		CUTTING AND PATCHING FOR DOORS	EA	11	\$0.00	\$500.00	\$0.00	\$500.00	\$5,500.00		
134										\$14,500	
135										\$0	
136	04901	CLAY MASONRY RESTORATION AND CLEANING									
137										\$0	
138	04902	STONE RESTORATION AND CLEANING									
139										\$0	\$14,500
140	05120	STRUCTURAL STEEL									
141		POUNDS PER SF FOR SINGLE STORY									
142		20 BY 20 BAYS - 8 LB/SF	SF	0	0	POUNDS	0	TONS			
143		30 BY 30 BAY - 13 LB/SF	SF	3368	43,784	POUNDS	22	TONS			
144		40 BY 40 BAY - 18 LB/SF	SF	0	0	POUNDS	0	TONS			
145		MATERIAL AND LABOR PER TON	TON	22	\$1,225.00	\$262.00	\$200.00	\$1,687.00	\$36,931.80		
146										\$36,932	
147	05210	STEEL JOISTS									
148										\$0	
149	05300	STEEL DECK									
150		1-1/2 INCH STEEL DECK	SF	2800	\$0.70	\$0.22	\$0.02	\$0.94	\$2,632.00		
151										\$2,632	
152	05400	COLD-FORMED METAL FRAMING									
153		CURTAIN WALL FRAMING - 6", 18 GAGE, 16" O.C.	SF	4458	\$0.88	\$0.74	\$0.00	\$1.61	\$7,198.78		
154		ROOF RAFTER FRAMING									
155		8", 18 GAGE, 16" O.C.	SF	474	\$1.38	\$1.72	\$0.00	\$3.10	\$1,469.02		
156		GYPSUM SHEATHING BOARD - 1/2 INCH (INSIDE ENTRY)	SF	75	\$0.32	\$0.45	\$0.00	\$0.77	\$57.77		
157										\$8,726	
158	05500	METAL FABRICATIONS									
159		STEEL LADDERS (WITHOUT GAGE)	VLF	7	\$25.50	\$12.55	\$0.00	\$38.05	\$266.35		
160		ELEVATOR MACHINE BEAMS (W10 X 45)	LF	10	\$39.50	\$1.73	\$1.25	\$42.48	\$424.80		
161		STEEL FRAMING FOR TOP FLOOR ROOFING PANELS	SF	330	\$4.50	\$3.50	\$0.00	\$8.00	\$2,640.00		
162		MISCELLANEOUS METAL FASTENERS	LS	0				\$0.00	\$150.00		
163		STEEL FRAMING AND SUPPORTS FOR FLOOR DECK	LF	328	\$5.00	\$5.00	\$0.00	\$10.00	\$3,280.00		
164		CHANNEL SUPPORT FOR PORCELAIN PANELS	LF	427	\$5.70	\$3.56	\$0.28	\$9.54	\$4,073.58		
165		CHANNEL SUPPORT FOR ELEVATED SLAB	LF	580	\$5.70	\$3.56	\$0.28	\$9.54	\$5,533.20		
166										\$16,368	
167	05511	METAL STAIRS									
168		STEEL STAIRS, CONCRETE TREADS, 4 FEET WIDE	RISER	63	\$42.86	\$12.64	\$0.99	\$56.49	\$3,558.87		
169		METAL LANDINGS (NO CONCRETE)	SF	108	\$21.00	\$6.65	\$0.53	\$28.18	\$3,043.44		
170		HANDRAIL, WALL	LF	255	\$6.15	\$6.05	\$0.48	\$12.68	\$3,233.40		
171		GUARDRAIL, BOCA W/BALLUSTERS	LF	174	\$42.86	\$12.64	\$0.99	\$56.49	\$9,829.26		
172		GUARDRAIL, BOCA W/BALLUSTERS (45 DEGREE ANGLES)	LF	197	\$42.86	\$12.64	\$0.99	\$56.49	\$11,128.53		
173										\$30,794	
174	05720	ORNAMENTAL HANDRAILS AND RAILINGS									
175										\$0	
176	05811	ARCHITECTURAL JOINT SYSTEMS									
177										\$0	\$95,45

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1		LOWELL SPECIFICATIONS, INC. TEL: 207-866-4518									
2											
3		ESTIMATE OF PROBABLE COSTS FOR:									"B"
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293,#295,#297		SIZE:		3,260					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
178	06100	ROUGH CARPENTRY									
179		2X4 PT. ROOF BLOCKING (NAILBOARD FOR ENTRY ROOF)	LF	13	\$0.37	\$0.96	\$0.00	\$1.33	\$17.29		
180											
181		6" WOOD ROOF CANTS	LF	88	\$1.72	\$0.27	\$0.00	\$1.99	\$175.12		
182		3/4" CDX ROOF SHEATHING	SF	814	\$0.72	\$0.60	\$0.00	\$1.32	\$1,074.48		
183		1/2" CDX WALL SHEATHING	SF	4458	\$0.42	\$0.61	\$0.00	\$1.03	\$4,600.66		
184		PRESSURE-TREAETED WOOD (DECKING)									
185		2 X 6	SF	924	\$1.61	\$1.20	\$0.00	\$2.81	\$2,594.59		
186											
187	06130	HEAVY TIMBER CONSTRUCTION								\$8,462	
188											
189	06185	STRUCTURAL GLUED-LAMINATED TIMBER								\$0	
190											
191	06192	METAL-PLATE-CONNECTED WOOD TRUSSES								\$0	
192											
193	06200	FINISH CARPENTRY								\$0	
194		IPE WOOD HANDRAILS	LF	189	\$15.00	\$8.00	\$0.00	\$23.00	\$4,347.00		
195											
196	06402	INTERIOR ARCHITECTURAL WOOD WORK								\$4,347	
197											
198	06820	GLASS-FIBER-REINFORCED PLASTIC								\$0	
199											
200	07115	BITUMINOUS DAMPROOFING								\$0	\$12,809
201											
202	07131	SELF-ADHERING SHEET WATERPROOFING								\$0	
203											
204	07210	BUILDING INSULATION								\$0	
205		RIGID INSULATION									
206		FOUNDATION INSULATION 2" (25 PSI)	SF	1226	\$0.69	\$0.32	\$0.00	\$1.01	\$1,238.26		
207		THERMAL & ACOUSTICAL INSULATION									
208		BATT INSUL. R19 (6" THICK X 15" WIDE, UNFACED)	SF	612	\$0.33	\$0.20	\$0.00	\$0.53	\$324.36		
209											
210	07240	DIRECT-APPLIED EXTERIOR FINISH SYSTEMS								\$1,563	
211		DIRECT-APPLIED FINISH SYSTEM(DEFS)	SF	4458	\$2.25	\$4.00	\$0.00	\$6.25	\$27,862.50		
212											
213	07241	EXTERIOR INSULATION AND FINISH SYSTEMS-CLASS Pb								\$27,863	
214											
215	07285	VAPOR RETARDER,VAPOR BARRIER & AIR BARRIERS								\$0	
216		6 MIL. POLI-VAPOR RETARDER	SF	504	\$0.02	\$0.06	\$0.00	\$0.08	\$42.34		
217		15 MIL. VAPOR BARRIER	SF	697	\$0.25	\$0.10	\$0.00	\$0.35	\$243.95		
218		AIR INFILTRATION BARRIER									
219		FELT PAPER 30#	SF	804	\$0.05	\$0.04	\$0.00	\$0.09	\$72.36		
220											
221	07311	ASPHALT SHINGLES								\$359	
222											
223	07317	WOOD SHINGLES AND SHAKES								\$0	
224											
225	07411	METAL ROOF PANELS								\$0	
226		STANDING SEAM ROOF PANELS (PTD)	SF	804	\$2.72	\$1.43	\$0.00	\$4.15	\$3,332.58		
227		FLASHING AND TRIM	SF	271	\$2.75	\$2.86	\$0.00	\$5.61	\$1,520.31		
228											
229	07412	METAL WALL PANELS								\$4,853	
230		PORCELAIN STEEL PANELS (SPECIAL CUT)	SF	400	\$10.00	\$4.00	\$0.00	\$14.00	\$5,600.00		
231											
232	07430	COMPOSITE WALL PANELS								\$5,600	
233											
234	07460	SIDING								\$0	
235										\$0	

