

Appendix D

Development Concept Cost Estimations

CHARLEVOIX MUNICIPAL AIRPORT
Preliminary Engineer's Opinion of Probable of Construction Cost

CONCEPT A-1
RUNWAY 9-27: 5,500 FOOT RUNWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 180,000.00	\$ 180,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 55,000.00	\$ 55,000.00
3	MC-003	PAVEMENT DEMOLITION (AIRFIELD AND OFF-AIRPORT)	5,000	SYD	\$ 10.00	\$ 50,000.00
4	P-151	CLEARING AND GRUBBING	1	AC	\$ 5,000.00	\$ 5,000.00
5	P-152	EARTHWORK	1	LS	\$ 200,000.00	\$ 200,000.00
6	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 50,000.00	\$ 50,000.00
7	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	300	CYD	\$ 30.00	\$ 9,000.00
8	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	4,700	CYD	\$ 40.00	\$ 188,000.00
9	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	2,000	TON	\$ 95.00	\$ 190,000.00
10	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	200	TON	\$ 82.50	\$ 16,500.00
11	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	3,050	TON	\$ 85.00	\$ 259,250.00
12	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	20,000	SFT	\$ 1.50	\$ 30,000.00
13	P-621	SAW CUT GROOVING	5,800	SYD	\$ 3.00	\$ 17,400.00
14	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 50,000.00	\$ 50,000.00
15	D-705	6-INCH UNDERDRAIN	6,500	LFT	\$ 17.50	\$ 113,750.00
16	D-751	DRAINAGE STRUCTURES	1	LS	\$ 25,000.00	\$ 25,000.00
17	T-901	PERMANENT SEEDING	15	AC	\$ 2,500.00	\$ 37,500.00
18	T-904	TOPSOILING, 4-INCH DEPTH	73,400	SYD	\$ 1.00	\$ 73,400.00
19	T-908	MULCHING	73,400	SYD	\$ 0.50	\$ 36,700.00
20	L-107	SUPPLEMENTAL WIND CONE	1	EA	\$ 10,000.00	\$ 10,000.00
21	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 50,000.00	\$ 50,000.00
22	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
23	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 10,000.00	\$ 10,000.00
24	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 100,000.00	\$ 100,000.00
25	SP-01	RELOCATE EXISTING RUNWAY 27 REIL SYSTEM	1	LS	\$ 15,000.00	\$ 15,000.00
26	SP-02	RELOCATE EXISTING RUNWAY 27 PAPI SYSTEM	1	LS	\$ 25,000.00	\$ 25,000.00
CONSTRUCTION SUBTOTAL:						\$ 1,821,500.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 364,300.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 218,580.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 218,580.00
TOTAL:						\$ 2,622,960.00
TOTAL CONCEPT A-1 ESTIMATE:						\$ 2,630,000.00

CHARLEVOIX MUNICIPAL AIRPORT
Preliminary Engineer's Opinion of Probable of Construction Cost

CONCEPT A-2
RUNWAY 9-27: 5,500 FOOT RUNWAY WITH DECLARED DISTANCES

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 185,000.00	\$ 185,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 55,000.00	\$ 55,000.00
3	MC-003	PAVEMENT DEMOLITION (AIRFIELD AND OFF-AIRPORT)	5,000	SYD	\$ 10.00	\$ 50,000.00
4	P-151	CLEARING AND GRUBBING	1	AC	\$ 5,000.00	\$ 5,000.00
5	P-152	EARTHWORK	1	LS	\$ 200,000.00	\$ 200,000.00
6	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 50,000.00	\$ 50,000.00
7	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	300	CYD	\$ 30.00	\$ 9,000.00
8	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	4,800	CYD	\$ 40.00	\$ 192,000.00
9	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	2,025	TON	\$ 95.00	\$ 192,375.00
10	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	200	TON	\$ 82.50	\$ 16,500.00
11	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	3,100	TON	\$ 85.00	\$ 263,500.00
12	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	22,000	SFT	\$ 1.50	\$ 33,000.00
13	P-621	SAW CUT GROOVING	5,800	SYD	\$ 3.00	\$ 17,400.00
14	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 50,000.00	\$ 50,000.00
15	D-705	6-INCH UNDERDRAIN	6,500	LFT	\$ 17.50	\$ 113,750.00
16	D-751	DRAINAGE STRUCTURES	1	LS	\$ 25,000.00	\$ 25,000.00
17	T-901	PERMANENT SEEDING	15	AC	\$ 2,500.00	\$ 37,500.00
18	T-904	TOPSOILING, 4-INCH DEPTH	73,400	SYD	\$ 1.00	\$ 73,400.00
19	T-908	MULCHING	73,400	SYD	\$ 0.50	\$ 36,700.00
20	L-107	SUPPLEMENTAL WIND CONE	1	EA	\$ 10,000.00	\$ 10,000.00
21	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 50,000.00	\$ 50,000.00
22	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
23	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 10,000.00	\$ 10,000.00
24	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 100,000.00	\$ 100,000.00
25	SP-01	RELOCATE EXISTING RUNWAY 27 REIL SYSTEM	1	LS	\$ 15,000.00	\$ 15,000.00
26	SP-02	RELOCATE EXISTING RUNWAY 27 PAPI SYSTEM	1	LS	\$ 25,000.00	\$ 25,000.00
CONSTRUCTION SUBTOTAL:						\$ 1,840,125.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 368,025.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 220,815.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 220,815.00
TOTAL:						\$ 2,649,780.00
TOTAL CONCEPT A-2 ESTIMATE:						\$ 2,650,000.00

