From: Yvette Meunier
To: "Eric calderwood"
Cc: Greg MacAlister; Lyn Calderwood
Subject: RE: Estimating pavilion costs
Date: Thursday, December 11, 2025 11:16:00 AM
Attachments: image001.png
image002.png
image003.png
21018 Ph2-C2 UTILITY AS-BUILT.pdf

Hi,

Thanks for the quick reply. We are looking for both the design and construction costs. We certainly understand that this will be a rough number. Also, I just got the As Built plans if those are helpful.

As for amenities in the pavilion we would be looking at having the availability of hanging curtains and permanent lighting in the ceiling. Also having 120V 30AP electrical outlets for vendors on the support beams would be another ask. Please let me know if I can provide any more information.

Sincerely,

Yvette

From: Eric calderwood <eric@calderwoodengineering.com>
Sent: Thursday, December 11, 2025 10:39 AM
To: Yvette Meunier <planning@bowdoinham.com>
Cc: Greg MacAlister <greg@calderwoodengineering.com>; Lyn Calderwood <Lyn@calderwoodengineering.com>
Subject: Estimating pavilion costs

> You don't often get email from eric@calderwoodengineering.com. Learn why this is important

Yvette,

We would be happy to give you a proposal to do the engineering work required for this project. I'm assuming that is all you need for the grant is engineering cost correct? Otherwise we will need to drop back and figure a rough construction budget now without any design work done, which we can do but it will be very rough.

Eric T. Calderwood, PE
Calderwood Engineering
3 Industrial Parkway, Suite 2

Brunswick, Maine
Ph: 207-737-2007
Direct: 207-837-6978

From: info <info@calderwoodengineering.com>
Sent: Wednesday, December 10, 2025 9:02 AM
To: Eric calderwood <eric@calderwoodengineering.com>
Subject: FW: Estimating pavilion costs

From: Yvette Meunier <planning@bowdoinham.com>
Sent: Wednesday, December 10, 2025 2:01:42 PM (UTC) Coordinated Universal Time
To: info <info@calderwoodengineering.com>
Subject: Estimating pavilion costs

Hello,

We are working with Rob Prue of Pine Tree Engineering who suggest we reach out to you for a quote on this project.

I am working on architectural designs with the USDA for a new pavilion at our new waterfront park (see site plan). At first glance it would be for a building up 48'x84' with a concrete pad, probably dimensional lumber with one side having some enclosed corners (one as a storage room and the other corner just walls with benches). The other two corners would be open to the elements. Something in between these two images with low pitch roof and support beams to ground every 10-12 feet. It would have solar on one side of the roof too. See attached schematics.

We have water and electrical at the site and have run some sewer pipe for future septic plans.

Any help is much appreciated. This is for a grant application due 12/29. Please let me know if you need any more information.

Thanks for your time and consideration. Have a great week.

Sincerely,

Yvette Meunier (she/her)

