

<b>OPINION OF PROBABLE COST</b>					
Mixed Use Alternative					
Item	Description	Est. Quantity	Unit	Estimated Unit Price	Estimated Cost
<b>Roads &amp; Grading (4,200 feet)</b>					
1	County Road Intersection	1	Each	15,000	15,000
2	Private Road - Sand Subbase	0	Cyd	10	0
3	Private Road - Aggregate Base	12,000	Syd	8	96,000
4	Private Road - Asphalt Pavement (2.5")	990	Tons	40	39,600
5	Private Road - Machine Grading	42	Sta	3,000	126,000
6	Storm Water Basins - Earthwork	5	Each	4,000	20,000
7	Concrete Pads for Lot	20	Each	5,600	112,000
<i>Subtotal, Roads &amp; Grading:</i>					<b>408,600</b>
<b>Private Utilities</b>					
1	Private Utility Construction (Electric & Phone)	3,200	Lft	15	48,000
2	RV Lot Electrical Riser	20	Each	1,100	22,000
<i>Subtotal, Private Utilities:</i>					<b>70,000</b>
<b>Sanitary Sewer Service</b>					
<i>Collection System</i>					
1	8-Inch Dia. PVC Gravity Sewer Piping	1,450	Lft	20	29,000
2	3-Inch Dia. PVC Forcemain	1,100	Each	16	17,600
3	3-Inch Dia. Cleanout Ass'bly	3	Each	200	600
4	4-Dia. Manhole	4	Each	1,500	6,000
5	RV Lot Sewer Connection Riser	20	Each	150	3,000
6	Commercial Lot Riser	5	Each	3,500	17,500
7	Motel Septic Tank/Pump Sta.	5	Each	7,500	37,500
<i>Treatment System</i>					
1	3,000 Gallon Septic Tank	4	Each	2,000	8,000
2	Advantex Treatment System	1	Each	15,000	15,000
3	Disposal Pumping System	1	Each	4,000	4,000
4	Electrical	1	Each	5,000	5,000
<i>Subtotal, Sewer Service:</i>					<b>143,200</b>
<b>Water Service</b>					
<i>Water Supply System</i>					
1	Type I Water Supply (60 GPM)	2	Each	16,000	32,000
2	Aquifer Test & Analysis	1	Lsum	15,000	15,000
3	Restoration	1	Lsum	3,500	3,500
<i>Treatment System</i>					
1	Wellhouse	1	Lsum	12,000	12,000
2	Iron Removal System	1	Lsum	30,000	30,000
4	Pressure Tanks	2	Each	600	1,200
8	Site & Building Electrical Work	1	Lsum	10,000	10,000
9	Instrumentation	1	Lsum	3,000	3,000
10	Generator Set (Optional)	1	Lsum	35,000	35,000
<i>Distribution System</i>					
1	6-Inch PVC Watermain	2,000	Lft	30	60,000
2	6-Inch Gate Valves	9	Each	300	2,700
3	RV Lot Connection	20	Each	500	10,000
4	Commercial Lot/Motel Connection	9	Each	1,200	10,800
<i>Subtotal, Water Service:</i>					<b>225,200</b>
<b>Motel/Bed &amp; Breakfast Buildings</b>					
1	Building Costs	1	Lsum	1,822,500	1,822,500
<i>Subtotal Motel/Bed &amp; Breakfast Buildings</i>					<b>1,822,500</b>
<b>Administration, Legal, Engineering, and Surveying</b>					
	Surveying, Engineering, Legal, Construction Admin.	1	Lsum		127,050
<i>Subtotal, Surveying, Engineering, Legal, Construction Admin. and Contingency:</i>					<b>127,050</b>
<b>Preliminary Estimated Cost:</b>					<b>2,796,550</b>
<i>Estimated Cost per Utility Connection:</i>					<b>\$ 96,433</b>

**Note:**

The above costs are preliminary in nature and are intended only to be used for preliminary planning. Commercial lots will be required to supply septic tank and pump station at the time of lot development Building cost information provided by others