	A	B	C	D	E	F	G	H	I	J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-866-4518									"B"
2											
3		ESTIMATE OF PROBABLE COSTS FOR:									
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293, #295, #297		SIZE:		3,260					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
236	07530	SINGLE-PLY MEMBRANE ROOFING									
237										\$0	
238	07531	EPDM MEMBRANE ROOFING									
239		EPDM SHEET	SF	924	\$0.92	\$0.54	\$0.07	\$1.53	\$1,413.72		
240		INSULATION, TAPERED	SF	924	\$0.25	\$0.57	\$0.00	\$0.82	\$757.68		
241		ROOF DRAINS									
242		CAST IRON 3"	EA	4	\$147.00	\$53.25	\$0.00	\$200.25	\$801.00		
243										\$2,972	
244	07552	SBS-MODIFIED BITUMINOUS MEMBRANE ROOFING									
245										\$0	
246	07620	SHEET METAL FLASHING AND TRIM									
247		DOWNSPOUT									
248		GALV. STEEL, ROUND, 4" PTD.	LF	176	\$3.28	\$1.85	\$0.00	\$5.13	\$902.88		
249		SLASH BLOCK	EA	4	\$20.00	\$1.00	\$0.00	\$21.00	\$84.00		
250										\$987	
251	07710	MANUFACTURED ROOF SPECIALTIES									
252										\$0	
253	07720	ROOF ACCESSORIES									
254										\$0	
255	07810	PLASTIC UNIT SKYLIGHTS									
256										\$0	
257	07811	SPRAYED FIRE-RESISTIVE MATERIALS									
258										\$0	
259	07841	THROUGH-PENETRATION FIRESTOP SYSTEMS									
260		FIRESTOP SYSTEMS	LF	42	\$2.00	\$3.00	\$0.00	\$5.00	\$210.00		
261										\$210	
262	07920	JOINT SEALANTS									
263		POLYURETHANE	LF	230	\$0.34	\$1.68	\$0.00	\$2.02	\$464.60		
264										\$465	\$44,871
265	08110	STEEL DOORS AND FRAMES									
266		H.M. FRAME (welded 7' X 3', 16 GA., 5 3/4" DEEP)									
267		SINGLE WIDE GALV.	EA	12	\$110.40	\$26.68	\$0.00	\$137.08	\$1,644.96		
268		H.M. DOOR (3' X 7' X 1 3/4" , 16 GA. , GALV.)	EA	1	\$210.60	\$22.00	\$0.00	\$232.60	\$232.60		
269		INSULATED H.M. DOOR (3' X 7' X 1 3/4" , 16 GA. , GALV.)	EA	11	\$270.40	\$22.00	\$0.00	\$292.40	\$3,216.40		
270										\$5,094	
271	8114	CUSTOM DOOR FRAMES									
272										\$0	
273											
274											
275	08211	FLUSH WOOD DOORS									
276										\$0	
277	08212	STILE AND RAIL WOOD DOORS									
278										\$0	
279	08311	ACCESS DOORS AND FRAMES									
280										\$0	
281	08331	OVERHEAD COILING DOORS									
282										\$0	
283	08334	OVERHEAD COILING GRILLES									
284										\$0	
285	08361	SECTIONAL OVERHEAD DOORS									
286										\$0	
287	08380	TRAFFIC DOORS									
288										\$0	
289	08382	REVOLVING DARKROOM DOORS									
290										\$0	

	A	B	C	D	E	F	G	H	I	J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-866-4518									
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4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293,#295,#297		SIZE:		3,260					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
291	08410	ALUMINUM ENTRANCES AND STOREFRONTS									
292		ALUM. STOREFRONT FRAMING (ext.)	SF	109	\$20.00	\$5.00	\$0.00	\$25.00	\$2,725.00		
293		ALUM. STOREFRONT ENTRY DOOR - HEAVY WEIGHT									
294		3' X 7' SINGLE , MEDIUM STILE	EA	1	\$672.00	\$124.00	\$0.00	\$796.00	\$796.00		
295											
296	08461	SLIDING AUTOMATIC ENTRANCE DOORS								\$3,521	
297											
298	08462	SWINGING AUTOMATIC ENTRANCE DOORS								\$0	
299											
300	08520	ALUMINUM WINDOWS								\$0	
301											
302	08550	WOOD WINDOWS								\$0	
303											
304	08560	PLASTIC WINDOWS								\$0	
305											
306	08590	WINDOW RESTORATION								\$0	
307											
308	08630	METAL- FRAMED SKYLIGHTS								\$0	
309											
310	08711	DOOR HARDWARE								\$0	
311		CARD READER AND ASSOC. HARDWARE	EA	2	\$240.00	\$320.00	\$0.00	\$560.00	\$1,120.00		
312		HARDWARE SETS:									
313		ALUM. ENTRY DOORS	EA	1	\$285.38	\$80.83	\$0.00	\$366.21	\$366.21		
314		SINGLE OUTSIDE DOOR	EA	12	\$330.33	\$129.99	\$0.00	\$460.32	\$5,523.84		
315											
316	08800	GLAZING								\$7,010	
317		TEMPERED GLASS , 1/4" THICK , TEMPERED , CLEAR	SF	120	\$4.32	\$3.05	\$0.00	\$7.37	\$884.16		
318											
319	08920	GLAZED ALUMINUM CURTAIN WALLS								\$884	
320											
321	09212	SPRAYED ACOUSTICAL PLASTER								\$0	\$16,509
322											
323	09215	GYPSUM VENEER PLASTER								\$0	
324											
325	09260	GYPSUM BOARD ASSEMBLIES								\$0	
326		SUSPENDED CEILING (1 1/2" CARRIERS, 24" O.C.,									
327		7/8" CHANNELS, 16" O.C.)	SF	108	\$1.45	\$3.92	\$0.00	\$5.37	\$579.67		
328		GWB (5/8" TAPED AND FINISHED)	SF	504	\$0.53	\$2.90	\$0.00	\$3.42	\$1,724.53		
329											
330	09265	GYPSUM BOARD SHAFT-WALL ASSEMBLIES								\$2,304	
331											
332	09310	CERAMIC TILE								\$0	
333		EXTRA MATERIAL FOR OWNER	LS								
334											
335	09400	TERRAZZO								\$0	
336											
337	09511	ACOUSTICAL PANEL CEILINGS								\$0	
338											
339	09621	FLUID APPLIED ATHLETIC FLOORING								\$0	
340											
341	09640	WOOD FLOORING								\$0	
342											
343	09650	RESILIENT FLOOR TILES								\$0	
344											
345	09675	RESINOUS FLOORING								\$0	
346											
347	09680	CARPET								\$0	
348										\$0	

