



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.

WOODBRIDGE CCW MASTER PLAN

CONSTRUCTION COST ESTIMATE
ROM/CONCEPTUAL ESTIMATE

June 9, 2025 REV01

WOODBRIDGE CCW
WOODFIELD ROAD
WOODBRIDGE, CT 06525

Cost Estimate Prepared By Construction Cost Solutions, LLC
Ken Woodward, 860-748-0718, KW.CCSolutions@gmail.com
PO Box 544, Portland, CT 06480



**WOODBRIDGE CCW MASTER PLAN
ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE**

WOODBRIDGE CCW MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

OVERALL PRICING SUMMARY



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

<u>SUMMARY BY PROJECT</u>						
#	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	
1	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)	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	Town Capital Projects (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	Development Projects (including sitework, new cottages, parking, access roads, and paths)				\$ 12,033,121	\$ 12,033,121	\$ 13,838,089
6							
7							
8	TOTAL D1 PROJECTS					\$ 12,047,951	
9							
10	Alternate - Low-Density - Housing - Workforce - Rental				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	Town Capital Projects (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	Alternate - More GS-1 Space						
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	
6							
7	Alternate - Meadow Space					\$ 1,147,314.94	
8	Town Capital Projects					\$ 1,147,315	
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	

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	
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.

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D2 - WOODFIELD ROAD WEST (18.39acres)



WOODBRIDGE 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)	100.00	ea	\$ -	\$ -		
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	\$ -	\$ -		
	Sitework/Cuts & Fills/Site Improvements/Landscaping, etc including sewer and water, over and above parking and access roads, etc)						
117		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	SITEWORK 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	SITEWORK 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	

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AR1 - ANSONIA ROAD WEST (4.39 acres)



WOODBRIDGE 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		

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT D1 - ANSONIA ROAD EAST (7.24acres)



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

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
53	Markup (sub bond, GC&GR, contingency, permit, fee, bond, insurance)														\$ 1,539,626.39
54	NEW TOWN HOMES - TOTAL														\$ 6,736,784.79
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 w/base estimate	\$ -	\$ -	\$ -	\$ -	\$ 12.00	\$ 39,360.00	\$ -	\$ -	\$ 12.00	\$ 39,360.00		
64	Site Electrical			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
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)	

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT AG1 - (5.84 acres)



WOODBRIDGE 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				\$ 124,785.48		

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS1 - (93.24 acres)



WOODBRIDGE 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					\$ 1,147,314.94	

WOODBRIDGE CCW
MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

PROJECT GS2 - (22.92 acres)



WOODBRIDGE 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	

WOODBRIDGE CCW MASTER PLAN

ROM/CONCEPTUAL ESTIMATE CONSTRUCTION COST ESTIMATE

BASIS OF ESTIMATE



WOODBRIDGE 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%
Construction Cost Escalation - Construction to Start (town projects summer 6 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 supplies for events	\$	200
	\$	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
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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

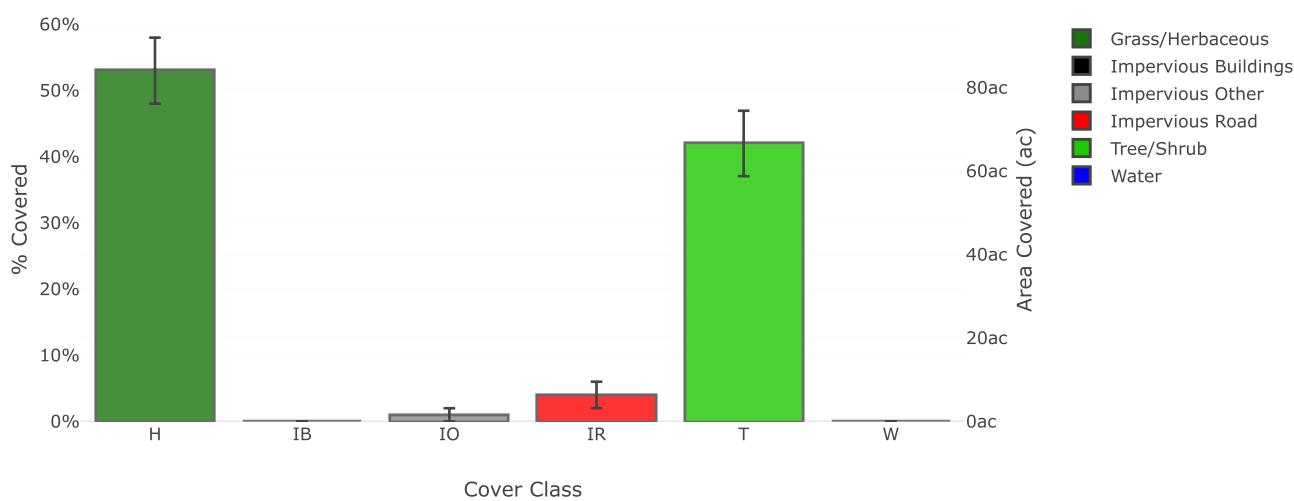
Estimated using random sampling statistics on 5/15/2025



