



Community Collaboration Woodbridge

The Former Country Club
of Woodbridge Master Plan

Board of Selectmen Meeting #6, June 11th APPENDIX

- Guiding Principles
- Cost estimate report
- Municipal services estimates
- i-Tree baseline and illustrative plan reports

GUIDING PRINCIPLES

Guiding Principles are a foundational element of the Master Plan.

Assist in evaluation of alternatives.

Ensure the Plan is developed from broad ranging and inclusive values.

Allow for the plan to remain adaptable and relevant over time.

1. Pursue Sustainability at the Highest Level

- a. Prioritize environmental stewardship by enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable and resilient land management practices to support long-term ecological health and climate mitigation benefits.
- c. Preserve local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient and low-impact design strategies in any potential controlled development.

2. Ensure Thoughtful & Contextual Design

- a. Maintain the distinctive character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with town and state's planning goals.

3. Support Community Needs & Well-Being

- a. Create an environmentally responsible and economically viable balance of green space, recreation, and controlled development (i.e., housing, hospitality, retail) that serve a broad range community needs,
- b. Expand recreational and cultural opportunities through a diversity of multi-use and multi-generational passive and active recreation opportunities and community-serving uses.
- c. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- d. Prioritize public access throughout the site and to offsite destinations.

4. Promote Economic & Fiscal Responsibility

- a. Develop a phased plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

WOODBIDGE CCW MASTER PLAN

CONSTRUCTION COST ESTIMATE
ROM/CONCEPTUAL ESTIMATE

June 9, 2025 REV01

WOODBIDGE CCW
WOODFIELD ROAD
WOODBIDGE, CT 06525

Cost Estimate Prepared By Construction Cost Solutions, LLC
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WOODBIDGE CCW MASTER PLAN
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
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June 9, 2025

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WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

OVERALL PRICING SUMMARY



WOODBIDGE CCW MASTER PLAN
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
Overall Pricing Summary
6/9/2025

| SUMMARY BY PROJECT | | | | | | |
|--------------------|----------------------------------|----------------------|---------------------|---------------|--------------|-------------------|
| # | Description | Town Capital Project | Development Project | Total | Alternate | Total w/Alternate |
| 1 | Project D2 - Woodfield Road West | \$ 2,591,008 | \$ 79,801,601 | \$ 82,392,608 | \$ 4,016,616 | \$ 86,409,225 |
| 2 | Project AR1 - Ansonia Road West | \$ 651,892 | \$ - | \$ 651,892 | \$ 31,922 | \$ 683,814 |
| 3 | Project D1 - Ansonia Road East | \$ 14,830 | \$ 12,033,121 | \$ 12,047,951 | \$ - | \$ 12,047,951 |
| 4 | Project AG1 | \$ 271,728 | \$ - | \$ 271,728 | \$ 124,785 | \$ - |
| 5 | Project GS1 | \$ 862,404 | \$ - | \$ 862,404 | \$ 1,147,315 | \$ 2,009,719 |
| 6 | Project GS2 | \$ 107,323 | \$ - | \$ 107,323 | \$ - | \$ 107,323 |
| 7 | Totals | \$ 4,499,185 | \$ 91,834,721 | \$ 96,333,906 | \$ 5,320,639 | \$ 101,258,031 |

| BREAKDOWN BY PROJECT | | | | | | | Premium Cost with Passive House Design |
|--|---|----------|-------|------------|-------------------------|----------------------|--|
| PROJECT D2 - WOODFIELD ROAD WEST (18.39acres) | | | | | | | |
| Preferred: Experiential Hospitality, Low-Density Senior Housing, Assisted Living | | | | | | | |
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| | | | | | | | |
| 1 | Town Capital Projects (including removing pavement, new trails, sewer and water services, environmental remediation, invasive species treatment, demolition of foundations, demolition of pool, and surround areas, public parking). | | | | \$ 2,591,008 | \$ 2,591,008 | \$ 2,591,008 |
| 2 | | | | | | | |
| 3 | Development Projects | | | | | | |
| 4 | New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage) (no basements) | 52,800 | sf | \$ 215 | \$ 11,336,306 | | \$ 13,036,751 |
| 5 | | | | | | | |
| 6 | Assisted Living Apartment Building (100 units) including built into hill/below building parking, commercial kitchen, dining room, great room, media room, arts and crafts, salon, laundry, tenant storage, secure parking | 99,105 | sf | \$ 435 | \$ 43,100,751 | | \$ 49,565,863 |
| 7 | | | | | | | |
| 8 | Sitework for Town Homes and Assisted Living | 14.24 | acres | \$ 795,384 | \$ 11,326,016 | | \$ 13,024,918 |
| 9 | | | | | | | |
| 10 | Hospitality (boutique hotel, 40-key, 2-story) | 24,250 | sf | \$ 323 | \$ 7,834,976 | | \$ 9,010,222 |
| 11 | | | | | | | |
| 12 | Restaurant/Brewery - shell space | 3,750 | sf | \$ 205 | \$ 770,617 | | \$ 886,210 |
| 13 | | | | | | | |
| 14 | Outdoor Event Space | 3,750 | sf | \$ 61 | \$ 227,505 | | \$ 261,630 |
| 15 | | | | | | | |
| 16 | Banquet Hall Building with Catering Kitchen | 2,500 | sf | \$ 288 | \$ 718,884 | | \$ 826,717 |
| 17 | | | | | | | |
| 18 | Spa Building | 2,500 | sf | \$ 289 | \$ 722,524 | | \$ 830,903 |
| 19 | | | | | | | |
| 20 | Sitework for Hospitality, Banquet Hall, Spa | | | | \$ 3,764,023 | | \$ 3,764,023 |
| 21 | | | | | | | |
| 22 | TOTAL DEVELOPMENT PROJECTS | | | | \$ 79,801,601 | \$ 79,801,601 | \$ 91,207,237 |
| 23 | | | | | | | |
| 24 | TOTAL D2 PROJECTS | | | | | \$ 82,392,608 | \$ 93,798,245 |
| 25 | | | | | | | |
| 26 | Alternate #1 - Low Density Senior Housing, Workforce Housing, Assisted Living | | | | | | |
| 27 | Town Capital Projects | | | | | | |
| 28 | No Change | | | | | | |
| 29 | | | | | | | |
| 30 | Development Projects - Added Work (see detailed backup for calculations) | | | | \$ 4,016,616 | | |
| 31 | Alternate includes 30 town homes in lieu of 24 - add of 6ea @ 2,200sf/ea | | | | included | | |
| 32 | Alternate includes 28ea additional Town Homes in lieu of 40-key Boutique Hotel | | | | included | | |
| 33 | Town Homes are 1,500sf/ea 3br/2.5ba | | | | | | |
| 34 | | | | | | | |
| 35 | Total ADD Alternate #1 | | | ADD | \$ 4,016,616 | \$ 4,016,616 | \$ 9,512,071 |
| 36 | | | | | | | |
| 37 | | | | | | | |
| 38 | TOTAL D2 PROJECT WITH ALTERNATE | | | | | \$ 86,409,225 | \$ 103,310,316 |

| PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres) | | | | | | | Premium Cost with Passive House Design |
|--|--|----------|-------|------------|-------------------------|------------|--|
| Preferred: Passive Recreation, Education, Interpretation | | | | | | | |
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| | Town Capital Projects (including removing paved trails, new trails, new landscaped areas, low impact storm drainage systems, building with composting toilets & handwash, interpretive center (open air pavilion), site lighting, interpretive signage, environmental remediation, parking) | | | | | | |
| 1 | | 4.39 | acres | \$ 148,495 | \$ 651,892 | \$ 651,892 | \$ 651,892 |
| 2 | | | | | | | |
| 3 | TOTAL R1 PROJECT | | | | | \$ 651,892 | |
| 4 | | | | | | | |
| 5 | | | | | | | |
| 6 | Alternate - Agriculture, Education Interpretation (reduce landscape areas from 3 acres to 1 acre, add 2 acres of agricultural areas and add a water source, add 5,000sf of parking) | | | ADD | \$ 31,922 | \$ 31,922 | \$ 31,922 |
| 7 | Town Capital Projects | | | | | | |
| 8 | | | | | | | |
| 9 | TOTAL R1 WITH ALTERNATE | | | | | \$ 683,814 | \$ 683,814 |
| | | | | | | | |

| PROJECT D1 - ANSONIA ROAD EAST (7.24acres) | | | | | | | Premium Cost with Passive House Design |
|---|---|----------|-------|-----------|-------------------------|---------------|--|
| Preferred: Low-Density - Housing - Senior - Land for Sale | | | | | | | |
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| 1 | <u>Town Capital Projects</u> (including removing trails, new trails, environmental remediation, invasive species treatment) | 7.24 | acres | \$ 2,048 | \$ 14,830 | \$ 14,830 | \$ 14,830 |
| 2 | | | | | | | |
| 3 | TOTAL CAPITAL PROJECT | | | | | \$ 14,830 | |
| 4 | | | | | | | |
| 5 | <u>Development Projects (including sitework, new cottages, parking, access roads, and paths</u> | | | | \$ 12,033,121 | \$ 12,033,121 | \$ 13,838,089 |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | TOTAL D1 PROJECTS | | | | | \$ 12,047,951 | |
| 9 | | | | | | | |
| 10 | <u>Alternate - Low-Density - Housing - Workforce - Rental</u> | | | | No Change | | |
| 11 | Town Capital Projects | | | | | | |
| 12 | Leave existing trails | | | | included | | |
| 13 | Eliminate new trails - paved | | | | included | | |
| 14 | Eliminate new trails - natural | | | | included | | |
| 15 | | | | | | | |
| 16 | Development Projects | | | | | | |
| 17 | No change | | | | No Change | | |
| 18 | | | | | | | |
| 19 | TOTAL D1 WITH ALTERNATE | | | | | \$ 12,047,951 | \$ 13,852,919 |
| | | | | | | | |

| PROJECT AG1 - (5.84 acres) | | | | | | | Premium Cost with Passive House Design |
|--|---|----------|-------|-----------|-------------------------|------------|--|
| Preferred: Passive Recreation, Education, Interpretation | | | | | | | |
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| 1 | <u>Town Capital Projects</u> (including removing paved trails, new trails, agricultural areas, open space, irrigation, environmental remediation) | 5.84 | acres | \$ 46,529 | \$ 271,728 | \$ 271,728 | \$ 271,728 |
| 2 | | | | | | | |
| 3 | TOTAL AG1 CAPITAL PROJECTS | | | | | \$ 271,728 | |
| 4 | | | | | | | |
| 5 | <u>Alternate - More GS-1 Space</u> | | | | | | |
| 6 | Town Capital Projects | | | | | | |
| 7 | The intention is to provide more GS-1 type space, not farmed space | | | ADD | \$ 124,785 | \$ 124,785 | |
| 8 | | | | | | | |
| 9 | | | | | | | |