A		B		2		F		G		J		H	
1		LOWELL SPECIFICATIONS, INC. TEL: 207-866-4518											
2													
3		ESTIMATE OF PROBABLE COSTS FOR:											B
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293, #295, #297			SIZE:		3,260						
5		10/10/2002											
6													
7	SEC.	SYSTEM		UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL	
8													
349	09681	CARPET TILE											
350													
351	09841	ACOUSTICAL WALL PANELS									\$0		
352													
353	09900	PAINTING									\$0		
354		EXTERIOR 1/2" PLYWOOD		SF	4383	\$0.28	\$0.52	\$0.00	\$0.79	\$3,471.34			
355		EXTERIOR DOORS		EA	12	\$9.60	\$36.00	\$0.00	\$45.60	\$547.20			
356		EXTERIOR RAILINGS		LF	626	\$1.03	\$2.78	\$0.00	\$3.82	\$2,388.82			
357		INTERIOR WALLS		SF	504	\$0.10	\$0.31	\$0.00	\$0.41	\$205.63			
358		INTERIOR CEILINGS (GWB)		SF	108	\$0.10	\$0.40	\$0.00	\$0.49	\$53.14			
359		PAINTING BOTTOM SIDE OF WALKWAYS (EXPOSED)		SF	1852	\$0.25	\$1.20	\$0.00	\$1.45	\$2,685.40			
360		PAINTING BOTTOM SIDE OF STAIRWELL (EXPOSED)		SF	537	\$0.25	\$1.20	\$0.00	\$1.45	\$778.65			
361											\$10,130	\$12,434	
362	10100	VISUAL DISPLAY BOARDS											
363		CONFERENCE UNITS		EA	0	\$1,079.40	\$21.06	\$0.00	\$1,100.46	\$0.00			
364											\$0		
365	10160	METAL TOILET PARTITIONS									\$0		
366													
367	10170	PLASTIC TOILET PARTITIONS									\$0		
368													
369	10200	LOUVERS AND VENTS									\$0		
370													
371	10270	ACCESS FLOORING									\$0		
372													
373	10350	FLAGPOLES									\$0		
374													
375	10400	SIGNS									\$0		
376													
377	10505	METAL LOCKERS									\$0		
378													
379	10520	FIRE-PROTECTION SPECIALTIES									\$0		
380													
381	10550	POSTAL SPECIALTIES									\$0		
382													
383	10605	WIRE MESH PARTITIONS									\$0		
384													
385	10651	OPERABLE PANEL PARTITIONS									\$0		
386													
387	10855	ACCORDIAN FOLDING PARTITIONS									\$0		
388													
389	10750	TELEPHONE SPECIALTIES									\$0		
390													
391	10800	TOILET ACCESSORIES									\$0		
392													
393	10950	BUILDING SPECIALTIES									\$0		
394		FLOOD VENTS		EA	144	\$100.00	\$0.00	\$0.00	\$100.00	\$14,400.00			
395													
396	11063	STAGE CURTAINS									\$14,400	\$14,400	
397													
398	11160	LOADING DOCK EQUIPMENT									\$0		
399													
400	11400	FOOD SERVICE EQUIPMENT									\$0		
401													
402	11451	RESIDENTIAL APPLIANCES									\$0		
403													
404	11490	GYMNASIUM EQUIPMENT									\$0		
405													
406	12352	LABORATORY CASEWORK									\$0	\$0	
407											\$0		

	A	B	C	D	E	F	G	H	I	J	K
1		LOWELL SPECIFICATIONS, INC. TEL: 207-866-4518									"B"
2											
3		ESTIMATE OF PROBABLE COSTS FOR:									
4		DOWNTOWN GARDINER - BLDG. GROUP #283 - #293, #295, #297		SIZE:		3,260					
5		10/10/2002									
6											
7	SEC.	SYSTEM	UNIT	AMT	MAT.	LAB.	EQUIP.	MAT/LAB TOTAL	ITEM TOTAL	SECT. TOTAL	DIV. TOTAL
8											
408	12484	FLOOR MATS AND FRAMES									
409											
410	12500	WINDOW TREATMENT								\$0	
411										\$0	
412	12610	FIXED AUDIENCE SEATING								\$0	
413										\$0	
414	12760	TELESCOPING STANDS								\$0	
415										\$0	\$0
416	13090	RADIATION PROTECTION								\$0	
417										\$0	
418	13125	METAL BUILDING SYSTEMS								\$0	
419										\$0	
420	13900	FIRE PROTECTION SYSTEM									
421		SPRINKLER SYSTEM	LS						\$45,000.00		
422		WATER HOOK UP FROM STREET	LS						\$17,000.00		
423		NEEW DRY VALVE HEADER, COMPRESSOR, ETC...	LS						\$4,500.00		
424										\$66,500	\$66,500
425	14100	DUMBWAITERS									
426										\$0	
427	14240	HYDRAULIC ELEVATORS									
428		2500# - HOLELESS	EA	1	\$45,000.00	\$4,953.00	\$0.00	\$49,953.00	\$49,953.00		
429		ADDITIONAL STOPS	EA	2	\$5,000.00	\$813.00	\$0.00	\$5,813.00	\$11,626.00		
430										\$61,579	
431	14420	WHEELCHAIR LIFTS									
432										\$0	\$61,579
433	15100	PLUMBING								\$0	
434										\$0	
435	15200	HEATING AND VENTILATION									
436		HEATING AND VENTILATION	SF	108	\$8.00	\$5.00	\$0.00	\$13.00	\$1,404.00		
437										\$1,404	
438	15900	EMS AND CONTROLS	LS						\$0.00		
439											\$1,404
440	16000	ELECTRICAL									
441		BASIC ELECT/ELEVATOR	LS						\$2,500.00		
442		LIGHT FIXTURES (1.75-2.25)	SF	3260	\$2.20	\$0.78	\$0.00	\$2.98	\$9,714.80		
443		FIRE ALARM SYSTEM	SF	28000	\$0.88	\$0.45	\$0.00	\$1.33	\$37,240.00		
444										\$49,455	\$49,455
445											
446											
447		SUB TOTAL							\$418,758.96	\$418,758.96	\$456,215.52
448											
449		TOTAL BIDDING REQUIREMENTS AND GEN. CONDITIONS						8.94%	\$37,456.56		
450											
451		SUB TOTAL							\$456,215.52		
452											
453		ESTIMATING CONTINGENCY		15%					\$68,432.33		
454		BIDDING ADJUSTMENT		0%					\$0.00		
455											
456		CONTRACTOR PROFIT		10%					\$52,464.79		
457											
458		BUILDING TOTAL							\$577,112.64		
459		COST PER SQUARE FOOT							\$177.03		

Building Group 'A'

WxD Gross Area	Base Floor Plate 28'x54' 1,512SF	Base Floor Plate 32'x46' 1,472SF	Base Floor Plate 20'x46' 920SF	Base Floor Plate 20'x56' 1,120SF	Base Floor Plate 40'x56' 2,240SF	Base Floor Plate 22'x56' 1,232SF	
	#247 Water St.	#251 Water St.	#259 #261 Water St.	#263 Water St.	#269 #273 Water St.	#257 Water St.	
4th Floor				1,120SF		1,232SF	
3rd Floor	1,512SF	1,472SF	920SF	1,120SF	2,240SF	1,232SF	
2nd Floor	1,512SF	1,472SF	920SF	2,240SF	2,240SF	1,232SF	
1st Floor	1,512SF	1,472SF	506SF (1)	1,120SF	2,240SF	1,672SF (2)	
Total	4,536SF	4,416SF	2,346SF	4,480SF	6,720SF	5,368SF	GT = 27,866SF

Cost of Improvement
Per SF of Buildings Served = $\frac{\$621,000}{\$27,866/\text{SF}}$ = \$22.29/SF

FOOTNOTES:

- (1) Area for public access through first floor (414SF) has been deducted.
 (2) This building has a first floor addition.

