

MOLLIDGEWOCK

NEW LOOP - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site - roads only	1	acre	\$15,000.00		\$14,862
-	0	sf	\$2.00		\$0
Demo existing structures	0	sf	\$0.80		\$0
EPSC Measures	1	ls	\$5,000.00		\$5,000
Total Demolition/EPSC					\$19,862
Earthwork					
Cut/Fill - not road related	0	cy	\$0.00		\$0
Culverts	80	lf	\$100.00		\$8,000
Total Earthwork					\$8,000
Vehicular Access Improvements					
Campground Road (2-way, gravel)	188	lf	\$206.30		\$38,784
Campground Road (1-way, gravel)	1188	lf	\$118.33		\$140,580
Asphalt Road (Sanitary Dump Station)	0	lf	\$266.50		\$0
Parking Area (gravel)	0	sf	\$6.94		\$0
Vehicular Access Gate	0	ea	\$3,000.00		\$0
Total Vehicular Access Improvements					\$179,364
Utilities/ Infrastructure					
Electrical/ Telecom Services	0	ls	\$0.00		\$0
Domestic Water System	1	ls	\$294,550.00		\$294,550
Wastewater System	0	ls	\$0.00		\$0
Sanitary Dump Station	0	ls	\$0.00		\$0
Stormwater Treatment	2	ea	\$20,000.00		\$40,000
Water Spigot	12	ea	\$1,500.00		\$18,000
Total Utilities/ Infrastructure					\$352,550
Campsite Improvements					
New Standard Sites	15	ea	\$4,500.00		\$67,500
New Standard Sites w/ Platforms	0	ea	\$7,500.00		\$0
New Shelter Site	6	ea	\$42,900.00		\$257,400
Relocated/renovated Cabin (site improvements only)	2	ea	\$42,900.00		\$85,800
New Premium w/s/e Site (Back-In)	0	ea	\$13,225.00		\$0
Total Campsite Improvements					\$410,700
Misc. Building Improvements					
Renovate and Relocate Existing Cabins (300sf Each)	600	sf	\$325.00		\$195,000
Bathhouse	1	ea	\$709,280.00		\$709,280
New Pit Toilet	1	ea	\$40,000.00		\$40,000
Total Misc. Building Improvements					\$944,280
Misc. Site Improvements					
5' wide Accessible Path	2140	lf	\$65.00		\$139,100
Boardwalk with Curb	400	lf	\$400.00		\$160,000
Landscaping	0	ls	\$0.00		\$0
Stormwater plantings (seed)	2400	sf	\$0.75		\$1,800
Signage	1	ea	\$200.00		\$200
Total Site Improvements					\$301,100
Mollidgewock New Loop Costs - Sub Total					\$2,215,856

MOLLIDGEWOCK

GENERAL IMPROVEMENTS - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Demo old asphalt road	23600	sf	\$2.00		\$47,200
EPSC Measures	0	ls	\$10,000.00		\$0
Total Demolition/EPSC					\$47,200
Earthwork					
Cut/Fill	0	ls	\$0.00		\$0
Culverts	0	ea	\$3,000.00		\$0
Total Earthwork					\$0
Vehicular Access Improvements					
Alternate ATV Trail	0	lf	\$150.00		\$0
ATV parking	0	sf	\$5.00		\$0
Vehicular Access Gate	0	ea	\$3,000.00		\$0
Total Vehicular Access Improvements					\$0
Utilities/ Infrastructure					
Electrical/ Telecom Services	0	ls	\$0.00		\$0
Domestic Water	0	ls	\$0.00		\$0
Stormwater Treatment	0	ls	\$0.00		\$0
Total Utilities/ Infrastructure					\$0
Misc. Site Improvements					
Stormwater plantings (seed)	0	ls	\$6,000.00		\$0
8' gravel topper over old road base	2360	lf	\$8.00		\$18,880
Landscaping	0	ls	\$20,000.00		\$0
Total Site Improvements					\$18,880
General Improvements Costs - Sub Total					\$66,080

MOLLIDGEWOCK
PRIMARY IMPROVEMENTS - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site - roads only	5	acre	\$15,000.00		\$77,236
-	0	sf	\$2.00		\$0
Remove existing trailer	1	ls	\$1,000.00		\$1,000
EPSC Measures	1	ls	\$10,000.00		\$10,000
Total Demolition/EPSC					\$88,236
Earthwork					
Cut/Fill - not road related	0	cy	\$0.00		\$0
Culverts	320	lf	\$100.00		\$32,000
Total Earthwork					\$32,000
Vehicular Access Improvements					
Campground Road (2-way, gravel improvement with 6" hardpack)	5535	lf	\$22.41		\$124,025
Campground Road (1-way, gravel)	0	lf	\$118.33		\$0
Asphalt (Road Entrance Apron)	60	lf	\$266.50		\$15,990
Parking Area (gravel)	2892	sf	\$6.94		\$20,083
Vehicular Access Gate	2	ea	\$3,000.00		\$6,000
Total Vehicular Access Improvements					\$166,098
Utilities/ Infrastructure					
Electrical/ Telecom Services	1	ls	\$146,760.00		\$146,760
Domestic Water System	1	ls	\$90,000.00		\$90,000
Wastewater System	1	ls	\$556,960.00		\$556,960
Sanitary Dump Station	1	ls	\$10,000.00		\$10,000
Stormwater Treatment	1	ea	\$20,000.00		\$20,000
Water Spigot	6	ea	\$1,500.00		\$9,000
Total Utilities/ Infrastructure					\$823,720
Campsite Improvements					
New Standard Sites	0	ea	\$4,500.00		\$0
New Standard Sites w/ Platforms	0	ea	\$7,500.00		\$0
New Shelter Site	0	ea	\$42,900.00		\$0
Converted Improved Site w/e	15	ea	\$4,000.00		\$60,000
New Premium w/s/e Site (Pull-Through)	0	ea	\$13,925.00		\$0
New Premium w/s/e Site (Back-In)	0	ea	\$13,225.00		\$0
Total Campsite Improvements					\$60,000
Misc. Building Improvements					
New Campground Store	1	ea	\$520,000.00		\$520,000
New Firewood Storage and Maintenance Shop Building	1	ea	\$240,000.00		\$240,000
Total Misc. Building Improvements					\$760,000
Misc. Site Improvements					
5' wide Accessible Path	300	lf	\$65.00		\$19,500
Flagstone Patio	512	sf	\$30.00		\$15,360
Boat Launch Dock	1	ls	\$15,000.00		\$15,000
Stabalized Shoreline	1	ls	\$10,000.00		\$10,000
Relocate Pavilion	1	ls	\$5,000.00		\$5,000
Lawn	0	sf	\$0.00		\$0
Landscaping	1	ls	\$15,000.00		\$15,000
Community Fire Pit	1	ls	\$500.00		\$500
Boat Racks	1	ls	\$5,000.00		\$5,000
Signage	4	ea	\$200.00		\$800
Total Site Improvements					\$86,160
Mollidgewock Primary Improvements Costs - Sub Total					\$2,016,214

