

## Truro Concept Opinion of Probable Order of Magnitude Cost | Town Hall Site

Base Pricing	Option 1	Option 2	Option 3	Option 4
Item:	Consolidated Option	Campus Buildings	Campus Buildings	Drive Thru Campus Buildings
Construction Costs:	\$ 23,610,000	\$ 23,550,000	\$ 19,090,000	\$ 20,000,000
New Energy Code Costs:	\$ 1,190,000	\$ 1,100,000	\$ 870,000	\$ 920,000
Soft Costs:	\$ 7,270,000	\$ 6,860,000	\$ 5,850,000	\$ 6,050,000
Subtotal:	\$ 32,070,000	\$ 31,510,000	\$ 25,810,000	\$ 26,970,000
<b>Design Modifications:</b>				
Phased Construction (2 Phases), add:	N/A	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000
		\$ 33,070,000	\$ 27,370,000	\$ 28,530,000
Re-Purposing of Building, add:	N/A	\$ (690,000)	Included	Included
Repurposed building increases total bldg by 1,300 sf		\$ 30,820,000		
Replace Small Vehicle Storage with a Canopy, add:	\$ (795,000)	\$ (795,000)	Included	Included
	\$ 31,275,000	\$ 30,715,000		
Hybrid Building (PEMB & Timber). add:	\$ (434,481)	\$ (403,057)	\$ (273,259)	\$ (273,259)
	\$ 31,635,519	\$ 31,106,943	\$ 25,536,741	\$ 26,696,741
Timber Building, add:	\$ (3,160,920)	\$ (2,766,745)	\$ (1,571,238)	\$ (1,817,171)
	\$ 28,909,080	\$ 28,743,255	\$ 24,238,762	\$ 25,152,829

**Notes:**

Hybrid timber construction applies only to employee spaces.