Building Group 'B'

WxD Gross Area	Base Floor Plate 44'x57' 2,508SF	Base Floor Plate 20'x46' 920SF	Base Floor Plate 20'x48' 960SF	Base Floor Plate 45'x56' 2,520SF	
	#283 Water St.	#287 Water St.	#289 Water St.	#293 #295 #297 Water St.	
4th Floor	1,254SF (3)			1,260SF (3)	
3rd Floor	2,508SF	920 SF	960SF	2,520SF	
2nd Floor	2,508SF	920SF	960SF	2,520SF	
1st Floor	2,508SF	920SF	960SF	2,520SF	
Total	8,778SF	2,760SF	2880SF	8820SF	GT = 23,238SF
Cost of Improvement Per SF of Bldg. Served =				\$577,000 \$ 23,238/SF	= \$24.83/SF

FOOTNOTE:

(3) Half of base floor plate may become serviceable because of the roof height and pitch.

Building Group 'C'

WxD Gross Area	Base Floor Plate 24'x46' 1,104SF	Base Floor Plate 31'x56' 1,736SF	Base Floor Plate 24'x56' 1,344SF	Base Floor Plate 24'x57' 1,368SF	Base Floor Plate 44'x58' 2,552SF	Base Floor Plate 14'x36'+28'x37'+13'x4' 1,592SF	
	#319 Water St.	#327 Water St.	#335 Water St.	#339 Water St.	#347 Water St.	#3 Bridge St.	
4th Floor	1,104SF	1,736SF					
3rd Floor	1,104SF	1,736SF					
2nd Floor	1,104SF	1,736SF	1,344SF	1,368SF	2,552SF		
1st Floor	1,488SF (2)	1,736SF	1,344SF	1,368SF	2,552SF	1,592SF	
Total	4,800SF	6,944SF	2,688SF	2,736SF	5,104SF	1,592SF	GT=23,864SF

Cost of Improvement
Per SF of Bldg. Served = $\frac{\$451,000}{\$23,864/\text{SF}}$ = \$18.90/SF

FOOTNOTE:

(2) This building has a first floor addition.

Building Group 'D'

	Base Floor Plate 25'x41'	Base Floor Plate 19'x46'	Base Floor Plate 19'x46'	Base Floor Plate 21'x46'	18'x46'	25'x51'	21'x61'	
WxD Gross Area	24'x45' 2,105SF	874SF	874SF	966SF	828SF	1,275SF	1,281SF	
	#6 #8 Maine Ave.	#203 Water St.	#207 Water St.	#211 #213 Water St.	#215 Water St.	#219 #221 Water St.	#225 Water St.	
4th Floor								
3rd Floor	2,105SF	874SF	874SF	966SF	828SF	1,275SF	1,281SF	
2nd Floor	2,105SF	874SF	874SF	966SF	828SF	1,275SF	1,281SF	
1st Floor	2,105SF	874SF	874SF	966SF	1,134SF (2)	1,275SF	1,281SF	
Total	6,315SF	2,622SF	2,622SF	2,898SF	2,790SF	3,825SF	3,843SF	GT = 24,915SF

Cost of Improvement \$475,000
Per SF of Buildings Served = \$ 24,915/SF = \$19.06/SF

FOOTNOTE:

2. This building has a first floor addition.

Memo

To: Chris Paszyc, Director, Economic & Community Development

From: Douglas Richmond

CC: Jon Edgerton

Date: 18 January 2002

**Re: Meeting with Steve Dodge, Plan Reviewer, State Fire Marshal's Office, Regarding
Access issues to Water Street and the Arcade Buildings**

Today I reviewed with Steve Dodge the four Concept Designs for Access and the Concept presented earlier on Access to Bridge Street between A-1 Diner and the Manson and Church building. Steve Dodge is a member of a Committee established by State Legislature to determine Smart Growth. This Committee is charged to create a building code similar to that of the State of New Jersey. This N.J. code is more lenient on older buildings.

- Steve's opinion is that the approaches we are taking in Gardiner are more appropriate than the course that the State Legislature is urging; that is, use the existing codes as they are and accommodate Access and Egress using several building linked together to overcome the cost involved with these life safety and access improvements.
- In general, the schemes as presented will work.
- The skyways set away from the building by 10 feet, in Concept 'A' for the Arcade and Concept 'B' near Manson & Church, will allow the existing windows to function as they do today.
- Skyway may be open; it needs only a roof.
- Steve highly recommends sprinkler systems, which would permit the skyways to be attached to the backs of the buildings rather than set away by 10 feet. It will also allow greater use of the upper floors without extending the elevator and stairs to the uppermost floor.

- In response to my question, Steve said that a single sprinkler entry could be allowed to serve several buildings. It would need to be located above the flood level. It could be located in part of the new Access and Egress structure.
- We will check out the cost of a sprinkler system concept compared with cost of setting the skywalks away from the building and treating windows.

OCCUPANT LOAD

$$\frac{\text{Potential Maximum Area Served}}{\text{Floor}} = 190' \times 50' = 9,500 \text{ SF/Floor}$$

$$\text{Occupant Load Per Floor} = \frac{9,500 \text{ SF}}{100 \text{ SF/Person}} = \frac{95 \text{ Persons}}{\text{Floor}}$$

NFPA 101 Section	Life Safety Features																
7.1.3.1.	Exit Access Corridors Exception #1 from 1-hour separation for existing buildings.																
10.2.8.1	Class "C" interior wall and ceiling finish material permitted with approved automatic sprinkler system.																
7.1.6.3.	Level walking surface = 1/20 slope. For cross slope (drainage) = 1/48 slope.																
7.2.1.4.2	Door Swing: Swing in direction of egress only if 50 occupants or more.																
7.3.3.2	Capacity of Corridor = $\frac{\text{Occupant Load}}{\text{Number of Exits}}$ (0.2) $\frac{95}{2}$ (0.2 in.) = 9.5 in.																
7.3.4.1.	Min. width of corridor = 36.																
7.5.3.3	Exception to unprotected openings if 2 stairs avail. Dead-end limit to 20 ft.																
Table A.7.6.1	<table><tr><td>Type of Occupancy:</td><td></td><td></td><td></td></tr><tr><td>Business</td><td>Common Path Limit</td><td>Dead-End Limit</td><td>Travel Distance Limit</td></tr><tr><td>With sprinklers</td><td>100'</td><td>50'</td><td>300'</td></tr><tr><td>Without sprinklers</td><td>75'</td><td>20'</td><td>200'</td></tr></table>	Type of Occupancy:				Business	Common Path Limit	Dead-End Limit	Travel Distance Limit	With sprinklers	100'	50'	300'	Without sprinklers	75'	20'	200'
Type of Occupancy:																	
Business	Common Path Limit	Dead-End Limit	Travel Distance Limit														
With sprinklers	100'	50'	300'														
Without sprinklers	75'	20'	200'														

98 Maine Street, Brunswick, Maine 04011
Phone: (207) 729-0989
Fax: (207) 729-2903

**Douglas Richmond
Architects**

Memo

To: File
CC: Jon Edgerton, Chris Paszyc, Steve Dodge
From: Douglas Richmond
Date: 25 April 2002
Re: Access/Egress; Life Safety Codes Conforming Construction

A discussion this morning with Steve Dodge (Plan Reviewer, State Fire Marshall's Office) clarified that the exterior elevated egress structure may be unprotected steel framing. The requirements of 1 hour fire-rated protection of the structure is required for interior means of egress, it does not apply to the exteriors.

