



July 12, 2022

Opportunity Appalachia
Attn: Ray Daffner, Kathryn Coulter Rhodes

Dear Mr. Daffner and Ms. Coulter Rhodes,

The Buckeye Hills Regional Council and its program partners are uniquely positioned to provide technical assistance to projects that are at any stage of development. This technical assistance is available through a program called RISE Ohio. The RISE Ohio (Resilience Initiative for Southeastern and Eastern Ohio) is a U.S. EDA Assistance to Coal Communities program initiative led by Ohio University's Voinovich School, Buckeye Hills Regional Council, and Ohio Mid-Eastern Governments Association. RISE Ohio is focused on Economic Diversification, Opportunity Zone Planning, Development and Investment, and Technical Assistance to communities impacted by the decline in the fossil fuels industry. A component of RISE Ohio is also focused on increasing the competitiveness of the Opportunity Zones located within the Appalachian Ohio region. There are 12 Opportunity Zones within the Buckeye Hills Region.

The Village of Chauncey has a unique investment and development opportunity in the Switchback Properties project, led by Brooke and Austin McDonough. This project will support the revitalization of Chauncey and will bring new opportunities to the area—especially as it will support the tourism sector driven by the Baileys Trail System. All services that are detailed below will be provided by American StructurePoint to the Switchback Properties project. All services provided to the project will be paid in full by RISE Ohio.

Services requested of American StructurePoint by Switchback Properties:

1. 31 Sycamore: Architectural drawings
2. 33 Sycamore: Landscape architecture (though this is the lowest priority of it all)
3. 35 Sycamore: Mechanical and Electrical Engineering

The Buckeye Hills Regional Council looks forward to partnering with Opportunity Appalachia to advance the Switchback Properties project. If at any time you have a question or concern, please let me know!

Sincerely,

A handwritten signature in black ink that reads "Kate Perani".

Kate Perani

Special Projects Manager-RISE Ohio

Buckeye Hills Regional Council

Serving Athens, Hocking, Meigs, Monroe, Morgan, Noble, Perry and Washington Counties in Southeast Ohio

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buckeyehills.org

CHAUNCEY HIGH SCHOOL

31 Sycamore Street, Chauncey, Ohio 45719

American Structurepoint Project No. 202200371

November 8, 2023



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AMERICAN
STRUCTUREPOINT
INC.

TABLE OF CONTENTS

EXECUTIVE SUMMARY1

 RECOMMENDATION FOR ADDITIONAL ASSESSMENT1

INTRODUCTION.....2

 PURPOSE.....2

 SCOPE OF WORK.....4

OPINION OF PROBABLE COST FOR BUILDING REHABILITATION.....6

BUILDING ASSESSMENT7

 ROOFING SYSTEM.....14

 ACCESSIBILITY & EGRESS.....17

FEASIBILITY ANALYSIS.....18

 INTRODUCTION18

 PROPERTY DESCRIPTION.....18

 SITE DESCRIPTION.....19

 USE NARRATIVE21

 MARKET RATE ASSUMPTIONS22

 ANALYSIS22

CLOSING COMMENTS23

APPENDIX: OPINION OF PROBABLE COSTS FOR SITE IMPROVEMENTS.....24

EXECUTIVE SUMMARY

The former high school sits proud on top of a hill overlooking Chauncey and is well situated to be returned to use as an iconic historic building for the area. This study considered many factors, including condition, size, possible use, and market values, to identify if the building could be better utilized under different configurations. The exterior is in fair condition, but many of the doors and windows require replacement to provide a clean appearance and to let natural light into all areas. Much of the structure remains in good condition with some areas of brick and roof framing repairs. The roof is approaching the end of its useful life. Although it can be repaired, a full replacement may be more economical in the long term. It will be difficult to provide accessible access to most of the building; however, small ramps can provide access to the first story.

The building has good potential to be converted into temporary lodging spaces that will produce a good return on investment. Still, it will require a substantial investment to convert the spaces and provide accessible access. Site amenities are more difficult to finance and, therefore, are likely to require outside assistance for implementation. Partnerships with the Village and the County Economic Development Corporation are recommended to explore options here.