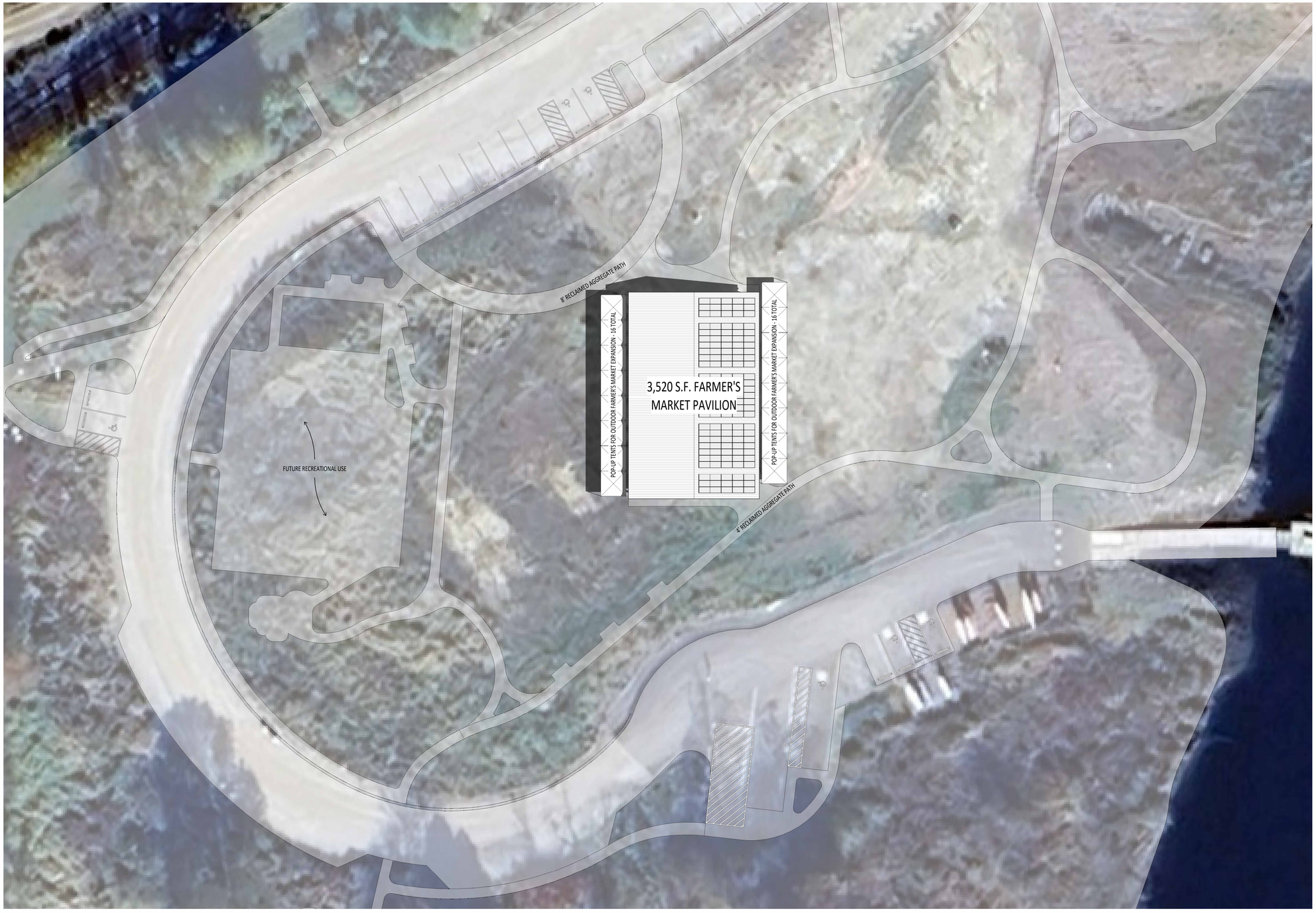
Director of Planning and Development

Town of Bowdoinham

(207) 666-3096

planning@bowdoinham.com

www.bowdoinham.com



1 SITE PLAN
1" = 20'-0"

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Agricultural Marking Service
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Washington, DC 20250
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Wholesale Markets & Facility Design

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Disclaimer: The judgments and conclusions expressed do not necessarily represent the views of the US Government, US Department of Agriculture, or the Agricultural Marketing Service. The presented design concepts and ideas are provided as a service to assist the stakeholder with property development concepts. The provided concepts are not buildable plans/specifications and are not to be used for permit purposes or referenced during actual construction. Final design, construction documents, and specifications must be prepared by a local certified/licensed building professional as governed by local and state rules and regulations. All work must comply with the project's local and state building codes, ordinances, and regulations.

DOCUMENT PHASE

Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM

FARMERS MARKET PAVILION

8 RIVER ROAD
BOWDOINHAM, ME 04008

SITE DRAWINGS

Project number	A2025FMBDME
Date	12/8/2025
Drawn by	JG
Checked by	AMS

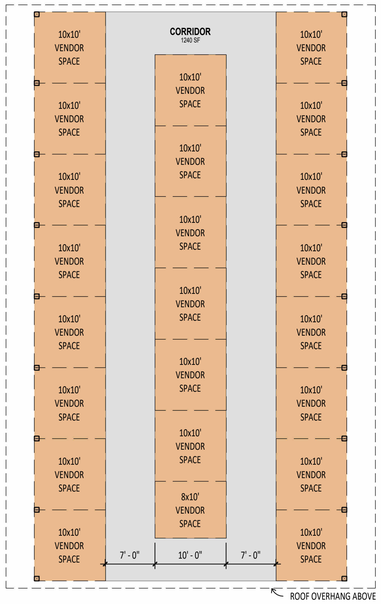
A-SD-00.01

Scale 1" = 20'-0"