| PROJECT GS1 - (93.24 acres) | | | | | | | Premium Cost with Passive House Design |
|--|--|--------------|--------------|------------------|-------------------------|---------------------|--|
| Preferred: Green Space with Low Cost Ecological Improvements | | | | | | | |
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| 1 | Town Capital Projects (including removing paved trails, new trails, new multiuse trails, new natural trails, environmental remediation, open space habitat restoration) | 93.24 | acres | \$ 9,249 | \$ 862,404 | \$ 862,404 | \$ 862,404 |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |
| 5 | TOTAL AG1 CAPITAL PROJECTS | | | | | \$ 862,404 | \$ 1,147,315 |
| 6 | | | | | | | |
| 7 | Alternate - Meadow Space | | | | \$ 1,147,314.94 | \$ 1,147,315 | |
| 8 | Town Capital Projects | | | | | | |
| 9 | Pollinator Meadow | | | | included | | |
| 10 | Riparian Restoration | | | | included | | |
| 11 | Pond Restoration | | | | included | | |
| 12 | | | | | | | |
| 13 | | | | | | | |
| 14 | TOTAL GS1 WITH ALTERNATE | 93.24 | acres | \$ 21,554 | | \$ 2,009,719 | \$ 2,009,719 |
| | | | | | | | |

| PROJECT GS2 - (22.92 acres) | | | | | | | Premium Cost with Passive House Design |
|-----------------------------|--|--------------|--------------|--------------------|-------------------------|-------------------|--|
| # | Description | Quantity | Unit | Unit Cost | Total Line Item Cost | Total Cost | |
| 1 | Town Capital Projects | | | | | | |
| 2 | Open Space with Low Cost Habitat Restoration (misc mowing, misc tree removals) | 22.92 | acres | \$ 4,682.49 | \$ 107,323 | \$ 107,323 | \$ 107,323 |
| 3 | | | | | | | |
| 4 | TOTAL GS2 CAPITAL PROJECTS | 22.92 | acres | \$ 4,682.49 | | \$ 107,323 | |
| 5 | | | | | | | |

| Primary Clarifications | |
|------------------------|--|
| 1 | Costs do not reflect winter conditions; align commencement with favorable seasonal conditions. |
| 2 | Development costs are based on open shop competitive bidding. Town capital projects are based on prevailing wages. |
| 3 | A geotech report was not available for review for this schematic estimate. |
| 4 | All other clarifications/exclusions listed on the "basis of estimate" page at the end of the estimate. |
| | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)



