

BEAR BROOK STATE PARK
BEAR HILL CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site - roads only	2	acre	\$15,000.00		\$30,950
Demo existing structures	0	sf	\$0.80		\$0
EPSC Measures	1	ls	\$15,000.00		\$15,000
Total Demolition/EPSC					\$45,950
Earthwork					
Cut/Fill - not road or site related	0	cy	\$0.00		\$0
Culverts	180	lf	\$100.00		\$18,000
Total Earthwork					\$18,000
Vehicular Access Improvements					
Campground Road (2-way, gravel)	1150	lf	\$206.30		\$237,241
Campground Road (1-way, gravel)	0	lf	\$118.33		\$0
Asphalt Road (apron at road)	0	lf	\$266.50		\$0
Parking Area (gravel)	43880	sf	\$6.94		\$304,722
Vehicular Access Gate	1	ea	\$3,000.00		\$3,000
Total Vehicular Access Improvements					\$544,963
Utilities/ Infrastructure					
Electrical/ Telecom Services	1	ls	\$192,000.00		\$192,000
Domestic Water System	1	ls	\$300,700.00		\$300,700
Wastewater System	1	ls	\$470,080.00		\$470,080
Sanitary Dump Station	1	ls	\$10,000.00		\$10,000
Stormwater Treatment	8	ea	\$20,000.00		\$160,000
Water Spigots - assumed to be included at each site	0	ea	\$1,500.00		\$0
Total Utilities/ Infrastructure					\$1,132,780
Misc. Building Improvements					
Cabin Clusters	4	ea	\$242,312.50		\$969,250
Common Space	1	ea	\$1,857,885.00		\$1,857,885
Administration Area	1	ea	\$114,300.00		\$114,300
Staff Housing	1	ea	\$604,800.00		\$604,800
Total Misc. Building Improvements					\$3,546,235
Misc. Site Improvements					
5' wide Accessible Path	4394	lf	\$65.00		\$285,617
Path Restoration	6426	lf	\$5.00		\$32,132
Stormwater plantings (seed)	12000	sf	\$0.75		\$9,000
Signage	9	ea	\$200.00		\$1,800
Landscaping	1	ls	\$5,000.00		\$5,000
Beach Restoration	1	ls	\$15,000.00		\$15,000
Total Site Improvements					\$348,548
Misc. Recreation Improvements					
MTB Flow Trail	2356	lf	\$30.00		\$70,686
New shared use path	6209	lf	\$10.00		\$62,091
Dock -larger seasonal assumed	1	ea	\$50,000.00		\$50,000
Total Site Improvements					\$182,777
BEAR HILL CAMPGROUND AREA- Sub Total					\$5,819,253
Costs - 35% Markups / Contingency					\$2,036,739
Total Costs - BEAR HILL CAMPGROUND					\$7,855,992

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

CAMPSITETPOLOGY 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	60	lf	\$35.00		\$2,100
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)					\$12,875

Shelter Site (walk-in)					
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
Shelter	1	ea	\$38,400.00		\$38,400
Total Shelter Site (Double)					\$41,250

BEAR BROOK STATE PARK

BEAR HILL CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	RENOVATION NOTES	RE-USE OPTIONS	QUANTITY	SIZE	UNIT	RENOVATION COST/SF	UNIT PRICE	TOTAL
Cabin Clusters								
Cabin	Upgrade as required	Lodging	6	260	sf	\$ 75.00	\$19,500.00	\$117,000
Counselor Cabin	Upgrade as required	Lodging	2	168	sf	\$ 75.00	\$12,600.00	\$25,200
Wash House	Upgrade building and toilet room	Bathhouse	1	223	150 sf	\$ 100.00	\$22,312.50	\$22,313
Unit Lodge	Upgrade interior/exterior	Potential Lodging/Recreation	1	728	sf	\$ 100.00	\$72,800.00	\$72,800
ADA Upgrades	Accessible entry grades or ramps		1	-	-	-	\$5,000.00	\$5,000
Subtotal per Cluster			11					\$242,313
Common Space								
Scannel Hall	New matching exterior siding and windows	Administration/Store/Meeting	1	2002	sf	\$ 75.00	\$150,150.00	\$150,150
Help's Quarters	Upgrade as necessary	Potential Lodging	1	600	sf	\$ 175.00	\$105,000.00	\$105,000
Central Wash House	Install new toilets/shower	Bathhouse upgrade	1	234	sf	\$ 500.00	\$116,875.00	\$116,875
Infirmary	Convert to lodging	Group lodging	1	812	sf	\$ 175.00	\$142,100.00	\$142,100
Ice House/Storage		New use undetermined	1	300	sf	\$ 45.00	\$13,500.00	\$13,500
Dining Hall	Upgrade interior/exterior	Multipurpose/Dining	1	2363	sf	\$ 110.00	\$259,930.00	\$259,930
Staff Quarters	Upgrade interior/exterior	Housekeeping Lodges	1	732	sf	\$ 400.00	\$292,875.00	\$292,875
New Bathhouse	New Construction	2 toilet, 2 showers, washing machine, dryer, and dishwashing station	2	572	SF	\$ 620.00	\$354,640.00	\$709,280
Craft Cabin	Upgrade interior/exterior	Potential Lodges	1	513	sf	\$ 75.00	\$38,475.00	\$38,475
Nature Lodge	Upgrade & maintain as Education Center	Continue as exhibit space	1	396	sf	\$ 75.00	\$29,700.00	\$29,700
Total Common Space			9					\$1,857,885
Administration Area								
Administration Building	Upgrade office	Continue as office	1	674	sf	\$ 75.00	\$50,550.00	\$50,550
Maintenance Garage	Upgrade as maintenance/wood storage	Continue as maintenance	1	1275	sf	\$ 50.00	\$63,750.00	\$63,750
Total Administration Area			2					\$114,300
Staff Housing								
Picnic Pavilion Unit Conversion		Convert to 2 staff apartments/four season	1	864	sf	\$ 350.00	\$302,400.00	\$302,400
Shower Building Unit Conversion		Convert to 2 staff apartments/four season	1	864	sf	\$ 350.00	\$302,400.00	\$302,400
Total Staff Housing			2					\$604,800