



DESIGN BUILD, CONSTRUCTION MANAGEMENT  
& GENERAL CONTRACTING

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IS PLEASED TO PRESENT THE FOLLOWING  
BUDGETARY ESTIMATE

Town of Casco

Meeting Space

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## PROJECT LOCATIONS:

9 Leach Hill Road  
Casco, ME

20 MECHANIC STREET | (207) 839-2744  
GORHAM, ME 04038 | [estimating@greatfallsinc.com](mailto:estimating@greatfallsinc.com)

# Budgetary Estimate

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## SUBMITTED TO:

**Town of Casco**

## CONTACT:

Anthony Ward, Town Manager

## DATE:

April 25th, 2025

## PROJECT ADDRESS:

9 Leach Hill Road  
Casco, ME

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## Scope of Work:

**Renovations and new construction to the existing building to house Meeting Space for the Town of Casco, as per Proposed 1<sup>st</sup> Floor Plan – Option 3 dated 02/04/25 prepared by KW Architects.**

We see this scope as being completed in one mobilization to include but not limited to:

- Replace existing stair door with 60 min. rated, self-closing fire door
- Install Type X GWB for 1-hour rated Stair Enclosure 05
- Renovate, move, shift and re-plumb for two ADA bathrooms 08/09
- Half wall and sink removals to create Small Meeting Space 02
- Removals and new construction to create Break Room 04
  - a. \$5,000 allowance carried for breakroom cabinetry & countertop
- Relocate existing unit heater and fin tube as necessary for new layouts
- Reverse door swing between Hall 12 and Primary Meeting Room 01
- New or change closet construction (11, 12, 13, 14) in Meeting Room 01 and Break Room 04 per plan
- Remove existing wall as needed to open up Meeting Room 01
- Add new A/V Room 10
- Installation of multiport minisplit A/C heat system with 1 Daikin Low Temp outdoor unit and 3 indoor head wall units.
- Remove electrical outlets as needed. Replace 200A Federal Pacific Panel & breakers with new Siemens 200A panel & breakers
- Apply one coat of primer and sealer to all new gypsum board and patches on existing walls, apply 2 coats of satin finish to all walls, apply 2 coats of acrylic semi-gloss paint to all frames, doors, & window trim, prime patches and paint all existing ceilings.
- Remove and dispose of existing LVP flooring at all new LVP areas. Existing LVP at carpet area will remain and carpet will be installed over the top as a good substrate. Furnish and install luxury vinyl plank (Similar to Shaw Terrain II 20mil, glue-down installation), carpet tile (Similar to Shaw Landscape 18x36 tile), vinyl stair treads and risers (Johnsonite Medium Duty Ribbed design, with matching 7" coved risers), and needed resilient edge strips.

## Schedule of Values

General Requirements	\$20,750.00
Demo	\$2,496.00
Framing & Trim	\$18,350.00
Floor Insulation	\$3,600.00
Doors (Material)	\$6,608.75
Flooring	\$28,143.75
Drywall (Material)	\$2,346.25
Paint	\$11,570.00
Plumbing	\$28,737.50
Kitchen cabinet allowance	\$5,000.00
Heat Pumps	\$26,225.00
Fin Tube Relocation	\$6,043.75
Electrical	\$21,250.00

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### Total Estimate:

One Hundred Eighty One Thousand, One Hundred Twenty One Dollars  
**\$ 181,121.00**

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### QUALIFICATIONS:

- Performance and payment bonds are not included but could be provided if desired.
- Town of **Casco** Building Permit Fees and all Design costs by owner.
- No contingency is included.
- Assumes exterior interior walls being removed are non-load bearing
- Assumes no hazardous materials are present. Assessment and Remediation will be additional.
- Does not include replacement of existing thresholds. Note regarding existing thresholds is unclear.

On behalf of the entire Great Falls team, thank you for the opportunity to be of service. We look forward to discussing next steps with you to reinstate and make useful space for the residents and employees of the Town of Casco.

AUTHORIZED SIGNATURE

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Karen James, Director of Preconstruction

April 25th, 2025