

Ellen Angel, NCARB, LEED AP  
Principal  
Maine Licensed Architect  
Artifex Architect & Engineers  
175 Exchange  
Bangor, ME 04401

July 19<sup>th</sup>, 2025

RE: New Caribou Police Facility

Dear Ellen,

Thank you for the opportunity to submit value engineering (VE) options for your project. We understand the importance of managing the project budget and hope the enclosed list of potential cost-saving measures will help address current financial concerns.

Please note that not all VE items are compatible with one another and cannot necessarily be implemented together. Additionally, certain assumptions have been made regarding structural elements. Before contract finalization, we will require updated plan views and details to ensure compatibility and to proceed with any required agreements, including with the city.

Should you have any questions or need further clarification on any of these items, please don't hesitate to reach out.

Sincerely,

**Galen Casey**

Vice President

Blane Casey Building Contractor, Inc.

**Division 01 - General Requirements**

1. Remove Sales Tax from the Project  
DEDUCT: \$198,581.00
  2. Adjust Schedule to Avoid Winter Conditions  
DEDUCT: \$50,400.00
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**Division 02 - Existing Conditions**

1. Delete Landscaping Scope  
DEDUCT: \$28,000.00
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**Division 03 - Concrete**

1. Remove 10" Ledge on CIP Foundation  
DEDUCT: \$26,159.00
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**Division 04 - Masonry**

1. Replace Veneer with Thin Brick  
*(Requires acceptance with Items 3.01 & 4.02)*  
DEDUCT: \$18,000.00
  2. Masonry Wall Changes & Wood Framing (Multiple Modifications)
    - Drop exterior masonry wall height to 12'
    - Replace masonry gables with wood framing
    - Lower interior ACT ceilings by 1'
    - Use 16" OC trusses with ¾" Advantech roof sheathing
    - Replace high roof bar joists with wood trussesDEDUCT: \$203,880.00  
*Note: Updated structural drawings required to verify viability.*
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**Division 06 - Wood, Plastics, Composites**

1. Change Stainless Steel CTs to Solid Surface - DEDUCT: \$3,750.00
  2. Change Solid Surface Sills to Plastic Laminate (Plam) - DEDUCT: \$1,189.00
  3. Change Plam Interiors to Melamine - DEDUCT: \$1,062.00
  4. Change Specified Hardware to Standard - DEDUCT: \$1,095.00
  5. Change Solid Surface Counters to Plam - DEDUCT: \$14,171.00
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**Division 07 - Thermal & Moisture Protection**

1. Spray Foam Underside of Roof Deck (remove insulation from deck) - DEDUCT: \$45,279.00
  2. Replace AVB with 4" Spray Foam Exterior - DEDUCT: \$44,000.00
  3. Replace Metal Roof with Asphalt Shingles; Remove Gutters & Downspouts -  
DEDUCT: \$115,000.00
  4. Delete Damp proofing & Hydro duct (Keep waterproofing) - DEDUCT: \$14,850.00
  5. Replace Aluminum Siding with Full-Height Steel PBR Panel - DEDUCT: \$34,665.00
  6. Replace Roof with EPDM System (same insulation) - DEDUCT: \$104,500.00
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**Division 08 - Openings**

1. Reduce Bullet-Resistant Glass from Level 4 to Level 3 - DEDUCT: \$70,900.00
2. Reduce STC Rating on Two Wood Doors (from 52 to 40) - DEDUCT: \$11,301.00
3. Change Three Detention Hold Cells to 14GA Frames/Doors - DEDUCT: \$8,788.00

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**Division 09 - Finishes**

1. Epoxy Floor Modifications (RES-1 only, Holding Rooms & Bathrooms) - DEDUCT: TBD

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**Division 10 - Specialties**

1. Change Exterior Signage to Non-Illuminated - DEDUCT: \$17,713.00

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**Division 11 - Equipment**

1. Simplify Locker Configuration - DEDUCT: \$8,100.00
2. Reduce Evidence Lockers from 3 to 2
  - E1 & E3: \$10,000 each
  - E2: \$6,480

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**Division 12 - Furnishings**

1. Change Dual Shades to Single - DEDUCT: \$4,276.00

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**Divisions 22 & 23 - Plumbing & HVAC**

1. Replace PVI Water Heaters with Rheem (excludes extended warranty) - DEDUCT: \$111,234.00
2. Replace Mixing Valve with Caleffi 1½" Valve - DEDUCT: \$4,415.00
3. Remove Crete Heat Panels; Replace with 2" Blue Board + Mesh/Rebar - DEDUCT: \$26,955.00
4. Replace ASHP-1 & FCUs with Mitsubishi VRF System  
(Includes refrigerant piping, removes chilled water infrastructure)  
DEDUCT: \$144,108.00
5. Delete Entire HVAC Water Treatment Section - DEDUCT: \$9,177.00
6. Replace Glycol Mixing Station with Simpler Fill System - DEDUCT: \$5,220.00
7. Replace Cast Iron Waste & Vent Piping with PVC - DEDUCT: \$33,126.00
8. Eliminate Commissioning Scope - DEDUCT: \$11,790.00
9. Remove Vibration Isolation & Seismic Bracing - DEDUCT: \$22,185.00
10. Eliminate Coordination Drawing Requirement - DEDUCT: \$16,200.00
11. Replace DHU-1 with Namco RM-150 Dehumidifier - DEDUCT: \$11,502.00
12. Replace Sally Port Trench Drains with Four 4" Floor Drains - DEDUCT: \$6,275.00
13. Replace Specified Dog Kennels & Wash Station - DEDUCT: \$13,640.00
14. Replace Boilers with Viessmann & Insulated Low Loss Header - DEDUCT: \$9,663.00

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**Divisions 26-28 - Electrical & Low Voltage**

1. Lighting Fixture Package - DEDUCT: TBD (Pending engineer input)
2. Type P Style Lighting (Owner Provided) - DEDUCT: TBD
3. Remove BABA Requirement for Switchgear - DEDUCT: \$4,590.00
4. Use MC Cable for Branch Circuits in Lieu of Conduit - DEDUCT: \$18,000.00



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5. Remove Voice EVAC from Fire Alarm - DEDUCT: \$6,750.00

6. Remove Access Control Cabling (Pathways Only) - DEDUCT: \$13,500.00

7. Remove Video Surveillance Cabling (Pathways Only) - DEDUCT: \$18,000.00

8. Replace Copper Service Conductors with Aluminum - DEDUCT: \$3,150.00

9. Replace Copper Panel Feed Conductors with Aluminum - DEDUCT: \$4,590.00

10. Remove Lightning Protection System - DEDUCT: \$16,650.00

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**Additional Notes:**

1. All VE items must be incorporated into updated drawings; cost re-evaluation is required.
2. Additional VE items may follow as pending quotes are received.
3. Schedule Adjustment: Target is April/May 2026 (weather dependent), with a 365-day construction duration from start date.
4. Sales Tax Clarification: Amount shown reflects incorporation across several items. GC-purchased items, mechanical, masonry, and electrical (per electrician's clarification) are included.