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)

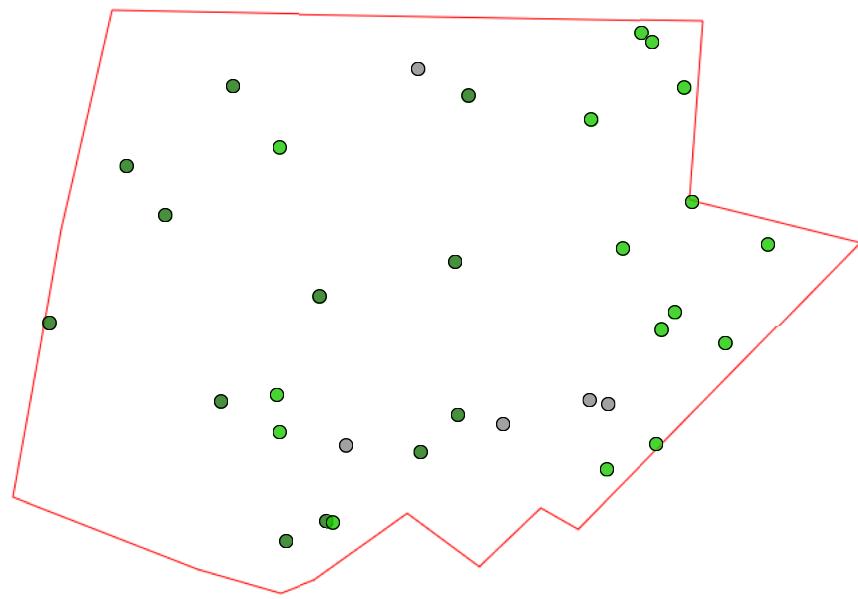
Limitations of i-Tree Canopy

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

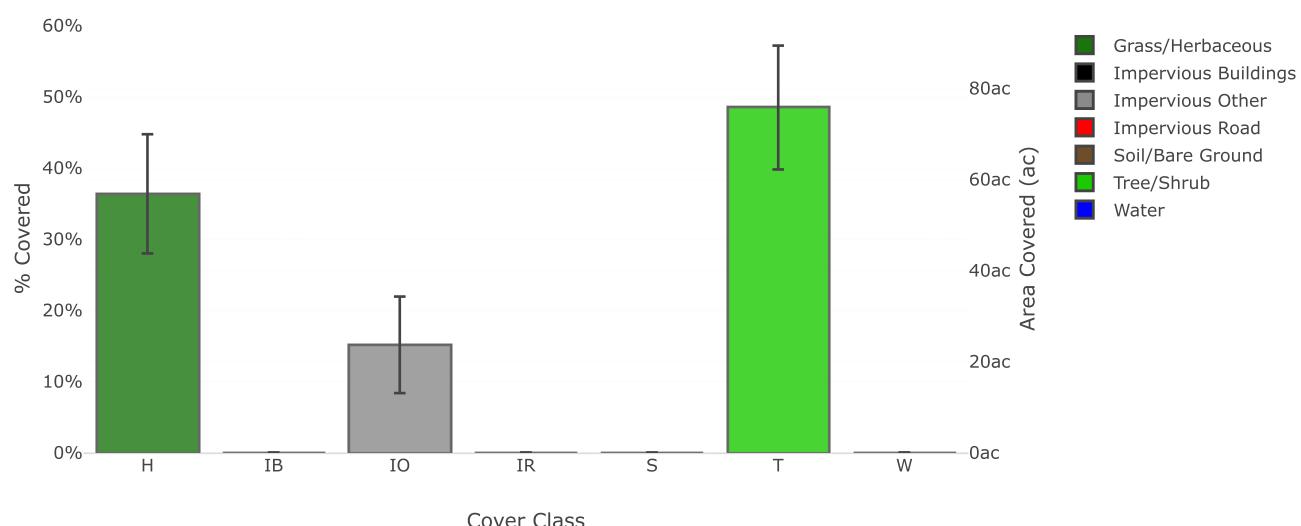
i-Tree Benefits and Cover Assessment

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

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	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:

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)

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