WOODBIDGE CCW - PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 1 | D-2 WOODFIELD ROAD WEST | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | |
| 3 | Sitework (Disturbed Area) | 14.24 | acres | \$ - | \$ - | | |
| 4 | Mobilize/Engineering/Etc | 14.24 | acres | \$ 3,511.32 | \$ 50,000.00 | | |
| 5 | E&S | 14.24 | acres | \$ 1,755.66 | \$ 25,000.00 | | |
| 6 | Site & Building/Structure Demo | | | \$ - | \$ - | | |
| 7 | Remove pavement | 82,900.00 | sf | \$ 0.83 | \$ 68,807.00 | | |
| 8 | Demo maintenance building foundations | 10,750.00 | sf | \$ 7.25 | \$ 77,937.50 | | |
| 9 | Demo swimming pool & surrounding area | 20,000.00 | sf | \$ 3.75 | \$ 75,000.00 | | |
| 10 | Demo existing clubhouse | 21,950.00 | sf | \$ 18.60 | \$ 408,270.00 | | |
| 11 | Remediation | | | \$ - | \$ - | | |
| 12 | Soil | 7.12 | acres | \$ 20,000.00 | \$ 142,396.79 | | |
| 13 | Invasive plants | | n/a | \$ - | \$ - | | |
| 14 | Mass Excavation | | w/development | \$ - | \$ - | | |
| 15 | Utilities | | | \$ - | \$ - | | |
| 16 | Replace sanitary sewer service | 2,885 | lf | \$ 175.00 | \$ 504,875.00 | | |
| 17 | Replace water service | 2,660 | lf | \$ 275.00 | \$ 731,500.00 | | |
| 18 | Paving & Curbs | | | \$ - | \$ - | | |
| 19 | New Trails - Paved: 12'wide, 2"bit, 6" process base | 175 | lf | \$ 66.00 | \$ 11,550.00 | | |
| 20 | New Trails - Paved: 6'wide, 2"bit, 6" process base | 1,250 | lf | \$ 33.00 | \$ 41,250.00 | | |
| 21 | Public Parking | | n/a | \$ - | \$ - | | |
| 22 | TOWN CAPITAL PROJECTS - Subtotal | | | | | \$ 2,136,586.29 | |
| 23 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 454,421.62 | |
| 24 | TOWN CAPITAL PROJECTS - TOTAL | | | | | \$ 2,591,007.90 | |
| 25 | | | | \$ - | \$ - | | |
| 26 | DEVELOPMENT PROJECTS | | | | | | |
| 27 | New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage | 24.00 | ea | \$ - | \$ - | | |
| 28 | Temporary Protection & Project Labor | 52,800.00 | sf | \$ 3.36 | \$ 177,408.00 | | |
| 29 | Concrete: Foundations and Slabs | 52,800.00 | sf | \$ 10.00 | \$ 528,000.00 | | |
| 30 | Masonry | 52,800.00 | sf | \$ - | \$ - | | |
| 31 | Steel | 52,800.00 | sf | \$ 0.77 | \$ 40,656.00 | | |
| 32 | R-Carp | 52,800.00 | sf | \$ 26.25 | \$ 1,386,000.00 | | |
| 33 | Int Fin Carp | 52,800.00 | sf | \$ 2.88 | \$ 152,064.00 | | |
| 34 | Ext Fin Carp | 52,800.00 | sf | \$ 7.63 | \$ 402,864.00 | | |
| 35 | Millwork | | n/a | \$ - | \$ - | | |
| 36 | Wood Stairs | 52,800.00 | sf | \$ 5.46 | \$ 288,288.00 | | |
| 37 | Damproofing | 52,800.00 | sf | \$ 0.69 | \$ 36,432.00 | | |
| 38 | Insulation | 52,800.00 | sf | \$ 13.50 | \$ 712,800.00 | | |
| 39 | Roofing & Gutters | 52,800.00 | sf | \$ 11.58 | \$ 611,424.00 | | |
| 40 | Siding | 52,800.00 | sf | \$ 14.88 | \$ 785,664.00 | | |
| 41 | Caulking | 52,800.00 | sf | \$ 0.65 | \$ 34,320.00 | | |
| 42 | Doors/Frames/Hardware | 52,800.00 | sf | \$ 2.95 | \$ 156,000.00 | | |
| 43 | OH Doors | 52,800.00 | sf | \$ 1.31 | \$ 69,168.00 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|--|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 44 | Windows | 52,800.00 | sf | \$ 2.73 | \$ 144,000.00 | | |
| 45 | Glass and Glazing | 52,800.00 | sf | \$ - | \$ - | | |
| 46 | Drywall | 52,800.00 | sf | \$ 8.81 | \$ 465,168.00 | | |
| 47 | Tile | 52,800.00 | sf | \$ 3.63 | \$ 191,664.00 | | |
| 48 | Flooring | 52,800.00 | sf | \$ 4.20 | \$ 221,760.00 | | |
| 49 | Painting | 52,800.00 | sf | \$ 2.30 | \$ 121,440.00 | | |
| 50 | Toilet Accessories | 52,800.00 | sf | \$ 1.40 | \$ 73,920.00 | | |
| 51 | Appliances | 52,800.00 | sf | \$ 2.11 | \$ 111,408.00 | | |
| 52 | Kitchen and Bath Cabinets and Counters | 52,800.00 | sf | \$ 3.50 | \$ 184,800.00 | | |
| 53 | Window Treatment | 52,800.00 | sf | \$ 0.55 | \$ 29,040.00 | | |
| 54 | Elevator | | n/a | \$ - | \$ - | | |
| 55 | Fire Protection | | n/a | \$ - | \$ - | | |
| 56 | Plumbing | 52,800.00 | sf | \$ 10.54 | \$ 556,512.00 | | |
| 57 | HVAC | 52,800.00 | sf | \$ 17.50 | \$ 924,000.00 | | |
| 58 | Electrical - Service to Buildings | 52,800.00 | sf | \$ 3.41 | \$ 180,000.00 | | |
| 59 | Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec | 52,800.00 | sf | \$ 11.41 | \$ 602,400.00 | | |
| 60 | Electrical - Roof Mounted PV (based on 12KW) | | n/a | \$ - | \$ - | | |
| 61 | New Town Homes (24ea, 2,200sf/ea, 3br/2ba, including garage - Subtotal | | | | | \$ 9,187,200.00 | \$ 174.00 |
| 62 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 2,149,105.51 | \$ 40.70 |
| 63 | NEW TOWN HOMES - TOTAL | | | | | \$ 11,336,305.51 | \$ 214.70 |
| 64 | | | | \$ - | \$ - | | |
| 65 | Assisted Living Apartment Building (100 units) | | | \$ - | \$ - | | |
| 66 | Temporary Protection & Project Labor | 99,105.00 | sf | \$ 0.75 | \$ 74,328.75 | | |
| 67 | Concrete: Foundations and Slabs (Parking under CIP Podium) | 99,105.00 | sf | \$ 23.36 | \$ 2,315,092.80 | | |
| 68 | Masonry | 99,105.00 | sf | \$ 6.36 | \$ 630,307.80 | | |
| 69 | Steel | 99,105.00 | sf | \$ 4.37 | \$ 433,088.85 | | |
| 70 | R-Carp | 99,105.00 | sf | \$ 26.25 | \$ 2,601,506.25 | | |
| 71 | Int Fin Carp | 99,105.00 | sf | \$ 3.45 | \$ 341,912.25 | | |
| 72 | Ext Fin Carp | 99,105.00 | sf | \$ 1.95 | \$ 193,254.75 | | |
| 73 | Millwork | 99,105.00 | sf | \$ 0.61 | \$ 60,454.05 | | |
| 74 | Damproofing | 99,105.00 | sf | \$ 3.50 | \$ 346,867.50 | | |
| 75 | Insulation | 99,105.00 | sf | \$ 4.03 | \$ 399,393.15 | | |
| 76 | Roofing | 99,105.00 | sf | \$ 5.80 | \$ 574,809.00 | | |
| 77 | Siding | 99,105.00 | sf | \$ 16.27 | \$ 1,612,438.35 | | |
| 78 | Fireproofing | | n/a | \$ - | \$ - | | |
| 79 | Caulking | 99,105.00 | sf | \$ 0.65 | \$ 64,418.25 | | |
| 80 | Doors/Frames/Hardware | 99,105.00 | sf | \$ 5.81 | \$ 575,800.05 | | |
| 81 | Entry Access | 99,105.00 | sf | \$ 0.45 | \$ 44,597.25 | | |
| 82 | Access Doors | 99,105.00 | sf | \$ 0.60 | \$ 59,463.00 | | |
| 83 | Windows & Patio Doors | 99,105.00 | sf | \$ 1.51 | \$ 150,000.00 | | |
| 84 | Glass and Glazing | 99,105.00 | sf | \$ 2.64 | \$ 261,637.20 | | |
| 85 | Shower Doors | 99,105.00 | sf | \$ 1.50 | \$ 148,657.50 | | |
| 86 | Architectural Canopies | 99,105.00 | sf | \$ 0.30 | \$ 29,731.50 | | |
| 87 | Drywall | 99,105.00 | sf | \$ 9.66 | \$ 957,354.30 | | |
| 88 | FRP | 99,105.00 | sf | \$ 0.10 | \$ 9,910.50 | | |
| 89 | ACT | 99,105.00 | sf | \$ 0.45 | \$ 44,597.25 | | |
| 90 | Floring and Base | 99,105.00 | sf | \$ 8.80 | \$ 872,124.00 | | |
| 91 | Rubber Flooring at Stairs | 99,105.00 | sf | \$ 0.50 | \$ 49,552.50 | | |
| 92 | Painting | 99,105.00 | sf | \$ 2.21 | \$ 219,022.05 | | |
| 93 | Signage | 99,105.00 | sf | \$ 0.15 | \$ 14,865.75 | | |
| 94 | Fire Protection Specialties | 99,105.00 | sf | \$ 0.10 | \$ 9,910.50 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 95 | Postal Specialties | 99,105.00 | sf | \$ 0.10 | \$ 9,910.50 | | |
| 96 | Toilet Accessories | 99,105.00 | sf | \$ 0.83 | \$ 82,257.15 | | |
| 97 | Appliances | 99,105.00 | sf | \$ 5.18 | \$ 513,363.90 | | |
| 98 | Commercial Kitchen | 99,105.00 | sf | \$ 4.04 | \$ 400,000.00 | | |
| 99 | Salon | 785.00 | sf | \$ 201.00 | \$ 157,785.00 | | |
| 100 | Laundry | 99,105.00 | sf | \$ 1.00 | \$ 99,105.00 | | |
| 101 | Tenant Storage | 100.00 | ea | \$ 2,500.00 | \$ 250,000.00 | | |
| 102 | Kitchen and Bath Cabinets and Counters | 99,105.00 | sf | \$ 6.50 | \$ 644,182.50 | | |
| 103 | Window Treatment | 99,105.00 | sf | \$ 0.70 | \$ 69,373.50 | | |
| 104 | Elevator | 99,105.00 | sf | \$ 3.33 | \$ 330,000.00 | | |
| 105 | Trash Chutes | 99,105.00 | sf | \$ 0.80 | \$ 79,284.00 | | |
| 106 | Fire Protection | 99,105.00 | sf | \$ 4.50 | \$ 445,972.50 | | |
| 107 | Plumbing | 99,105.00 | sf | \$ 26.35 | \$ 2,611,416.75 | | |
| 108 | HVAC | 99,105.00 | sf | \$ 54.70 | \$ 5,421,043.50 | | |
| 109 | Electrical - Service | 99,105.00 | sf | \$ 3.34 | \$ 331,500.00 | | |
| 110 | Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec | 99,105.00 | sf | \$ 17.23 | \$ 1,708,000.00 | | |
| 111 | Assisted Living Apartment Building (100 units) - Subtotal | | | | | \$ 33,250,494.77 | \$ 335.51 |
| 112 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 9,850,255.74 | \$ 99.39 |
| 113 | ASSISTED LIVING - TOTAL | | | | | \$ 43,100,750.52 | \$ 434.90 |
| 114 | | | | \$ - | \$ - | | |
| 115 | Sitework for Town Homes and Assisted Living | | | \$ - | \$ - | | |
| 116 | Sitework (Disturbed Area) | 14.24 | acres | \$ - | \$ - | | |
| 117 | Sitework/Cuts & Fills/Site Improvements/Landscaping, etc including sewer and water, over and above parking and access roads, etc) | 14.24 | acres | \$ 450,000.00 | \$ 6,407,855.37 | | |
| 118 | Sitework for Town Homes | 26,400.00 | sf | \$ 10.00 | \$ 264,000.00 | | |
| 119 | Sitework for Assisted Living Building | 33,035.00 | sf | \$ 10.00 | \$ 330,350.00 | | |
| 120 | Rock removal allowance | 1.00 | ls | \$ 1,000,000.00 | \$ 1,000,000.00 | | |
| 121 | Parking | | w/bldg | \$ - | \$ - | | |
| 122 | Access roads - site lighting and fire hydrants | 2,298.00 | lf | \$ 225.00 | \$ 517,050.00 | | |
| 123 | Paths/Sidewalks (5'wide) | 22,980.00 | sf | \$ 9.50 | \$ 218,310.00 | | |
| 124 | Tennis Courts (each court 2,808sf) | | ea | \$ - | \$ - | | |
| 125 | Pickleball Courts (each court 880sf) | | ea | \$ - | \$ - | | |
| 126 | Site Electrical - Parking Area Lighting | | ea | \$ - | \$ - | | |
| 127 | Site Electrical - Access Road Lighting | | ea | \$ - | \$ - | | |
| 128 | Site Electrical - Court Lighting | | ea | \$ - | \$ - | | |
| 129 | Relocate cell tower | | ls | \$ - | \$ - | | |
| 130 | Sitework for Town Homes and Assisted Living - Subtotal | | | | | \$ 8,737,565.37 | |
| 131 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 2,588,450.31 | |
| 132 | SITWORK FOR ASSISTED LIVING & TOWN HOMES - TOTAL | | | | | \$ 11,326,015.68 | |
| 133 | | | | \$ - | \$ - | | |
| 134 | Hospitality (boutique hotel, 40-key, 2-story) | 40.00 | key | \$ - | \$ - | | |
| 135 | Temporary Protection & Project Labor | 24,250.00 | sf | \$ 0.75 | \$ 18,187.50 | | |
