

**BEAR BROOK STATE PARK**

CATAMOUNT POND CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
<b>Demolition/Erosion Control</b>					
Clearing and grubbing, wooded site - roads only	4	acre	\$15,000.00		\$60,450
Demo existing structures	0	sf	\$0.80		\$0
EPSC Measures	1	ls	\$10,000.00		\$10,000
<b>Total Demolition/EPSC</b>					<b>\$70,450</b>
<b>Earthwork</b>					
Cut/Fill - not road or site related	0	cy	\$0.00		\$0
Culverts	200	lf	\$100.00		\$20,000
<b>Total Earthwork</b>					<b>\$20,000</b>
<b>Vehicular Access Improvements</b>					
Campground Road (2-way, gravel)	934	lf	\$206.30		\$192,681
Campground Road (1-way, gravel)	4457	lf	\$118.33		\$527,412
Asphalt Road (apron at road)	60	lf	\$266.50		\$15,990
Parking Area (gravel)	4478	sf	\$6.94		\$31,097
Vehicular Access Gate	1	ea	\$3,000.00		\$3,000
<b>Total Vehicular Access Improvements</b>					<b>\$770,180</b>
<b>Utilities/ Infrastructure</b>					
Electrical/ Telecom Services	1	ls	\$220,620.00		\$220,620
Domestic Water System	1	ls	\$120,700.00		\$120,700
Wastewater System	1	ls	\$92,000.00		\$92,000
Sanitary Dump Station	0	ls	\$10,000.00		\$0
Stormwater Treatment	4	ea	\$20,000.00		\$80,000
Water Spigots - assumed to be included with each site	0	ea	\$1,500.00		\$0
<b>Total Utilities/ Infrastructure</b>					<b>\$513,320</b>
<b>Campsite Improvements</b>					
New Improved Equestrian Site with W/E (back-in)	14	ea	\$13,420.00		\$187,880
New Improved Equestrian Site with W/E (pull-through)	8	ea	\$17,190.00		\$137,520
<b>Total Campsite Improvements</b>					<b>\$325,400</b>
<b>Misc. Building Improvements</b>					
New Firewood Storage Building	0	ea	\$72,000.00		\$72,000
New Bath House	1	ea	\$354,640.00		\$354,640
Toilet Building Renovation	1	ea	\$91,000.00		\$91,000
Pavilion Renovation	1	ea	\$4,800.00		\$4,800
<b>Total Misc. Building Improvements</b>					<b>\$522,440</b>
<b>Misc. Site Improvements</b>					
New Loop Trail	4097	lf	\$45.00		\$184,352
Cleared Area Rehabilitation -Topsoil and Re-Seed	35827	sf	\$1.50		\$53,741
Lawn	3600	sf	\$0.50		\$1,800
Stormwater plantings (seed)	6346	sf	\$0.75		\$4,760
Landscaping	1	ls	\$25,000.00		\$25,000
Signage	5	ea	\$200.00		\$1,000
<b>Total Site Improvements</b>					<b>\$270,652</b>
<b>CATAMOUNT CAMPGROUND Costs - Sub Total</b>					<b>\$2,492,441</b>
<b>Costs - 35% Markups / Contingency</b>					<b>\$872,355</b>
<b>Total Costs - CATAMOUNT CAMPGROUND</b>					<b>\$3,364,796</b>

**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

CAMPSITE TYPOLOGY COMPONENTS COST BREAKDOWN

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
<b>Standard Site</b>					
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
<b>Total Standard Site</b>					<b>\$4,500</b>

<b>Standard Site with Platform</b>					
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
<b>Total Standard Site with Platform</b>					<b>\$7,500</b>

<b>Standard Site (Remote)</b>					
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
<b>Total Standard Site (Remote)</b>					<b>\$2,850</b>

<b>Group Site</b>					
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
<b>Total Group Site</b>					<b>\$9,750</b>

<b>Shelter Site (Single)</b>					
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
<b>Total Shelter Site (Single)</b>					<b>\$42,900</b>

<b>Shelter Site (Double)</b>					
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
<b>Total Shelter Site (Double)</b>					<b>\$83,550</b>

<b>Cabin</b>					
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
<b>Total Cabin</b>					<b>\$99,050</b>

<b>Improved Site with Water and Electricity</b>					
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
<b>Total Improved Site w/e</b>					<b>\$9,100</b>

<b>Premium Site with W/S/E (pull-through)</b>					
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
<b>Total Premium w/s/e (pull-through)</b>					<b>\$13,925</b>

<b>Premium Site with W/S/E (back-in)</b>					
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
<b>Total Premium w/s/e (back-in)</b>					<b>\$12,875</b>

<b>Shelter Site (walk-in)</b>					
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
<b>Total Shelter Site (Double)</b>					<b>\$41,250</b>

Improved Equestrian Site with W/E (back-in)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	3500	sf	\$0.25		\$875
Clearing and Grubbing	3500	sf	\$0.75		\$2,625
Gravel Surface	60	lf	\$35.00		\$2,100
Site Marker	1	ea	\$200.00		\$200
Horse Corral	1	ea	\$1,320.00		\$1,320
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water Hookups	1	ea	\$2,500.00		\$2,500
Total Premium w/s/e (back-in)					\$13,420

reduced grading cost - easy flat site

Improved Equestrian Site with W/E (pull-through)					
Fire Ring	1	ea	\$500.00		\$500
Picnic Table	1	ea	\$800.00		\$800
Site Grading	4900	sf	\$0.25		\$1,225
Clearing and Grubbing	4900	sf	\$0.75		\$3,675
Gravel Surface	90	lf	\$35.00		\$3,150
Site Marker	1	ea	\$200.00		\$200
Horse Corral	1	ea	\$2,640.00		\$2,640
Electricity Hookups	1	ea	\$2,500.00		\$2,500
Water Hookups	1	ea	\$2,500.00		\$2,500
Total Premium w/s/e (back-in)					\$17,190

**BEAR BROOK STATE PARK**  
 CATAMOUNT POND CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	NOTES	RE-USE DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>Building Costs</b>						
New Bath House	New Construction	2 toilets, 2 showers, 2 washers, 2 dryers and dishwashing station	572	sf	\$620.00	\$354,640
Existing Toilets	Upgrade structure as required.	Add 2 family toilets	280	sf	\$325.00	\$91,000
Pavilion	Upgrade structure and roof as required.	No change.	320	sf	\$15.00	\$4,800