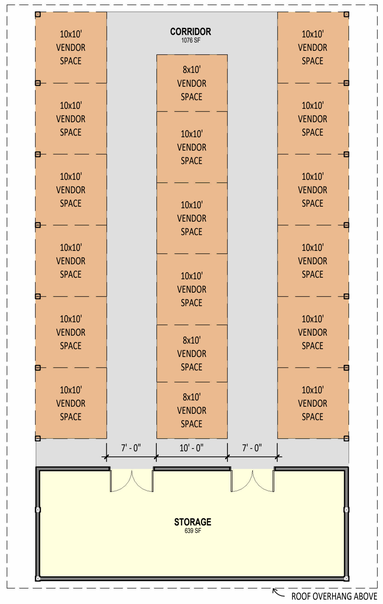
12/8/2025 9:11:02 AM

Program Legend

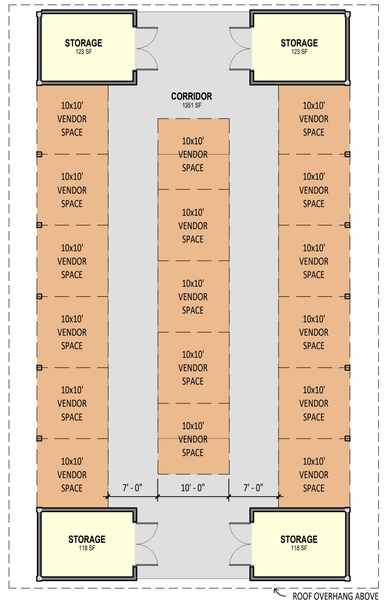
- CIRCULATION
- STORAGE



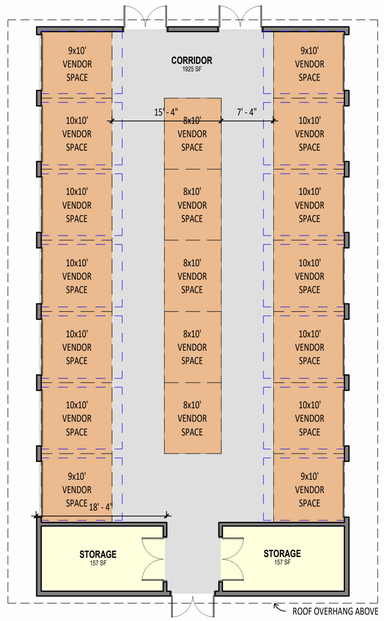
A) NO STORAGE - OPEN PAVILION



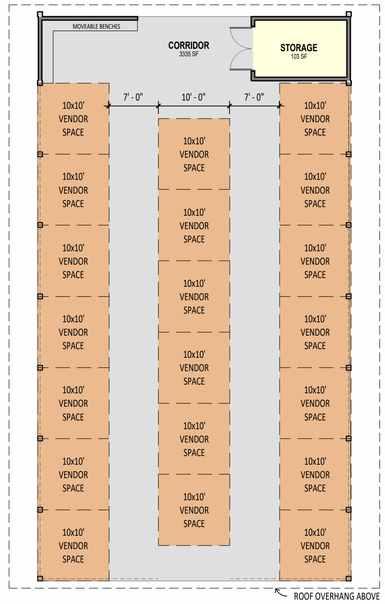
B) SINGLE SOUTH STORAGE - OPEN PAVILION



C) CORNER STORAGE - OPEN PAVILION



D) GARAGE DOORS - ENCLOSED PAVILION



E) CORNER SEATING/NORTH STORAGE - OPEN PAVILION (SHOWN ON A-SD-00.01 AND 01.02)

1 44x80' PAVILION OPTIONS
3/32" = 1'-0"