RECOMMENDATION FOR ADDITIONAL ASSESSMENT

There are no recommendations for additional assessments at this time.

INTRODUCTION

PURPOSE

Located five miles north of the City of Athens in a small valley near the Hocking River, the Village of Chauncey has a long and storied history of community reinvention and resilience. This village of 1,000 has served as a regionally significant commercial hub for several industries, most notably salt mining and coal mining/processing. However, as global economic changes led to the decline of these mining industries, Chauncey has changed. Today, Chauncey is underinvested, but with the right mix of local and regional leadership, the Village is again becoming ripe for investment. First-term Village Mayor Amy Renner has worked aggressively to set Chauncey on a foundation for future growth. Shortly after taking office, she and the Village Council pursued significant upgrades to the Village's sewer infrastructure. They recently completed water and sewer line extension projects to a lucrative economic development site. In addition, in 2021, the Village Council formed Chauncey's first Planning Commission, and shortly after, the Commission developed a Complete Streets Policy and Chauncey's first zoning code. The new Zoning code allows local property owners and interested developers a clear picture of where the Village would like future residential, commercial, and industrial growth.

These current efforts of Mayor Renner and the Village Council to build a foundation for future growth are critical because growth is coming. Three years ago, several municipalities within Athens County decided to join forces and create an organization that could lead a collective effort to leverage and grow the County's outdoor recreation assets for the region's benefit. The Outdoor Recreation Council of Appalachia (ORCA), led by its Executive Director Jessie Powers, has diligently pursued this mandate. ORCA and partners have raised over \$10.2 million from local communities and successful applications to several local, state, and federal grant opportunities to develop mountain biking/outdoor recreation trails and link communities to a world-class, professionally built mountain bike optimized trail system. This new trail system – the Baileys Trail – will more than double the miles of trail accessible to residents and visitors alike and span over 9,000 acres of Wayne National Forest. The capstone of the Baileys Trail system is transforming the local Chauncey-Dover Park into the main trailhead and amenity hub for access to the system. According to ORCA's projections, once the final build-out of the trail system and the Chauncey trailhead is complete, the number of unique visitors to the trail system will rise threefold, from the mid-50,000s to over 150,000. Chauncey will see the vast majority of that influx of users.

Local entrepreneurs already foresee the market opportunity these visitors will bring to Chauncey. In 2021, Brooke and Austin McDonough, owners of Switchback Properties, LLC, recently purchased the three buildings of the former Chauncey-Dover school campus, 31 Sycamore, 33 Sycamore, and 35 Sycamore, within the Village of Chauncey. They have spent the past eighteen months renovating and converting 35 Sycamore into a brewery/restaurant space, which will be Chauncey's only sit-down restaurant, and demolishing the building on 33 Sycamore. Switchback is on track to open 35 Sycamore in the Summer of 2023, in time for the first summer of the completed Bailey's Trail System. Switchback has also been cleaning up 31 Sycamore, the larger of the two facilities. At approximately 25,000 square feet and with three current floors, most of the interior of the building is in the process of being gutted as old interior walls, and some remaining asbestos is removed and remediated. Switchback has a vision of converting the building to residential or mixed-use. To truly assess what could be done with the site, a structural assessment of 31 Sycamore must be performed as soon as the interior demolition/remediation is complete. Once the ongoing remediation project is complete, scheduled to be finished by early May 2023, it will be time to structurally assess the building.

Switchback Properties is located within Opportunity Zone #9734 and is thus eligible for technical assistance under the RISE Ohio program. After consultation with the building owner, the Village of Chauncey, and the Athens County Economic Development Council, the technical assistance Buckeye Hills Regional Council proposes for American Structurepoint to provide for the owner of 31 Sycamore will include:

- A detailed report of current building conditions.
- An assessment of real estate market conditions in the surrounding area.
- Recommendations of creative and tested methods to maximize physical improvements to the building.
- A landscape architecture plan to aesthetically link the three sites (i.e., 31, 33, and 35 Sycamore) owned by Switchback Properties.

This assistance described herein will allow the owners of Switchback Properties to understand the structural needs of the building so that improvements can be made, better market their property to potential tenants, and/or demonstrate the building is worthy of outside investment/development. Thus, this project achieves the goal of the RISE Ohio program by increasing Opportunity Zone investment opportunities within the Buckeye Hills Region.