CHARLEVOIX MUNICIPAL AIRPORT
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CONCEPT A-3
RUNWAY 9-27: 5,000 FOOT RUNWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 140,000.00	\$ 140,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 40,000.00	\$ 40,000.00
3	MC-003	PAVEMENT DEMOLITION (AIRFIELD AND OFF-AIRPORT)	5,000	SYD	\$ 10.00	\$ 50,000.00
4	P-151	CLEARING AND GRUBBING	1	AC	\$ 5,000.00	\$ 5,000.00
5	P-152	EARTHWORK	1	LS	\$ 175,000.00	\$ 175,000.00
6	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 45,000.00	\$ 45,000.00
7	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	600	CYD	\$ 30.00	\$ 18,000.00
8	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	2,800	CYD	\$ 40.00	\$ 112,000.00
9	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	1,400	TON	\$ 95.00	\$ 133,000.00
10	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	400	TON	\$ 82.50	\$ 33,000.00
11	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	1,800	TON	\$ 85.00	\$ 153,000.00
12	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	17,500	SFT	\$ 1.50	\$ 26,250.00
13	P-621	SAW CUT GROOVING	2,700	SYD	\$ 3.00	\$ 8,100.00
14	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 35,000.00	\$ 35,000.00
15	D-705	6-INCH UNDERDRAIN	4,500	LFT	\$ 17.50	\$ 78,750.00
16	D-751	DRAINAGE STRUCTURES	1	LS	\$ 20,000.00	\$ 20,000.00
17	T-901	PERMANENT SEEDING	13	AC	\$ 2,500.00	\$ 32,500.00
18	T-904	TOPSOILING, 4-INCH DEPTH	63,500	SYD	\$ 1.00	\$ 63,500.00
19	T-908	MULCHING	63,500	SYD	\$ 0.50	\$ 31,750.00
20	L-107	SUPPLEMENTAL WIND CONE	1	EA	\$ 10,000.00	\$ 10,000.00
21	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 40,000.00	\$ 40,000.00
22	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
23	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 7,500.00	\$ 7,500.00
24	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 75,000.00	\$ 75,000.00
25	SP-01	RELOCATE EXISTING RUNWAY 27 REIL SYSTEM	1	LS	\$ 15,000.00	\$ 15,000.00
26	SP-02	RELOCATE EXISTING RUNWAY 27 PAPI SYSTEM	1	LS	\$ 25,000.00	\$ 25,000.00
CONSTRUCTION SUBTOTAL:						\$ 1,397,350.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 279,470.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 167,682.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 167,682.00
TOTAL:						\$ 2,012,184.00
TOTAL CONCEPT A-3 ESTIMATE:						\$ 2,020,000.00



CHARLEVOIX MUNICIPAL AIRPORT
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CONCEPT B-1
CROSSWIND RUNWAY 5-23: 1,647-FOOT RUNWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 125,000.00	\$ 125,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 35,000.00	\$ 35,000.00
3	MC-003	PAVEMENT MILLING (INTERSECTIONS)	1	LS	\$ 15,000.00	\$ 15,000.00
4	P-151	CLEARING AND GRUBBING	1	AC	\$ 5,000.00	\$ 5,000.00
5	P-152	EARTHWORK	1	LS	\$ 200,000.00	\$ 200,000.00
6	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 50,000.00	\$ 50,000.00
7	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	2,600	CYD	\$ 30.00	\$ 78,000.00
8	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	1,400	TON	\$ 95.00	\$ 133,000.00
9	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	1,800	TON	\$ 82.50	\$ 148,500.00
10	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	10,000	SFT	\$ 1.50	\$ 15,000.00
11	P-621	SAW CUT GROOVING (INTERSECTION)	1,250	SYD	\$ 3.00	\$ 3,750.00
12	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 40,000.00	\$ 40,000.00
13	D-705	6-INCH UNDERDRAIN	3,500	LFT	\$ 17.50	\$ 61,250.00
14	D-751	DRAINAGE STRUCTURES	1	LS	\$ 20,000.00	\$ 20,000.00
15	T-901	PERMANENT SEEDING	16	AC	\$ 2,500.00	\$ 40,000.00
16	T-904	TOPSOILING, 4-INCH DEPTH	75,000	SYD	\$ 1.00	\$ 75,000.00
17	T-908	MULCHING	75,000	SYD	\$ 0.50	\$ 37,500.00
18	L-107	RELOCATE EXISTING WIND CONE	1	EA	\$ 5,000.00	\$ 5,000.00
19	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 40,000.00	\$ 40,000.00
20	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
21	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 15,000.00	\$ 15,000.00
22	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 50,000.00	\$ 50,000.00

CONSTRUCTION SUBTOTAL:	\$	1,217,000.00
CONSTRUCTION CONTINGENCY @ 20%:	\$	243,400.00
DESIGN AND BIDDING SERVICES @ 10%:	\$	146,040.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:	\$	146,040.00
TOTAL:	\$	1,752,480.00
TOTAL CONCEPT B-1 ESTIMATE:	\$	1,760,000.00



