



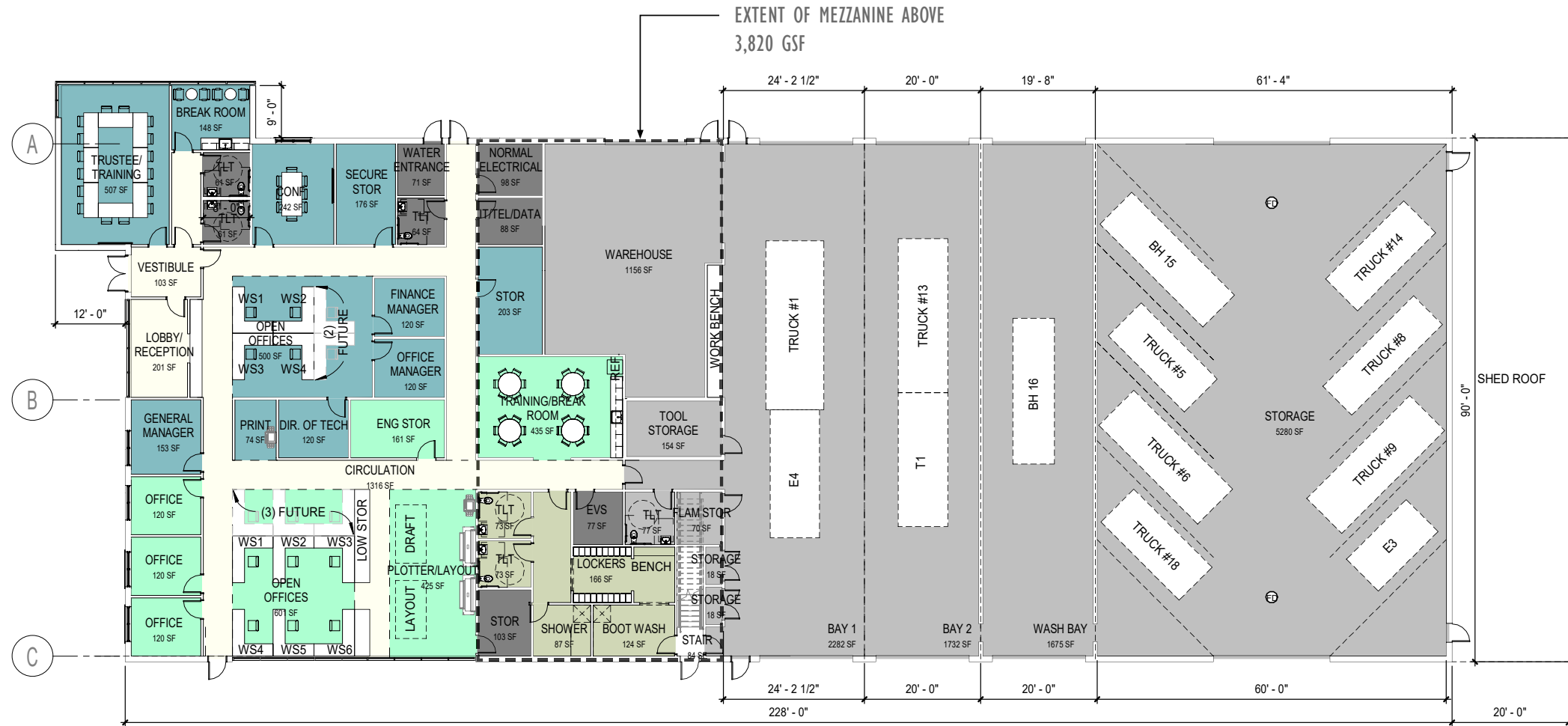
KENNEBEC WATER DISTRICT OPERATION CENTER

CONCEPT DESIGN

10.15.2020



FIRST FLOOR CONCEPT PLAN - 1/16" = 1'-0" - 21,085 GSF

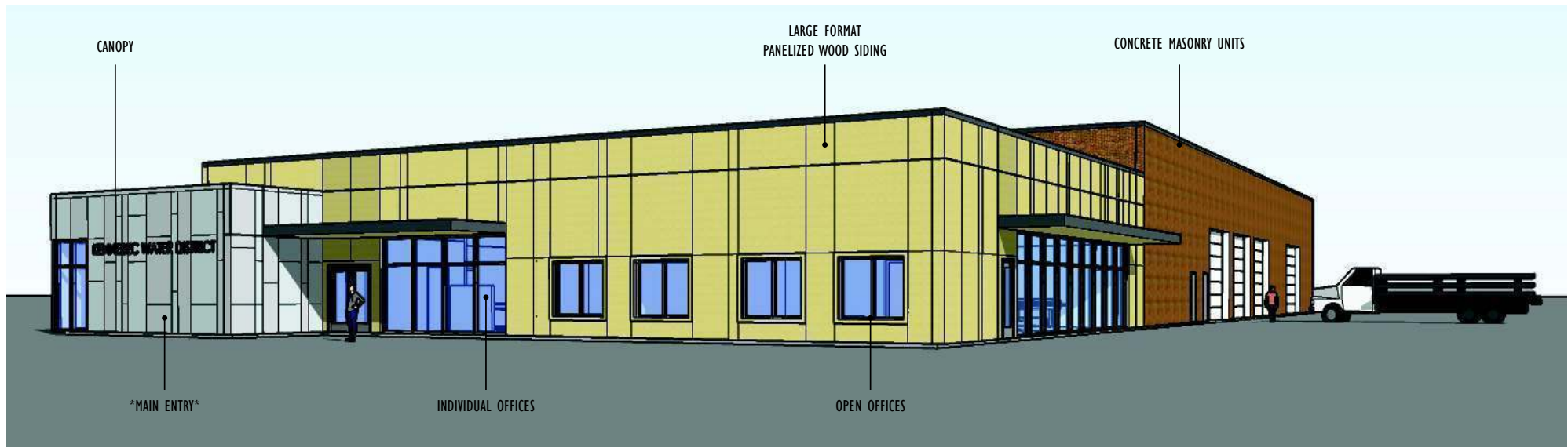


KWD - OPERATION CENTER - CONCEPT DESIGN

10.15.2020
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



CONCEPTUAL MASSING



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Kennebec Water District

Project Cost Checklist

23-Sep-20		OWNER DIRECT EXPENSES	ARCHITECT	CONTRACTOR	
I. CONSTRUCTION (Building):					
1.	Main Building			4,725,000	
	Laminated Arch Building			867,735	
	Cold Storage Building			573,608	
	Site			2,788,257	
	Escalation at 3% - estimated cost increase based on 2022 construction start			268,638	
SUBTOTAL Section I:		0	0	9,223,238	9,223,238
2.	Connection fees for bldg. utilities	Included Above			
3.	Water during construction	Included Above			
4.	Electric during construction	Included Above			
5.	Fuel during construction	Included Above			
SUBTOTAL Section II:		0	0	0	0
III. FEES:					
1.	Architect/Engineer - Basic Services		737,859		assume 8%
2.	Architect/Engineer - Bidding & Const. Admin		184,465		
	Models / Renderings		5,000		
	Virtual walk throughs	0	0		
3.	Architect Reimbursables		7,500		
4.	IT / AV /Security Planning / Design	30,000			
5.	Furnishings: Planning / Design	0	0		
6.	Regulatory Permitting Fee		15,000		
7.	Testing & Inspection:	7,500			
8.	Commissioning	25,000	0		
9.	Moving/Transition	5,000			
SUBTOTAL Section III:		67,500	949,824	0	1,017,324
IV. SURVEYS/REGULATORY PERMITTING FEES:					
1.	Land Survey	25,000			
2.	Geotechnical/Borings	15,000			
3.	Traffic	8,000			
4.	Wetlands / Environmental Assessments	7,500			
5.	Air Emissions	1,000			
6.	DEP	15,000			
7.	Local Building Permit			Included in Construction	
8.	Fire Marshall: Building Permit	2,000			
9.	Barrier Free	250			
SUBTOTAL Section IV:		48,750	0	0	48,750
V. EQUIPMENT/SYSTEMS/FURNITURE:					
1.	Furniture	90,000			*Assumes some existing to be reused
2.	Signage Interior / Exterior	12,000			
3.	IT	90,000			
SUBTOTAL Section V:		192,000	0	0	192,000
VI. FINANCIAL:					
1.	Interim Financing	0			
2.	Bonds			Included in Construction	
3.	Bid			Included in Construction	
4.	Performance/Payment			Included in Construction	
5.	Interest During Construction	0			
6.	Other				
SUBTOTAL Section VI:		0	0	0	0
VII. INSURANCE:					
1.	Project Insurance Policy	TBD			
2.	Vehicle Liability			Included in Construction	
3.	Property Damage			Included in Construction	
4.	Fire & Extended Coverage			Included in Construction	
5.	Vandalism			Included in Construction	
6.	Workmen's Comp. & Employees' Liability			Included in Construction	
7.	Builder's Risk	40,000			
SUBTOTAL Section VII:		40,000	0	0	40,000
VIII. CONTINGENCY:					
1.	Project (10% of construction)	922,324			
2.	Estimate Contingency (5% of construction)	461,162			
3.	Regulatory (4% of fees)	0			
4.	Equipment/Systems/Furniture (4% of estimate)	0			
5.	Financing	TBD			
6.	Other	0			
SUBTOTAL Section VIII:		1,383,486	0	0	1,383,486
IX. OTHER - PROJECT COSTS:					
1.	Advertising	TBD			
2.	Signage Design		3,500		
	Legal	0			
SUBTOTAL Section IX:		0	3,500	0	3,500
TOTAL PROJECT COST					11,908,298