| 136 | Concrete: Foundations and Slabs | 24,250.00 | sf | \$ 10.00 | \$ 242,500.00 | | |
| 137 | Masonry | 24,250.00 | sf | \$ 6.36 | \$ 154,230.00 | | |
| 138 | Steel | 24,250.00 | sf | \$ 4.37 | \$ 105,972.50 | | |
| 139 | R-Carp | 24,250.00 | sf | \$ 33.65 | \$ 816,012.50 | | |
| 140 | Int Fin Carp | 24,250.00 | sf | \$ 3.45 | \$ 83,662.50 | | |
| 141 | Ext Fin Carp | 24,250.00 | sf | \$ 1.95 | \$ 47,287.50 | | |
| 142 | Millwork | 24,250.00 | sf | \$ 0.61 | \$ 14,792.50 | | |
| 143 | Damproofing | 24,250.00 | sf | \$ 3.50 | \$ 84,875.00 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 144 | Insulation | 24,250.00 | sf | \$ 4.03 | \$ 97,727.50 | | |
| 145 | Roofing | 24,250.00 | sf | \$ 5.80 | \$ 140,650.00 | | |
| 146 | Siding | 24,250.00 | sf | \$ 16.27 | \$ 394,547.50 | | |
| 147 | Fireproofing | | n/a | \$ - | \$ - | | |
| 148 | Caulking | 24,250.00 | sf | \$ 0.65 | \$ 15,762.50 | | |
| 149 | Doors/Frames/Hardware | 24,250.00 | sf | \$ 5.81 | \$ 140,892.50 | | |
| 150 | Entry Access | 24,250.00 | sf | \$ 0.45 | \$ 10,912.50 | | |
| 151 | Access Doors | 24,250.00 | sf | \$ 0.60 | \$ 14,550.00 | | |
| 152 | Windows | 24,250.00 | sf | \$ 8.95 | \$ 217,037.50 | | |
| 153 | Glass and Glazing | 24,250.00 | sf | \$ 2.64 | \$ 64,020.00 | | |
| 154 | Shower Doors | 40.00 | key | \$ 1,450.00 | \$ 58,000.00 | | |
| 155 | Drywall | 24,250.00 | sf | \$ 9.66 | \$ 234,255.00 | | |
| 156 | FRP | 24,250.00 | sf | \$ 0.10 | \$ 2,425.00 | | |
| 157 | ACT | 24,250.00 | sf | \$ 0.45 | \$ 10,912.50 | | |
| 158 | Floring and Base | 24,250.00 | sf | \$ 8.80 | \$ 213,400.00 | | |
| 159 | Rubber Flooring at Stairs | 24,250.00 | sf | \$ 0.50 | \$ 12,125.00 | | |
| 160 | Painting | 24,250.00 | sf | \$ 2.21 | \$ 53,592.50 | | |
| 161 | Signage | 24,250.00 | sf | \$ 0.15 | \$ 3,637.50 | | |
| 162 | Fire Protection Specialties | 24,250.00 | sf | \$ 0.10 | \$ 2,425.00 | | |
| 163 | Postal Specialties | 24,250.00 | sf | \$ 0.10 | \$ 2,425.00 | | |
| 164 | Toilet Accessories | 24,250.00 | sf | \$ 0.83 | \$ 20,127.50 | | |
| 165 | Appliances | 40.00 | key | \$ 990.00 | \$ 39,600.00 | | |
| 166 | Café | 24,250.00 | sf | \$ 10.31 | \$ 250,000.00 | | |
| 167 | Bar | 24,250.00 | sf | \$ 6.19 | \$ 150,000.00 | | |
| 168 | Laundry | 24,250.00 | sf | \$ 2.00 | \$ 48,500.00 | | |
| 169 | Commercial Kitchen | 24,250.00 | sf | \$ 8.25 | \$ 200,000.00 | | |
| 170 | Kitchen and Bath Cabinets and Counters | 40.00 | key | \$ 1,500.00 | \$ 60,000.00 | | |
| 171 | Window Treatment | 24,250.00 | sf | \$ 0.70 | \$ 16,975.00 | | |
| 172 | Elevator | 24,250.00 | sf | \$ 4.54 | \$ 110,000.00 | | |
| 173 | Fire Protection | 24,250.00 | sf | \$ 4.50 | \$ 109,125.00 | | |
| 174 | Plumbing | 24,250.00 | sf | \$ 13.63 | \$ 330,527.50 | | |
| 175 | HVAC | 24,250.00 | sf | \$ 39.80 | \$ 965,150.00 | | |
| 176 | Electrical - service | 24,250.00 | sf | \$ 1.83 | \$ 44,378.00 | | |
| 177 | Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec | 24,250.00 | sf | \$ 18.27 | \$ 443,168.00 | | |
| 178 | Hospitality (boutique hotel, 40-key, 2-story) - Subtotal | | | | | \$ 6,044,368.50 | \$ 249.25 |
| 179 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 1,790,607.21 | \$ 73.84 |
| 180 | HOSPITALITY - TOTAL | | | | | \$ 7,834,975.71 | \$ 323.09 |
| 181 | | | | \$ - | \$ - | | |
| 182 | Restaurant/Brewery - shell space | 3,750.00 | sf | \$ - | \$ - | | |
| 183 | Concrete | 3,750.00 | sf | \$ 10.00 | \$ 37,500.00 | | |
| 184 | Masonry | 3,750.00 | sf | \$ - | \$ - | | |
| 185 | Steel | 3,750.00 | sf | \$ - | \$ - | | |
| 186 | Woods and plastics | 3,750.00 | sf | \$ 35.00 | \$ 131,250.00 | | |
| 187 | Thermal and Moisture Protection | 3,750.00 | sf | \$ 30.25 | \$ 113,437.50 | | |
| 188 | Openings | 3,750.00 | sf | \$ 18.45 | \$ 69,187.50 | | |
| 189 | Finishes | 3,750.00 | sf | \$ 15.00 | \$ 56,250.00 | | |
| 190 | Specialties | 3,750.00 | sf | \$ 2.50 | \$ 9,375.00 | | |
| 191 | Equipment | 3,750.00 | sf | \$ - | \$ - | | |
| 192 | Furniture Fixtures & Accessories | 3,750.00 | sf | \$ - | \$ - | | |
| 193 | Fire Protection | 3,750.00 | sf | \$ 4.50 | \$ 16,875.00 | | |
| 194 | Plumbing | 3,750.00 | sf | \$ 8.50 | \$ 31,875.00 | | |
| 195 | HVAC | 3,750.00 | sf | \$ 25.00 | \$ 93,750.00 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 196 | Electrical | 3,750.00 | sf | \$ 9.33 | \$ 35,000.00 | | |
| 197 | Restaurant/Brewery - shell space - Subtotal | | | | | \$ 594,500.00 | \$ 158.53 |
| 198 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 176,116.99 | \$ 46.96 |
| 199 | RESTAURANT - TOTAL | | | | | \$ 770,616.99 | \$ 205.50 |
| 200 | | | | \$ - | \$ - | | |
| 201 | Outdoor Event Space | 3,750.00 | sf | \$ - | \$ - | | |
| 202 | Concrete | 3,750.00 | sf | \$ 15.00 | \$ 56,250.00 | | |
| 203 | Metals | 3,750.00 | sf | \$ 3.50 | \$ 13,125.00 | | |
| 204 | Woods and plastics | 3,750.00 | sf | \$ 10.00 | \$ 37,500.00 | | |
| 205 | Equipment | 3,750.00 | sf | \$ 2.00 | \$ 7,500.00 | | |
| 206 | Furniture Fixtures & Accessories | 3,750.00 | sf | \$ 2.00 | \$ 7,500.00 | | |
| 207 | Plumbing | 3,750.00 | sf | \$ 10.00 | \$ 37,500.00 | | |
| 208 | Electrical | 3,750.00 | sf | \$ 6.67 | \$ 25,000.00 | | |
| 209 | Outdoor Event Space - Subtotal | | | | | \$ 184,375.00 | \$ 49.17 |
| 210 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 43,129.72 | \$ 11.50 |
| 211 | OUTDOOR EVENT SPACE - TOTAL | | | | | \$ 227,504.72 | \$ 60.67 |
| 212 | | | | \$ - | \$ - | | |
| 213 | Banquet Building | 2,500.00 | sf | \$ - | \$ - | | |
| 214 | Concrete | 2,500.00 | sf | \$ 15.00 | \$ 37,500.00 | | |
| 215 | Masonry | 2,500.00 | sf | \$ - | \$ - | | |
| 216 | Steel | 2,500.00 | sf | \$ - | \$ - | | |
| 217 | Woods and plastics | 2,500.00 | sf | \$ 45.00 | \$ 112,500.00 | | |
| 218 | Thermal and Moisture Protection | 2,500.00 | sf | \$ 30.25 | \$ 75,625.00 | | |
| 219 | Openings | 2,500.00 | sf | \$ 18.45 | \$ 46,125.00 | | |
| 220 | Finishes | 2,500.00 | sf | \$ 15.00 | \$ 37,500.00 | | |
| 221 | Specialties | 2,500.00 | sf | \$ 2.50 | \$ 6,250.00 | | |
| 222 | Equipment | 2,500.00 | sf | \$ - | \$ - | | |
| 223 | Catering Kitchen | 2,500.00 | sf | \$ 15.00 | \$ 37,500.00 | | |
| 224 | Fire Protection | 2,500.00 | sf | \$ 4.50 | \$ 11,250.00 | | |
| 225 | Plumbing | 2,500.00 | sf | \$ 12.54 | \$ 31,350.00 | | |
| 226 | HVAC | 2,500.00 | sf | \$ 39.80 | \$ 99,500.00 | | |
| 227 | Electrical | 2,500.00 | sf | \$ 35.00 | \$ 87,500.00 | | |
| 228 | Banquet Building - Subtotal | | | | | \$ 582,600.00 | \$ 233.04 |
| 229 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 136,284.06 | \$ 54.51 |
| 230 | BANQUET BUILDING - TOTAL | | | | | \$ 718,884.06 | \$ 287.55 |
| 231 | | | | \$ - | \$ - | | |
| 232 | Spa Building | 2,500.00 | sf | \$ - | \$ - | | |
| 233 | Concrete | 2,500.00 | sf | \$ 15.00 | \$ 37,500.00 | | |
| 234 | Masonry | 2,500.00 | sf | \$ - | \$ - | | |
| 235 | Steel | 2,500.00 | sf | \$ - | \$ - | | |
| 236 | Woods and plastics | 2,500.00 | sf | \$ 45.00 | \$ 112,500.00 | | |
| 237 | Thermal and Moisture Protection | 2,500.00 | sf | \$ 30.25 | \$ 75,625.00 | | |
| 238 | Openings | 2,500.00 | sf | \$ 18.45 | \$ 46,125.00 | | |
| 239 | Finishes | 2,500.00 | sf | \$ 15.00 | \$ 37,500.00 | | |
| 240 | Specialties | 2,500.00 | sf | \$ 2.50 | \$ 6,250.00 | | |
| 241 | Equipment (Sauna/Spa) | 2,500.00 | sf | \$ 20.00 | \$ 50,000.00 | | |
| 242 | Furniture Fixtures & Accessories | 2,500.00 | sf | \$ - | \$ - | | |
| 243 | Fire Protection | 2,500.00 | sf | \$ 4.50 | \$ 11,250.00 | | |
| 244 | Plumbing | 2,500.00 | sf | \$ 18.72 | \$ 46,800.00 | | |
| 245 | HVAC | 2,500.00 | sf | \$ 39.80 | \$ 99,500.00 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 246 | Electrical | 2,500.00 | sf | \$ 25.00 | \$ 62,500.00 | | |
| 247 | Spa Building - Subtotal | | | | | \$ 585,550.00 | \$ 234.22 |
| 248 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 136,974.13 | \$ 54.79 |
| 249 | SPA BUILDING - TOTAL | | | | | \$ 722,524.13 | \$ 289.01 |
| 250 | | | | \$ - | \$ - | | |
| 251 | Sitework for Hospitality, Banquet Hall, and Spa | | | \$ - | \$ - | | |
| 252 | Rock removal allowance | 1.00 | ls | \$ 1,000,000.00 | \$ 1,000,000.00 | | |
| 253 | Sitework for Spa - Building Only | 2,500.00 | sf | \$ 10.00 | \$ 25,000.00 | | |
| 254 | Sitework for Banquet - Building Area | 2,500.00 | sf | \$ 10.00 | \$ 25,000.00 | | |
| 255 | Sitework for Outdoor Event Space | 3,750.00 | sf | \$ 10.00 | \$ 37,500.00 | | |
| 256 | Sitework for Restaurant - Building Only | 3,750.00 | sf | \$ 10.00 | \$ 37,500.00 | | |
| 257 | Sitework for Hospitality - Building Only | 12,125.00 | sf | \$ 10.00 | \$ 121,250.00 | | |
| 258 | Parking for Restaurant | 34.00 | ea | \$ 4,000.00 | \$ 136,000.00 | | |
| 259 | Parking (staff/event) | 100.00 | ea | \$ 4,000.00 | \$ 400,000.00 | | |
| 260 | Parking for Hospitality | 48.00 | ea | \$ 4,000.00 | \$ 192,000.00 | | |
| 261 | Access roads - site lighting and fire hydrants | 1,360.00 | lf | \$ 225.00 | \$ 306,000.00 | | |
| 262 | Paths/Sidewalks (5'wide) | 4,215.00 | sf | \$ 9.50 | \$ 40,042.50 | | |
| 263 | Swimming Pool | 1.00 | ea | \$ 250,000.00 | \$ 250,000.00 | | |
| 264 | Landscaping | 1.00 | ls | \$ 125,000.00 | \$ 125,000.00 | | |
| 265 | Site Electrical - Parking & Access Road Lighting | 12 | ea | \$ 6,000.00 | \$ 72,000.00 | | |
| 266 | Site Electrical - Pathway & Sidewalk Lighting | 25 | ea | \$ 4,500.00 | \$ 112,500.00 | | |
| 267 | Site Electrical - Restaurant Parking Lighting | 4 | ea | \$ 6,000.00 | \$ 24,000.00 | | |
| 268 | Sitework for Hospitality, Banquet Hall, and Spa - Subtotal | | | | | \$ 2,903,792.50 | |
| 269 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 860,230.77 | |
| 270 | SITWORK FOR ASSISTED LIVING & TOWN HOMES - TOTAL | | | | | \$ 3,764,023.27 | |
| 271 | | | | \$ - | \$ - | | |
| 272 | DEVELOPMENT PROJECTS - Subtotal | | | | | \$ 79,801,600.58 | |
| 273 | D-2 WOODFIELD ROAD WEST | | | | | \$ 82,392,608.49 | |

