

January 14, 2026

Riverview House

Bowdoinham, Maine

1.) Renovation of Existing Building Scope or Work Outline

- Abate Mold and Asbestos
- Lift Existing wood framed Structure
- Infill Openings in Basement walls, repair cracks etc
- Raise to of wall with a row of 8" CMU
- Insulated exterior of existing foundation to 18" below grade and cover with cement board and parge coating
- Fill Basement with gravel fill, provide perimeter drainage per Civil
- New Insulated 4" reinforced concrete slab
- Remove Wood framed Floor
- Set building back on new slab foundation
- Reinforce and structural wood frame repairs as needed
- Modify roof framing to accommodate removed bearing walls
- Remove finishes down to framing
- Insulate stud cavities
- Insulate roof to current energy code
- Confirm condition of Asphalt shingles, replace if necessary
- New electrical, mechanical and plumbing systems
- New drywall ceiling and wall finishes throughout
- New Flooring LVT or equal throughout
- New Zip-R insulated sheathing on exterior to meet energy code
- New siding and double pane insulated windows
- New insulated exterior doors
- New Ramp and exterior deck

The opinion of probably cost for the renovation of the 930 sf existing building is estimated to be in the range of **\$290,000 and \$325,000.**

2.) New Building Construction

The opinion of probably cost for the construction of the 960 sf new building is estimated to be in the range of **\$350,000 and \$400,000.**

- Frostwall foundation to 4' below grade with 3" insulation
- Insulated 4" reinforced concrete slab
- 2x Framing with pre-engineered roof trusses
- Insulate stud cavities to energy code
- Insulate roof to energy code
- Asphalt roof shingles
- Drywall ceiling and wall finishes throughout
- Flooring LVT or equal throughout
- Zip-R insulated sheathing on exterior to meet energy code
- Lap siding and double pane insulated windows
- Insulated exterior doors
- Ramp and exterior deck
- (Excludes Commercial Kitchen)