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DOCUMENT PHASE

Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM

FARMERS MARKET PAVILION

8 RIVER ROAD
BOWDOINHAM, ME 04008

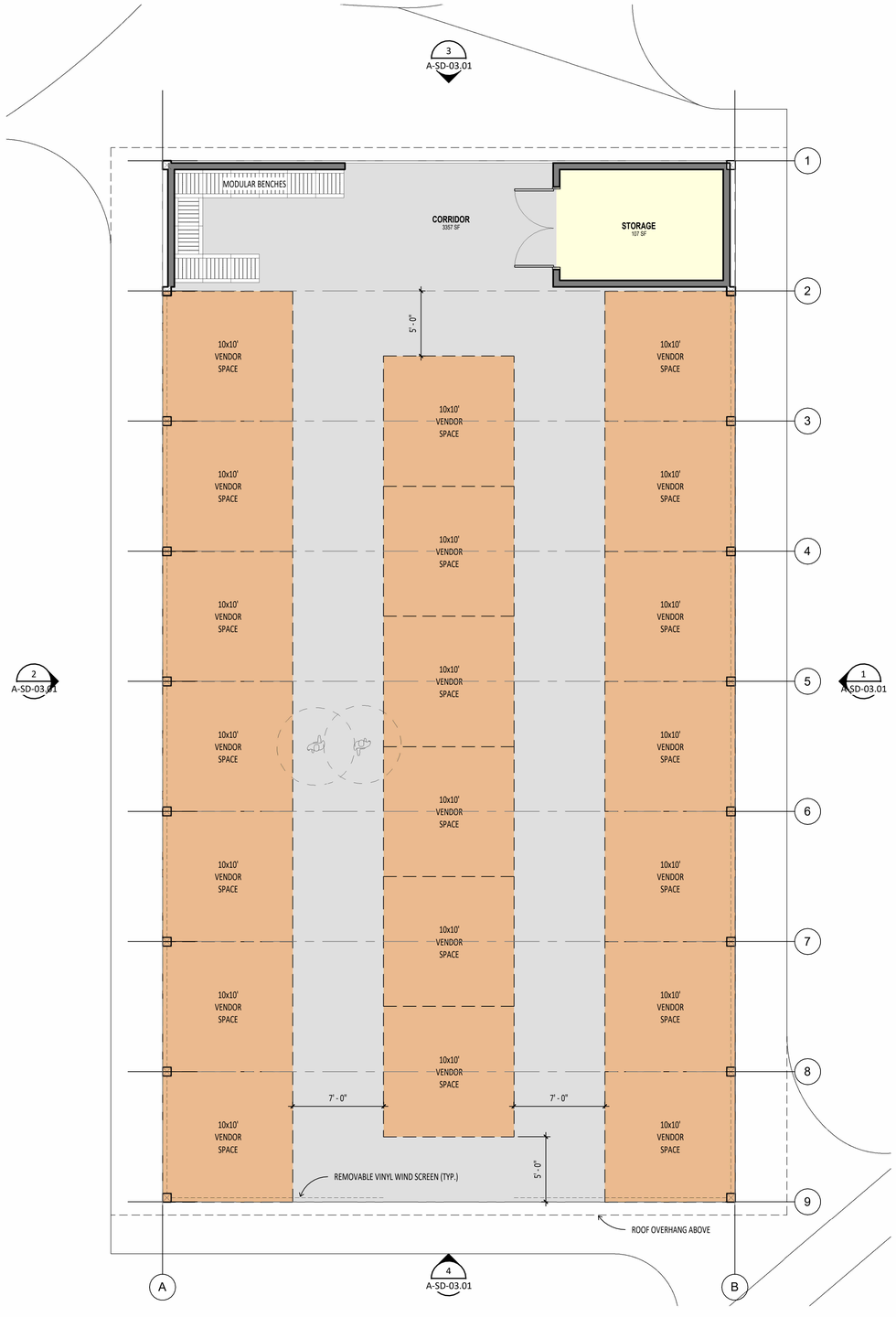
PAVILION OPTIONS

Project number	A2025FMBDME
Date	12/8/2025
Drawn by	JG
Checked by	AMS

A-SD-01.01

Scale 3/32" = 1'-0"