| | | | | | | | |
|---|---|-----------|----|-----------------|-------------------|-----------------|--|
| 1 | ALTERNATES | | | | | | |
| 2 | Alternate #1 - Low Density Senior Housing, Workforce Housing, Assisted Living | | | \$ - | \$ - | | |
| 3 | Eliminated work | | | | | | |
| 4 | Eliminate Boutique Hotel | (1.00) | ls | \$ 7,834,975.71 | \$ (7,834,975.71) | | |
| 5 | Added Work | | | | | | |
| 6 | 30 town homes in lieu of 6 - ADD 6 | 6.00 | ea | \$ 472,346.06 | \$ 2,834,076.38 | | |
| 7 | 28 town homes (1500sf/ea) | 42,000.00 | sf | \$ 214.70 | \$ 9,017,515.75 | | |
| 8 | - Total Alternate (including markup) | | | | | \$ 4,016,616.42 | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)



WOODBIDGE CCW - PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 1 | PROJECT AR1 - ANSONIA ROAD WEST | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | |
| 3 | Sitework | 4.39 | acres | \$ - | \$ - | | |
| 4 | Mobilize | 4.39 | acres | \$ 5,437.74 | \$ 23,871.67 | | |
| 5 | E&S | 4.39 | acres | \$ 2,718.87 | \$ 11,935.83 | | |
| 6 | Site Demo | | | \$ - | \$ - | | |
| 7 | Remove trails | 3,600.00 | sf | \$ 0.83 | \$ 2,988.00 | | |
| 8 | Remediation | | | \$ - | \$ - | | |
| 9 | Soil | | n/a | \$ - | \$ - | | |
| 10 | Invasive plants | 4.39 | acres | \$ 10,000.00 | \$ 43,900.00 | | |
| 11 | Utilities | | | \$ - | \$ - | | |
| 12 | Low impact stormwater design (bioswales, rain gardens, basins) | 5,333 | sf | \$ 15.00 | \$ 79,995.00 | | |
| 13 | Paving & Curbs | | | \$ - | \$ - | | |
| 14 | New Trails - Paved: 12'wide, 2"bit, 6" process base | 175 | lf | \$ 66.00 | \$ 11,550.00 | | |
| 15 | New Trails - Paved: 6'wide, 2"bit, 6" process base | 445 | lf | \$ 33.00 | \$ 14,685.00 | | |
| 16 | New Trails - Natural | 100 | lf | \$ 12.00 | \$ 1,200.00 | | |
| 17 | Parking | 30 | spaces | \$ 4,000.00 | \$ 120,000.00 | | |
| 18 | Landscaped areas | 3 | acres | \$ 32,000.00 | \$ 96,000.00 | | |
| 19 | Composting Toilets (simple wood structures) | 2 | ea | \$ 20,000.00 | \$ 40,000.00 | | |
| 20 | Open air wood pavilion | 500 | sf | \$ 93.75 | \$ 46,875.00 | | |
| 21 | Site Lighting | 6 | ea | \$ 4,500.00 | \$ 27,000.00 | | |
| 22 | Interpretive Signage at historic foundations | 4.39 | acres | \$ 4,000.00 | \$ 17,560.00 | | |
| 23 | TOWN CAPITAL PROJECTS - Subtotal | | | | | \$ 537,560.50 | |
| 24 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 114,331.50 | |
| 25 | TOWN CAPITAL PROJECTS - TOTAL | | | | | \$ 651,892.00 | |
| 26 | PROJECT AR1 - ANSONIA ROAD WEST | | | | | \$ 651,892.00 | |

| | | | | | | | |
|----|--|----------|-------|--------------|----------------|--------------|--|
| 1 | ALTERNATES | | | | | | |
| 2 | Alternate - Agriculture, Education, Interpretation | | | \$ - | \$ - | | |
| 3 | Eliminated work | | | | | | |
| 4 | Reduce landscaped areas from 3 acres to 1 acre | (2.00) | acres | \$ 32,000.00 | \$ (64,000.00) | | |
| 5 | Added Work | | | | | | |
| 6 | Add 2 acres of agriculture area | 2.00 | acres | \$ 9,500.00 | \$ 19,000.00 | | |
| 7 | Add 2 acres of irrigation area (supply water source) | 1.00 | ls | \$ 35,000.00 | \$ 35,000.00 | | |
| 8 | Add 5,000sf of parking | 5,000.00 | sf | \$ 7.50 | \$ 37,500.00 | | |
| 9 | - Sub Total | | | | | \$ 27,500.00 | |
| 10 | - Markup | | | | | \$ 4,421.87 | |

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|-------------------|----------------|------------------|-------------------------------------|-------------------------|-------------------------------------|-----------------------------|
| 11 | - Total Alternate | | | | | \$ 31,921.87 | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D1 - ANSONIA ROAD EAST (7.24acres)



WOODBIDGE CCW - PROJECT D1 - ANSONIA ROAD EAST (7.24acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

| Line Item No. | Description | Total Quantity | Unit Description | Labor | | Material | | Subcontractor | | Other | | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|------------|--------|------------|--------|---------------|-----------------|------------|--------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| | | | | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | | | | |
| 1 | PROJECT D1 - ANSONIA ROAD EAST | | | | | | | | | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | | | | | | | | | |
| 3 | Sitework | 7.24 | acres | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 4 | Mobilize/Engineering/Etc | 7.24 | acres | \$ - | \$ - | \$ - | \$ - | \$ 1,035.91 | \$ 7,500.00 | \$ - | \$ - | \$ 1,035.91 | \$ 7,500.00 | | |
| 5 | E&S | | n/a | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 6 | Site & Building/Structure Demo | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 7 | Remove paved trails | 3,800.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 0.83 | \$ 3,154.00 | \$ - | \$ - | \$ 0.83 | \$ 3,154.00 | | |
| 8 | Remediation | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 9 | Soil | | n/a | \$ - | \$ - | \$ - | \$ - | \$ 20,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 10 | Invasive plants | | n/a | \$ - | \$ - | \$ - | \$ - | \$ 10,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 11 | Mass Excavation | | w/development | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 12 | Paving & Curbs | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 13 | New Trails - Paved: 6'wide, 2"bit, 6" process base | 15 | lf | \$ - | \$ - | \$ - | \$ - | \$ 33.00 | \$ 495.00 | \$ - | \$ - | \$ 33.00 | \$ 495.00 | | |
| 14 | New Trails - Natural | 90 | lf | \$ - | \$ - | \$ - | \$ - | \$ 12.00 | \$ 1,080.00 | \$ - | \$ - | \$ 12.00 | \$ 1,080.00 | | |
| 15 | TOWN CAPITAL PROJECTS - Subtotal | | | | | | | | | | | | | \$ 12,229.00 | |
| 16 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | | | | | | | | | \$ 2,600.93 | |
| 17 | TOWN CAPITAL PROJECTS - TOTAL | | | | | | | | | | | | | \$ 14,829.93 | |
| 18 | | | | | \$ - | | \$ - | | \$ - | | \$ - | \$ - | \$ - | | |
| 19 | DEVELOPMENT PROJECTS | | | | | | | | | | | | | | |
| 20 | New Cottages (32ea, 880sf/ea, 2br/2ba) | 32.00 | ea | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 21 | Temporary Protection & Project Labor | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 3.36 | \$ 94,617.60 | \$ - | \$ - | \$ 3.36 | \$ 94,617.60 | | |
| 22 | Concrete: Foundations and Slabs | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 10.00 | \$ 281,600.00 | \$ - | \$ - | \$ 10.00 | \$ 281,600.00 | | |
| 23 | Masonry | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 24 | Steel | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 0.77 | \$ 21,683.20 | \$ - | \$ - | \$ 0.77 | \$ 21,683.20 | | |
| 25 | R-Carp | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 26.25 | \$ 739,200.00 | \$ - | \$ - | \$ 26.25 | \$ 739,200.00 | | |
| 26 | Int Fin Carp | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 2.88 | \$ 81,100.80 | \$ - | \$ - | \$ 2.88 | \$ 81,100.80 | | |
| 27 | Ext Fin Carp | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 7.63 | \$ 214,860.80 | \$ - | \$ - | \$ 7.63 | \$ 214,860.80 | | |
| 28 | Millwork | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 3.91 | \$ 110,105.60 | \$ - | \$ - | \$ 3.91 | \$ 110,105.60 | | |
| 29 | Damproofing | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 0.69 | \$ 19,430.40 | \$ - | \$ - | \$ 0.69 | \$ 19,430.40 | | |
| 30 | Insulation | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 13.50 | \$ 380,160.00 | \$ - | \$ - | \$ 13.50 | \$ 380,160.00 | | |
| 31 | Roofing & Gutters | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 11.58 | \$ 326,092.80 | \$ - | \$ - | \$ 11.58 | \$ 326,092.80 | | |
| 32 | Siding | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 14.88 | \$ 419,020.80 | \$ - | \$ - | \$ 14.88 | \$ 419,020.80 | | |
| 33 | Caulking | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 0.65 | \$ 18,304.00 | \$ - | \$ - | \$ 0.65 | \$ 18,304.00 | | |
| 34 | Doors/Frames/Hardware | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 2.95 | \$ 83,200.00 | \$ - | \$ - | \$ 2.95 | \$ 83,200.00 | | |
| 35 | Windows | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 4.55 | \$ 128,000.00 | \$ - | \$ - | \$ 4.55 | \$ 128,000.00 | | |
| 36 | Glass and Glazing | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 37 | Drywall | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 8.81 | \$ 248,089.60 | \$ - | \$ - | \$ 8.81 | \$ 248,089.60 | | |
| 38 | Tile | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 3.63 | \$ 102,220.80 | \$ - | \$ - | \$ 3.63 | \$ 102,220.80 | | |
| 39 | Flooring | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 4.20 | \$ 118,272.00 | \$ - | \$ - | \$ 4.20 | \$ 118,272.00 | | |
| 40 | Painting | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 2.30 | \$ 64,768.00 | \$ - | \$ - | \$ 2.30 | \$ 64,768.00 | | |
| 41 | Toilet Accessories | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 1.40 | \$ 39,424.00 | \$ - | \$ - | \$ 1.40 | \$ 39,424.00 | | |
| 42 | Appliances | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 2.11 | \$ 59,417.60 | \$ - | \$ - | \$ 2.11 | \$ 59,417.60 | | |
| 43 | Kitchen and Bath Cabinets and Counters | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 6.25 | \$ 176,000.00 | \$ - | \$ - | \$ 6.25 | \$ 176,000.00 | | |
| 44 | Window Treatment | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 0.55 | \$ 15,488.00 | \$ - | \$ - | \$ 0.55 | \$ 15,488.00 | | |
| 45 | Elevator | | n/a | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 46 | Fire Protection | | n/a | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 47 | Plumbing | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 8.54 | \$ 240,486.40 | \$ - | \$ - | \$ 8.54 | \$ 240,486.40 | | |
| 48 | HVAC | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 28.35 | \$ 798,336.00 | \$ - | \$ - | \$ 28.35 | \$ 798,336.00 | | |
| 49 | Electrical - Service to Buildings | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 3.41 | \$ 96,000.00 | \$ - | \$ - | \$ 3.41 | \$ 96,000.00 | | |
| 50 | Electrical - Lghtng, Pwr, Wire, Devices, Low Volt, F/A, Sec | 28,160.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 11.41 | \$ 321,280.00 | \$ - | \$ - | \$ 11.41 | \$ 321,280.00 | | |
| 51 | Electrical - Roof Mounted PV (based on 12KW) | | n/a | \$ - | \$ - | \$ - | \$ - | \$ 10.91 | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 52 | New Cottages (32ea, 880sf/ea, 2br/2ba) - Subtotal | | | | | | | | | | | | | \$ 5,197,158.40 | \$ 184.56 |
| 53 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | | | | | | | | | \$ 1,539,626.39 | \$ 54.67 |
| 54 | NEW TOWN HOMES - TOTAL | | | | | | | | | | | | | \$ 6,736,784.79 | \$ 239.23 |
| 55 | | | | | \$ - | | \$ - | | \$ - | | \$ - | \$ - | \$ - | | |
| 56 | Sitework for Cottages | | | | \$ - | | \$ - | | \$ - | | \$ - | \$ - | \$ - | | |
| 57 | Sitework | 7.24 | acres | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 58 | Sitework/Cuts & Fills/Site Improvements/Landscaping, etc over and above sewer, water, parking, access roads, etc) | 7.24 | acres | \$ - | \$ - | \$ - | \$ - | \$ 450,000.00 | \$ 3,258,000.00 | \$ - | \$ - | \$ 450,000.00 | \$ 3,258,000.00 | | |
| 59 | Sitework for Cottages - Building Only | 14,080.00 | sf | \$ - | \$ - | \$ - | \$ - | \$ 10.00 | \$ 140,800.00 | \$ - | \$ - | \$ 10.00 | \$ 140,800.00 | | |
| 60 | Rock removal allowance | | n/a | \$ - | \$ - | \$ - | \$ - | \$ 175,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 61 | Parking (0.5 spaces per bed) | 50.00 | ea | \$ - | \$ - | \$ - | \$ - | \$ 4,000.00 | \$ 200,000.00 | \$ - | \$ - | \$ 4,000.00 | \$ 200,000.00 | | |
| 62 | Access roads - site lighting and fire hydrants | 1,990.00 | lf | \$ - | \$ - | \$ - | \$ - | \$ 225.00 | \$ 447,750.00 | \$ - | \$ - | \$ 225.00 | \$ 447,750.00 | | |