# Weston & Sampson

## Option 1 - Consolidated Option

Todays Date: 30-Jan-25

Town of Truro		Weston & Sampson		
		Costs per SF base on Year:		2023
New Building Construction - OPTION 1		Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		1,500	\$ 525	\$ 787,500
Employee Facilities		1,680	\$ 550	\$ 924,000
Shops		1,680	\$ 575	\$ 966,000
Vehicle Maintenance (not including equipment)		4,200	\$ 575	\$ 2,415,000
Wash		1,250	\$ 625	\$ 781,250
Vehicle/Equipment Storage		12,825	\$ 325	\$ 4,168,125
Ground Improvements (based on 1st floor area)		26,985	\$ 30	\$ 809,550
Assumed Mezzanines Area		6,235	\$ 200	\$ 1,247,000
Open Canopy Storage (SF)		3,850	\$ 250	\$ 962,500
New Construction Building Size and Cost Subtotals:		23,135		\$ 13,060,925
Building Cost per SF:		565		
Industrial Equipment		Size (SF)	Unit Price	
	QTY	(Insert "X" below if applicable)		
- Manual Wash Equipment	1	X	\$ 105,000	\$ 105,000
- Automatic Undercarriage Wash	1	X	\$ 80,000	\$ 80,000
- Heavy Duty Mobile Column Lifts (6 Indivial Portable Columns)	1	X	\$ 95,000	\$ 95,000
- Two Post vehicle lift (16,000 lb capacity minimum)	1	X	\$ 65,000	\$ 65,000
- Bridge Crane	1	X	\$ 110,000	\$ 110,000
- Overhead Fluid Distribution and Waste Fluid Collection System	1	X	\$ 135,000	\$ 135,000
- Miscellaneous Shop and Support Equipment - <b>Defer Partial</b>	1	X	\$ 75,000	\$ 37,500
- Storage Shelving / Benches / Racks - <b>Defer Partial</b>	1	X	\$ 55,000	\$ 27,500
- Exhaust Removal System	2	X	\$ 35,000	\$ 70,000
Industrial Equipment Subtotal:				\$ 725,000
Fuel System		Size (SF)	Cost/SF	
	QTY	(Insert "X" below if applicable)		
-Fuel Island Electrical	1	X	\$ 55,000	\$ 55,000
Fuel System Subtotal:				\$ 55,000
Site Development		Size	Unit Price	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.) - see site specific detailed backup		2.2	\$ 550,000	\$ 1,210,000
		(Insert "X" below if applicable)		
Specialty Site work (e.g. fill, retaining walls, demo, stormwater, etc.)		X	\$ 950,000	\$ 950,000
Water Line Construction from Snow's Field		X	\$ 420,000	\$ 420,000
Cistern (20,000 gal tank and piping)		X	\$ 126,000	\$ 126,000
Fire Pump and Vault		X	\$ 73,500	\$ 73,500
Salt Shed		X	\$ 400,000	\$ 400,000
Total Site Work:				\$ 3,179,500
Escalation and Design Contingency				
Subtotal Bldg, Equip, & Site:			\$	17,020,425
Opt-in Energy Code:			\$	1,191,430
Location / Market Conditions Contingency:			\$	728,474
Design Contingency (10%):			\$	1,894,033
Escalation (8%) to: 2024			\$	1,666,749
Escalation (6%) to: 2025			\$	1,350,067
Escalation (4%) to: 2026			\$	954,047
Total Escalation & Design Contingency:			\$	5,864,896
Total Construction:			\$	24,805,225
Total Construction Cost/SF:			\$	1,072
Owner's Soft Costs				
A&E Fees (design, bid, const.)		(Assume 10% of Const. Value)	\$	2,480,522
A&E Special Services		(Assume 1.5% of Const. Value)	\$	372,078
Owner's Project Manager Fees		(Assume 4% of Const. Value)	\$	992,209
Furnishings (FFE)		Allowance	\$	200,000
Communication. / Low Voltage System		Allowance	\$	400,000
Temporary Facilities		Allowance	\$	480,000
Engineering for Water Line from Snow's Field		Allowance	\$	131,198
Phase 2 Environmental Survey		Allowance	\$	35,280
Printing Cost - Advertisement		Allowance	\$	10,000
Legal Costs		Allowance	\$	50,000
Utility Backcharges		Allowance	\$	50,000
Commissioning		Allowance	\$	65,000
Moving Costs		Allowance	\$	40,000
Construction Tests & Inspections		Allowance	\$	80,000
Owner's Contingency		Allowance	\$	400,000
Construction Contingency (6%)		Allowance	\$	1,488,313
Total Soft Costs:			\$	7,274,601
OPINION OF PROBABLE TOTAL PROJECT COST (rounded)				\$ 32,080,000