SCOPE OF WORK

Phase 1 – Analysis of 31 Sycamore Improvements and Amenities

- Objective: The analysis examined the estimated costs of the recommended physical improvements to 31 Sycamore.
- Phase One Milestones:
 1. Market Analysis: We collected and analyzed market data pertinent to the possible reuse of the structure, focusing on the potential to repay any loans necessary to rehabilitate the property, given reasonable assumptions on financing and public assistance. Rent data was garnered from external sources to populate a development proforma with a typical 10-year analysis window.
 2. Physical assessment of 31 Sycamore: Our assessment included one site visit to document items whose repair will ready the building for potential reuse by a private developer and subsequent tenant fit-out. Our assessment includes our findings and recommendations regarding building façade, roofing, ADA accessibility, and lack of vertical transportation. Items considered part of the final tenant fit-out, and thus not in this current scope, include HVAC-related upgrades, electrical improvements, kitchen equipment, and plumbing.

Phase 2 – Explore Potential Improvements to 31 Sycamore

- Objective: The in-depth analysis further studies the opportunities and constraints of the 31 Sycamore project. The analysis generates site-specific recommendations for the type of improvements.
- Phase Two Milestones:
 1. Cost analysis of site-specific improvements and opinion of probable cost for immediate or near-term repairs or retrofits required relating to our structural and building envelope analysis that would make the building more "turn-key" to private development and final tenant fit-out.
 2. Operational and ongoing maintenance cost estimates based on conventional assumptions for real estate analysis and external data sources, including comparable real estate projects in the general geographic market.

Phase 3 – Develop Final Recommendations for Improvements to 31 Sycamore

- Objective: The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for 31 Sycamore.
- Phase Three Deliverables:
 1. Final report/prospectus to guide the 31 Sycamore redevelopment, incorporating Phase 1 and 2 milestones. This prospectus includes sufficient information at a

reasonable level of detail to describe the use of the proceeds, the total cost of the project, and the anticipated return on investment. As per good business practice, any discovered and notable project risks will be shared.

2. Landscape architecture concepts that incorporate the outdoor space surrounding 31 Sycamore and the adjacent properties/buildings owned by Switchback Properties, including 33 Sycamore (demolished) and 35 Sycamore (recently renovated).

OPINION OF PROBABLE COST FOR BUILDING REHABILITATION

The opinion of capital cost listed is for repairing or replacing visible and accessible building systems and component defects. These costs are based on approximate quantities and values. Not all building areas were accessible, and additional repairs may be required. The cost opinions presented in the below schedule are generated from multiple sources, primarily RS Means Cost Data.

These opinions should not be interpreted as a bid or offer to perform the repairs or replacements. The opinions of cost do not address the cost impact of environmentally regulated materials on renovation or demolition activities. These opinions should be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component.

Building System	Cost
Architectural System	\$117,000
Structural System	\$7,000
Roofing System	\$183,000
Accessibility & Egress	\$7,000
TOTAL	\$314,000

Costs do not include repairing or replacing mechanical or electrical systems or tenant build-out. Costs for adding an elevator for full accessibility to all areas are also not included. The Feasibility Analysis section of this report estimates the cost of renovating tenant spaces.

BUILDING ASSESSMENT

ARCHITECTURAL SYSTEMS

The building consisted of a two-story school with a gymnasium constructed in 1953.

EXTERIOR ENCLOSURE

The building is clad in multi-wythe brick masonry. Doors to several entrances were typically aluminum or solid wood. Each face of the building has several in-lays with either windows, doors, or brick. The in-lays typically were headed with metal lintels and stone sills. Most of the in-lays on the south face of the building were covered with aluminum panels. The exterior windows were either double-hung vinyl-framed with double panes or double-hung wood-framed with a single pane. Multiple window in-lays were clad in vinyl siding where the previous wood window frames extended to the lintels and sills.