CAMPSITETIPOLOGY COMPONENTS COST BREAKDOWN

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Standard Site					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2000	sf	\$0.75		\$1,500
Clearing and Grubbing	2000	sf	\$0.75		\$1,500
Site Marker	1	ea	\$200.00		\$200
Total Standard Site					\$4,500
Standard Site with Platform					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2000	sf	\$0.75		\$1,500
Clearing and Grubbing	2000	sf	\$0.75		\$1,500
Site Marker	1	ea	\$200.00		\$200
Platform	1	ea	\$3,000.00		\$3,000
Total Standard Site with Platform					\$7,500
Standard Site (Remote)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	900	sf	\$0.75		\$675
Clearing and Grubbing	900	sf	\$0.75		\$675
Site Marker	1	ea	\$200.00		\$200
Total Standard Site (Remote)					\$2,850
Group Site					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	3500	sf	\$0.75		\$2,625
Clearing and Grubbing	3500	sf	\$0.75		\$2,625
Site Marker	1	ea	\$200.00		\$200
Platform	1	ea	\$3,000.00		\$3,000
Total Group Site					\$9,750
Shelter Site (Single)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2000	sf	\$0.75		\$1,500
Clearing and Grubbing	2000	sf	\$0.75		\$1,500
Site Marker	1	ea	\$200.00		\$200
Shelter	1	ea	\$38,400.00		\$38,400
Total Shelter Site (Single)					\$42,900
Shelter Site (Double)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	3500	sf	\$0.75		\$2,625
Clearing and Grubbing	3500	sf	\$0.75		\$2,625
Site Marker	1	ea	\$200.00		\$200
Shelter	2	ea	\$38,400.00		\$76,800
Total Shelter Site (Double)					\$83,550
Cabin					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2000	sf	\$0.75		\$1,500
Clearing and Grubbing	2000	sf	\$0.75		\$1,500
Site Marker	1	ea	\$200.00		\$200
Cabin	1	ea	\$92,050.00		\$92,050
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Total Cabin					\$99,050
Improved Site with Water and Electricity					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2400	sf	\$0.75		\$1,800
Clearing and Grubbing	2400	sf	\$0.75		\$1,800
Site Marker	1	ea	\$200.00		\$200
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water Hookups	1	ea	\$1,500.00		\$1,500
Total Improved Site w/e					\$9,100
Premium Site with W/S/E (pull-through)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2850	sf	\$0.75		\$2,138
Clearing and Grubbing	2850	sf	\$0.75		\$2,138
Gravel Surface	90	lf	\$35.00		\$3,150
Site Marker	1	ea	\$200.00		\$200
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water/Sewer Hookups	1	ea	\$2,500.00		\$2,500
Total Premium w/s/e (pull-through)					\$13,925
Premium Site with W/S/E (back-in)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	2850	sf	\$0.75		\$2,138
Clearing and Grubbing	2850	sf	\$0.75		\$2,138
Gravel Surface	70	lf	\$35.00		\$2,450
Site Marker	1	ea	\$200.00		\$200
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water/Sewer Hookups	1	ea	\$2,500.00		\$2,500
Total Premium w/s/e (back-in)					\$13,225
Converted Improved Site with Water and Electricity					
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water Hookups	1	ea	\$1,500.00		\$1,500
Total Improved Site w/e					\$4,000

MOLLIDGEWOCK

OVERALL SUMMARY - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
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Overall Park Summary					
General Improvements Subtotal					\$66,080
New Loop Only					\$2,215,856
Primary Improvements					\$2,016,214
Total Improvements					\$4,298,150

MOLLIDGEWOCK Costs - Sub Total					\$4,298,150
Costs - 35% Markups / Contingency					\$1,504,352
Total Costs - MOLLIDGEWOCK					\$5,802,502

General Notes:
Preliminary costs for planning purposes only
Based on current market conditions (no annual escalation rate applied)
All costs include the following mark-ups/contingency
a) 8.5% General Conditions (including liability)
b) 15% estimating contingency
c) 10% GC mark-up
d) 1.5% bond