# Weston & Sampson

## Option 2 - Campus Buildings

Todays Date: 30-Jan-25

Town of Truro		Weston & Sampson	
		Costs per SF base on Year: 2023	
New Building Construction - Option 2		Size (SF)	Cost
Administration -Offices/ Office Support	1,450	\$ 525	\$ 761,250
Employee Facilities	1,500	\$ 550	\$ 825,000
Shops	1,350	\$ 575	\$ 776,250
Vehicle Maintenance (not including equipment)	4,200	\$ 575	\$ 2,415,000
Wash	1,250	\$ 625	\$ 781,250
Vehicle/Equipment Storage	10,500	\$ 325	\$ 3,412,500
Ground Improvements (based on 1st floor area)	24,100	\$ 30	\$ 723,000
Assumed Mezzanines Area	5,350	\$ 200	\$ 1,070,000
Open Canopy Storage (SF)	3,850	\$ 250	\$ 962,500
<b>New Construction Building Size and Cost Subtotals:</b>		<b>20,250</b>	<b>\$ 11,726,750</b>
<b>Building Cost per SF:</b>		<b>579</b>	
Industrial Equipment	Size (SF)	Unit Price	
	QTY	(Insert "X" below if applicable)	
- Manual Wash Equipment	1	X	\$ 105,000
- Automatic Undercarriage Wash	1	X	\$ 80,000
- Heavy Duty Mobile Column Lifts (6 Individial Portable Columns)	1	X	\$ 95,000
- Two Post vehicle lift (16,000 lb capacity minimum)	1	X	\$ 65,000
- Bridge Crane	1	X	\$ 110,000
- Overhead Fluid Distribution and Waste Fluid Collection System	1	X	\$ 135,000
- Miscellaneous Shop and Support Equipment - <b>Defer Partial</b>	1	X	\$ 75,000
- Storage Shelving / Benches / Racks - <b>Defer Partial</b>	1	X	\$ 55,000
- Exhaust Removal System	2	X	\$ 35,000
<b>Industrial Equipment Subtotal:</b>			<b>\$ 725,000</b>
Fuel System	Size (SF)	Cost/SF	
	QTY	(Insert "X" below if applicable)	
-Fuel Island Electrical	1	X	\$ 55,000
<b>Fuel System Subtotal:</b>			<b>\$ 55,000</b>
Site Development	Size	Unit Price	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.) - see site specific detailed backup	2.2	\$ 550,000	\$ 1,210,000
	(Insert "X" below if applicable)		
Specialty Site work (e.g. fill, retaining walls, demo, stormwater, etc.)	X	\$ 950,000	\$ 950,000
Water Line Construction from Snow's Field	X	\$ 420,000	\$ 420,000
Cistern (20,000 gal tank and piping)	X	\$ 126,000	\$ 126,000
Fire Pump and Vault	X	\$ 73,500	\$ 73,500
Salt Shed	X	\$ 400,000	\$ 400,000
<b>Total Site Work:</b>			<b>\$ 3,179,500</b>
Escalation and Design Contingency			
Subtotal Bldg, Equip, & Site:			\$ 15,686,250
Opt-in Energy Code:			\$ 1,098,038
Location / Market Conditions Contingency:			\$ 671,372
Design Contingency (10%):			\$ 1,745,566
Escalation (8%) to: 2024			\$ 1,536,098
Escalation (6%) to: 2025			\$ 1,244,239
Escalation (4%) to: 2026			\$ 879,262
<b>Total Escalation &amp; Design Contingency:</b>			<b>\$ 5,405,166</b>
<b>Total Construction:</b>			<b>\$ 22,860,825</b>
<b>Added Cost for Campus Configuration (added siding, OH doors, foundation, etc.)</b>			<b>\$ 1,790,988</b>
<b>Total Construction Cost/SF:</b>			<b>\$ 1,217</b>
Owner's Soft Costs			
A&E Fees (design, bid, const.)		(Assume 10% of Const. Value)	\$ 2,286,082
A&E Special Services		(Assume 1.5% of Const. Value)	\$ 342,912
Owner's Project Manager Fees		(Assume 4% of Const. Value)	\$ 914,433
Furnishings (FFE)		Allowance	\$ 200,000
Communication. / Low Voltage System		Allowance	\$ 400,000
Temporary Facilities		Allowance	\$ 480,000
Engineering for Water Line from Snow's Field		Allowance	\$ 131,198
Phase 2 Environmental Survey		Allowance	\$ 35,280
Printing Cost - Advertisement		Allowance	\$ 10,000
Legal Costs		Allowance	\$ 50,000
Utility Backcharges		Allowance	\$ 50,000
Commissioning		Allowance	\$ 65,000
Moving Costs		Allowance	\$ 40,000
Construction Tests & Inspections		Allowance	\$ 80,000
Owner's Contingency		Allowance	\$ 400,000
Construction Contingency (6%)		Allowance	\$ 1,371,649
<b>Total Soft Costs:</b>			<b>\$ 6,856,555</b>
<b>OPINION OF PROBABLE TOTAL PROJECT COST (rounded)</b>			<b>\$ 31,510,000</b>