CHARLEVOIX MUNICIPAL AIRPORT
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CONCEPT B-2
CROSSWIND RUNWAY 17-35: 2,500-FOOT RUNWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 230,000.00	\$ 230,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 70,000.00	\$ 70,000.00
3	MC-003	MISCELLANEOUS BUILDING DEMOLITION	1	LS	\$ 150,000.00	\$ 150,000.00
4	MC-004	PAVEMENT DEMOLITION (AIRFIELD AND OFF-AIRPORT)	2,000	SYD	\$ 10.00	\$ 20,000.00
5	MC-005	PAVEMENT MILLING (INTERSECTIONS)	1	LS	\$ 15,000.00	\$ 15,000.00
6	P-151	CLEARING AND GRUBBING	30	AC	\$ 5,000.00	\$ 150,000.00
7	P-152	EARTHWORK	1	LS	\$ 250,000.00	\$ 250,000.00
8	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 75,000.00	\$ 75,000.00
9	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	3,800	CYD	\$ 30.00	\$ 114,000.00
10	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	500	CYD	\$ 40.00	\$ 20,000.00
11	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	2,150	TON	\$ 95.00	\$ 204,250.00
12	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	2,600	TON	\$ 82.50	\$ 214,500.00
13	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	325	TON	\$ 85.00	\$ 27,625.00
14	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	15,000	SFT	\$ 1.50	\$ 22,500.00
15	P-621	SAW CUT GROOVING (INTERSECTION)	1,250	SYD	\$ 3.00	\$ 3,750.00
16	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 50,000.00	\$ 50,000.00
17	D-705	6-INCH UNDERDRAIN	5,500	LFT	\$ 17.50	\$ 96,250.00
18	D-751	DRAINAGE STRUCTURES	1	LS	\$ 25,000.00	\$ 25,000.00
19	T-901	PERMANENT SEEDING	35	AC	\$ 2,500.00	\$ 87,500.00
20	T-904	TOPSOILING, 4-INCH DEPTH	170,000	SYD	\$ 1.00	\$ 170,000.00
21	T-908	MULCHING	170,000	SYD	\$ 0.50	\$ 85,000.00
22	L-107	RELOCATE EXISTING WIND CONE AND SEGMENTED CIRCLE	1	EA	\$ 10,000.00	\$ 10,000.00
23	L-107	SUPPLEMENTAL WIND CONE	1	EA	\$ 10,000.00	\$ 10,000.00
24	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 50,000.00	\$ 50,000.00
25	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
26	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 15,000.00	\$ 15,000.00
27	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 75,000.00	\$ 75,000.00
CONSTRUCTION SUBTOTAL:						\$ 2,265,375.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 453,075.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 271,845.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 271,845.00
TOTAL:						\$ 3,262,140.00
TOTAL CONCEPT B-2 ESTIMATE:						\$ 3,270,000.00



CHARLEVOIX MUNICIPAL AIRPORT
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CONCEPT B-3
CROSSWIND RUNWAY 15-33: 2,500-FOOT RUNWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 245,000.00	\$ 245,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 75,000.00	\$ 75,000.00
3	MC-003	MISCELLANEOUS BUILDING DEMOLITION	1	LS	\$ 100,000.00	\$ 100,000.00
4	MC-004	PAVEMENT DEMOLITION (AIRFIELD AND OFF-AIRPORT)	2,000	SYD	\$ 10.00	\$ 20,000.00
5	MC-005	PAVEMENT MILLING (INTERSECTIONS)	1	LS	\$ 15,000.00	\$ 15,000.00
6	P-151	CLEARING AND GRUBBING	35	AC	\$ 5,000.00	\$ 175,000.00
7	P-152	EARTHWORK	1	LS	\$ 250,000.00	\$ 250,000.00
8	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 75,000.00	\$ 75,000.00
9	P-208	AGGREGATE BASE COURSE, 6-INCH DEPTH (GROUP I PAVEMENT)	3,800	CYD	\$ 30.00	\$ 114,000.00
10	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	500	CYD	\$ 40.00	\$ 20,000.00
11	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP I & II PAVEMENTS)	2,150	TON	\$ 95.00	\$ 204,250.00
12	P-401	BITUMINOUS BASE COURSE, 2.0-INCH DEPTH (GROUP I PAVEMENT)	2,600	TON	\$ 82.50	\$ 214,500.00
13	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	325	TON	\$ 85.00	\$ 27,625.00
14	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	15,000	SFT	\$ 1.50	\$ 22,500.00
15	P-621	SAW CUT GROOVING (INTERSECTION)	1,250	SYD	\$ 3.00	\$ 3,750.00
16	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 50,000.00	\$ 50,000.00
17	D-705	6-INCH UNDERDRAIN	5,500	LFT	\$ 17.50	\$ 96,250.00
18	D-751	DRAINAGE STRUCTURES	1	LS	\$ 25,000.00	\$ 25,000.00
19	T-901	PERMANENT SEEDING	45	AC	\$ 2,500.00	\$ 112,500.00
20	T-904	TOPSOILING, 4-INCH DEPTH	210,000	SYD	\$ 1.00	\$ 210,000.00
21	T-908	MULCHING	210,000	SYD	\$ 0.50	\$ 105,000.00
22	L-107	RELOCATE EXISTING WIND CONE AND SEGMENTED CIRCLE	1	EA	\$ 10,000.00	\$ 10,000.00
23	L-107	SUPPLEMENTAL WIND CONE	1	EA	\$ 10,000.00	\$ 10,000.00
24	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 50,000.00	\$ 50,000.00
25	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 25,000.00	\$ 25,000.00
26	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 15,000.00	\$ 15,000.00
27	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 75,000.00	\$ 75,000.00
28	SP-01	RELOCATE EXISTING NON-DIRECTIONAL BEACON	1	EA	\$ 75,000.00	\$ 75,000.00
CONSTRUCTION SUBTOTAL:						\$ 2,420,375.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 484,075.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 290,445.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 290,445.00
TOTAL:						\$ 3,485,340.00
TOTAL CONCEPT B-3 ESTIMATE:						\$ 3,490,000.00



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LONG TERM DEVELOPMENT
C-II UPGRADE OF RUNWAY 9-27 AND PARALLEL TAXIWAY