| Line Item No. | Description | Total Quantity | Unit Description | Labor | | Material | | Subcontractor | | Other | | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|------------|--------|------------|--------|---------------|--------------|------------|--------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| | | | | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | Unit Price | Amount | | | | |
| 63 | Trails: Natural | 3,280.00 | If | \$ - | \$ - | \$ - | \$ - | \$ 12.00 | \$ 39,360.00 | \$ - | \$ - | \$ 12.00 | \$ 39,360.00 | | |
| 64 | Site Electrical | | w/base estimate | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 65 | Sitework for Cottages - Subtotal | | | | | | | | | | | | | \$ 4,085,910.00 | |
| 66 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | | | | | | | | | \$ 1,210,425.85 | |
| 67 | SITEWORK FOR COTTAGES - TOTAL | | | | | | | | | | | | | \$ 5,296,335.85 | |
| 68 | DEVELOPMENT PROJECTS - Subtotal | | | | | | | | | | | | | \$ 12,033,120.65 | |
| 69 | PROJECT D1 - ANSONIA ROAD EAST | | | | | | | | | | | | | \$ 12,047,950.58 | |

| | | | | | | | | | | | | | | | |
|---|--|--------|----|------|------|------|------|--------------|----------------|------|------|--------------|----------------|----------------|--|
| 1 | ALTERNATES | | | | | | | | | | | | | | |
| 2 | Alternate #1 - Low Density, Housing, Workforce, Rental | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 3 | Eliminated work | | | | | | | | | | | | | | |
| 4 | Eliminate new trails - paved | (1.00) | ls | \$ - | \$ - | \$ - | \$ - | \$ 495.00 | \$ (495.00) | \$ - | \$ - | \$ 495.00 | \$ (495.00) | | |
| 5 | Eliminate new trails - natural | (1.00) | ls | \$ - | \$ - | \$ - | \$ - | \$ 40,440.00 | \$ (40,440.00) | \$ - | \$ - | \$ 40,440.00 | \$ (40,440.00) | | |
| 6 | - Sub Total | | | | | | | | | | | | | \$ (40,935.00) | |
| 7 | - Markup | | | | | | | | | | | | | \$ (8,706.29) | |
| 8 | - Total Alternate | | | | | | | | | | | | | \$ (49,641.29) | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AG1 - (5.84 acres)



WOODBIDGE CCW - PROJECT AG1 - (5.84 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
June 9, 2025

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 1 | PROJECT AG1 | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | |
| 3 | Sitework | 5.84 | acres | \$ - | \$ - | | |
| 4 | Mobilize | 5.84 | acres | \$ 5,437.74 | \$ 31,756.39 | | |
| 5 | E&S | 5.84 | acres | \$ 2,718.87 | \$ 15,878.19 | | |
| 6 | Site Demo | | | \$ - | \$ - | | |
| 7 | Remove trails | 1,900.00 | sf | \$ 0.83 | \$ 1,577.00 | | |
| 8 | Remediation | | | \$ - | \$ - | | |
| 9 | Soil | 2.92 | acres | \$ 20,000.00 | \$ 58,400.00 | | |
| 10 | Invasive plants | 2.92 | acres | \$ 10,000.00 | \$ 29,200.00 | | |
| 11 | Utilities | | | \$ - | \$ - | | |
| 12 | Irrigation (i.e. provide water source) | 1 | ls | \$ 35,000.00 | \$ 35,000.00 | | |
| 13 | Paving & Curbs | | | \$ - | \$ - | | |
| 14 | New Trails - Natural | 950 | lf | \$ 12.00 | \$ 11,400.00 | | |
| 15 | Agricultural Areas | 5 | acres | \$ 3,500.00 | \$ 17,500.00 | | |
| 16 | Interpretive Signage | 5.84 | acres | \$ 4,000.00 | \$ 23,360.00 | | |
| 17 | TOWN CAPITAL PROJECTS - Subtotal | | | | | \$ 224,071.58 | |
| 18 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 47,656.85 | |
| 19 | TOWN CAPITAL PROJECTS - TOTAL | | | | | \$ 271,728.43 | |
| 20 | PROJECT AG1 | | | | | \$ 271,728.43 | |

| | | | | | | | |
|---|--|--------|-------|--------------|----------------|----------------------|--|
| 1 | ALTERNATES | | | | | | |
| 2 | Alternate - Agriculture, Education, Interpretation | | | \$ - | \$ - | | |
| 3 | Eliminated work | | | | | | |
| 4 | Agricultural Areas | (5.00) | acres | \$ 3,500.00 | \$ (17,500.00) | | |
| 5 | Added Work | | | | | | |
| 6 | Add Open Space | 5.00 | acres | \$ 25,000.00 | \$ 125,000.00 | | |
| 7 | - Sub Total | | | | | \$ 107,500.00 | |
| 8 | - Markup | | | | | \$ 17,285.48 | |
| 9 | - Total Alternate | | | | | <u>\$ 124,785.48</u> | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS1 - (93.24 acres)



WOODBIDGE CCW - PROJECT GS1 - (93.24 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 1 | PROJECT GS1 | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | |
| 3 | Sitework | 93.24 | acres | \$ - | \$ - | | |
| 4 | Mobilize | 93.24 | acres | \$ 268.13 | \$ 25,000.00 | | |
| 5 | E&S | 93.24 | acres | \$ 160.88 | \$ 15,000.00 | | |
| 6 | Site Demo | | | \$ - | \$ - | | |
| 7 | Remove paved trails | 44,400.00 | sf | \$ 0.83 | \$ 36,852.00 | | |
| 8 | Remediation | | | \$ - | \$ - | | |
| 9 | Soil | | n/a | \$ - | \$ - | | |
| 10 | Invasive plants | | n/a | \$ - | \$ - | | |
| 11 | Paving & Curbs | | | \$ - | \$ - | | |
| 12 | New Trails - Paved: 12'wide, 2"bit, 6" process base | 1,950 | lf | \$ 66.00 | \$ 128,700.00 | | |
| 13 | New Trails - paved 6'w | 10,000 | lf | \$ 33.00 | \$ 330,000.00 | | |
| 14 | New Trails - Natural | 6,300 | lf | \$ 12.00 | \$ 75,600.00 | | |
| 15 | Open Space with Low Cost Habitat Restoration | | n/a | \$ - | \$ - | | |
| 16 | Interpretive Signage | 93.24 | acres | \$ 1,072.50 | \$ 100,000.00 | | |
| 17 | TOWN CAPITAL PROJECTS - Subtotal | | | | | \$ 711,152.00 | |
| 18 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 151,251.95 | |
| 19 | TOWN CAPITAL PROJECTS - TOTAL | | | | | \$ 862,403.95 | |
| 20 | PROJECT GS1 | | | | | \$ 862,403.95 | |

| | | | | | | | |
|----|--|---------|-------|--------------|-----------------|------------------------|--|
| 1 | ALTERNATES | | | | | | |
| 2 | Alternate - Ecological Restoration | | | \$ - | \$ - | | |
| 3 | Revise Open Space to | | | | | | |
| 4 | Pollinator Meadow (invasive treatment + seeding) | 7.50 | acres | \$ 35,000.00 | \$ 262,500.00 | | |
| 5 | Maintenance | 7.50 | acres | \$ 11,250.00 | \$ 84,375.00 | | |
| 6 | Riparian Restoration (invasive treatment + planting & seeding) | 7.00 | acres | \$ 52,500.00 | \$ 367,500.00 | | |
| 7 | Maintenance | 7.00 | acres | \$ 25,000.00 | \$ 175,000.00 | | |
| 8 | Pond Restoration | 2.50 | acres | \$ 70,000.00 | \$ 175,000.00 | | |
| 9 | Maintenance | 2.50 | acres | \$ 32,500.00 | \$ 81,250.00 | | |
| 10 | Revise Open Space | (17.00) | acres | \$ 9,249.29 | \$ (157,237.96) | | |
| 11 | - Sub Total | | | | | \$ 988,387.04 | |
| 12 | - Markup | | | | | \$ 158,927.89 | |
| 13 | - Total Alternate - ADD to base estimate | | | | | <u>\$ 1,147,314.94</u> | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS2 - (22.92 acres)



WOODBIDGE CCW - PROJECT GS2 - (22.92 acres)
WOODFIELD ROAD, WOODBRIDGE, CT 06525
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

| Line Item No. | Description | Total Quantity | Unit Description | Total Unit Price For This Line Item | Total Cost By Line Item | ROM/Conceptual Estimate 6/9/2025 | Cost Per Total Bldg Sq. Ft. |
|---------------|---|----------------|------------------|-------------------------------------|-------------------------|----------------------------------|-----------------------------|
| 1 | PROJECT GS2 | | | | | | |
| 2 | TOWN CAPITAL PROJECTS | | | | | | |
| 3 | Sitework | 22.92 | acres | \$ - | \$ - | | |
| 4 | Paving & Curbs | | | \$ - | \$ - | | |
| 5 | New Trails - Natural | 2,600 | lf | \$ 12.00 | \$ 31,200.00 | | |
| 6 | Interpretive Signage (basic) | 22.92 | acres | \$ 2,500.00 | \$ 57,300.00 | | |
| 7 | TOWN CAPITAL PROJECTS - Subtotal | | | | | \$ 88,500.00 | |
| 8 | Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance) | | | | | \$ 18,822.70 | |
| 9 | TOWN CAPITAL PROJECTS - TOTAL | | | | | \$ 107,322.70 | |
| 10 | PROJECT GS2 | | | | | \$ 107,322.70 | |

WOODBIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

BASIS OF ESTIMATE



WOODBIDGE CCW
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE
BASIS OF ESTIMATE
6/9/2025

| Basis of Estimating | | | |
|--|---|---------------------|--------------------|
| 1 | This estimate is based upon: | | |
| 2 | - Woodbridge Master Plan document (10 pages), not dated, provided by Cooper Robertson. | | |
| 3 | - Q&A dated 5/30/25. | | |
| 4 | - Project meetings dated 5/22/225 and 5/8/25. | | |
| 5 | - Topo plan. | | |
| 6 | - Parking space and landscape information provided 5/30/25. | | |
| 7 | - Site visit 6/1/25. | | |
| 8 | - Relocation of cell tower budget from Toll Bros quote dated 11/14/2011 escalated to today. | | |
| 9 | - Phase I ESA dated 1/23/25 prepared by Langan. | | |
| 10 | - Estimate review and comments from the design team dated 6/5/25 and 6/7/25. | | |
| 11 | - Cost review meeting with design team 6/9/25. | | |
| 12 | Cost estimating is based on the measurement and quantities from the drawings wherever possible. | | |
| 13 | Costs are formulated from current and historical cost data on products and materials. | | |
| 14 | An estimate contingency is utilized as a budgetary tool to allow for details not thoroughly designed in this iteration of the documents. As the scope and documentation is developed the contingency can be reduced as 100% construction documents are achieved. The estimate contingency is not included to cover additional scope over and above the intentions of the documents. | | |
| 15 | Escalation is derived from a 25-year cost escalation index from Design Cost Data. | | |
| | | | |
| Mark-Up Costs included in this cost estimate | | Town Capital Prjcts | Development Prjcts |
| 1 | Subcontractor Insurance or Bonding | 2.50% | 2.50% |
| 2 | General Conditions (staff) | 2.50% | 4.00% |
| 3 | General Requirements (temporary project requirements) | 2.50% | 2.00% |
| 4 | Site Logistics Factor | 0.00% | 0.00% |
| 5 | Current Market Economic Conditions Factor / Tariffs | 0.00% | 0.00% |
| 6 | Construction Cost Escalation - Construction to Start (town projects summer 2026; development projects summer 2029) | 0.00% | 0.00% |
| 7 | Design/Cost Estimate Contingency | 5.00% | 5.00% |
| 8 | Building Permit Excluding MEP Trades | 0.25% | 1.25% |
| 9 | Builder's Risk Insurance | 0.00% | 0.00% |
| 10 | General & Professional Liability Insurance | 1.10% | 1.10% |
| 11 | Contractor OH&P / Fee | 5.00% | 3.50% |
| 12 | Connecticut State Tax on markups | 0.00% | 6.35% |
| 13 | Payment and Performance Bond | 0.78% | 0.78% |