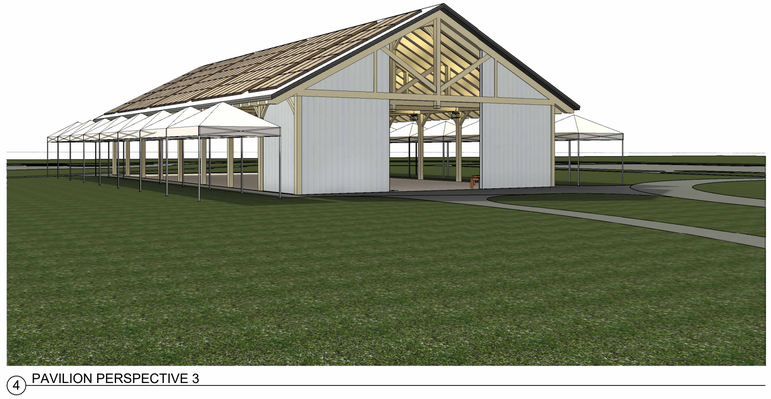
12/8/2025 9:11:08 AM



1 OPTION E PAVILION PLAN
3/16" = 1'-0"

2 PAVILION PERSPECTIVE 1

3 PAVILION PERSPECTIVE 2



4 PAVILION PERSPECTIVE 3

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DOCUMENT PHASE

Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM

FARMERS MARKET PAVILION

8 RIVER ROAD
BOWDOINHAM, ME 04008

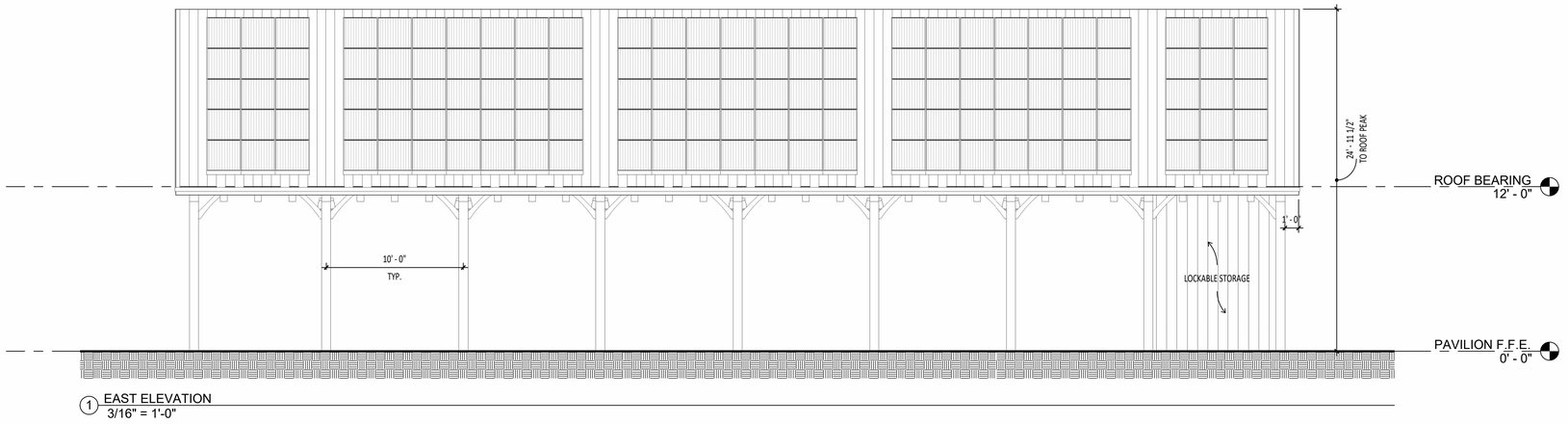
OPTION E - FLOOR PLAN

Project number	A2025FMBDME
Date	12/8/2025
Drawn by	JG
Checked by	AMS

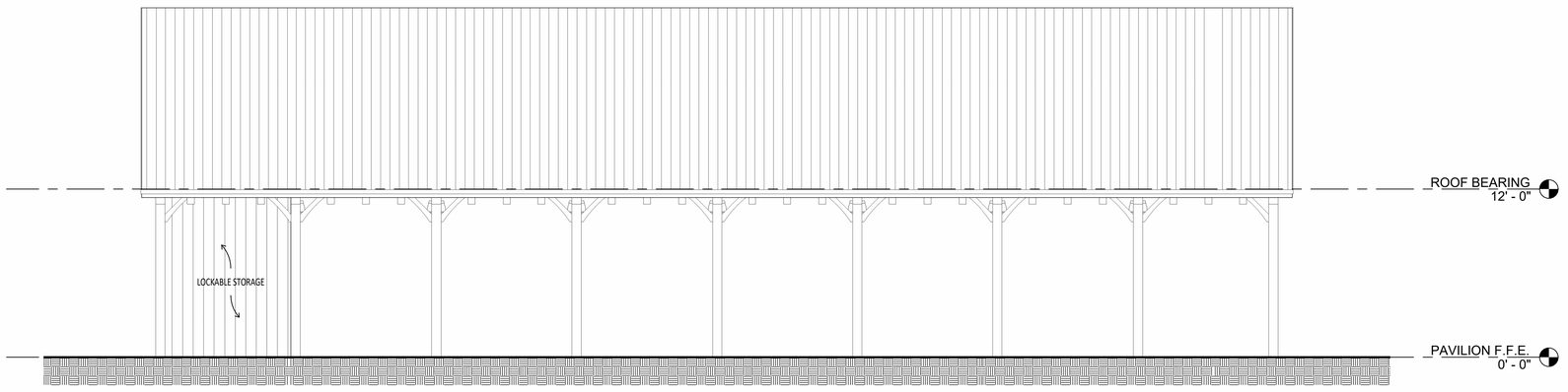
A-SD-01.02

Scale 3/16" = 1'-0"