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 765,000.00	\$ 765,000.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 230,000.00	\$ 230,000.00
3	MC-003	MISCELLANEOUS BUILDING DEMOLITION	1	LS	\$ 100,000.00	\$ 100,000.00
4	MC-004	PAVEMENT DEMOLITION	27,000	SYD	\$ 10.00	\$ 270,000.00
5	MC-005	BITUMINOUS PAVEMENT MILLING, 2-INCH NOMINAL DEPTH (EXISTING RUNWAY)	45,900	SYD	\$ 5.00	\$ 229,500.00
6	P-151	CLEARING AND GRUBBING	5	AC	\$ 5,000.00	\$ 25,000.00
7	P-152	EARTHWORK	1	LS	\$ 450,000.00	\$ 450,000.00
8	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 75,000.00	\$ 75,000.00
9	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	14,300	CYD	\$ 40.00	\$ 572,000.00
10	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP II PAVEMENT)	5,540	TON	\$ 95.00	\$ 526,300.00
11	P-401	BITUMINOUS OVERLAY, 2.0-INCH DEPTH (EXISTING RUNWAY OVERLAY)	5,300	TON	\$ 100.00	\$ 530,000.00
12	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	9,230	TON	\$ 85.00	\$ 784,550.00
13	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	50,000	SFT	\$ 1.50	\$ 75,000.00
14	P-621	SAW CUT GROOVING	52,300	SYD	\$ 3.00	\$ 156,900.00
15	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 350,000.00	\$ 350,000.00
16	D-705	6-INCH UNDERDRAIN	24,000	LFT	\$ 17.50	\$ 420,000.00
17	D-751	DRAINAGE STRUCTURES	1	LS	\$ 150,000.00	\$ 150,000.00
18	T-901	PERMANENT SEEDING	65	AC	\$ 2,500.00	\$ 162,500.00
19	T-904	TOPSOILING, 4-INCH DEPTH	315,000	SYD	\$ 1.00	\$ 315,000.00
20	T-908	MULCHING	315,000	SYD	\$ 0.50	\$ 157,500.00
21	L-107	RELOCATE EXISTING WIND CONE	2	EA	\$ 10,000.00	\$ 20,000.00
22	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 400,000.00	\$ 400,000.00
23	L-109	AIRPORT VAULT MODIFICATIONS ALLOWANCE	1	LS	\$ 50,000.00	\$ 50,000.00
24	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 100,000.00	\$ 100,000.00
25	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 650,000.00	\$ 650,000.00
26	SP-01	RELOCATE EXISTING RUNWAY 9 & 27 REIL SYSTEMS	2	EA	\$ 15,000.00	\$ 30,000.00
27	SP-02	RELOCATE EXISTING RUNWAY 9 & 27 PAPI SYSTEMS	2	EA	\$ 25,000.00	\$ 50,000.00
CONSTRUCTION SUBTOTAL:						\$ 7,644,250.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 1,528,850.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 917,310.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 917,310.00
TOTAL:						\$ 11,007,720.00
TOTAL C-II UPGRADE ESTIMATE:						\$ 11,010,000.00

CHARLEVOIX MUNICIPAL AIRPORT
Preliminary Engineer's Opinion of Probable of Construction Cost

LONG TERM DEVELOPMENT
ARPON EXPANSION

ITEM	SPEC	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE
1	MC-001	MOBILIZATION (10% OF CONSTRUCTION COST)	1	LS	\$ 117,500.00	\$ 117,500.00
2	MC-002	CONSTRUCTION ENGINEERING (3% OF CONSTRUCTION COST)	1	LS	\$ 35,000.00	\$ 35,000.00
3	MC-003	MISCELLANEOUS DEMOLITION	1	LS	\$ 5,000.00	\$ 5,000.00
4	P-152	EARTHWORK	1	LS	\$ 30,000.00	\$ 30,000.00
5	P-156	EROSION AND SEDIMENT CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
6	P-209	CRUSHED AGGREGATE BASE COURSE, 8-INCH DEPTH (GROUP II PAVEMENT)	5,400	CYD	\$ 40.00	\$ 216,000.00
7	P-401	BITUMINOUS SURFACE COURSE, 1.5-INCH DEPTH (GROUP II PAVEMENT)	2,000	TON	\$ 95.00	\$ 190,000.00
8	P-401	BITUMINOUS BASE COURSE, 2.5-INCH DEPTH (GROUP II PAVEMENT)	3,500	TON	\$ 85.00	\$ 297,500.00
9	P-609	BITUMINOUS SEAL COAT (TIE DOWN AREAS ONLY)	7,000	SFT	\$ 5.00	\$ 35,000.00
10	P-620	RUNWAY AND TAXIWAY PAINTING, FULL APPLICATION W/ GLASS BEADS	12,500	SFT	\$ 1.50	\$ 18,750.00
11	D-701	CLASS IV DRAINAGE PIPE	1	LS	\$ 20,000.00	\$ 20,000.00
12	D-705	6-INCH UNDERDRAIN	3,500	LFT	\$ 17.50	\$ 61,250.00
13	D-751	DRAINAGE STRUCTURES	1	LS	\$ 20,000.00	\$ 20,000.00
14	T-901	PERMANENT SEEDING	2	AC	\$ 2,500.00	\$ 5,000.00
15	T-904	TOPSOILING, 4-INCH DEPTH	10,000	SYD	\$ 1.00	\$ 10,000.00
16	T-908	MULCHING	10,000	SYD	\$ 0.50	\$ 5,000.00
17	L-108	NO. 8 AWG L-824 CABLE AND BARE WIRE COUNTERPOISE	1	LS	\$ 15,000.00	\$ 15,000.00
18	L-110	PVC CONDUIT, CONCRETE ENCASED	1	LS	\$ 10,000.00	\$ 10,000.00
19	L-125	ELEVATED EDGE LIGHTS AND GUIDANCE SIGNS	1	LS	\$ 15,000.00	\$ 15,000.00
20	SP-01	RELOCATE EXISTING FUEL FARM	1	EA	\$ 50,000.00	\$ 50,000.00
CONSTRUCTION SUBTOTAL:						\$ 1,166,000.00
CONSTRUCTION CONTINGENCY @ 20%:						\$ 233,200.00
DESIGN AND BIDDING SERVICES @ 10%:						\$ 139,920.00
CONSTRUCTION ADMINISTRATION AND TESTING @ 10%:						\$ 139,920.00
TOTAL:						\$ 1,679,040.00
TOTAL APRON EXPANSION ESTIMATE:						\$ 1,680,000.00

No Development Alternative - Primary Runway

FEE SIMPLE

NONE

AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
22	1213 STATE ST	1.27	\$65,900	R2	\$130,000
23	1217 STATE ST	2.55	\$145,100	R2	\$200,000
25	1224 STATE ST	0.33	\$53,000	C1	\$75,000
26	1415 BRIDGE ST	0.5	\$222,600	C1	\$300,000
27	1411 BRIDGE ST	0.62	\$183,400	C1	\$250,000
28	1220 STATE ST	0.49	\$63,600	R2	\$180,000
30	1214 STATE ST	0.68	\$72,900	R2	\$180,000
32	1212 STATE ST.	0.36	\$49,300	R2	\$150,000
TOTAL		6.8			\$1,465,000
Cost of Easements (40% of property value)					\$586,000.0

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Fee Simple		Avigation Easement	
Residential Parcels	0	Residential Parcels	5
Residential Acres	0	Residential Acres	5.35
Residential Cost	0	Residential Cost	\$336,000
Commercial Parcels	0	Commercial Parcels	3
Commercial Acres	0	Commercial Acres	1.45
Commercial Cost	0	Commercial Cost	\$250,000
St. Mary's Acres	0	St. Mary's Acres	0
St. Mary's Cost	0	St. Mary's Cost	0

Alternative A1 - 5,500 foot runway

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
22	1213 STATE ST	1.27	\$65,900	R2	\$130,000	EAST
23	1217 STATE ST	2.55	\$145,100	R2	\$200,000	EAST
24	1425 BRIDGE ST	0.97	\$673,000	C1	\$800,000	EAST
25	1224 STATE ST	0.33	\$53,000	C1	\$75,000	EAST
26	1415 BRIDGE ST	0.5	\$222,600	C1	\$300,000	EAST
27	1411 BRIDGE ST	0.62	\$183,400	C1	\$250,000	EAST
28	1220 STATE ST	0.49	\$63,600	R2	\$180,000	EAST
30	1214 STATE ST	0.68	\$72,900	R2	\$180,000	EAST
32	1212 STATE ST.	0.36	\$49,300	R2	\$150,000	EAST
TOTAL		7.77			\$2,265,000	

AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
31	1405 BRIDGE ST	0.52	\$170,100	C1	\$225,000	EAST
33	1210 STATE ST.	0.54	\$56,800	R2	\$130,000	EAST
41	1404 BRIDGE ST	0.91	\$344,900	C1	\$450,000	EAST
42	1001 MAY ST	0.37	\$598,400	R4	\$900,000	EAST
47	1414 BRIDGE ST	0.5	\$185,900	C1	\$300,000	EAST
TOTAL		2.84			\$2,005,000	
Cost of Easements (40% of property value)					\$802,000.0	

Fee Simple		Avigation Easement	
Residential Parcels	5	Residential Parcels	2
Residential Acres	5.35	Residential Acres	0.91
Residential Cost	\$840,000	Residential Cost	\$412,000
Commercial Parcels	4	Commercial Parcels	3
Commercial Acres	2.42	Commercial Acres	1.93
Commercial Cost	\$1,425,000	Commercial Cost	\$390,000
St. Mary's Acres	0	St. Mary's Acres	0
St. Mary's Cost	\$0	St. Mary's Cost	\$0

Alternative A2 - 5,500 foot runway with Declared Distances

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
22	1213 STATE ST	1.27	\$65,900	R2	\$130,000
23	1217 STATE ST	2.55	\$145,100	R2	\$200,000
TOTAL		3.82			\$330,000

EAST
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AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
26	1415 BRIDGE ST	0.5	\$222,600	C1	\$300,000
27	1411 BRIDGE ST	0.62	\$183,400	C1	\$250,000
28	1220 STATE ST	0.49	\$63,600	R2	\$180,000
30	1214 STATE ST	0.68	\$72,900	R2	\$180,000
31	1405 BRIDGE ST	0.52	\$170,100	C1	\$225,000
32	1212 STATE ST.	0.36	\$49,300	R2	\$150,000
33	1210 STATE ST.	0.54	\$56,800	R2	\$130,000
41	1404 BRIDGE ST	0.91	\$344,900	C1	\$450,000
42	1001 MAY ST	0.37	\$598,400	R4	\$900,000
47	1414 BRIDGE ST	0.5	\$185,900	C1	\$300,000
TOTAL		5.49			\$3,065,000

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Cost of Easements (40% of property value) \$1,226,000

Fee Simple		Avigation Easement	
Residential Parcels	2	Residential Parcels	5
Residential Acres	3.82	Residential Acres	2.44
Residential Cost	\$330,000	Residential Cost	\$616,000
Commercial Parcels	0	Commercial Parcels	5
Commercial Acres	0	Commercial Acres	3.05
Commercial Cost	\$0	Commercial Cost	\$610,000
St. Mary's Acres	0	St. Mary's Acres	0
St. Mary's Cost	\$0	St. Mary's Cost	\$0

Alternative A3 - 5,000 Foot Runway

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
22	1213 STATE ST	1.27	\$65,900	R2	\$130,000
23	1217 STATE ST	2.55	\$145,100	R2	\$200,000
TOTAL		3.82			\$330,000

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AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
26	1415 BRIDGE ST	0.5	\$222,600	C1	\$300,000
27	1411 BRIDGE ST	0.62	\$183,400	C1	\$250,000
28	1220 STATE ST	0.49	\$63,600	R2	\$180,000
30	1214 STATE ST	0.68	\$72,900	R2	\$180,000
31	1405 BRIDGE ST	0.52	\$170,100	C1	\$225,000
32	1212 STATE ST.	0.36	\$49,300	R2	\$150,000
33	1210 STATE ST.	0.54	\$56,800	R2	\$130,000
47	1414 BRIDGE ST	0.5	\$185,900	C1	\$300,000
TOTAL		4.21			\$1,715,000

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Cost of Easements (40% of property value) \$686,000

Fee Simple		Avigation Easement	
Residential Parcels	2	Residential Parcels	4
Residential Acres	3.82	Residential Acres	2.07
Residential Cost	\$330,000	Residential Cost	\$256,000
Commercial Parcels	0	Commercial Parcels	4
Commercial Acres	0	Commercial Acres	2.14
Commercial Cost	\$0	Commercial Cost	\$430,000
St. Mary's Acres	0	St. Mary's Acres	0
St. Mary's Cost	\$0	St. Mary's Cost	\$0

No Development Alternative - Crosswind Runway (4-22)

FEE SIMPLE					
Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value
1	1108 CHARLO ST	0.23	\$81,900	R2	\$125,000
2	1110 CHARLO ST	0.23	\$74,800	R2	\$110,000
3	1114 CHARLO ST	0.26	\$16,900	R2	\$20,000
4	1109 BEACON ST	0.19	\$84,000	R2	\$100,000
5	1111 BEACON ST	0.19	\$64,700	R2	\$96,000
6	1113 BEACON ST	0.19	\$61,000	R2	\$90,000
7	1115 BEACON ST	0.26	\$76,000	R2	\$103,000
10	1106 BEACON ST	0.19	\$12,400	R2	\$20,000
11	1108 BEACON ST	0.19	\$58,300	R2	\$92,000
12	1110 BEACON ST	0.19	\$59,900	R2	\$95,000
13	1112 BEACON ST	0.19	\$12,400	R2	\$20,000
14	1114 BEACON ST	0.26	\$53,200	R2	\$78,000
18	1109 GRANT ST	0.19	\$50,400	R2	\$90,000
19	1111 GRANT ST	0.19	\$57,900	R2	\$85,000
20	1113 GRANT ST	0.19	\$54,100	R2	\$80,000
21	1115 GRANT ST	0.26	\$54,800	R2	\$80,000
51	1113 CHARLO ST	0.3		R2	\$100,000
52	1107 BEACON ST	0.2		R2	\$100,000
53	1105 BEACON ST	0.19		R2	\$100,000
8	06823 US 31 S	1.4	\$117,300	C	\$180,000
9	06837 US 31 S	1.18	\$185,700	C	\$230,000
TOTAL		6.67			\$1,994,000

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 Partial Acquisition or Easement, the total acreage and value is on the right

 Estimated

Mineral District Property Proportion
14 \$1,000,000

Fee Simple		Avigation Easement	
Residential Parcels	19	Residential Parcels	0
Residential Acres	4.09	Residential Acres	0
Residential Cost	\$1,584,000	Residential Cost	\$0
Commercial Parcels	2	Commercial Parcels	0
Commercial Acres	2.58	Commercial Acres	0
Commercial Cost	\$410,000	Commercial Cost	\$0
St. Mary's Acres	0	St. Mary's Acres	1.37
St. Mary's Cost	\$0	St. Mary's Cost	\$10,000

AVIGATION EASEMENTS					
Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value


ST MARY'S CEMENT CO		1.37		MD	\$10,000
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NORTH

Alternative B1 - Runway 5-23

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
2	1110 CHARLO ST	0.23	\$74,800	R2	\$110,000	EAST
3	1114 CHARLO ST	0.26	\$16,900	R2	\$20,000	EAST
4	1109 BEACON ST	0.19	\$84,000	R2	\$100,000	EAST
5	1111 BEACON ST	0.19	\$64,700	R2	\$96,000	EAST
6	1113 BEACON ST	0.19	\$61,000	R2	\$90,000	EAST
7	1115 BEACON ST	0.26	\$76,000	R2	\$103,000	EAST
8	1102 BEACON ST	0.19	\$55,700	R2	\$88,000	EAST
9	1104 BEACON ST	0.19	\$62,200	R2	\$90,000	EAST
10	1106 BEACON ST	0.19	\$12,400	R2	\$20,000	EAST
11	1108 BEACON ST	0.19	\$58,300	R2	\$92,000	EAST
12	1110 BEACON ST	0.19	\$59,900	R2	\$95,000	EAST
13	1112 BEACON ST	0.19	\$12,400	R2	\$20,000	EAST
14	1114 BEACON ST	0.26	\$53,200	R2	\$78,000	EAST
15	1103 GRANT ST	0.19	\$44,100	R2	\$75,000	EAST
16	1105 GRANT ST	0.19	\$48,400	R2	\$78,000	EAST
17	1107 GRANT ST	0.19	\$57,200	R2	\$83,000	EAST
18	1109 GRANT ST	0.19	\$50,400	R2	\$90,000	EAST
19	1111 GRANT ST	0.19	\$57,900	R2	\$85,000	EAST
20	1113 GRANT ST	0.19	\$54,100	R2	\$80,000	EAST
21	1115 GRANT ST	0.26	\$54,800	R2	\$80,000	EAST
1	06999 OLD NORWOOD RD	3.45	\$280,300	C	\$350,000	SOUTH
2	06947 OLD NORWOOD RD	0.52	\$39,800	C	\$55,000	SOUTH
3	06964 OLD NORWOOD RD	0.6	Tax Exempt	C	\$150,000	SOUTH
4	06918 OLD NORWOOD RD	0.58	\$87,200	C	\$110,000	SOUTH
5	06777 D US 31 S	0.73	\$96,400	C	\$130,000	SOUTH
6	06795 US 31 S	0.46	\$59,500	C	\$130,000	SOUTH
TOTAL		10.46			\$2,498,000	

 Partial Acquisition or Easement, the total acreage and value is on the right

 Estimated

Mineral District Property Proportion
14 \$1,000,000

	Fee Simple		Avigation Easement
Residential Parcels	20	Residential Parcels	1
Residential Acres	4.12	Residential Acres	0.3
Residential Cost	\$1,573,000	Residential Cost	\$40,000
Commercial Parcels	6	Commercial Parcels	0
Commercial Acres	6.34	Commercial Acres	0
Commercial Cost	\$925,000	Commercial Cost	\$0
St. Mary's Acres	0	St. Mary's Acres	2
St. Mary's Cost	\$0	St. Mary's Cost	\$10,000


AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
51	1113 CHARLO ST	0.3		R2	\$100,000	EAST
TOTAL		0.3			\$100,000	
Cost of Easements (40% of property value)					\$40,000	
ST MARY'S CEMENT CO		2		MD	\$10,000	NORTH
Cost of Easements (Including St. Mary's)					\$50,000	

Alternative B2 - Runway 17-35

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
2	HILLCREST AVE	0.28	\$10,500	R1	\$20,000	NORTH
3	GARFIELD AVE W	0.48	\$17,900	R1	\$20,000	NORTH
4	HILLCREST AVE	0.33	\$12,300	R1	\$20,000	NORTH
5	GARFIELD AVE W	0.38	\$11,400	R1	\$20,000	NORTH
6	N/A	0.26	N/A	R1	\$100,000	NORTH
7	Applewood	0.28	\$10,000	A	\$15,000	NORTH
8	07207 APPLEWOOD DR	0.28	\$85,000	A	\$150,000	NORTH
9	Applewood	0.28	\$10,000	A	\$15,000	NORTH
10	Applewood	0.28	\$10,000	A	\$15,000	NORTH
11	07155 APPLEWOOD DR	0.28	\$75,000	A	\$150,000	NORTH
12	07143 APPLEWOOD DR	0.28	\$79,600	A	\$150,000	NORTH
13	07127 APPLEWOOD DR	0.28	\$88,800	A	\$150,000	NORTH
14	07111 APPLEWOOD DR	0.28	\$75,800	A	\$150,000	NORTH
15	07095 APPLEWOOD DR	0.28	\$89,400	A	\$150,000	NORTH
16	Applewood	0.28	\$10,000	A	\$15,000	NORTH
17	Applewood	0.28	\$10,000	A	\$15,000	NORTH
18	Applewood	0.28	\$10,000	A	\$15,000	NORTH
19	Applewood	0.32	\$10,000	A	\$15,000	NORTH
20	07015 APPLEWOOD DR	0.46	\$17,300	A	\$15,000	NORTH
21	07010 APPLEWOOD DR	0.39	\$75,700	A	\$150,000	NORTH
22	07026 APPLEWOOD DR	0.28	\$10,000	A	\$15,000	NORTH
23	Applewood	0.29	\$10,000	A	\$15,000	NORTH
24	07058 APPLEWOOD DR	0.3	\$74,900	A	\$150,000	NORTH
25	07074 APPLEWOOD DR	0.29	\$77,500	A	\$150,000	NORTH
26	Applewood	0.29	\$10,000	A	\$15,000	NORTH
27	Applewood	0.28	\$10,000	A	\$15,000	NORTH
28	Applewood	0.28	\$10,000	A	\$15,000	NORTH
29	Applewood	0.28	\$10,000	A	\$15,000	NORTH
30	07150 APPLEWOOD DR	0.28	\$91,400	A	\$150,000	NORTH
31	07170 APPLEWOOD DR	0.28	\$82,100	A	\$150,000	NORTH
32	N/A	0.42	N/A	A	\$5,000	NORTH
33	CARPENTER ST W	4.47	\$48,500	I	\$150,000	NORTH
34	07015 NORWOOD RD	0.23	\$132,600	A	\$1,000	NORTH
8	06823 US 31 S	1.14	\$117,300	C	\$180,000	SOUTH
9	06837 US 31 S	1.18	\$185,700	C	\$230,000	SOUTH
10	06855 US 31 S	1.24	\$141,300	C	\$300,000	SOUTH
12	N/A	0.9	N/A	C	\$350,000	SOUTH
13	06850 US 31 S	4.77	\$204,700	C	\$350,000	SOUTH
TOTAL		23.46			\$3,606,000	

