

**PAWTUCKAWAY CAMPGROUND**  
NEW AREA - PRELIMINARY OPINION OF COST

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NOTES	TOTAL
<b>Demolition/Erosion Control</b>					
Clearing and grubbing, wooded site - roads only	2	acre	\$15,000.00		\$24,804
Demo existing structures	0	sf	\$0.80		\$0
EPSC Measures	1	ls	\$15,000.00		\$15,000
<b>Total Demolition/EPSC</b>					<b>\$39,804</b>
<b>Earthwork</b>					
Cut/Fill - not road or site related	0	cy	\$0.00		\$0
Culverts	450	lf	\$100.00		\$45,000
<b>Total Earthwork</b>					<b>\$45,000</b>
<b>Vehicular Access Improvements</b>					
Campground Road (2-way, gravel)	273	lf	\$206.30		\$56,319
Campground Road (1-way, gravel)	2037	lf	\$118.33		\$241,045
Asphalt Road (apron at road)	60	lf	\$266.50		\$15,990
Parking Area (gravel)	0	sf	\$6.94		\$0
Vehicular Access Gate	1	ea	\$3,000.00		\$3,000
<b>Total Vehicular Access Improvements</b>					<b>\$316,354</b>
<b>Utilities/ Infrastructure</b>					
Electrical/ Telecom Services	1	ls	\$149,880.00		\$149,880
Domestic Water System	1	ls	\$293,350.00		\$293,350
Wastewater System	1	ls	\$134,400.00		\$134,400
Sanitary Dump Station	1	ls	\$10,000.00		\$10,000
Stormwater Treatment	3	ea	\$20,000.00		\$60,000
Water Spigots - assumed to be included at each site	0	ea	\$1,500.00		\$0
<b>Total Utilities/ Infrastructure</b>					<b>\$647,630</b>
<b>Campsite Improvements</b>					
New Standard Sites	0	ea	\$4,500.00		\$0
New Improved Sites (W/E)	35	ea	\$9,100.00		\$318,500
<b>Total Campsite Improvements</b>					<b>\$318,500</b>
<b>Misc. Building Improvements</b>					
New Visitor Center (Store/Office)	1	ea	\$853,000.00		\$853,000
New Bathhouse	1	ea	\$709,280.00		\$709,280
New Firewood Storage Building	1	ea	\$72,000.00		\$72,000
New Pavilion	1	ea	\$60,000.00		\$60,000
<b>Total Misc. Building Improvements</b>					<b>\$1,694,280</b>
<b>Misc. Site Improvements</b>					
5' wide New Accessible Path	1392	lf	\$65.00		\$90,480
Landscaping	1	ls	\$10,000.00		\$10,000
Stormwater plantings (seed)	7200	sf	\$0.75		\$5,400
Signage	4	ea	\$200.00		\$800
Boat Racks	1	ls	\$5,000.00		\$5,000
Dock - 6'x40' seasonal assumed	1	ea	\$25,000.00		\$25,000
<b>Total Site Improvements</b>					<b>\$136,680</b>
<b>Pawtuckaway - New Area Costs - Sub Total</b>					<b>\$3,198,248</b>
<b>Costs - 35% Markups / Contingency</b>					<b>\$1,119,387</b>
<b>Total Costs - PAWTUCKAWAY CAMPGROUND</b>					<b>\$4,317,634</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
Total Premium w/s/e (pull-through)					\$13,925

<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
Total Premium w/s/e (back-in)					\$12,875

<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
Total Shelter Site (Double)					\$41,250

**PAWTUCKAWAY STATE PARK**  
 CAMPGROUND - PRELIMINARY OPINION OF COST

DESCRIPTION	NOTES	RE-USE DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>Building Costs</b>						
Visitor Center	New Construction	Office/Toilets/Store/Laundry	1706	sf	\$500.00	\$853,000
Bath House	New Construction	6 Toilets & 4 Showers	1144	sf	\$620.00	\$709,280