| | |
|-----------------------|--|
| Clarifications | |
| 1 | General conditions costs can vary widely pending the sophistication of the contractor. This estimate accounts for a contractor that is appropriate for the type and size of the construction project. |
| 2 | Specific inclusions and exclusions are as per the line items included in the detailed estimate. |
| 3 | The construction costs in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid. |
| 4 | The costs include: labor, material, equipment, and the subcontractor's overhead and profit. |
| 5 | Pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, expected to be higher due to the lack of competition if fewer bids are received or solicited. |
| 6 | This estimate is based on the quality and completeness of the documents provided, as well as the other information listed above, current and historical unit costs, the understanding and interpretation of the work and the time frame to complete the work, and the general conditions/general requirements that an appropriate contractor may charge (labor rates) and/or utilize (tasks). Under no circumstances will Construction Cost Solutions, LLC be liable for damages based on any cost differences between this estimate and actual costs or other estimates that may be received from contractors or any other sources. |
| 7 | Regular work hours are included. |
| 8 | It is assumed that existing earth material can be reused as fill and backfill material. Importing structural fill is limited only to the balance of fill material needed after the use of cut and displaced materials from bases and beddings for site pavement and utilities. |
| 9 | Town Capital projects are based on prevailing wage. Development projects are based on open shop, competitive bidding. |
| 10 | Costs assume: |
| 11 | The restaurant and the outdoor event space are constructed within the same project. |
| 12 | The banquet building and the spa building are completed together within the same project. |
| 13 | The town homes and the assisted living building are complete together within the same project. |
| 14 | The new cottages are completed as their own separate project. |
| 15 | Allowances for rock removal totaling \$625,000 are included in the D-1 and D-2 areas. |
| 16 | A soil remediation unit price allowance of \$20,000 per acres is included in select areas. |
| 17 | An invasive treatment unit price allowance of \$10,000 per is included in select areas. |
| | |
| Exclusions | |
| 1 | Soft costs are not included. |
| 2 | Design and engineering fees are not included. |
| 3 | Costs associated with moving and storage. |
| 4 | A construction contingency is not included. |
| 5 | An Owner contingency is not included. |
| 6 | Costs associated with Owner's representative. |
| 7 | Delegated design is not included. |
| 8 | Winter conditions is not included. |
| 9 | Extra materials over and above industry standards. |
| 10 | Unforeseen conditions. |
| 11 | Additional liability insurance is not included. |
| 12 | Fire marshal fees are not included. |
| 13 | Off hour/premium time is not included. |
| 14 | Premium costs for "quick ship" of materials and/or equipment are not included. |
| 15 | Hazardous material abatement is not included. |
| 16 | Removal and replacement of unsuitable soil materials. |
| 17 | Blasting of rock is not included. |
| 18 | Ground improvements/piles are not included. Standard strip footings are included. |
| 19 | Moisture mitigation of existing or new concrete slabs are not included. |
| 20 | Owner furniture, fixtures or equipment are not included. |
| 21 | Tele/Data wiring and equipment is not included. |
| 22 | AV wiring and equipment is not included. |
| 23 | Security wiring and equipment is not included. |
| 24 | An engineered well point system is not included. |
| | |
| | |
| | |

Town of Woodbridge
Finance Department
CCW Costs

1. Public Works Staff maintainer III position

| | | |
|------------------|----|---------|
| Salary | \$ | 63,627 |
| Social Sec. | \$ | 3,945 |
| Medicare | \$ | 923 |
| Retirement | \$ | 10,613 |
| Health Insurance | \$ | 27,060 |
| Life Insurance | \$ | 131 |
| Dental | \$ | 586 |
| Workers Comp | \$ | 1,909 |
| total | \$ | 108,793 |

2. Full Time social worker

| | | | |
|------------------|----|--------|---------------------------------|
| Salary | \$ | 19,952 | <i>needed to make full time</i> |
| Social Sec. | \$ | 1,237 | |
| Medicare | \$ | 289 | |
| Retirement | \$ | 8,875 | |
| Health Insurance | \$ | 27,060 | |
| Life Insurance | \$ | 109 | |
| Dental | \$ | 586 | |
| Workers Comp | \$ | 100 | |
| total | \$ | 58,208 | |

3. Senior transportation

| | | |
|--------------|----|--------|
| Salary | \$ | 14,750 |
| Social Sec. | \$ | 914 |
| Medicare | \$ | 214 |
| workers comp | \$ | 442 |
| total | \$ | 16,321 |

4. Staffing of events in R-1

| | | |
|-------------|----|-------|
| Salary | \$ | 1,200 |
| Social Sec. | \$ | 74 |
| Medicare | \$ | 17 |

| | | |
|---------------------|----|-------|
| Retirement | \$ | 200 |
| supplies for events | \$ | 1,000 |
| total | \$ | 2,492 |

5. Per pupil education costs

| | | |
|----------------|----|-------------------------------------|
| Woodbridge BOE | \$ | 20,269 <i>per pupil expenditure</i> |
| Amity BOE | \$ | 23,340 |

6. Other costs

| | | |
|--------------------------------------|----|---------------------------------------|
| Six light fixtures electric costs | \$ | 912 |
| portable restroom -2 | \$ | 3,004 |
| public fire hydrant cost | \$ | 398 <i>linear feet times the rate</i> |
| public works maint. costs | \$ | 2,000 |
| fix and maintain equipment | | |
| public works supplies | \$ | 10,000 |
| stone, seed, dog bags, garbage, fuel | | |

7. Equipment needs

| | | |
|---|----|--------|
| mower | \$ | 18,000 |
| chain saw, pole saw, etc... | \$ | 2,000 |
| additional vehicle for senior transport | \$ | 30,000 |

8. Senior Services Programming Costs

| | | |
|-----------------------------------|----|-------|
| Subsidized meals, trips, programs | \$ | 5,000 |
|-----------------------------------|----|-------|

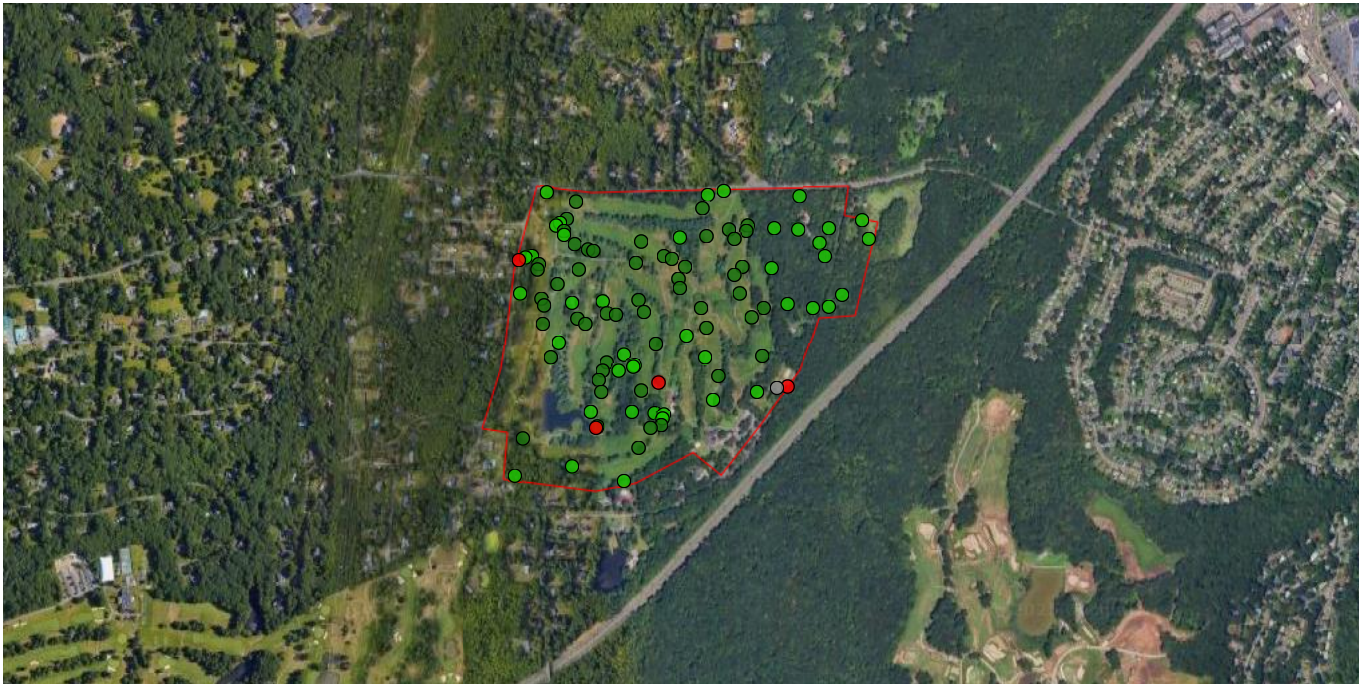
Assumptions

portable toilet costs instead of compost
 HOA in D1 & D2
 minor impact on EMS but not enough for additional cost
 pickleball court maintained by HOA
 does not include additional fire apparatus needs
 1 additional PW employee to maintain grounds:
 mowing
 garbage pickup
 erosion control
 dog bag removal
 winter maintenance
 tree pruning
 equipment maintenance
 low cost invasive management

i-Tree Canopy Report

i-Tree Benefits and Cover Assessment

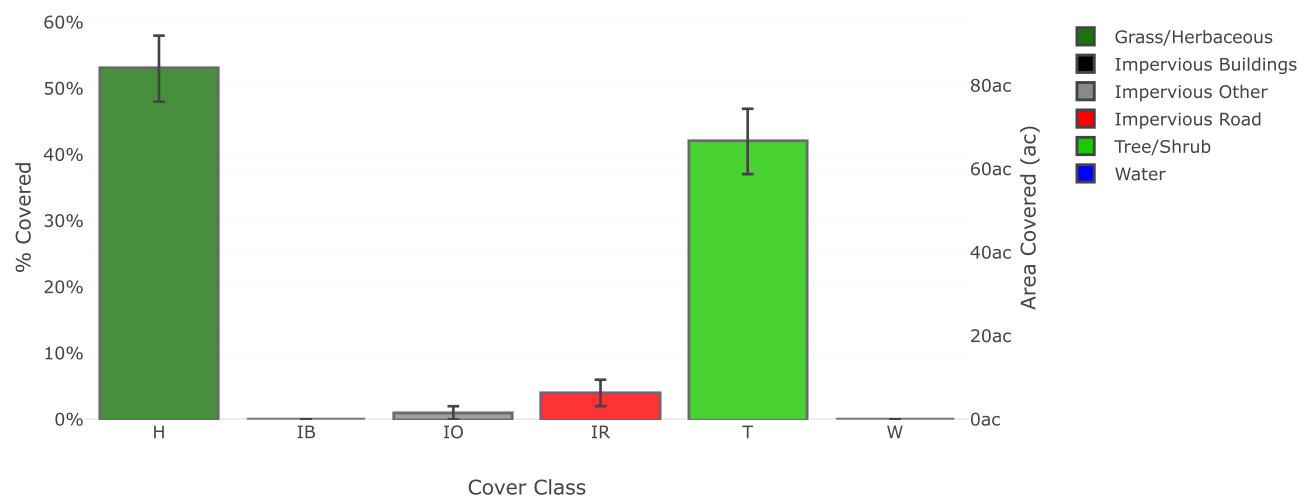
Estimated using random sampling statistics on 5/15/2025