 Partial Acquisition or Easement, the total acreage and value is on the right

 Estimated

Mineral District Property Proportion
14 \$10,000,000

Fee Simple		Avigation Easement	
Residential Parcels	33	Residential Parcels	3
Residential Acres	14.23	Residential Acres	2.85
Residential Cost	\$2,196,000	Residential Cost	\$17,000
Commercial Parcels	5	Commercial Parcels	2
Commercial Acres	9.23	Commercial Acres	1.3
Commercial Cost	\$1,410,000	Commercial Cost	\$7,000
St. Mary's Acres	8.04	St. Mary's Acres	15.51
St. Mary's Cost	\$5,743,000	St. Mary's Cost	\$100,000

ST MARY'S CEMENT CO	8.04		MD	\$5,743,000
TOTAL (w/ St. Mary's)				\$9,349,000

Alternative B2 - Runway 17-35

AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
1	14676 UPRIGHT ST W	0.31	Tax Exempt	HCO	\$2,000	NORTH
34	07015 NORWOOD RD	2.25	\$132,600	A	\$7,000	NORTH
36	CARPENTER ST W	0.47	\$35,400	R2	\$27,000	NORTH
38	Unknown	0.13		R2	\$8,000	NORTH
14	US 31 S	0.99	Tax Exempt	C	\$15,000	SOUTH
TOTAL		4.15			\$59,000	
Cost of Easements (40% of property value)					\$24,000	
	ST MARY'S CEMENT CO	15.51		MD	\$100,000	
Cost of Easements (Including St. Mary's)					\$124,000	

Alternative B3 - Runway 15-33 (2,500 Feet)

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
10	06855 US 31 S	1.24	\$141,300	C	\$300,000	SOUTH
11	06889 US 31 S	1.34	\$94,100	C	\$125,000	SOUTH
18	N/A	0.85	N/A	C	\$100,000	SOUTH
19	N/A	0.99	N/A	C	\$130,000	SOUTH
20	N/A	0.42	N/A	C	\$50,000	SOUTH
21	N/A	1.78	N/A	C	\$90,000	SOUTH
22	N/A	1.38	N/A	C	\$60,000	SOUTH
24	N/A	0.65	N/A	C	\$67,000	SOUTH
TOTAL		8.65			\$922,000	

ST MARY'S CEMENT CO	18		MD	\$12,857,000	NORTH
TOTAL (w/ St. Mary's)	26.65			\$13,779,000	

AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
19	Applewood	0.32	\$10,000	A	\$15,000	NORTH
20	07015 APPLEWOOD DR	0.46	\$17,300	A	\$15,000	NORTH
32	N/A	0.42	N/A	A	\$5,000	NORTH
33	CARPENTER ST W	0.36	\$48,500	I	\$12,000	NORTH
TOTAL		1.56			\$47,000	

Cost of Easements (40% of property value) \$19,000

ST MARY'S CEMENT CO	19.77		MD	\$100,000	NORTH
Cost of Easements (including St. Mary's)	21.33			\$119,000	

Fee Simple		Avigation Easement	
Residential Parcels	0	Residential Parcels	4
Residential Acres	0	Residential Acres	1.56
Residential Cost	\$0	Residential Cost	\$19,000
Commercial Parcels	8	Commercial Parcels	0
Commercial Acres	8.65	Commercial Acres	0
Commercial Cost	\$922,000	Commercial Cost	\$0
St. Mary's Acres	18	St. Mary's Acres	19.77
St. Mary's Cost	\$12,857,000	St. Mary's Cost	\$100,000

Alternative B4 - Ruwnay 15-33 (2,200 Feet)

FEE SIMPLE

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
10	06855 US 31 S	1.24	\$141,300	C	\$300,000	SOUTH
11	06889 US 31 S	1.34	\$94,100	C	\$125,000	SOUTH
18	N/A	0.85	N/A	C	\$100,000	SOUTH
19	N/A	0.99	N/A	C	\$130,000	SOUTH
20	N/A	0.42	N/A	C	\$50,000	SOUTH
21	N/A	1.78	N/A	C	\$90,000	SOUTH
22	N/A	1.38	N/A	C	\$60,000	SOUTH
24	N/A	0.65	N/A	C	\$67,000	SOUTH
TOTAL		8.65			\$922,000	


ST MARY'S CEMENT CO	13.63		MD	\$10,000,000	NORTH
TOTAL (w/ St. Mary's)	22.28			\$10,922,000	

AVIGATION EASEMENT

Map ID #	Address	Size (acre)	2010 SEV	Zoned	Est. Mkt. Value	
19	Applewood	0.32	\$10,000	A	\$15,000	NORTH
20	07015 APPLEWOOD DR	0.46	\$17,300	A	\$15,000	NORTH
32	N/A	0.42	N/A	A	\$5,000	NORTH
33	CARPENTER ST W	4.47	\$48,500	I	\$150,000	NORTH
TOTAL		5.67			\$185,000	

Cost of Easements (40% of property value) \$74,000

ST MARY'S CEMENT CO	18.31		MD	\$100,000	NORTH
Cost of Easements (including St. Mary's)				\$174,000	

 Partial Acquisition or Easement, the total acreage and value is on the right

 Estimated

Mineral District Property Proportion
14 \$1,000,000

Fee Simple		Avigation Easement	
Residential Parcels	0	Residential Parcels	4
Residential Acres	0	Residential Acres	5.67
Residential Cost	\$0	Residential Cost	\$74,000
Commercial Parcels	8	Commercial Parcels	0
Commercial Acres	8.65	Commercial Acres	0
Commercial Cost	\$922,000	Commercial Cost	\$0
St. Mary's Acres	13.63	St. Mary's Acres	18.31
St. Mary's Cost	\$10,000,000	St. Mary's Cost	\$100,000