- The metal lintels over the windows and in-lays have been corroded and expanded, which has separated the surrounding brick from its mortar.
- Many areas of brick masonry have been tuck-pointed with sealant, which has caused some of the underlying mortar to deteriorate.
- Few areas of deteriorated mortar were observed.
- Wooden doors have deteriorated slightly.

RECOMMENDATIONS

- Replace corroded lintels.
- Repair brick masonry by removing overlaying sealant, tuck-pointing with a compatible mortar, and replacing deteriorated bricks.
- Remove the infill and exterior cladding around the existing windows and replace them with the original-sized wood-framed single-pane windows.
- Repair and refinish wooden doors.



West elevation



South elevation



East elevation



North elevation



Typical wooden door



Typical aluminum door



Typical wood-framed window



Typical wood-framed window



Typical vinyl-framed window



Typical vinyl-framed window



Typical sealant over mortar



Typical sealant over mortar



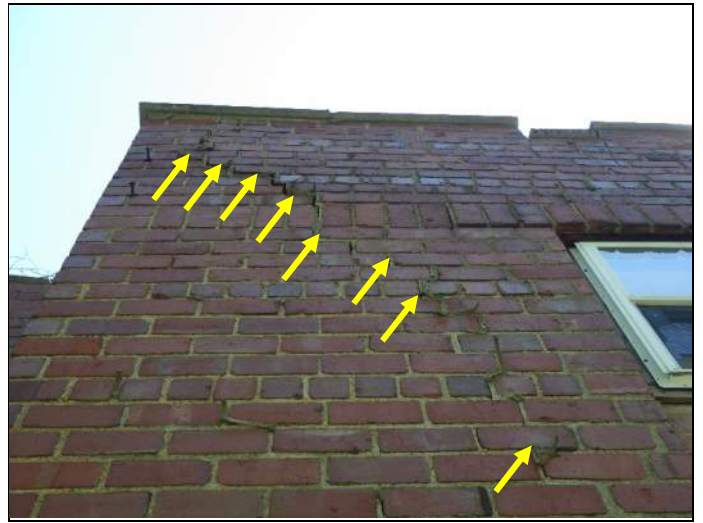
Typical corroded lintel



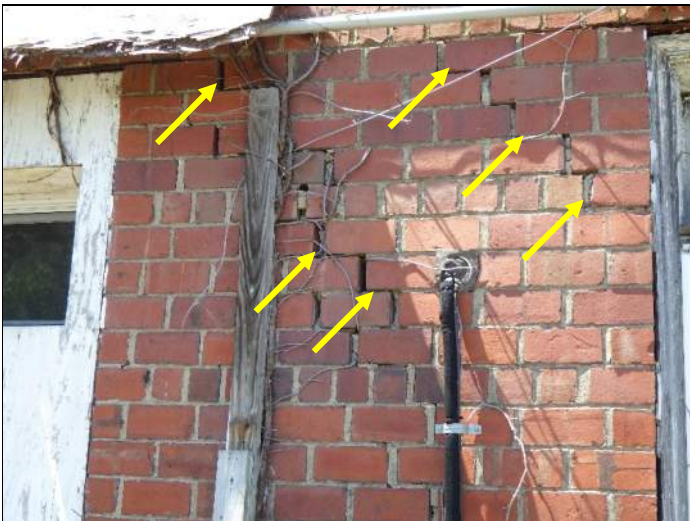
Typical corroded lintel



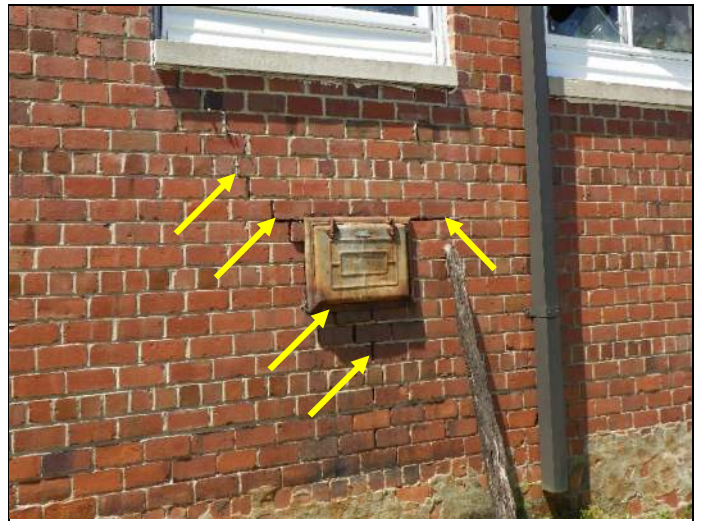
Brick and mortar separation from lintel



Typical deteriorated sealant over mortar



Typical deteriorated mortar



Typical deteriorated mortar

STRUCTURAL SYSTEM

Exterior and interior load-bearing walls for the northern two-story classroom portion of the building were constructed of multi-wythe brick masonry. Roof and second-story floor framing consisted of cast-in-place concrete slabs with concrete joists poured integral with the slab. The first-story floor consisted of a cast-in-place concrete slab on grade. Foundation walls were assumed to be constructed of cast-in-place concrete stemwalls and footings.

The roof framing for the southern portion of the building was constructed of steel wide-flange beams that support wood beams and tongue and groove wood plank decking. Multi-wythe brick masonry walls supported the roof framing. The second-story floor framing was not observed directly but appeared to be wood-framed. The first-story floor consisted of a cast-in-place concrete slab on grade. Foundation walls were assumed to be constructed of cast-in-place concrete stemwalls and footings.

- The structure was in good overall condition with few areas of deterioration.