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies Report a map error

Land Cover



| Abbr. | Cover Class | Description | Points | % Cover ± SE | Area (ac) ± SE |
|--------------|----------------------|-------------|------------|---------------|----------------|
| H | Grass/Herbaceous | | 53 | 53.00 ± 4.99 | 84.06 ± 7.92 |
| IB | Impervious Buildings | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| IO | Impervious Other | | 1 | 1.00 ± 1.00 | 1.59 ± 1.59 |
| IR | Impervious Road | | 4 | 4.00 ± 2.00 | 6.34 ± 3.17 |
| T | Tree/Shrub | | 42 | 42.00 ± 4.94 | 66.61 ± 7.83 |
| W | Water | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| Total | | | 100 | 100.00 | 158.61 |

Tree Benefit Estimates: Carbon (English units)

| Description | Carbon (T) | ±SE | CO ₂ Equiv. (T) | ±SE | Value (USD) | ±SE |
|--|------------|---------|----------------------------|---------|-------------|----------|
| Sequestered annually in trees | 90.93 | ±10.69 | 333.41 | ±39.18 | \$39,348 | ±4,624 |
| Stored in trees (Note: this benefit is not an annual rate) | 2,283.62 | ±268.36 | 8,373.27 | ±983.98 | \$988,184 | ±116,125 |

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

| Abbr. | Description | Amount (lb) | ±SE | Value (USD) | ±SE |
|--------------|---|-----------------|----------------|----------------|-------------|
| CO | Carbon Monoxide removed annually | 60.16 | ±7.07 | \$12 | ±1 |
| NO2 | Nitrogen Dioxide removed annually | 300.97 | ±35.37 | \$4 | ±0 |
| O3 | Ozone removed annually | 3,199.92 | ±376.04 | \$186 | ±22 |
| SO2 | Sulfur Dioxide removed annually | 300.60 | ±35.32 | \$1 | ±0 |
| PM2.5 | Particulate Matter less than 2.5 microns removed annually | 158.14 | ±18.58 | \$388 | ±46 |
| PM10* | Particulate Matter greater than 2.5 microns and less than 10 microns removed annually | 1,137.09 | ±133.62 | \$1,114 | ±131 |
| Total | | 5,156.88 | ±606.00 | \$1,704 | ±200 |

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:
CO 0.903 @ \$0.20 | NO2 4.518 @ \$0.01 | O3 48.036 @ \$0.06 | SO2 4.512 @ \$0.00 | PM2.5 2.374 @ \$2.46 | PM10* 17.070 @ \$0.98 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

| Abbr. | Benefit | Amount (Kgal) | ±SE | Value (USD) | ±SE |
|-------|------------------------------|---------------|-----------|-------------|-----|
| AVRO | Avoided Runoff | 59.81 | ±7.03 | \$534 | ±63 |
| E | Evaporation | 4,934.94 | ±579.92 | N/A | N/A |
| I | Interception | 4,959.57 | ±582.82 | N/A | N/A |
| T | Transpiration | 7,647.10 | ±898.64 | N/A | N/A |
| PE | Potential Evaporation | 37,522.21 | ±4,409.38 | N/A | N/A |
| PET | Potential Evapotranspiration | 37,522.21 | ±4,409.38 | N/A | N/A |

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:
AVRO 0.898 @ \$8.94 | E 74.082 @ N/A | I 74.452 @ N/A | T 114.796 @ N/A | PE 563.274 @ N/A | PET 563.274 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

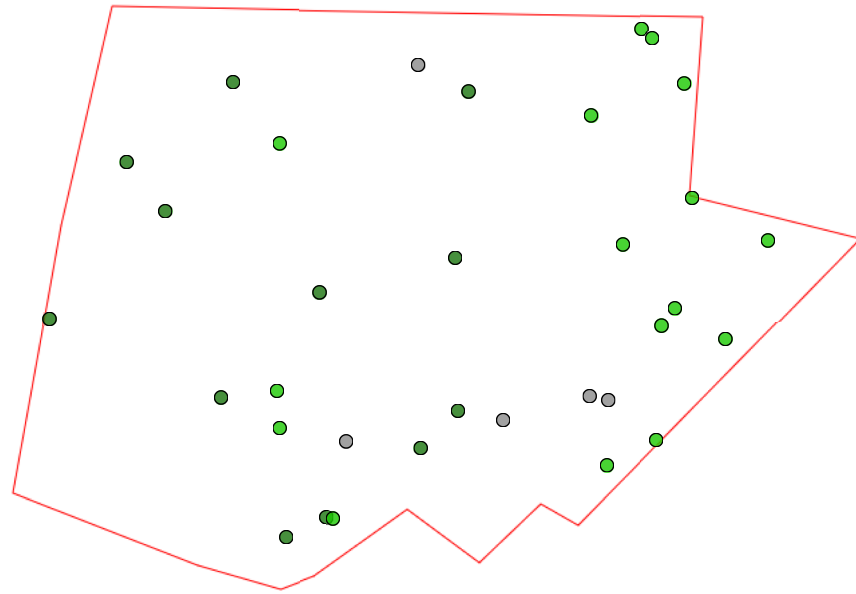
Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.

i-Tree Canopy Report

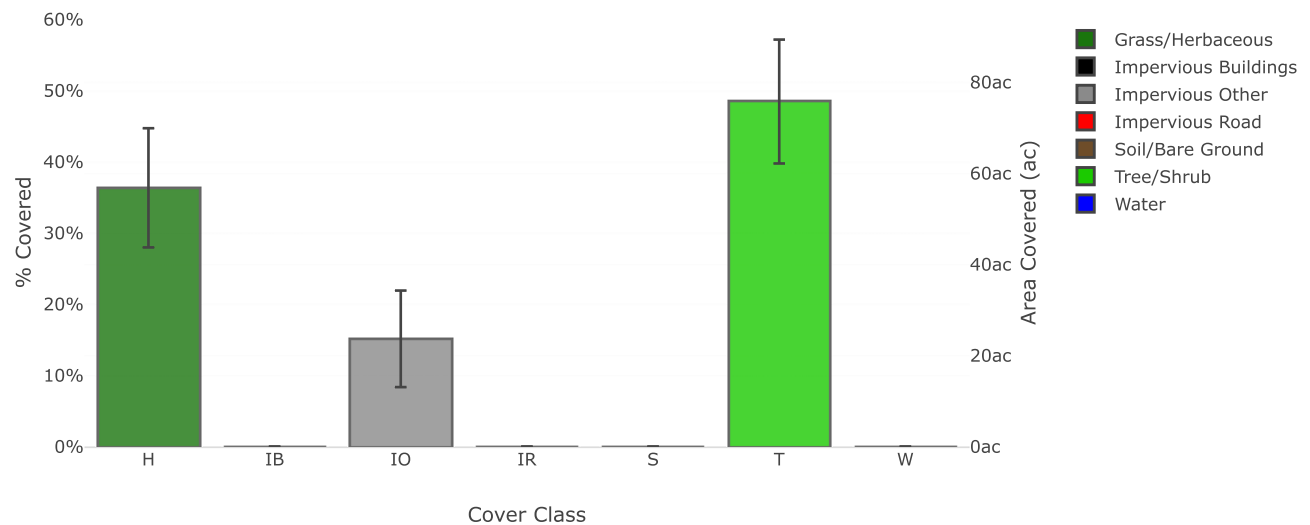
i-Tree Benefits and Cover Assessment

Estimated using random sampling statistics on 5/28/2025



Google

Land Cover



| Abbr. | Cover Class | Description | Points | % Cover ± SE | Area (ac) ± SE |
|--------------|----------------------|-------------|-----------|---------------|----------------|
| H | Grass/Herbaceous | | 12 | 36.36 ± 8.37 | 56.83 ± 13.09 |
| IB | Impervious Buildings | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| IO | Impervious Other | | 5 | 15.15 ± 6.78 | 23.68 ± 10.59 |
| IR | Impervious Road | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| S | Soil/Bare Ground | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| T | Tree/Shrub | | 16 | 48.48 ± 8.70 | 75.78 ± 13.60 |
| W | Water | | 0 | 0.00 ± 0.00 | 0.00 ± 0.00 |
| Total | | | 33 | 100.00 | 156.30 |

Tree Benefit Estimates: Carbon (English units)

| Description | Carbon (T) | ±SE | CO ₂ Equiv. (T) | ±SE | Value (USD) | ±SE |
|--|------------|---------|----------------------------|-----------|-------------|----------|
| Sequestered annually in trees | 103.44 | ±18.56 | 379.29 | ±68.06 | \$44,762 | ±8,032 |
| Stored in trees (Note: this benefit is not an annual rate) | 2,597.82 | ±466.14 | 9,525.35 | ±1,709.18 | \$1,124,148 | ±201,712 |

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$432.73/T of Carbon, or \$118.02/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

| Abbr. | Description | Amount (lb) | ±SE | Value (USD) | ±SE |
|--------------|---|-----------------|------------------|----------------|-------------|
| CO | Carbon Monoxide removed annually | 68.44 | ±12.28 | \$13 | ±2 |
| NO2 | Nitrogen Dioxide removed annually | 342.38 | ±61.43 | \$4 | ±1 |
| O3 | Ozone removed annually | 3,640.20 | ±653.18 | \$211 | ±38 |
| SO2 | Sulfur Dioxide removed annually | 341.95 | ±61.36 | \$1 | ±0 |
| PM2.5 | Particulate Matter less than 2.5 microns removed annually | 179.90 | ±32.28 | \$442 | ±79 |
| PM10* | Particulate Matter greater than 2.5 microns and less than 10 microns removed annually | 1,293.54 | ±232.11 | \$1,267 | ±227 |
| Total | | 5,866.41 | ±1,052.64 | \$1,938 | ±348 |

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Tree Benefit Estimates: Hydrological (English units)

| Abbr. | Benefit | Amount (Kgal) | ±SE | Value (USD) | ±SE |
|-------|------------------------------|---------------|-----------|-------------|------|
| AVRO | Avoided Runoff | 68.04 | ±12.21 | \$608 | ±109 |
| E | Evaporation | 5,613.94 | ±1,007.34 | N/A | N/A |
| I | Interception | 5,641.96 | ±1,012.37 | N/A | N/A |
| T | Transpiration | 8,699.27 | ±1,560.95 | N/A | N/A |
| PE | Potential Evaporation | 42,684.90 | ±7,659.17 | N/A | N/A |
| PET | Potential Evapotranspiration | 42,684.90 | ±7,659.17 | N/A | N/A |

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:
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