

DRY RIVER CAMPGROUND

GENERAL IMPROVEMENTS - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site	1.59	acre	\$15,000.00		\$23,877
EPSC Measures	1	ls	\$5,000.00		\$5,000
Total Demolition/EPSC					\$28,877
Earthwork					
Cut/Fill	0	ls	\$0.00		\$0
Culverts	300	lf	\$100.00		\$30,000
Total Earthwork					\$30,000
Vehicular Access Improvements					
	3467	lf	\$42.59		\$147,669
	0	sf	\$5.00		\$0
Vehicular Access Gate	0	ea	\$3,000.00	*DuraGate DGT-BR Steel Barrier 16'	\$0
Total Vehicular Access Improvements					\$147,669
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					
5' wide Accessible Path - Recreation Path	3300	lf	\$65.00		\$214,500
8' wide Multi-Use Path (paved)	3500	lf	\$100.00		\$350,000
Landscaping	0	ls	\$20,000.00		\$0
Total Site Improvements					\$564,500
General Improvements Costs - Sub Total					\$771,046

DRY RIVER CAMPGROUND
EXISTING CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site	0	ac	\$15,000.00		\$0
Decommission Ex. Campsite	4	ea	\$2,000.00		\$8,000
EPSC Measures	0	ls	\$5,000.00		\$0
Total Demolition/EPSC					\$8,000
Earthwork					
Cut/Fill	0	ls	\$0.00		\$0
Culverts	0	ea	\$3,000.00		\$0
Total Earthwork					\$0
Vehicular Access Improvements					
Existing Campground Road Improvement	2650	lf	\$22.41		\$59,380
Campground Road (1-way, gravel)	0	lf	\$0.00		\$0
Asphalt Road (Sanitary Dump Station)	0	lf	\$0.00		\$0
Parking Area (gravel)	0	ea	\$0.00		\$0
Vehicular Access Gate	0	ea	\$3,000.00		\$0
Total Vehicular Access Improvements					\$59,380
Utilities/ Infrastructure					
Electrical/ Telecom Services	1	ls	\$0.00		\$0
Domestic Water	0	ls	\$0.00		\$0
Water Spigots	0	ea	\$0.00		\$0
Septic Tank + Leach fields	0	ls	\$0.00		\$0
Stormwater Treatment	0	ls	\$0.00		\$0
Total Utilities/ Infrastructure					\$0
Campsite Improvements					
New Standard Sites	0	ea			\$0
New Shelter Site (Single)	0	ea			\$0
New Shelter Site (Double)	0	ea			\$0
Total Campsite Improvements					\$0
Misc. Building Improvements					
Renovate Existing Bathhouse	1	ea	\$504,000.00		\$504,000
New Pit Toilets	4	ea	\$40,000.00		\$160,000
Total Misc. Building Improvements					\$664,000
Misc. Site Improvements					
-					\$0
-					\$0
-					\$0
-					\$0
-					\$0
Total Site Improvements					\$0
Dry River Existing Campground Costs - Sub Total					\$731,380

DRY RIVER CAMPGROUND
NEW AREA - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Demolition/Erosion Control					
Clearing and grubbing, wooded site - roads only	7	acre	\$15,000.00		\$100,238
Dump Area Cleanup	1	allow	\$15,000.00		\$15,000
Demo existing structures	0	sf	\$0.80		\$0
EPSC Measures	1	ls	\$10,000.00		\$10,000
Total Demolition/EPSC					\$125,238
Earthwork					
Cut/Fill - not road or site related	0	cy	\$0.00		\$0
Culverts	0	lf	\$100.00		\$0
Total Earthwork					\$0
Vehicular Access Improvements					
Campground Road (2-way, gravel)	2219	lf	\$206.30		\$457,771
Campground Road (1-way, gravel)	6195	lf	\$118.33		\$733,075
Asphalt Road (apron at road)	60	lf	\$266.50		\$15,990
Parking Area (gravel)	16482	sf	\$6.94		\$114,458
Vehicular Access Gate	1	ea	\$3,000.00		\$3,000
Total Vehicular Access Improvements					\$1,324,295
Utilities/ Infrastructure					
Electrical/ Telecom Services	1	ls	\$317,820.00		\$317,820
Domestic Water System	1	ls	\$761,700.00		\$761,700
Wastewater System	1	ls	\$305,200.00		\$305,200
Sanitary Dump Station	1	ls	\$10,000.00		\$10,000
Stormwater Treatment	5	ea	\$20,000.00		\$100,000
Water Spigots	17	ea	\$1,500.00		\$25,500
Total Utilities/ Infrastructure					\$1,494,720
Campsite Improvements					
New Standard Sites	49	ea	\$4,500.00		\$220,500
New Shelter Site (Single)	11	ea	\$42,900.00		\$471,900
New Shelter Site (Double)	5	ea	\$83,550.00		\$417,750
New Shelter Site (Walk-In)	5	ea	\$41,250.00		\$206,250
New Improved Sites (W/E)	15	ea	\$9,100.00		\$136,500
Total Campsite Improvements					\$1,452,900
Misc. Building Improvements					
New Camp Office and Store	1	ea	\$520,000.00		\$520,000
New Firewood Storage Building	1	ea	\$72,000.00		\$72,000
New Bathhouse	3	ea	\$709,280.00		\$2,127,840
New Picnic Pavilion	1	ea	\$85,000.00		\$85,000
Total Misc. Building Improvements					\$2,804,840
Misc. Site Improvements					
5' wide Accessible Path - Expansion Area	4175	lf	\$65.00		\$271,375
Flagstone Patio	512	sf	\$30.00		\$15,360
Lawn	34000	sf	\$0.50		\$17,000
Viewing Deck	400	sf	\$185.00		\$74,000
Stormwater plantings (seed)	15000	sf	\$0.75		\$11,250
Signage	10	ea	\$200.00		\$2,000
Total Site Improvements					\$390,985
Dry River - New Area Costs - Sub Total					\$7,592,978

CAMP SITE TYPOLOGY 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

DRY RIVER CAMPGROUND
OVERALL SUMMARY - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
Overall Park Summary					
General Improvements Subtotal					\$771,046
Existing Campground Subtotal					\$731,380
New Area Subtotal					\$7,592,978
Total Improvements					\$9,095,404

DRY RIVER CAMPGROUND Costs - Sub Total					\$9,095,404
Costs - 35% Markups / Contingency					\$3,183,391
Total Costs - DRY RIVER CAMPGROUND					\$12,278,795

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