- The second-story floor framing of the southern portion of the building appears to have been installed after the original construction, where a gymnasium used to be located. The floor framing could not be observed directly but was assumed to be in fair condition.
- Several wood roof beams were fractured and deflected. The wood at bearing locations had crushed, and the wood roof deck had deteriorated on the south side of the southern section's roof framing. This damage appears to be related to active roof leaks.

RECOMMENDATIONS

- Replace damaged wood roof framing for the southern section.



Typical second-story floor slab of northern section



Typical second-story floor slab of northern section



Typical second-story floor slab of northern section



Typical roof slab of northern section



Typical roof framing of southern section



Typical roof framing of southern section



Fractured roof beam and deteriorated roof deck



Deflected roof beam



Crushed wood at bearing



Crushed wood at bearing

ROOFING SYSTEM

The roofing consisted of a fully adhered ethylene propylene diene monomer (EPDM) membrane. Stormwater from the roof flows to gutters and downspouts along the east roof edge.

- Based on a manufacturer's stamp on the membrane, it appears to have been installed in 2012.
- The roof surface was depressed, and water ponded at the location of the structural damage to the wood beams and decking.
- The roofing membrane had been cut at a couple of locations.
- Lots of debris from adjacent trees has piled on the roof.
- The stone coping joints had been coated with a failed mastic sealant, and the mortar had deteriorated.

RECOMMENDATIONS

- Clean debris from the roof.
- Patch cuts and repair the roofing above the structural damage.
- Repoint and reseal failed coping joints.



Overview of roof



Overview of roof



Gutter along east roof edge



Gutter and downspout



Depressions at structural damage below



Cut-in membrane roofing



Piles of debris on roof



Piles of debris on roof



Failed coping joints



Failed coping joints

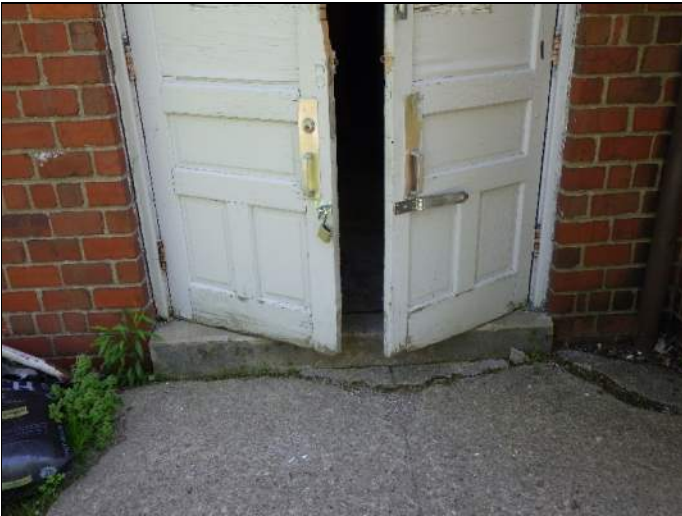
ACCESSIBILITY & EGRESS

BUILDING INTERIOR

The building has no accessible access. A step is required to get into the front entrance, and it is located vertically between the first and second stories, leading to stairs up to the second story or down to the first story. No elevator is present to transport occupants between stories. A step is also required to access secondary entrances for the first story.