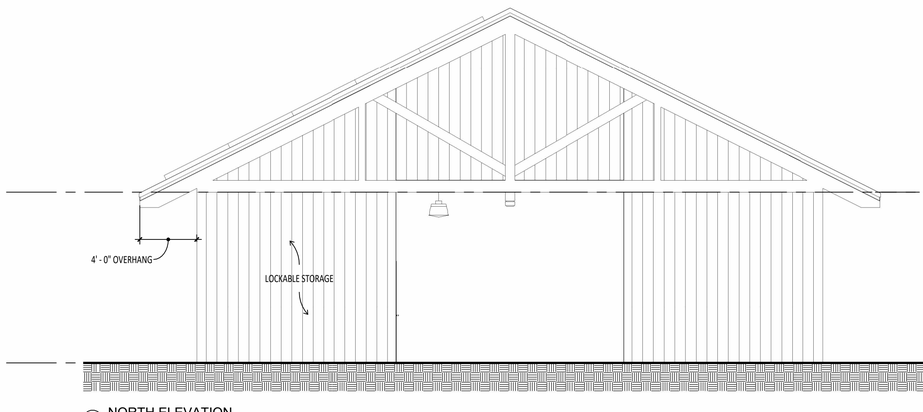
12/8/2025 9:11:18 AM



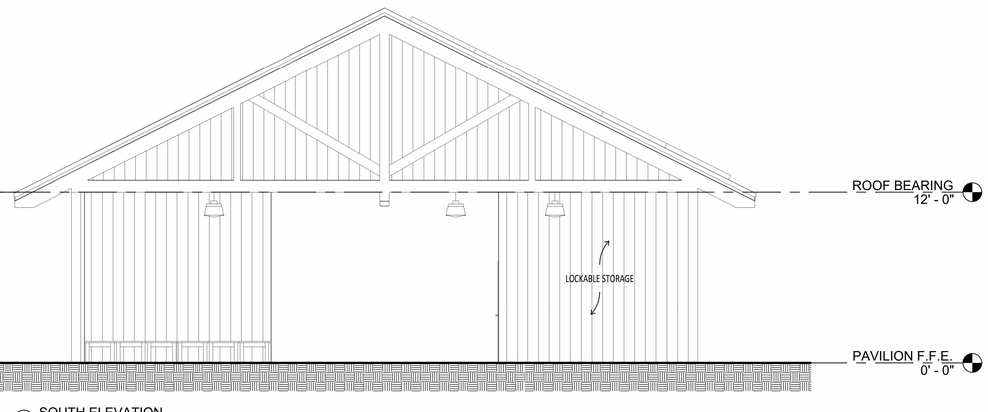
1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

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Wholesale Markets & Facility Design