Sprinklers protecting the exterior egress will probably be required. Sprinkler heads may be wet-type if the piping is located on the warm side of the existing exterior walls common to the egress. Certified sprinkler designers will layout the sprinkler system.

Note: The above opinion by Steve Dodge was based on reviewing Concept Design drawings showing Access/Egress for the group of buildings at Site "C." The design included an elevator, stairs, exterior halls, and access directly to Bridge Street.

98 Maine Street, Brunswick, Maine 04011
Phone: (207) 729-0989
Fax: (207) 729-2903

**Douglas Richmond
Architects**

Memo

To: Chris Paszyc

From: Douglas Richmond

CC: John Edgerton

Date: 14 January 2002

Re: Façade/Access – Gardiner

January 8th I met with Greg Farris and his partner Tom Freeman, Richard and Bob Milton and Mike Gyberson.

1. Meeting with Greg Farris and Tom Freeman regarding their properties on Water Street:

- Both Greg and Tom expressed a strong desire to participate in the City's program.
- Both prefer to consider the Access/Egress solution in tandem with the Facades Program in order to avoid duplicated efforts.
- We reviewed two schemes, "A" and "B" for Access/Egress. The partners expressed a strong preference for concept "A" which provides skyways set 10 feet away from the building, allowing the existing windows to continue to exist and function. They also like access to the first floor from the new access.
- They expressed a concern not to lose parking next to the building, under the skyways. It appears that parking could continue to take place with planning. Snow plowing, for parking, under that skyway need to be considered. Both Tom and Greg are interested in awnings and would like to see them as a possibility, in the renovation. Note that it is historically correct to have awnings on the South side of the buildings, that are on the on the North side of the street. Some of the hardware is still present
- There was a question about being able to run roof drains to city storm sewer. Chris Paszyc assured us that there is storm drainage in the city. It is desirable to keep roof water off of sidewalks and streets.
- Some buildings are double fronted; that is, instead of 20-foot of frontage there might be 40-foot of frontage. Should they be qualified to receive two \$5,000.00 grants instead of one? This is a question for Chris.
- They are interested in improvements to the restaurant, which is further down Water Street, beyond Reny's. I advised them that this is not in the target area of the 43 buildings being considered. Greg will bring this up with Chris.

- Tom will proceed to fill out the grant application. They will want to perform some of the work with their own labor. They would like the design service.
2. Meeting with Richard and Bob Milton at Kennebec Billiards. Richard Milton did most of the talking because he is more familiar with the building.
- Richard expressed an interest in taking out the picture windows on the second floor and replacing them with something more historically correct. I am attaching a picture, which shows 4 window openings with double hung windows.
 - Richard indicated that there is a glass transom hidden behind the "Kennebec Billiards" sign. He would be interested in restoring it.
 - Richard would like to remove the drainpipe on the Mechanic Street side because it's not connected to either the roof or city storm sewer..
 - They would like to repoint the brick that is mentioned in the S.G.H. report.
 - He would like to replace the "Kennebec Billiards" sign with one mounted perpendicular to the building.
 - He would like to redo the missing quoins. Also these are mentioned in the S.G.H. report.
 - They would like to remove the iron grilles from the windows on the South side of the building.
 - They would like to do a restoration of the wood windows.
 - I indicated that most of these improvements would probably qualify for approval by the Committee. He should contact Chris for assistance in filling out the application.
3. Mike Gybson of the A-1 Diner. Mike is very interested in the program and the Access/Egress questions. Mike expressed an interest in having access to the Arcade Parking and expressed an interest in having a connection between the Diner and Jeff Cole's building. He is considering leasing the first floor space on the Bridge Street side of Jeff's building. We reviewed the S.G.H. report.
- Corroded and missing fasteners on metal panels noted by S.G.H.. Mike indicated he has a source for Diner repair pieces and he will be looking into that.
 - Steel support frames. I explained the meaning of S.G.H. report about the connections and Mike added that he believes the Diner floor itself is deflecting at its South end. I noted that the kitchen structure appears to be leaning and recommended that structural engineers be engaged to look at these issues. Structural Engineering is not included in the scope of work, at this time.
 - Cladding on the rear additions, (kitchen) is deteriorated. We discussed cladding and some options and the fact that the grant program should be able to help. I noted that the porch at the east end and the space under the kitchen are both below the BFE and improvements to those would be limited. The porch should be removed. Mike seemed to agree with this.
 - Wood lintel over entry door. Mike indicated that the door is a replacement door that is not authentic. Mike believes that he could find a door that is authentic and get the appropriate repair.

- According to S.G.H., built-up roof on the Diner will likely require replacement in the near future. Mike indicated that S.G.H. didn't understand that there is a metal roof underneath the aluminum coating and it has been working well. They periodically apply some aluminum coating to it as needed.
- Mike expressed a lot a concern for the existing stair leading from the Arcade to the Bridge Street Bridge. The stairs are on Mike's property and it is a potential liability/safety hazard. This reinforced his interest in having a safe access from the Arcade and possibly one that would link the Diner to Jeff Cole's building. Mike could find no record of who built the stairs. He will look at our plan for Access on file at Chris's office.
- I encouraged Mike to fill out the application and contact Chris if he needs help in making the application. Mike will proceed with the application.

Memo

To: Chris Paszyc

From: Douglas Richmond

CC: Jon Edgerton

File

Date: 28 January 2002

Re: **Facades/Access, Gardiner Downtown Revitalization Program**

24 January 2002 meeting with building owners Dennis Whealock, Tom Moody, Brent and Joel Thomsen and Frank & Tom Hilman to discuss facades of their building and also preliminary view of Access from Arcade parking.

1. Meeting with Dennis Whealock, Dennis' Pizza, 17 Bridge Street. Dennis is interested in improving the siding and improving the stair that extends to the Arcade parking. He will apply for the city's grant program.
 - **New siding.** Dennis is interested in vinyl clapboards with wood grain pattern. Contractors looked at the project and estimated the job would be in the range of \$1,500.00 to \$2,000.00. He would also consider a more permanent, fire resistant material such as composite wood-like "Werzalit" or prefinished cement clapboards. I believe a vertical siding, which exists now, would look attractive. Strong horizontals are already articulated by the length of the building.
 - **Stairs are in need of repair.** I noted that the stair is not in conformance with the life safety code. It is probably not required means of egress. The seating capacity is 36 persons.
 - **Awnings.** Provide awnings for the three dining room windows on the South side of the building. These could fit well into an overall scheme and would make these windows look a little more interesting, help keep the dining room cool.

The footprint of the Dennis' Pizza is made up of two rectangles. The original building being 13ft. by 35ft and the addition that Dennis built is 22ft by 55ft also. Dennis is hopeful that the A-1 Diner will improve the wall of its north side. The roof is made of

aluminum shingles that look like shakes. They are painted the orange of the Gardiner High School athletic teams. Repointing will be a future improvement. This building was not part of the S.G.H. survey.