RECOMMENDATIONS

- Accessibility for the first story could be easily improved by installing ramps at secondary entrances along the east side of the building.
- The installation of an elevator could provide accessibility for the second story. Providing a ramp to the second story is possible but not practical.



Step at front entrance



Stairs at front entrance



Step at secondary entrance



Step at secondary entrance

FEASIBILITY ANALYSIS

INTRODUCTION

This section describes the possible reuses for the Switchback Properties. Beginning with a discussion of the potential use categories, the financial evaluation methodology is then described, followed by a site evaluation.

PROPERTY DESCRIPTION

Location Significance	31 Sycamore Street, Chauncey, Ohio 45719 Located on a hilltop overlooking Chauncey (OH-13/Converse St)
On-Site Amenities	Building facades in good condition Mature trees Future brewery/restaurant
Surrounding Amenities	Downtown Chauncey Various Baileys Trail System Chauncey Public Library Athens Public Transit stop Hocking River
Potential Obstacles	Gravel parking area Accessibility obstacles Necessary repairs could be off-putting to potential tenants

SITE DESCRIPTION

The site occupies a little over two acres, located at the top of a small bluff overlooking the dogleg of Highway 13 in Chauncey. On its western edge, the site drops off approximately 40 feet over a 300-foot span for an average slope of about 13%. That hillside and the site perimeter are predominately covered by deciduous vegetation and scrub shrub. Three buildings are on the site, two of which include a restaurant and a brewery, and the third is the lodging site.

As shown below, two options were explored for the site to take advantage of the natural features:

- Option 1 (Figure 1) utilizes the slope to form a theater with bench-style seating around a central stage. Terraced landscape seating would be provided with concrete seat wells, with some areas having an overhead trellis. Pavers would be installed to connect the seating to the main campus. The area right outside the lodge would be converted to a bed and breakfast amenity space with decorative pavers, suitable vegetation, and outdoor site furnishings. A similar amenity space would be provided that connects the restaurant and brewery.
- Option 2 (Figure 2) emphasizes the natural features and openness to develop a series of trails connecting the lodging center to SR 13 via Mound Street. As with the first option, amenity spaces would be installed around the lodging area, connecting the restaurant with the brewery. The trails would have site furnishings and informal conversation spaces.

Each option has some flexibility regarding layout, although the site's slope constrains the first option more than it does the second.

Estimates of probable cost for the two alternatives are similar:

- Option 1: \$1,050,000
- Option 2: \$826,500

A breakdown of these costs is attached to this document.



Figure 1: Option 1 (Amphitheatre Concept)



Figure 2: Option 2 (Trails Concept)

USE NARRATIVE

The 2020 pandemic made many aware of the importance of good health while presenting a situation where it was unsafe to visit a gym or to use other indoor fitness options socially. That led to a rise in the "green exercise" movement, where people choose to exercise outdoors. Interest in hiking is now at an all-time high, and the popularity of other outdoor activities, such as cycling and running, has also increased.¹

In 2022, 80 percent of outdoor activity categories, including camping, fishing, and hiking, experienced participation growth.² The outdoor recreation participant base grew by 2.3 percent from 2021, according to the Outdoor Foundation, the philanthropic wing of the Outdoor Industry Association. That translates to a record-high of 168.1 million, and substantial evidence exists for the continuation of this trend.³

The increase in outdoor activities can be a positive for Chauncey since it is a gateway into Appalachia. A focus on outdoor recreation can create new jobs in businesses that rent out bicycles and other gear, sell camping equipment, or offer excursions. To further serve tourists and residents alike, support businesses such as coffee shops, restaurants, and urgent care centers. Since Chauncey already has great outdoor resources, the village can attract visitors and supply employment to residents with this new diversity of businesses and some directed marketing. The Switchback Properties concept offers a unique opportunity for a one-stop shop for tourist accommodation, with short-term and a micro-brewery/restaurant service on one site.