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DOCUMENT PHASE

Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM

FARMERS MARKET PAVILION

8 RIVER ROAD
BOWDOINHAM, ME 04008

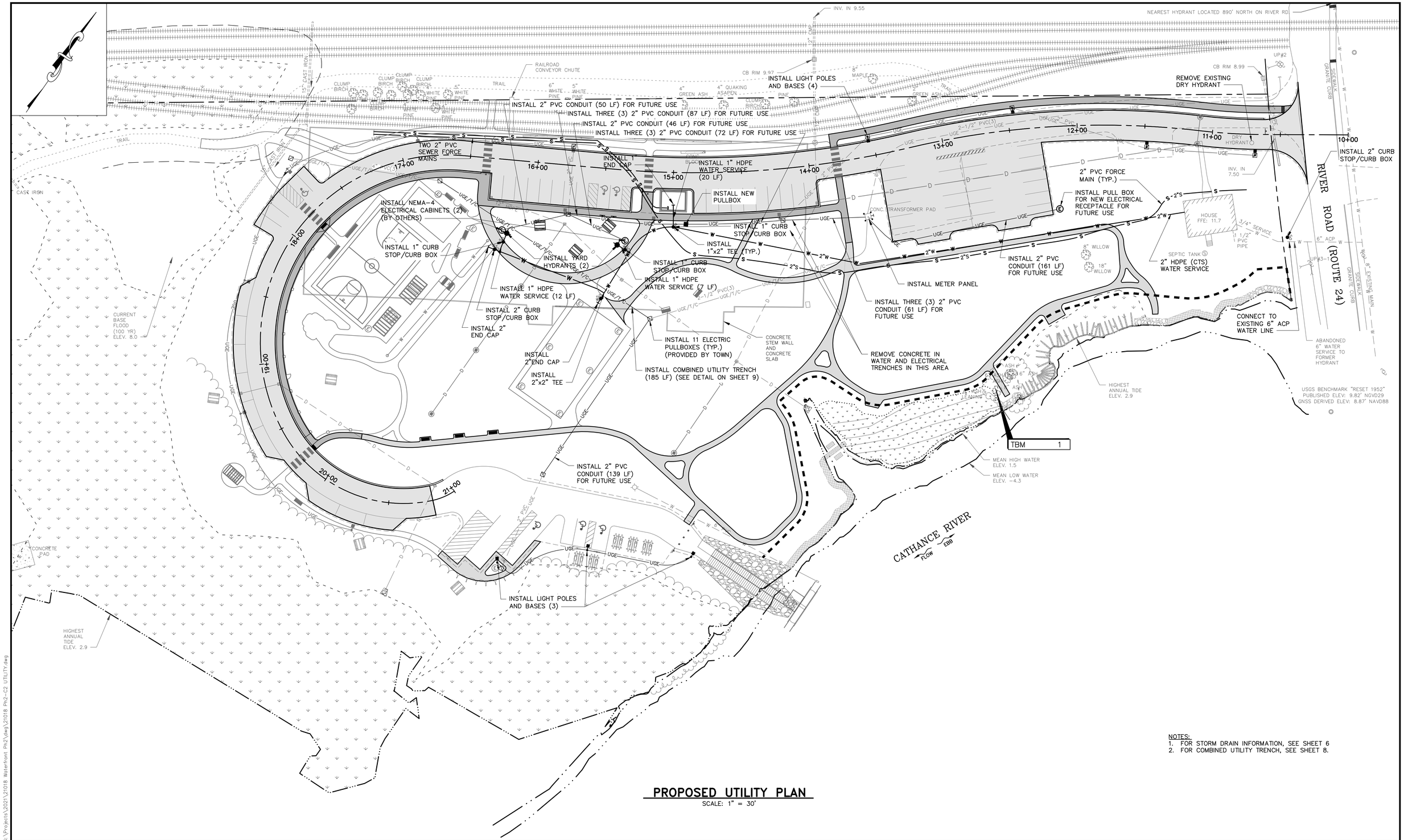
EXTERIOR ELEVATIONS

Project number	A2025FMBDME
Date	12/8/2025
Drawn by	JG
Checked by	AMS

A-SD-03.01

Scale 3/16" = 1'-0"

12/8/2025 9:11:25 AM



NOTES:
1. FOR STORM DRAIN INFORMATION, SEE SHEET 6
2. FOR COMBINED UTILITY TRENCH, SEE SHEET 8.

PROPOSED UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

REV	DATE	STATUS	BY	CHKD	APPD
2	12/10/2025	UTILITY RECORD DRAWING	JET	RLP	RLP
1	3/18/2025	ACCESS RD LOCATION, PARKING, LIGHTS	JET	RLP	RLP
0	8/1/2024	ISSUED FOR BIDDING	JET	JRP	RLP

ROBERT L. PRUE, JR No. 6092 — STATE OF MAINE — LICENSED PROFESSIONAL ENGINEER

DESIGNED BY:	JRP/RLP
DRAWN BY:	JET
CHECKED BY:	JRP
APPROVED BY:	RLP
DATE:	8/1/2024

Pine Tree Engineering
Civil/Environmental Engineering • Surveying
53 Front Street
Bath, Maine 04530
Tel: (207) 443-1508
Fax: (207) 442-7029

CLIENT
TOWN OF BOWDOINHAM
13 SCHOOL STREET
BOWDOINHAM, MAINE 04008

PROJECT
WATERFRONT PARK IMPROVEMENTS
PHASE 2 – CONTRACT NO. 2
SITE IMPROVEMENTS

TITLE
PROPOSED UTILITY PLAN

SCALE: AS SHOWN
PROJECT NO.: 21018
DRAWING NO.: 21018 Ph2-C2 UTILITY
SHT. 5 of 11
REV. 2

G:\Projects\2021\21018 Waterfront Ph2\dwg\21018 Ph2-C2 UTILITY.dwg
12/10/25 12:50pm

From: Eric calderwood
To: Yvette Meunier
Cc: Greg MacAlister; Lyn Calderwood
Subject: Pavilion Budgetary Construction Cost
Date: Friday, December 26, 2025 4:18:15 PM
Attachments: Bowdoinham Pavilion Construction Estimate.pdf

Please find attached my engineers estimate of construction cost. I allowed about $10000 for electrical work and $7 per square foot for solar panels on half of the roof.

Engineering cost is approximately $50,000

Total cost is given in the document and includes the engineering cost.

