



May 3, 2024

Amanda Roberson Austin, Principal
2Aarchitects, llc
280 West Street (Route 90), Suite B
Rockport, ME 04856

RE: Northport Town Office / Fire Department
Northport, ME

Amanda,

Thank you for the opportunity to provide you with our schematic budget pricing for this project. We have a chance to review this project and are of the opinion that this is a \$3,000,000.00 construction project with a variance of +/- 10% based on the schematic information. The potential wetlands impact issue should be immediately addressed to see what the extent of remediation may be required by DEP, ACOE, etc.

Without a site geotechnical report, we assume that the soils are generally acceptable for this type of work and that no ledge, hazardous or unsuitable soils are present.

This schematic opinion of probable costs is based on the Schematic Design Drawings A2.0, A3.0 & A4.0 most recently dated 1/11/24 as prepared by your office.

Breakdown Of Probable Costs:

General Conditions:	\$196,000.00
Building Demolition:	\$54,000.00
Sitework:	\$475,000.00
Concrete:	\$351,000.00
Miscellaneous Metals:	\$4,000.00
Framing:	\$324,000.00
Siding & Trim:	\$19,000.00
Roofing:	\$33,000.00
Interior Finish Carpentry:	\$54,000.00
Thermal & Moisture Protection:	\$95,000.00
Doors, Frames & Hardware:	\$150,000.00
Interior Finishes:	\$216,000.00
Specialties:	\$20,000.00
Furnishings:	\$5,000.00
Fire Protection:	\$82,000.00
Mechanical & Plumbing:	\$670,000.00
<u>Electrical:</u>	<u>\$310,000.00</u>
Total:	\$3,058,000.00



Again, thank you for thinking of Ganneston Construction for your help in this process. After review, if you have any questions or concerns regarding any of this information, please contact me at our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph E. LaRose".

Joseph E. LaRose

Senior Estimator/Project Manager



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