


Attachment H

Cost Estimates, Mack Point Alternative (Option B.2.) & Preferred Sears Island Alternative

DRAFT

 moffatt & nichol	CLIENT	MaineDOT	JOB NO	211914
	PROJECT	Searsport Offshore Wind Marine Terminal	SHEET	1 OF 1
	DESIGN FOR	Opinion of Probable Cost - Sears Island	DESIGNER	DATE 16-Sep-24
			CHECKER	DATE

Item	Description	Cost
1	Contractor Mobilization/Demobilization	\$ 19,700,000
2	Wharf	\$ 218,600,000
3	Infill Area	\$ 49,500,000
4	Uplands	\$ 94,900,000
5	Dredge	\$ -
Direct Cost		\$ 382,700,000
6.1	Supervision (General Conditions) - 10%	\$ 38,300,000
6.2	Bonds & Insurance - 2%	\$ 7,700,000
6.3	Corporate Overhead & Profit - 10%	\$ 38,300,000
6.4	Specialty Inspection and Testing - 2%	\$ 7,700,000
6.5	Dredge Engineering Cost - 3% (Dredge Line Item Only)	\$ -
Total Construction Cost		\$ 474,700,000
7	Contingency	\$ 50,000,000
Total Project Cost		\$ 524,700,000
8	Relocation of Existing Structures (not included in total project cost)	\$ -
9	Access Road Relocation (not included in total project cost)	\$ 4,000,000
10	Environmental Mitigation (not included in total project cost)	\$ 26,000,000

NOTES/ASSUMPTIONS

- This cost estimate is an 'Opinion of Probable Construction Cost' made by a consultant. In providing opinions of construction cost, it is recognized that neither the client nor the consultant has control over the cost of labor, equipment, materials, or the contractor's means and methods of determining constructability, pricing or schedule. This opinion of construction cost is based on the consultant's reasonable professional judgement and experience and does not constitute a warranty, expressed or implied, that contractor's bids or negotiated prices for the work will not vary from the estimate.
- The costs have been developed based on historical and current data using in-house sources, information from previous studies as well as budget price quotations solicited from local suppliers and contractors. All costs are in 2023 US Dollars. Estimate does not include escalation.
- Total Construction Cost includes all material, labor and equipment to complete the work and indirect costs including Contractor Supervision (General Conditions), Corporate Overhead and Profit, and Bonds and Insurance costs.
- Total Construction Cost (with Contingency) includes a project contingency of \$50,000,000. The contingency amount has been included to cover undefined items, due to the level of engineering carried out at this time. The contingency is not a reflection of the accuracy of the estimate but covers items of work which will have to be performed, and elements of costs which will be incurred, but which are not explicitly detailed or described due to the level of investigation, engineering and estimating completed today.
- This cost estimate represents an AACE 18R-97 Class 5 Estimate.
- Volumes for uplands site preparation and required berth improvements are based on currently available bathymetric and topographic information. Additional surveys and exploration will be required. Results of this additional exploration program may require quantity and price updates.
- Site improvements is based on preliminary geotechnical information. Additional geotechnical investigations are required to finalize this activity.
- Mechanical dredging is assumed for the berth with 3:1 side slopes and no reinforcement on side slopes. Estimate does not include any associated costs due to rock dredging or blasting.
- Estimate assumes piles are driven to grade with no obstructions and does not include any associated costs due to pile driving/drilling into rock
- Pricing assumes all resources are readily available locally.
- Estimate is based on unencumbered contractor access to the site.
- Estimate does not include any costs for construction site property lease or acquisition expenses.
- No extreme weather risk included (force majeure).
- Estimate is based on currently available geotechnical information. Additional geotechnical explorations will be required. Results of this additional exploration program may require price update. Estimated fee for additional geotechnical exploration has been included as a soft cost.
- Price does not include environmental restrictions. Data for environmental mitigation based on information provided by client.
- Price does not include any associated costs due to hazardous waste.
- Price does not include any costs for post construction site remediation or reconstruction
- Costs for owner's project management or overhead expenses are not included.
- Estimate assumes federal navigation channel requires no additional dredging.
- Estimate includes utilities designed to site limit of work and assumes adequate municipal water and electrical service is available and can be tapped for project needs. Additional offsite utility infrastructure costs are not included.

Sears Island Full Size Terminal Cost Estimate

Date : 16-Sep-2024
Project No. : 211914

Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
1	Contractor Mobilization/Demobilization				\$19,700,000.00	
1.1	Mobilization/Demobilization (Including Temp. Const. Facilities and Controls)	5	%		\$18,150,000	
1.2	Environmental Protection Measures	1	AL	\$1,500,000	\$1,500,000	
2	Wharf				\$ 218,600,000.00	
2.1	Demolition of Existing Structure in Berth Area	0	SF			
2.2	Pile-Supported Wharf (Driven Piles and Concrete superstructure)					
	F&I 48"x1: Driven Steel Pipe Piles (including coating)	116,766	LF	\$ 886.00	\$ 103,454,764.60	
	F&I Hardened Driving Shoes for Pipe Piles	1,111	EA	\$ 1,582.50	\$ 1,758,157.50	
	Obstruction Removal	1	AL	\$ 2,000,000.00	\$ 2,000,000.00	
	Dynamic Load Testing for Pipe Piles	1	LS	\$ 820,126.10	\$ 820,126.10	
	F&I Rock Sockets (42" dia., 5000 psi conc.)	1,012	LF	\$ 4,926.57	\$ 4,985,688.84	
	F&I Cathodic Protection for Steel Piles	808	EA	\$ 736.33	\$ 594,954.64	
	F&I Concrete Pile Caps, CIP	18,270	CY	\$ 1,778.61	\$ 32,494,791.18	
	F&I Concrete Panels, P/C (Precast deck planks)	207,052	SF	\$ 230.00	\$ 47,621,960.00	
	F&I Concrete Counterforts at Fenders and Mooring Devices, CIP	70	CY	\$ 2,945.08	\$ 206,564.29	
	F&I Concrete Fascia and End Walls, CIP	833	CY	\$ 1,739.84	\$ 1,449,866.67	
	F&I Concrete Topping Slab, CIP	8,222	CY	\$ 1,044.95	\$ 8,591,786.44	
	F&I Precast Concrete Fender Reaction Panels	1,704	SF	\$ 1,061.54	\$ 1,808,860.75	
	F&I DGA Topping Surface	20,167	CY	\$ 46.29	\$ 933,518.73	
	F&I Slope Protection (Armor Stone Under Wharf)	0	TN	\$ 59.03	\$ -	
	F&I Trelleborg SCN 860 F2.4 Cone fenders	35	EA	\$ 18,627.56	\$ 651,964.60	
	F&I Trelleborg 2500DX5500L Pneumatic Fenders	4	EA	\$ 25,056.31	\$ 100,225.24	
	F&I 100 mt Bollards	51	EA	\$ 55,650.06	\$ 2,838,153.06	
2.3	Cutoff Wall					
	F&I NZ-38 Cutoff Wall	108,000	SF	\$ 76.28	\$ 8,238,672.00	
3	Infill Area				\$ 49,500,000.00	
3.1	Rockfill Containment Dike	155,000	CY	\$ 32.03	\$ 4,963,875.00	
3.2	Cellular Cofferdam Containment Dike					
	F&I 85' Cofferd Cells	0	LF			
	F&I Crushed Stone Fill	0	CY			
3.3	Placement of Soils in Infill Area					
	From soils excavated from uplands	1,166,781	CY	\$ 13.00	\$ 15,168,153.00	
	From dredged material	0	CY	\$ -	\$ -	
	From imported common fill	0	CY	\$ 27.02	\$ -	
3.4	Ground Improvement					
	Reinforcement Geotextile	121,000	SY	\$ 18.85	\$ 2,280,850.00	
	F&I Vertical Wick Drains	4,083,750	LF	\$ 0.64	\$ 2,613,600.00	
	F&I Settlement Plates	25	EA	\$ 2,098.03	\$ 52,450.54	
	F&I Piezometers	16	EA	\$ 7,912.50	\$ 126,600.00	
	F&I Inclinometers	7	EA	\$ 10,550.00	\$ 73,850.00	
	Placement of Surcharge (source: uplands excavation)	1,109,167	CY	\$ 10.00	\$ 11,091,666.67	
	Removal of Surcharge (does not include export off-site)	1,068,833	CY	\$ 7.14	\$ 7,631,470.00	
3.5	F&I Slope Protection (Armor Stone on Revetment)	0	TN	\$ 99.72	\$ -	
3.6	F&I DGA Topping Surface	121,000	CY	\$ 45.34	\$ 5,486,140.00	
4	Uplands				\$ 94,900,000.00	
4.1	Site Preparation					
	Clear and Grub Site	70	AC	\$ 9,524.49	\$ 666,667.90	
	Remove Existing Drainage Structures	0	LS	\$ 25,000.00	\$ -	
	Soil Excavation	1,993,481	CY	\$ 8.00	\$ 15,947,848.00	
	Rock Excavation (Blasting)	0	CY			
	Imported Common Fill	0	CY		\$ -	
	Soil Export (Offsite Disposal)	440,000	CY	\$ 39.85	\$ 17,532,240.00	
	Grading and Compaction of Subgrade	70	AC	\$ 23,028.90	\$ 1,611,910.96	
	F&I DGA Topping Surface	225,852	CY	\$ 45.34	\$ 10,240,800.52	
4.2	Utilities					
	Site Stormwater system	100	AC	\$ 43,778.28	\$ 4,377,610.36	

Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
	Site Water system	100	AC	\$ 58,631.63	\$ 5,862,871.52	
	Site Electrical system (including site lighting)	100	AC	\$ 383,109.32	\$ 38,309,027.83	
	Pulling Utilities to site	1	LS	\$ 263,750.00	\$ 263,750.00	
4.3	Access Road				\$ -	
	Relocation	1	LS	\$ -	\$ -	
4.4	Existing Structure Relocation				\$ -	
	Building Relocation	0	EA		\$ -	
	Oil Tank Relocation	0	EA		\$ -	
5	Dredge				\$ -	
5.1	Dredge and disposal of ocean bottom sediments (offshore disposal)	0	CY			
5.2	Dredge of marine deposits and glacial till (for reuse as infill)	0	CY			
5.3	Dredge and disposal of marine deposits and glacial till (offshore disposal)	0	CY			
	Subtotal Costs				\$ 382,700,000	
7	Construction Indirects					
7.1	Supervision (General Conditions)	10%	%		\$ 38,270,000	
7.2	Bonds & Insurance	2%	%		\$ 7,654,000	
7.3	Corporate Overhead & Profit	10%	%		\$ 38,270,000	
7.4	Specialty Inspection and Testing	2%	%		\$ 7,654,000	
	Total Construction Costs				\$ 474,548,000	
8	Contingency					
	Contingency	1	LS	\$50,000,000	\$ 50,000,000	
	Total Project Cost				\$524,548,000	
6	Environmental Mitigation				\$ 26,000,000.00	
6.1	Coastal Wetland Impact	0	SF	\$ 10.32	\$ -	
6.2	Freshwater Wetland Impact	0	SF	\$ 5.16	\$ -	


Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
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- Notes:**
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 - 3) Pricing assumes all resources are readily available locally.
 - 4) Price is based on unencumbered contractor access to the site.
 - 5) Price does not include any costs for construction site property lease or acquisition expenses.
 - 6) No extreme weather risk included (force majeure).
 - 7) Cost escalation is not included.
 - 8) Price does not include environmental restrictions.
 - 9) Price does not include any associated costs due to hazardous waste.
 - 10) Price does not include any associated costs due to rock dredging.
 - 11) Price does not include any costs for post construction site remediation or reconstruction
 - 12) Costs for owner's project management or overhead expenses are not included.

When reviewing the above estimated costs it is important to note the following:

- The costs have been developed based on historical and current data using in-house sources.
- A contingency amount of 50,000,000 has been included to cover undefined items, due to the level of engineering carried out at this time. The contingency is not a reflection of the accuracy of the estimates but covers items of work which will have to be performed, and elements of costs which will be incurred, but which are not explicitly detailed or described due to the level of investigation, engineering and estimating completed today.
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DRAFT

	CLIENT	MaineDOT	JOB NO	211914
	PROJECT	Mack Point Wind Port Alternative	SHEET	1 OF 1
	DESIGN FOR	Opinion of Probable Cost - Mack Point	DESIGNER	DATE 16-Sep-24
			CHECKER	DATE

Item	Description	Cost
1	Contractor Mobilization/Demobilization	\$ 21,500,000
2	Wharf	\$ 218,600,000
3	Infill Area	\$ 86,800,000
4	Uplands	\$ 93,700,000
5	Dredge	\$ 40,500,000
Direct Cost		\$ 461,100,000
6.1	Supervision (General Conditions) - 10%	\$ 42,100,000
6.2	Bonds & Insurance - 2%	\$ 8,500,000
6.3	Corporate Overhead & Profit - 10%	\$ 42,100,000
6.4	Specialty Inspection and Testing - 2%	\$ 8,500,000
6.5	Dredge Engineering Cost - 3% (Dredge Line Item Only)	\$ 1,300,000
Total Construction Cost		\$ 563,600,000
7	Contingency	\$ 50,000,000
Total Project Cost		\$ 613,600,000

8	Relocation of Existing Structures (not included in total project cost)	TBD
9	Access Road Relocation (not included in total project cost)	TBD
10	Environmental Mitigation (not included in total project cost)	\$ 18,000,000

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- Mechanical dredging is assumed for the berth with 3:1 side slopes and no reinforcement on side slopes. Estimate does not include any associated costs due to rock dredging or blasting.
- Estimate assumes piles are driven to grade with no obstructions and does not include any associated costs due to pile driving/drilling into rock
- Pricing assumes all resources are readily available locally.
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- Estimate is based on currently available geotechnical information. Additional geotechnical explorations will be required. Results of this additional exploration program may require price update. Estimated fee for additional geotechnical exploration has been included as a soft cost.
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- Price does not include any associated costs due to hazardous waste.
- Price does not include any costs for post construction site remediation or reconstruction
- Costs for owner's project management or overhead expenses are not included.
- Estimate assumes federal navigation channel requires no additional dredging.
- Estimate includes utilities designed to site limit of work and assumes adequate municipal water and electrical service is available and can be tapped for project needs. Additional offsite utility infrastructure costs are not included.

Mack Point Wind Port Alternative Cost Estimate

Date : 9-Sep-2024
Project No. : 211914

Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
1	Contractor Mobilization/Demobilization				\$21,500,000.00	
1.1	Mobilization/Demobilization (Including Temp. Const. Facilities and Controls)	5	%		\$19,955,000	
1.2	Environmental Protection Measures	1	AL	\$1,500,000	\$1,500,000	
2	Wharf				\$ 218,600,000.00	
2.1	Demolition of Existing Structure in Berth Area	0	SF			
2.2	Pile-Supported Wharf (Driven Piles and Concrete superstructure)					
	F&I 48"x1: Driven Steel Pipe Piles (including coating)	116,766	LF	\$ 886.00	\$ 103,454,764.60	
	F&I Hardened Driving Shoes for Pipe Piles	1,111	EA	\$ 1,582.50	\$ 1,758,157.50	
	Obstruction Removal	1	AL	\$ 2,000,000.00	\$ 2,000,000.00	
	Dynamic Load Testing for Pipe Piles	1	LS	\$ 820,126.10	\$ 820,126.10	
	F&I Rock Sockets (42" dia., 5000 psi conc.)	1,012	LF	\$ 4,926.57	\$ 4,985,688.84	
	F&I Cathodic Protection for Steel Piles	808	EA	\$ 736.33	\$ 594,954.64	
	F&I Concrete Pile Caps, CIP	18,270	CY	\$ 1,778.61	\$ 32,494,791.18	
	F&I Concrete Panels, P/C (Precast deck planks)	207,052	SF	\$ 230.00	\$ 47,621,960.00	
	F&I Concrete Counterforts at Fenders and Mooring Devices, CIP	70	CY	\$ 2,945.08	\$ 206,564.29	
	F&I Concrete Fascia and End Walls, CIP	833	CY	\$ 1,739.84	\$ 1,449,866.67	
	F&I Concrete Topping Slab, CIP	8,222	CY	\$ 1,044.95	\$ 8,591,786.44	
	F&I Precast Concrete Fender Reaction Panels	1,704	SF	\$ 1,061.54	\$ 1,808,860.75	
	F&I DGA Topping Surface	20,167	CY	\$ 46.29	\$ 933,518.73	
	F&I Slope Protection (Armor Stone Under Wharf)	0	TN	\$ 59.03	\$ -	
	F&I Trelleborg SCN 860 F2.4 Cone fenders	35	EA	\$ 18,627.56	\$ 651,964.60	
	F&I Trelleborg 2500DX5500L Pneumatic Fenders	4	EA	\$ 25,056.31	\$ 100,225.24	
	F&I 100 mt Bollards	51	EA	\$ 55,650.06	\$ 2,838,153.06	
2.3	Cutoff Wall					
	F&I NZ-38 Cutoff Wall	108,000	SF	\$ 76.28	\$ 8,238,672.00	
3	Infill Area				\$ 86,800,000.00	
3.1	Rockfill Containment Dike	96,800	CY	\$ 32.03	\$ 3,100,020.00	
3.2	Cellular Cofferdam Containment Dike					
	F&I 85' Cofferdam Cells	0	LF			
	F&I Crushed Stone Fill	0	CY			
3.3	Placement of Soils in Infill Area					
	From soils excavated from uplands	952,000	CY	\$ 13.00	\$ 12,376,000.00	
	From dredged material	3,800	CY	\$ 13.00	\$ 49,400.00	
	From imported common fill	1,331,700	CY	\$ 27.02	\$ 35,975,875.50	
3.4	Ground Improvement					
	Reinforcement Geotextile	145,200	SY	\$ 18.85	\$ 2,737,020.00	
	F&I Vertical Wick Drains	4,900,500	LF	\$ 0.64	\$ 3,136,320.00	
	F&I Settlement Plates	30	EA	\$ 2,098.03	\$ 62,940.65	
	F&I Piezometers	19	EA	\$ 7,912.50	\$ 150,337.50	
	F&I Inclinometers	9	EA	\$ 10,550.00	\$ 94,950.00	
	Placement of Surcharge (source: excavation)	1,331,000	CY	\$ 10.00	\$ 13,310,000.00	
	Removal of Surcharge (does not include export off-site)	1,282,600	CY	\$ 7.14	\$ 9,157,764.00	
3.5	F&I Slope Protection (Armor Stone on Revetment)	0	TN	\$ 99.72	\$ -	
3.6	F&I DGA Topping Surface	145,200	CY	\$ 45.34	\$ 6,583,368.00	
4	Uplands				\$ 93,700,000.00	
4.1	Site Preparation					
	Clear and Grub Site	65	AC	\$ 9,524.49	\$ 619,089.37	
	Remove Existing Drainage Structures	0	LS	\$ 25,000.00	\$ -	
	Soil Excavation	952,000	CY	\$ 8.00	\$ 7,616,000.00	
	Rock Excavation (Blasting)	0	CY			
	Imported Common Fill		CY		\$ -	
	Soil Export (Offsite Disposal)	641,300	CY	\$ 39.85	\$ 25,553,239.80	
	Grading and Compaction of Subgrade	65	AC	\$ 23,028.90	\$ 1,496,872.64	
	F&I DGA Topping Surface	209,733	CY	\$ 45.34	\$ 9,509,938.53	
4.2	Utilities					
	Site Stormwater system	100	AC	\$ 43,778.28	\$ 4,377,811.36	
	Site Water system	100	AC	\$ 58,631.63	\$ 5,863,140.72	
	Site Electrical system (including site lighting)	100	AC	\$ 383,109.32	\$ 38,310,786.82	
	Pulling Utilities to site	1	LS	\$ 263,750.00	\$ 263,750.00	
4.3	Access Road					

Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
	Embankment Fill	0	CY	\$ 22.24	\$ -	
	Excavation	0	CY	\$ 7.72	\$ -	
	Pavement	0	CY	\$ 246.79	\$ -	
4.4	Existing Structure Relocation				\$ -	
	Building Relocation	2	EA	\$0	\$ -	
	Oil Tank Relocation	5	EA	\$0	\$ -	
5	Dredge				\$ 40,500,000.00	
5.1	Dredge (Includes mobilization and dredge spoils disposal)	225,000	CY	\$ 180.00	\$ 40,500,000.00	
	Subtotal Costs				\$ 461,100,000	
	Subtotal Costs Minus Dredging				\$ 420,600,000	
7	Construction Indirects					
7.1	Supervision (General Conditions)	10%	%		\$ 42,100,000	
7.2	Bonds & Insurance	2%	%		\$ 8,500,000	
7.3	Corporate Overhead & Profit	10%	%		\$ 42,100,000	
7.4	Specialty Inspection and Testing	2%	%		\$ 8,500,000	
7.5	Dredge Engineering Cost	3%	%		\$ 1,300,000	
	Total Construction Costs				\$ 563,600,000	
8	Contingency					
	Contingency	1	LS	\$50,000,000	\$ 50,000,000	
	Total Project Cost				\$613,600,000	

Item	Description	Quantity	Unit	Unit Price	Subtotal	TOTAL
6	Environmental Mitigation				\$ 18,000,000.00	
6.1	Coastal Wetland Impact		SF	\$ 10.32	\$ -	
6.2	Freshwater Wetland Impact		SF	\$ 5.16	\$ -	

- Notes:**
- 1) Pricing is based on US dollars.
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 - 4) Price is based on unencumbered contractor access to the site.
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 - 7) Cost escalation is not included.
 - 8) Price does not include environmental restrictions.
 - 9) Price does not include any associated costs due to hazardous waste.
 - 10) Price does not include any associated costs due to rock dredging.
 - 11) Price does not include any costs for post construction site remediation or reconstruction
 - 12) Costs for owner's project management or overhead expenses are not included.

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- The costs have been developed based on historical and current data using in-house sources.
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- This construction cost estimate is an 'Opinion of Probable Cost' made by a consultant. In providing opinions of construction cost, it is recognized that neither the client nor the consultant has control over the cost of labor, equipment, materials, or the contractor's means and methods of determining constructability, pricing or schedule. This opinion of construction cost is based on the consultant's reasonable professional judgement and experience and does not constitute a warranty, expressed or implied, that contractor's bids or negotiated prices for the work will not vary from the client's.