None of this includes the related roadways, pathways, parking areas, benches etc…

Excavation, Concrete and timber framed building only

Eric T. Calderwood, PE
Calderwood Engineering
3 Industrial Parkway, Suite 2
Brunswick, Maine
Ph: 207-737-2007
Direct: 207-837-6978

CALDERWOOD ENGINEERING
3 Industrial Park, Suite 2
Brunswick Me, 04011
PH. (207) 737-2007

Project: Bowdoinham - Farmers Market Pavilion
Client: Town of Bowdoinham
Computations By: Eric Calderwood, PE
Project Notes: Engineers Opinion of Probable Cost Pavilion Structure only not including roadways, pathways, or parking facilities

Pavilion Construction

203.25 Granular Borrow:

$L_{bldg} := 80\ ft$
$W_{bldg} := 44\ ft$

$GB := Ceil\left(36\ in \cdot L_{bldg} \cdot W_{bldg} - 4\ in \cdot W_{bldg} \cdot L_{bldg} - 20\ in \cdot 12\ in \cdot \left(L_{bldg} + W_{bldg}\right) \cdot 2,10\ yd^3\right) = 340\ yd^3$

$\$_{203.25} := \frac{45}{yd^3} \cdot GB = 15300$

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206.082 Structural Earth Excavation - Major Structures

$V_{SEE} := \text{Ceil}\left(36\ \text{in} \cdot L_{bldg} \cdot W_{bldg}, 10\ \text{yd}^3\right) = 400\ \text{yd}^3$

estimated excavate average 36" depth to provide for adequate subgrade

Say 400 CY to remove potentially unacceptable materials below the subgrade and to provide for drainage as required

$\$_{206.082} := \frac{55}{\text{yd}^3} \cdot V_{SEE} = 22000$

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502.00 - Concrete Foundation

$$V_{conc} := \text{Ceil}\left(4\ \text{in} \cdot W_{bldg} \cdot L_{bldg} - 20\ \text{in} \cdot 12\ \text{in} \cdot \left(L_{bldg} + W_{bldg}\right) \cdot 2 + 3\ \text{ft} \cdot 3\ \text{ft} \cdot 12\ \text{in} \cdot 36, 10\ \text{yd}^3\right) = 50\ \text{yd}^3$$

$$W_{stl} := 0.31\ \text{in}^2 \cdot 490\ \text{pcf} \cdot \left(81.5\ \text{ft} \cdot 89 + 43.5\ \text{ft} \cdot 161\right) = 15039.15\ \text{lbf}$$

$$\$_{502.00} := \text{Ceil}\left(\frac{V_{conc}}{\text{yd}^3} \cdot 1500 + \frac{(1.00 + 1.75)}{\text{lbf}} \cdot W_{stl}, 5000\right) = 120000$$

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530.00 - Construction Lumber and steel plates

$$\$_{530.00Material} := 170 \cdot 22 + 80.56 \cdot 7 \cdot 4 \cdot 2 + 100 \cdot 63 \cdot 2 + 55.48 \cdot 14 \cdot 11 = 118072.17$$
$$+ 63 \cdot 2 \cdot 100 + 25 \cdot 4 \cdot 63 \cdot 2 + 65 \cdot 63 \cdot 6 + 8 \cdot 3.89 \cdot 63 \cdot 6$$
$$+ 54.17 \cdot 133 \cdot 120\% + 7 \cdot 82 \cdot 27 + 3000$$

$$\$_{530.00Labor} := 35 \cdot 190\% \cdot 5 \cdot 24 \cdot 8 + 10000 = 73840$$

$$\$_{530.00Profit} := 10\% \cdot \left(\$_{530.00Labor} + \$_{530.00Material}\right) = 19191.22$$

$$\$_{530.00Bldg} := \text{Ceil}\left(\$_{530.00Labor} + \$_{530.00Material} + \$_{530.00Profit}, 5000\right) = 215000$$

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659.10 - Mobilization

$N_{mob} := 1$

Say 1 LS

$\$_{200} := \$_{203.25} + \$_{206.082} = 37300$

$\$_{500} := \$_{502.00} + \$_{530.00Bldg} = 335000$

$\$_{659.10} := \text{Ceil}\left(10\% \cdot \left(\$_{200} + \$_{500}\right), 5000\right) = 40000$

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Brunswick Me, 04011
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Total Estimate

$$\$_{construction} := \$_{200} + \$_{500} + \$_{659.10} = 412300$$

$$\$_{contingency} := \$_{construction} \cdot 15\% = 61845$$

$$\$_{engineering} := \left(\$_{construction} + \$_{contingency}\right) \cdot 10\% = 47414.5$$

$$\$_{estimate} := \$_{construction} + \$_{contingency} + \$_{engineering} = 521559.5$$

$$\$_{estimate} := \text{Ceil}\left(105\% \cdot \$_{estimate}, 5000\right) = 550000$$

estimated total cost for new 80x44 Pavilion Building including engineering consruction materials and labor