¹ <https://fortune.com/2021/12/19/green-exercise-hiking-cycling-outdoor-workouts/>

² <https://outdoorindustry.org/resource/2023-outdoor-participation-trends-report/>

³ "8.1 million more Americans went hiking in 2020 compared to 2019, according to the Outdoor Foundation, the philanthropic wing of the Outdoor Industry Association. 7.9 million more went camping in 2020 than the year before, and 3.4 million more participated in freshwater fishing. Overall, there was a decline in inactivity for most age groups and across all income levels, with a 52.9% surge in outdoor participation, an increase from 50.5% in 2018 and 50.7% in 2019." <https://www.dailysabah.com/life/health/outdoor-activities-boom-in-us-amid-covid-19-pandemic>, downloaded September 1, 2023.

MARKET RATE ASSUMPTIONS

A rental market analysis was conducted by comparing listings for buildings of similar use nearby. Note that market data is limited for bed and breakfasts in southeastern Ohio, so data was collected from hotels as a benchmark. The rental market analysis reflects market data from July 2023.

Assumptions:

- 70% vacancy (averaged over the year)
- Eight units
- \$150 per unit per day
- Total
- 40% circulation
- 900 SF/unit
- \$2.50 per SF maintenance and operating cost per year

ANALYSIS

The proforma estimated a total project cost of \$514,940, broken down into an acquisition price of \$140,000,⁴ a rehabilitation cost of \$314,000, and finishing costs of \$60,940. With an estimated post-project property value of \$200,000 and private financing at 75% of this figure, or \$150,000, the project will require an equity investment of \$364,940. The project would yield an estimated net present value after ten years of \$204,835 and an estimated internal rate of return of 17 percent. These are rather healthy rates of return, but they assume an additional \$225,000 in equity investment, or the \$364,940 equity requirement less the estimated acquisition price of \$140,000.

Assuming an estimated cost of \$1,125,900 for site improvements (the average estimated cost of the two options, \$938,250, plus a 20% contingency) dramatically affects the financial analysis. It is conceivable that the amphitheater might produce some revenue, but it is difficult to estimate how much. Since these future site assets have unreliable revenue and asset valuations, a private loan is not considered to be a feasible option; therefore, the improvements would be funded out of equity or external sources. The financial benefits to the project from the site improvements would include a lower vacancy rate, resulting in more lodging revenue, and a higher post-project valuation, assumed here to be \$300,000. With these assumptions, the project is not viable, with a negative net worth of -\$470,300 and a low rate of return at 1.98 percent.

To summarize, the redevelopment of the site buildings and associated parking is financially feasible, although the high equity requirement may prove to be a barrier. Redevelopment of the site assets is not feasible from private sources; since these assets would likely be considered

⁴ It is standard in market analysis to include the acquisition cost in the total project cost, even when the building has already been acquired, to achieve a holistic picture of the project's market worth.

of community-wide benefit, it is recommended that the property owner collaborate with the village to pursue alternative sources.

CLOSING COMMENTS

American Structurepoint would be pleased to advise and assist with any questions regarding any of our recommendations. Should you have any questions, please do not hesitate to contact us.

Very Truly Yours,

American Structurepoint, Inc.,

A handwritten signature in blue ink that reads "Andy Clemens". The signature is written in a cursive style with a large initial "A".

Andy Clemens, PE, SE
Project Development Director
Investigative Services

APPENDIX: OPINION OF PROBABLE COSTS FOR SITE IMPROVEMENTS

Option #1 Site Improvements: Opinion of Probable Costs

Date: 09/01/2023

- **VEHICULAR CIRCULATION** **\$250,000**
 - Resurface existing road: \$25,000
 - New parking lot: \$225,000
- **OUTDOOR VENUE SPACE** **\$85,000.00**
 - Regrade slope: \$20,000.00
 - Proposed stage: \$10,000.00
 - Terraced landscape seating: \$10,000.00
 - concrete block wall and lawn space
 - Decorative concrete: \$10,000.00
 - