

QUARRY ROAD RECREATION AREA

OPINION OF PROBABLE PROJECT COSTS

2.13.18

Note: the following estimates are based on master plan level conceptual drawings and should be considered order-of-magnitude cost ranges for planning purposes only. More accurate estimates will be developed in future phases of project development as more refined and detailed drawings are developed in collaboration with additional consultants (engineers, architects, etc.).

Basis of the estimates:

Site: estimates are based on rough take-offs using our best assumptions regarding design/engineering at this conceptual stage combined with unit costs from recent project work.

Building: the lodge building area is based on the example cited in the Quarry Road Venue Review (50'x90' footprint), prepared by Bryan Fish of the U.S. Ski Team (11.17.15), and a typical square foot construction cost of \$250/sf was applied.

Alpine Ski Area: the source of the data is our internal database of costs that we have developed over the years, through working with both resorts and suppliers/contractors. It is also worth noting that our total operating budget estimate is comparable to other New England ski areas that are similar in size and operation style (e.g. ski facilities run by schools, etc.), which typically cost about \$100k-\$150k to operate.

The estimate is broken down into three phases:

Phase A: Parking Lot and Nordic Ski Stadium

Phase B: Lodge

Phase C: Alpine Ski Area

PHASE A: PARKING LOT AND NORDIC SKI STADIUM

DEMOLITION

- Remove existing gravel paving
- Strip and prepare site

ESTIMATED COST RANGE: \$34,000 - \$50,000

EROSION CONTROL

- Seeding/stabilization

ESTIMATED COST RANGE: \$14,000 - \$21,000

EARTHWORK

- Parking area
- Stadium area

ESTIMATED COST RANGE: \$61,000 - \$92,000

WATER SERVICE

- Extend water line from maintenance building to future lodge (assumes ex. well has sufficient capacity)
- Relocate snowmaking line

ESTIMATED COST RANGE: \$35,000 - \$52,000

SITE DRAINAGE AND SERVICES

- Culverts
- Swales
- Stormwater treatment areas

ESTIMATED COST RANGE: \$80,000 - \$120,000

ELECTRICAL SITE SERVICES

- Extend electrical service to new yurt/waxing cabin location
- Site lighting

ESTIMATED COST RANGE: \$20,000 - \$30,000

SEPTIC SERVICES

- N/A

ESTIMATED COST RANGE: N/A

GAS

- Relocate LP tank with yurt

ESTIMATED COST RANGE: \$1,200 - \$1,800

PAVING

- Gravel paving
- Lawn over stone base

ESTIMATED COST RANGE: \$223,000 - \$334,000

SITE IMPROVEMENTS

- Wayfinding signage/kiosk/parking signs

ESTIMATED COST RANGE: \$5,000 - \$7,000

LANDSCAPING

- Topsoil and seed
- Trees and shrubs
- Stormwater basin plantings

ESTIMATED COST RANGE: \$71,000 - \$107,000

BUILDINGS/STRUCTURES

- Relocate yurt
- Relocate waxing cabin (assume new waxing cabin in future)

ESTIMATED COST RANGE: \$4,800 - \$7,200

GENERAL REQUIREMENTS

- Mobilization
- Temporary Facilities
- Site protection
- Permits, etc.
- Estimated Cost Range:

ESTIMATED COST RANGE: \$27,000 - \$41,000

TOTAL PHASE A COST

ESTIMATED CONSTRUCTION COST RANGE: \$572,000 - \$858,000

ESTIMATED DESIGN/ENGINEERING/PERMITTING FEES (ASSUME 10%): \$57,000 - \$85,000

PHASE B: LODGE

DEMOLITION

- N/A

ESTIMATED COST RANGE: N/A

EROSION CONTROL

- Seeding/stabilization

ESTIMATED COST RANGE: \$400 - \$600

EARTHWORK

- N/A (accounted for in building cost)

ESTIMATED COST RANGE: N/A

WATER SERVICE

- N/A (accounted for in building cost)

ESTIMATED COST RANGE: N/A

SITE DRAINAGE AND SERVICES

- Conveyance channels

ESTIMATED COST RANGE: \$7,700 - \$11,400

ELECTRICAL SITE SERVICES

- Electrical connection from yurt to lodge
- Site lighting

ESTIMATED COST RANGE: \$7,600 - \$11,400

SEPTIC SERVICES

- Septic system (assumes pump station not required)

ESTIMATED COST RANGE: \$20,000 - \$30,000

GAS

- New LP tank

ESTIMATED COST RANGE: \$6,000 - \$9,000

PAVING

- Stonedust paving
- Granite curb (potentially)

ESTIMATED COST RANGE: \$38,000 - \$57,000

SITE IMPROVEMENTS

- N/A

ESTIMATED COST RANGE: N/A

LANDSCAPING

- Topsoil and seed
- Trees and shrubs

ESTIMATED COST RANGE: \$9,600 - \$14,400

BUILDINGS/STRUCTURES

- Lodge
- Deck

ESTIMATED COST RANGE: \$984,000 - \$1,476,000

GENERAL REQUIREMENTS

- Mobilization
- Temporary Facilities
- Site protection
- Permits, etc.
- Estimated Cost Range:

ESTIMATED COST RANGE: \$53,000 - \$80,00

TOTAL PHASE B COST

ESTIMATED CONSTRUCTION COST RANGE: \$1,127,000 - \$1,691,000

ESTIMATED DESIGN/ENGINEERING/PERMITTING FEES (ASSUME 10%): \$113,000 - \$169,000

PHASE C: ALPINE SKI AREA

DEMOLITION

- N/A

ESTIMATED COST RANGE: N/A

EROSION CONTROL

- Accounted for in Alpine Ski Area Estimated Capital Costs

ESTIMATED COST RANGE: N/A

EARTHWORK

- Accounted for in Alpine Ski Area Estimated Capital Costs

ESTIMATED COST RANGE: N/A

WATER SERVICE

- Accounted for in Alpine Ski Area Estimated Capital Costs (snowmaking)

ESTIMATED COST RANGE: N/A

SITE DRAINAGE AND SERVICES

- Accounted for in Alpine Ski Area Estimated Capital Costs

ESTIMATED COST RANGE: N/A

ELECTRICAL SITE SERVICES

- Accounted for in Alpine Ski Area Estimated Capital Costs

ESTIMATED COST RANGE: N/A

SEPTIC SERVICES

- N/A

ESTIMATED COST RANGE: N/A

GAS

- N/A

ESTIMATED COST RANGE: N/A

PAVING (BASE AREA)

- Gravel paving (new parking area near maintenance building)
- Stonedust path from new parking area to lodge

ESTIMATED COST RANGE: \$53,000 - \$79,000

SITE IMPROVEMENTS (BASE AREA)

- Bridges over wetland (along Quarry Road and ski trail connector to lodge)

ESTIMATED COST RANGE: \$52,000 - \$78,000

LANDSCAPING

- N/A

ESTIMATED COST RANGE: N/A

BUILDINGS/STRUCTURES

- N/A

ESTIMATED COST RANGE: N/A

GENERAL REQUIREMENTS

- Mobilization
- Temporary Facilities
- Site protection
- Permits, etc.
- Estimated Cost Range:

ESTIMATED COST RANGE: \$4,800 - \$7,200

TOTAL PHASE C COSTS

BASE AREA:

ESTIMATED CONSTRUCTION COST RANGE: \$110,000 - \$165,000

ESTIMATED DESIGN/ENGINEERING/PERMITTING FEES (ASSUME 12%): \$13,200 - \$19,800

ALPINE SKI AREA:

ESTIMATED CONSTRUCTION COST RANGE (SKI AREA): \$1,295,000 - \$1,943,000

ESTIMATED DESIGN/ENGINEERING/PERMITTING FEES (ASSUME 3%): \$39,000 - \$58,000

See attached spreadsheets for more detailed breakdown of Alpine Ski Area estimated capital costs and operating costs.