# DPW Study Group

## Option 3 - Campus Buildings

Todays Date: 30-Jan-25

Town of Truro				Weston & Sampson	
Costs per SF base on Year:				2023	
New Building Construction - Option 3				Size (SF)	Cost
Administration - Offices/ Office Support				2,000	\$ 525 \$ 1,050,000
Employee Facilities				-	\$ 550 \$ -
Shops					\$ 575 \$ -
Vehicle Maintenance (not including equipment				3,500	\$ 575 \$ 2,012,500
Wash				-	\$ 625 \$ -
Vehicle/Equipment Storage				6,000	\$ 325 \$ 1,950,000
Ground Improvements (based on 1st floor area)				15,025	\$ 30 \$ 450,750
Assumed Mezzanines Area				3,167	\$ 200 \$ 633,333
Open Canopy Storage (SF)				3,525	\$ 250 \$ 881,250
(Insert "X" below if applicable)					
Added Finish Cost for Wash Bay Area (partial PVC panels, trench drain, tank, curtain				x	\$ 250,000 \$ 250,000
New Construction Building Size and Cost Subtotals:				11,500	\$ 7,227,833
Building Cost per SF:				629	
Renovation				Size (SF)	Cost
Shops Renovation (clean/h&v/elec/walls)				3300	\$ 389 \$ 1,282,050
Renovation Subtotal:				3300	\$ 1,282,050
Industrial Equipment		Size (SF)	Unit Price		
		QTY	(Insert "X" below if applicable)		
- Manual Wash Equipment		1	X	\$ 105,000	\$ 105,000
- Automatic Undercarriage Wash		1	X	\$ 80,000	\$ 80,000
- Heavy Duty Mobile Column Lifts (6 Indivial Portable Columns)		1	X	\$ 95,000	\$ 95,000
- Two Post vehicle lift (16,000 lb capacity minimum)		1	X	\$ 65,000	\$ 65,000
- Bridge Crane		1	X	\$ 110,000	\$ 110,000
- Overhead Fluid Distribution and Waste Fluid Collection System		1	X	\$ 135,000	\$ 135,000
- Miscellaneous Shop and Support Equipment- <b>Defer Partial</b>		1	X	\$ 75,000	\$ 37,500
- Storage Shelving / Benches / Racks - <b>Defer Partial</b>		1	X	\$ 55,000	\$ 27,500
- Exhaust Removal System		2	X	\$ 35,000	\$ 70,000
Industrial Equipment Subtotal:					\$ 725,000
Fuel System		Size (SF)	Cost/SF		
		QTY	(Insert "X" below if applicable)		
-Fuel Island Electrical		1	X	\$ 55,000	\$ 55,000
Fuel System Subtotal:					\$ 55,000
Site Development		Size	Unit Price		
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.) - see site specific detailed backup		2.2	\$ 550,000	\$ 1,210,000	
(Insert "X" below if applicable)					
Specialty Site work (e.g. fill, retaining walls, demo, stormwater, etc.)		X	\$ 950,000	\$ 950,000	
Water Line Construction from Snow's Field		X	\$ 420,000	\$ 420,000	
Cistern (20,000 gal tank and piping)		X	\$ 126,000	\$ 126,000	
Fire Pump and Vault		X	\$ 73,500	\$ 73,500	
Salt Shed		X	\$ 400,000	\$ 400,000	
Total Site Work:					\$ 3,179,500
Escalation and Design Contingency					
Subtotal Bldg, Equip, & Site:				\$	12,469,383
Opt-in Energy Code:				\$	872,857
Location / Market Conditions Contingency:				\$	533,690
Design Contingency (10%):				\$	1,387,593
Escalation (8%) to: 2024				\$	1,221,082
Escalation (6%) to: 2025				\$	989,076
Escalation (4%) to: 2026				\$	698,947
Total Escalation & Design Contingency:				\$	4,296,698
Total Construction:				\$	18,172,628
Added Cost for Campus Configuration (added siding, OH doors, foundation, etc.				\$	1,790,988
Total Construction Cost/SF:				\$	1,349
Owner's Soft Costs					
A&E Fees (design, bid, const.)			(Assume 10% of Const. Value)	\$	1,817,263
A&E Special Services			(Assume 1.5% of Const. Value)	\$	272,589
Owner's Project Manager Fees			(Assume 4% of Const. Value)	\$	726,905
Furnishings (FFE)			Allowance	\$	200,000
Communication. / Low Voltage System			Allowance	\$	400,000
Temporary Facilities			Allowance	\$	480,000
Engineering for Water Line from Snow's Field			Allowance	\$	131,198
Phase 2 Environmental Survey			Allowance	\$	35,280
Printing Cost - Advertisement			Allowance	\$	10,000
Legal Costs			Allowance	\$	50,000
Utility Backcharges			Allowance	\$	50,000
Commissioning			Allowance	\$	65,000
Moving Costs			Allowance	\$	40,000
Construction Tests & Inspections			Allowance	\$	80,000
Owner's Contingency			Allowance	\$	400,000
Construction Contingency (6%)			Allowance	\$	1,090,358
Total Soft Costs:				\$	5,848,593
OPINION OF PROBABLE TOTAL PROJECT COST (rounded)				\$	25,810,000

# DPW Study Group

## Option 4 - Drive Thru Campus Buildings

Todays Date: 3-Feb-25

Town of Truro				Weston & Sampson	
Costs per SF base on Year:				2023	
New Building Construction - Option 3				Size (SF)	Cost
Administration - Offices/ Office Support				2,000	\$ 525 \$ 1,050,000
Employee Facilities				-	\$ 550 \$ -
Shops					\$ 575 \$ -
Vehicle Maintenance (not including equipment				3,500	\$ 575 \$ 2,012,500
Wash				-	\$ 625 \$ -
Vehicle/Equipment Storage				7,800	\$ 325 \$ 2,535,000
Ground Improvements (based on 1st floor area)				16,450	\$ 30 \$ 493,500
Assumed Mezzanines Area				3,767	\$ 200 \$ 753,333
Open Canopy Storage (SF)				3,150	\$ 250 \$ 787,500
(Insert "X" below if applicable)					
Added Finish Cost for Wash Bay Area (partial PVC panels, trench drain, tank, curtain				x	\$ 250,000 \$ 250,000
New Construction Building Size and Cost Subtotals:				13,300	\$ 7,881,833
Building Cost per SF:				593	
Renovation				Size (SF)	Cost
Shops Renovation (clean/h&v/elec/walls)				3300	\$ 389 \$ 1,282,050
Renovation Subtotal:				3300	\$ 1,282,050
Industrial Equipment		Size (SF)	Unit Price		
		QTY	(Insert "X" below if applicable)		
- Manual Wash Equipment		1	X	\$ 105,000	\$ 105,000
- Automatic Undercarriage Wash		1	X	\$ 80,000	\$ 80,000
- Heavy Duty Mobile Column Lifts (6 Indivial Portable Columns)		1	X	\$ 95,000	\$ 95,000
- Two Post vehicle lift (16,000 lb capacity minimum)		1	X	\$ 65,000	\$ 65,000
- Bridge Crane		1	X	\$ 110,000	\$ 110,000
- Overhead Fluid Distribution and Waste Fluid Collection System		1	X	\$ 135,000	\$ 135,000
- Miscellaneous Shop and Support Equipment- <b>Defer Partial</b>		1	X	\$ 75,000	\$ 37,500
- Storage Shelving / Benches / Racks - <b>Defer Partial</b>		1	X	\$ 55,000	\$ 27,500
- Exhaust Removal System		2	X	\$ 35,000	\$ 70,000
Industrial Equipment Subtotal:					\$ 725,000
Fuel System		Size (SF)	Cost/SF		
		QTY	(Insert "X" below if applicable)		
-Fuel Island Electrical		1	X	\$ 55,000	\$ 55,000
Fuel System Subtotal:					\$ 55,000
Site Development		Size	Unit Price		
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.) - see site specific detailed backup		2.2	\$ 550,000	\$ 1,210,000	
(Insert "X" below if applicable)					
Specialty Site work (e.g. fill, retaining walls, demo, stormwater, etc.)		X	\$ 950,000	\$ 950,000	
Water Line Construction from Snow's Field		X	\$ 420,000	\$ 420,000	
Cistern (20,000 gal tank and piping)		X	\$ 126,000	\$ 126,000	
Fire Pump and Vault		X	\$ 73,500	\$ 73,500	
Salt Shed		X	\$ 400,000	\$ 400,000	
Total Site Work:					\$ 3,179,500
Escalation and Design Contingency					
Subtotal Bldg, Equip, & Site:				\$	13,123,383
Opt-in Energy Code:				\$	918,637
Location / Market Conditions Contingency:				\$	561,681
Design Contingency (10%):				\$	1,460,370
Escalation (8%) to: 2024				\$	1,285,126
Escalation (6%) to: 2025				\$	1,040,952
Escalation (4%) to: 2026				\$	735,606
Total Escalation & Design Contingency:				\$	4,522,054
Total Construction:				\$	19,125,755
Added Cost for Campus Configuration (added siding, OH doors, foundation, etc.)				\$	1,790,988
Total Construction Cost/SF:				\$	1,260
Owner's Soft Costs					
A&E Fees (design, bid, const.)			(Assume 10% of Const. Value)	\$	1,912,575
A&E Special Services			(Assume 1.5% of Const. Value)	\$	286,886
Owner's Project Manager Fees			(Assume 4% of Const. Value)	\$	765,030
Furnishings (FFE)			Allowance	\$	200,000
Communication. / Low Voltage System			Allowance	\$	400,000
Temporary Facilities			Allowance	\$	480,000
Engineering for Water Line from Snow's Field			Allowance	\$	131,198
Phase 2 Environmental Survey			Allowance	\$	35,280
Printing Cost - Advertisement			Allowance	\$	10,000
Legal Costs			Allowance	\$	50,000
Utility Backcharges			Allowance	\$	50,000
Commissioning			Allowance	\$	65,000
Moving Costs			Allowance	\$	40,000
Construction Tests & Inspections			Allowance	\$	80,000
Owner's Contingency			Allowance	\$	400,000
Construction Contingency (6%)			Allowance	\$	1,147,545
Total Soft Costs:				\$	6,053,515
OPINION OF PROBABLE TOTAL PROJECT COST (rounded)				\$	26,970,000

# Weston & Sampson

## Site Specific Detailed Estimate

(does not include off-site work)