2. Tom Moody, Tiger Town Convenience Store, 40 Main Street. Tom's initial concern was about the proposed green strip on his property, which separates his parking from the driveway into the Arcade parking lot. He feels it would be a great impairment to his customer's convenience and his "bottom line". This is a matter to be worked out with the downtown group and Wright-Pierce. (Chris and Jon, please note) Tom's building is painted orange. He's operated the store since the early 90's. After painting the building painted orange, he's experienced 40%+ growth in sales, which are now at \$1.5 million annually. He's willing to paint the side of his building facing the Arcade parking with a different color, if encouraged to do so. He definitely does not want to repaint the other sides that are seen from Main Street. He is interested in the following improvements that could qualify for grants.

- Re-roofing: The building has a large pitched roof, which is now covered with asphalt shingles that are 20-30 years old. He would be very interested in re-roofing this to give the building a fresher look. A light color would help his air conditioning/energy load.
- Visible from Main Street are two four-foot glass windows and these are not energy efficient. He is interested in replacing these with windows that might be more in keeping with the historic character of downtown Gardiner and the age of the building. Tom will research the age of this building. He's noted that the building was moved away from Maine Street in the 1950's.

3. Meeting with Brent Hall and Joel Thompson, owners of 207 Water Street, which has Berry & Berry Flower Shop on the first floor and an apartment on the second floor. They are interested in developing their 3rd floor for an apartment. They are undertaking in several minor projects that are mentioned in the G.S.H. report on their own, such as windows, replacing the wood with a brick on the front façade which, they've already done; removing an unsightly wood structure that covered an LP gas tank on the North side of the building. They have completed an application and submitted it today. They would like to take part in the city's grant program with the following projects:

- Repointing as mentioned in the S.G.H. report. There may be additional brick, work not identified in the report.

4. Meeting with Frank and Tom Hilman, on 24 January, 267 Water Street, 1st floor tenant is Green House Games. Upstairs the Hilman's have 4 other tenants occupying apartments on the second and third floors. These are permitted due to the fact that this building has a sprinkler system, which has been maintained and inspected regularly. The upper two floors have a hallway that extends along the

North side of the building to connect apartments to the stair. The building has a flat roof in good condition and it is ventilated. According to Frank the footprint of the building is about 2215 square feet. The Hilman's want to participate in the grant program with the city and are submitting their application today. The projects that they wish to undertake seem to fit the criteria the city is following:

- New awning with new, modern operating hardware. The old hardware is rusting and difficult to operate and appears to be damaging the awning. The awnings only last about two years.
- Granite headers over the four windows on the Water Street side at the second and third floors. As alluded to by the S.G.H. report the existing headers, which appear to be steel, are rusting and causing the brick to be moved and displaced. Before repointing is done, the header issue should be addressed. The Hilman's are willing to consider granite, which would be in keeping with the use of traditional materials. They would also be willing to consider iron, a material that does not rust to the extent that steel does.
- Cleaning the brick on the North side. The brick on the North side has been painted white. This paint job is now deteriorated and also several changes have occurred since the paint job, which, reveal themselves as bare brick, etc. The owners would be interested in cleaning the brick and this should be accomplished before repointing so that all the joints can be viewed for potential repointing needs.
- Repointing brick; the general areas needing repointing are the Water street side, especially at the lintels and the windows above the third floor windows and the chimney and at the back. The brick on the North wall, which is now painted white. See S.G.H.
- A lower priority; the windows need attention. S.G.H. identified the metal sill covers as needing caulking and refitting. These should be replaced with a sill cover that has a better design and should direct the water away from the building.

Frank Hamlin noted that their flue, on the north side of the building carries their boiler gas and that of the boiler in 263 Water Street (Casey & Godfrey). This is okay with Frank and Tom but Casey & Godfrey may not be aware of the hook-up.

Frank states that their property extends 20 feet beyond the North wall of their property into an area used for parking. Eastern Fire Protection from Lewiston inspects their sprinkler system. The service entrance for that system is in the Southeast corner of the building coming in from Water Street. I will take it upon myself to call Eastern Fire Protection to see if their system can tolerate expansion to other building adjacent to the Hamlin's building.

Access/Egress, we discussed the designs 'A' and 'B' at the Arcade tunnel, both Frank and Tom preferred scheme 'A'. Tom and Frank said that if it were possible they would be willing to let their sprinkler system be extended into the adjacent building.

Memo

To: Chris Paszyc

From: Douglas Richmond

CC: Jon Edgerton

Date: 14 February 2002

Re: Facades on Water Street, Gardiner Downtown Revitalization Project

On 12 February 2002, I met with building owners Bill Ebert and Dick Goodwin. On 14 February 2002 I met with Gregg Chapman owner of the Exxon Station at 2 Bridge Street.

1. I met with Bill Ebert owner of New England graphics at 275-277 Water Street. We reviewed the Simpson Gumpertz report together and determined the following priorities that are also in the interest of the city.

- For repairing slate mansard roof on Water Street side of the building. This would involve removing all of the slates, repairing the wood sheathing and covering the mansard with plywood sheathing and a water shield such as 30 pound felt and then replacing the slate shingles. The owner has some spare slates that may be sufficient to complete the job.
- Flashing and metal roof cap. This involves replacing the flashing between the bottom of the shingles and the top of the brick course on the Water Street side of the building. Reflashing the caps of the two (2) windows on the mansard roof.
- Repointing the brick on the second and third floors of the north side of the building

The owner is willing to spent \$5,000.00 on these projects and will undertake other projects, on his own, as he is able to afford them

Bill Ebert informed me that the city transferred 25 feet of land at the rear of the Water Street Buildings to the owners of the respective buildings to encourage development. The previous owner of this building took advantage of that opportunity and built a 20-foot extension out from the north end of the building.

2. Meeting with Dick Goodwin, owner of 215 Water Street (Atlantic Flooring).

Dick explained that they are foreclosing on the present owner and they will have a summary judgment in 90 days and will have a complete title to the property in May. This building is currently unoccupied on the first floor and has a two-bedroom apartment on each of the second and third floors. Dick is very interested in the Egress from the north side of the building he would be interested in building a single egress stair but sees the benefit of stair serving several buildings and also the benefit of the elevator.

Dick would like to see all the work included in that general contracts offered by the city. He would like to see the following improvements. They are listed in the order of priority;

- Rebuild the chimney tops.
- Replace aluminum flashing at the top of the mansard roof on the south side with lead coated copper.
- Scrape and paint all the wood windows on the south side of the building. Repair as necessary.
- On the concrete block at the north end of the building, surface the block with a furred stucco finish

3. The Arcade building at 259-261 Water Street. It is now owned by the Board of Trade. This building will be totally involved in the Egress/Access work of the Second Phase and therefore, as not to waste money, some of the improvements will be limited. Improvements that appear to be appropriate at this time:

- Scrape, restore and paint the four double hung windows on the south side of the building on the second and third floors.
- Completely wash the white paint from the brick on the north side of the building.
- Repointing brick on the north side in locations most in need of this work.

4. On 14 February I met with Gregg Chapman at 2 Bridge Street. The Chapman's are willing to spend up to \$20,000 for their improvements with \$5,000 matching from the city for a total of \$25,000. Projects they are interested in are the following:

- Removing the paint from the steel enameled wall panels and restoring them to their original enamel colors which were white and red when the station was originally build in the '40's as an ESSO Station
- Replace the overhead garage doors with new doors, with glass panels. Gregg Chapman will provide prices for these doors.
- New fence. Gregg will be willing to consider fencing on the Water Street side of their property to conceal a lot of the items stored there such as snowmobiles, tires, a large trailer, barrels of oil, etc. I agreed to provide a sketch of a fence for that side of the street for his approval and approval of the Downtown Revitalization Project Committee.

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**Douglas Richmond
Architects**

Memo

To: Chris Paszyc, Director
Economic & Community Development
Gardiner City Hall
6 Church Street
Gardiner, ME 04345

From: Douglas Richmond

Date: 23 January 2003

Subject: Meeting 20 January 2003 Held at Greg Farris' Office, Water Street, Gardiner

Present at Meeting:

Greg Farris
Shawn Farris
Kirk McLean
Mark Stimpson
Douglas Richmond

Subject of Meeting:

Review of Concept Plan "A" dated 20 January 2003 and other requirements for the development of properties #281 through #244 Water Street.

Discussion:

The points discussed during the meeting were the following:

1. Greg Farris said that to make the project feasible it was necessary to think of building #218 as a stand-alone, as a first phase development. On the ground floor it would contain a Restaurant; on the second floor it would contain the Lounge, a Function Room, and a Kitchen that serves the Restaurant and the Lounge. At the rear (Mechanic Street) there would be a terrace extending out from the Lounge. In order to satisfy the handicap requirements and provide internal convenience, there would be an elevator connecting the first and second floors. In addition, it would be desirable to connect the two floors with an open stair that would be close to the entrance on the first floor, Water Street side. Greg also mentioned that he thought the Kitchen needed to be enlarged from what is shown on the Concept "A" Plan. The restrooms will be on the first floor and also accessible by elevator. There will be a single men's restroom, a single women's restroom,

and a unisex handicap restroom. Kirk proposed that the walk-in cooler be under the bar of the Lounge so that the kegs could be directly hooked up to the bar taps without special refrigerated lines. The third floor of #218 will be the law offices of Farris Associates. The interior stair from the second floor to the third will be retained. In addition, there will be a new stair out of the south side of the third floor descending over the terrace on the second floor. This will be the Egress. The elevator may or may not extend to the third floor, and if it does not extend to the third floor, there will be the need for at least one restroom on the third floor.

2. For the rest of the building from #220 Water Street up to #244 Water Street, the plan showed the State Human Services Offices occupancy. The floor area is inadequate to meet the State's requirements. In addition, the competition for Human Services as a tenant will be very easily met by other space providers in the Augusta and Gardiner area.
3. The discussion focused on uses for buildings #220 through #244 as follows:
 - The earlier idea of an Inn with a large Conference Room was promoted as being desirable if there could be from five to ten inn guest rooms of approximately 400 SF each. Each guest room would have a sitting area and a bedroom. The Conference Room ideally would be as large as the building could accommodate.
 - The first floor will continue to be dedicated to retail or office space. Greg noted that his first-floor tenants would be amenable to relocating into his other units on the first floor once construction begins. Greg must maintain the existing residential units on the upper floors of #226, #230, etc., for the cash flow they provide.
4. The architect will develop a plan based on the above discussion and then get back to Greg and Kirk as soon as possible.
5. Greg is interested in seeing Building #218 developed quickly so that it can be ready at the beginning of the summer.

D.R.

cc: Greg Farris
Kirk McLean

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**Douglas Richmond
Architects**

Memo

**Gardiner-Farris Project No. 03001CA
Douglas Richmond Architects
Minutes of Meeting**

Date Held: 6 February 2003
Where Held: Greg Farris' office in Gardiner, ME
Subject: #218 through #244 Water Street Improvements
Gardiner Downtown Revitalization Project
Notes by: Douglas Richmond
Copies to: Greg Farris, Chris Paszyc, File

Present: Greg Farris
Sean Farris
Kirk McLean
Dan Bates
Douglas Richmond

The design of the buildings dated 22 January 2003 were used as the focus of the discussion. Then the meeting moved across the street to #218 Water Street with a walk-through of the building. The following points were made in terms of the direction of the project:

1. Building #218 will be a stand-alone building in a first phase construction endeavor. The other Farris buildings will be done later as a second phase. The program for these buildings may change before the second phase is implemented.
2. The uses assigned to each of the floors of #218 are still viable. The first floor, again, will be the Restaurant and an Office for Kirk. The second floor will be the Lounge, the Kitchen, and the Function Rooms. The third floor will be Annex Offices to Farris' law firm for mediation services.
3. The major changes in #218 will be the elimination of the elevator from the scheme and revision of the restrooms so that there will be a Men's and Women's Restroom on first and second floors. Each of these restrooms will be handicap-accessible. The Kitchen on the second floor and the Scullery will be along the western edge of this floor plan. The new service stair to the first floor from the Kitchen should be relocated so that the top is

near the middle of the second floor and descends southward to end up in the space under the deck.

4. The public circular stair between the first and second floors was approved. Greg and Kirk both would like to see the stair moved south, i.e., further into the building so that its location on the second floor would not impinge on the floor area of the proposed Function Room location on the second floor.
5. The perspective of the south side of the building was generally accepted. The permanent entry canopy over the front door to have the Restaurant's name facing both east and west. Noted that it has a flat roof, and with severe snowfall, shoveling of this roof would be necessary to remove snow that may stack in front of a second floor window. The entrance to the Restaurant would keep its configuration, but the Architect proposed to have one, new single-leaf door into the Restaurant. The space to the right of this door indicates a nicely made and illuminated menu board. The perspective also showed a bench in front of the window and plantings. It was generally agreed that the existing windows on Water Street would remain. In the future they may be replaced with operable windows.
6. The existing second floor rear Deck will have to be rebuilt because it is rotting and leaking. The Deck will be the entrance to the Lounge and, seasonally, a pleasant place to serve drinks and food. Farris would also like to see awnings on this side of the building, especially to the Lounge entrance. A new Deck for the third floor is required. It would also have an awning and a new stair to the third floor for entrance to the attorneys' offices. That Deck and stair require an awning also.
7. The third floor will be a new Suite and Offices for three lawyers, one or two support staff, a Mediation Room, two Breakout Rooms from the Mediation Room. The Mediation Room should accommodate eight people comfortably. This floor will have one restroom which need not be handicapped (if the existing restroom is used). It appears that the existing third floor restroom may be adequate.

At the end of the meeting Architect said he would develop and fax over sketch ideas, especially of the first and second floors, so that Greg and Kirk could respond to them.

Douglas Richmond, R.A.

Note Regarding the Egress Requirements of the Third Floor and from First Floor Dining Room:

Using "Blue Marble" occupancy of the second floor in the Manson & Church building as an example, it appears that a single means of egress will be acceptable without a sprinkler system as long as the stair just goes from one floor to grade and as long as the ceiling/floor assembly below this third floor is a one-hour-rated assembly. This is achievable with a suspended ceiling system, but it is a more expensive system than standard suspended ceiling.

On the first floor, seating for dining room is expected to exceed 50. If so, a second means of egress will probably need to be developed.

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**Douglas Richmond
Architects**

Memo

**Gardiner-Farris Project No. 03001CA
Douglas Richmond Architects
Minutes of Meeting with Farris et al**

Date Held: 6 March 2003 @ 8:30 a.m.
Where Held: At the Site--#218 Water Street
Subject: #218 Water Street Improvements
Gardiner Downtown Revitalization Project
Notes By: Douglas Richmond
Copies To: Chris Paszyc, Greg Farris, File

Present: Kirk McLean, Restaurateur
Bruce Cameron, Contractor
Greg Farris, the Owner (who was present for a short period of time)
Douglas Richmond

The group walked through the building observing more of the structure than at previous times, and Kirk presented a plan in which he had laid out the kitchen and dining areas and stairs in a new configuration. The following were noticed and discussed during this meeting:

1. The new plan by Kirk shows the Kitchen that will be open to the diners on the first floor at the west wall of the building instead of the second floor. The Kitchen will be connected to the support areas of food prep, food storage, and scullery. The walk-in is to be the southwest corner below the 2nd floor Terrace. The Rest Rooms might be along the north wall or the Church Street side of the building. There would be 2 Rest Rooms, each handicapped accessible. A new stair configuration would be a straight stair starting at the bottom and ascending upward and toward the south side of the building. The top of the stair will end up in the Lounge area. The stair should be as far south as possible to allow a generous configuration for the Function Rooms on the 2nd floor.
2. On the 2nd floor the owner envisions having 1 unisex toilet that is handicap accessible and 1 men's toilet. Use the entire north portion of the floor area for Function Room and the south side of the building for Lounge and access to the Terrace Entrance. Make the best plan as possible, considering where the stairwell entry will intrude. We also discussed eliminating the small, steep stair to the 3rd floor so that the Function Room

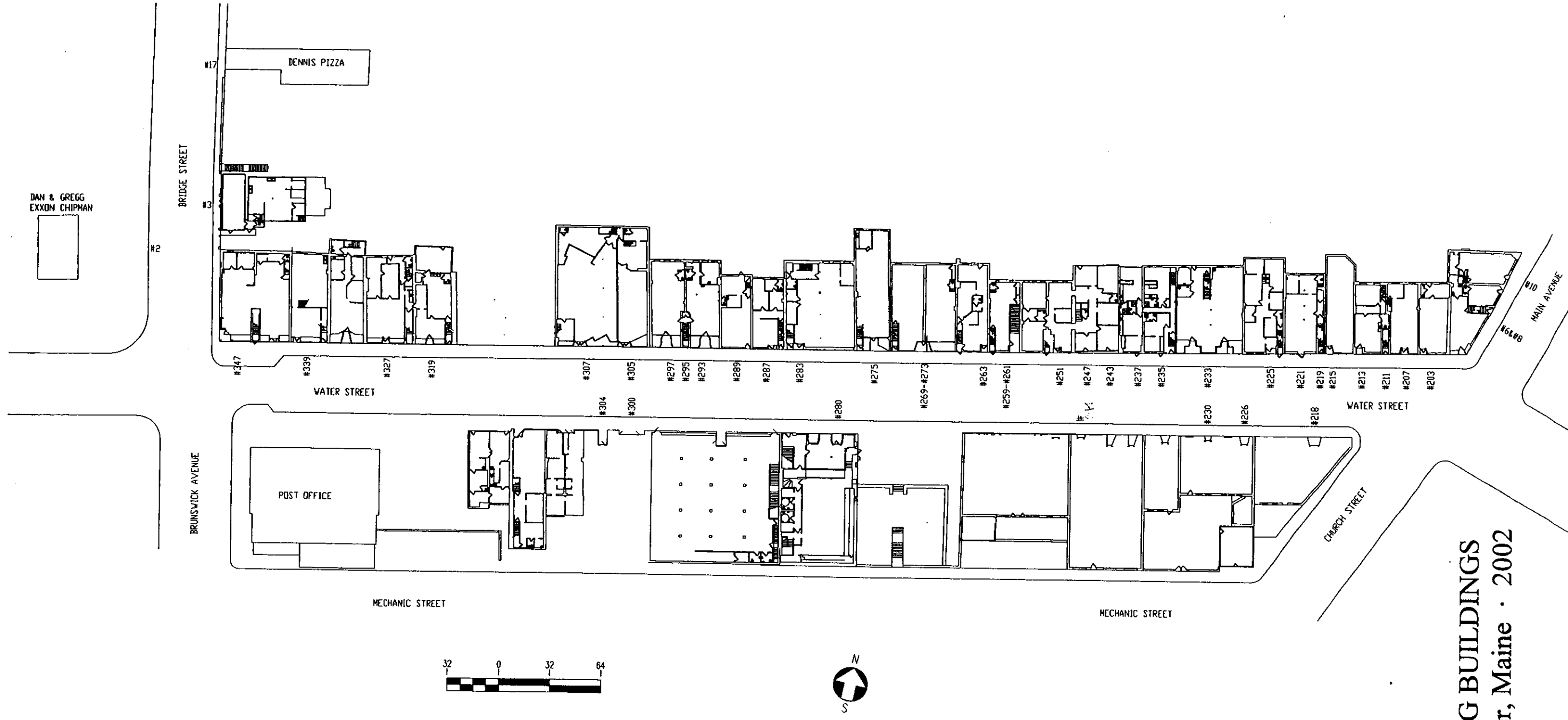
could become larger and a smaller vestibule area could be created around the door that exits towards Church Street so that this would be a definite means of egress from the Function Room and from the Lounge. Eliminating the small stair will increase the area on the 3rd floor available for Conference Room.

3. On the 3rd floor Greg generally liked the plan (dated 7 March) and wondered if the Conference Room could be bigger, and with the elimination of the small stairway, it will be made larger. He'd like to eliminate the Small Conference Room, labeled 'B' and increase the size of Office #3. On the south half of the floor, the construction will generally be new; the north side of this floor will utilize the existing walls.
4. We went into the attic space and observed the truss roof frame made of timbers and noticed a lot of structural inadequacies, specifically the bearing points for timbers onto brick were woefully inadequate.
5. We briefly discussed the fact that this is a change of use and will require an upgrade of the structure and fire safety to more completely conform to the Building Code and Life Safety Codes. A sprinkler system will peel back some of the requirements of these codes, but it seems as though the 1st floor structure will have to be severely reinforced before the live load required by code and the dead load required by the kitchen equipment. The structure supporting the 2nd floor was concealed; the Architect has no indication what that structure might require to meet code requirements.
6. The Architect told Greg that if this project develops he would like to involve a structural engineer for bringing the structure up to code and mentioned also that the project would have to go to Gardiner's Codes Office for Building Permit and to the Fire Marshall's Office for review of Life Safety issues. Greg Farris asked for a proposal.
7. At the end of the meeting it was decided that the Architect would revise the Concept Plan to show the new stair location and configuration, to relocate the Kitchen, and to eliminate the small stair from the 2nd to 3rd floors, and he would submit this to the Owner for their approval and develop a proposal including a structural engineer to design the project and determine the code-driven improvements that may be required to execute this. The FEMA flood design requirements will also be addressed.

After the meeting, Architect visited City Hall and met with Jeff Hinterliter, Codes Enforcement Officer, to briefly determine what would be required for his review in order to obtain a Building Permit. Jeff noted that by the end of April there would be a new Ordinance but that the requirements of the new Ordinance are probably very similar to the old as far as the building at #218 Water Street is concerned. If the Codes Enforcement Officer deems the office area to be over 2,000 sf, this would require Planning Board Review. If under 2000 sf, it would require Codes Enforcement Officer Review only. The Restaurant itself would require Codes Enforcement Officer Review. If the cost of the project is 50% of the market value of the building, the building will have to comply with the substantial improvement standards of the flood plain. If the Codes Enforcement Officer uses the BOCA 1989 Edition of Code, they would consider applying the 1999 Edition. The appropriateness of the improvements to the exterior,

such as the stairs, awnings, canopies, etc., must be approved by the Historic Preservation Commission. The Codes Officer will also be looking for the approval from the State Fire Marshall's Office for Life Safety in conformance with the 2000 Edition of NFPA 101.

Douglas Richmond, R.A.



PLAN OF EXISTING BUILDINGS
Water Street, Gardiner, Maine · 2002