Site Concept 1

Town of Truro

New Public Works Facility

**Site Specific Site Development Cost Estimate - Town Hall Rd Property**

1/30/2025

Description	Unit	2023 Cost	DPW Facility	
			Quantity	Subtotal
GENERAL SITE WORK				
Clear and Grub Site	AL	\$12,003.65	1	\$12,004
Field Engineering	Day	\$3,000.91	2	\$6,002
Trench Plated Trench Safety	LS	\$4,201.28	1	\$4,201
Site Contractor Supervision	Mo	\$6,001.83	4	\$24,007
Mobilization	LS	\$6,001.83	1	\$6,002
Construction Entrance	LS	\$6,001.83	1	\$6,002
Dewatering	AL	\$6,001.83	1	\$6,002
Strip & Stockpile Top Layer Surface	CY	\$10.00	1000	\$10,000
Screen Top Layer and spread	CY	\$15.00	1000	\$15,000
Import & Place Fill	CY	\$30.01	2000	\$60,018
Tree Removal	AC	\$12,003.65	0.5	\$6,002
Stump Removal	AC	\$14,404.39	0.5	\$7,202
Finish Grading	SY	\$1.80	10000	\$18,005
Concrete Block Retaining Wall	SF	\$54.02	1650	\$89,127
Seed	SF	\$0.48	8785	\$4,218
Granite Curb	LF	\$56.42	600	\$33,850
HMA Berm	LF	\$24.01	1000	\$24,007
Gravel Pavement Subbase	CY	\$30.01	2074	\$62,241
Bituminous Concrete (Hot Mix Asphalt)	SY	\$33.61	6222	\$209,130
Drainage System #1- Underground Infiltration Chambers	SF	\$18.01	4000	\$72,022
Drainage System #2- Underground Infiltration Chambers	SF	\$18.01	2500	\$45,014
Drainage System - Manhole	EA	\$6,962.12	8	\$55,697
Drainage System - Catchbasin	EA	\$5,761.75	10	\$57,618
Storm Piping	LF	\$54.02	1500	\$81,025
OCS	EA	\$13,204.02	2	\$26,408
SWTU	EA	\$12,603.84	2	\$25,208
Precast Flared End and Riprap Level Spreader	EA	\$4,561.39	2	\$9,123
Water Distribution System - Domestic Tap	LS	\$3,000.91	1	\$2,864
Water Distribution System - Fire Service Tap	LS	\$5,401.64	1	\$5,155
Water Distribution System - 4" Copper	LF	\$230.63	100	\$23,063
Water Distribution System - 6" DI Fire Service	LF	\$230.63	100	\$23,063
Water Distribution System - Hydrant	EA	\$9,225.27	1	\$9,225
Water Distribution System - Valves	EA	\$1,800.55	4	\$7,202
Water Distribution System - Misc. Accessories	LS	\$12,003.65	1	\$12,004
Electrical - 4x4" Concrete Encased Electrical Conduit	LF	\$124.84	350	\$43,693
Electrical - Generator Pad	EA	\$6,602.01	1	\$6,602
Electrical - Transformer Pad	EA	\$4,201.28	1	\$4,201
Sanitary Sewer - Oil/Sand Trap	EA	\$7,802.38	1	\$7,802
Sanitary Sewer - 6" PVC Service	LF	\$54.02	80	\$4,321
Septic System	LS	\$156,829.51	1	\$156,830
Tight Tank System	EA	\$40,000.00	1	\$40,000
Bollards	EA	\$660.20	20	\$13,204
Landscaping	AL	\$72,021.93	1	\$72,022
Sedimentation Control	LF	\$18.01	1200	\$21,607
Infiltration Filters at CB	EA	\$600.18	10	\$6,002
Chain Link Fence	LF	\$60.02	800	\$48,015
Chain Link Fence Gate	EA	\$18,005.48	2	\$36,011
Pavement Markings	LS	\$6,001.83	1	\$6,002
Traffic Signage	EA	\$300.09	10	\$3,001
Concrete Wash Pad	CY	\$533.29	70	\$37,330
Misc Utility Concrete Pads	CY	\$540.16	20	\$10,803
Main Entry / Approach Concrete Slabs / Side Walks	CY	\$540.16	30	\$16,205
Timber Guardrail	LF	\$43.21	400	\$17,285
Flagpole	LS	\$6,001.83	1	\$6,002
Site Lighting	EA	\$7,202.19	8	\$57,618
Light Pole Bases	EA	\$720.22	8	\$5,762
E&B Site Lighting Conduit	LF	\$16.81	1200	\$20,166
Compacted Crushed Stone Bedding to Slab on Grade	CY	\$40.00	1000	\$40,000
Soil Disposal	Tons	\$60.00	3319	\$199,111
Building Demo	SF	\$17.00	13200	\$224,400
Site Specific Development:			\$951,299	
Remaining Site Development:			\$1,210,407	
Total Site Costs (not including off-site work):			\$2,161,706	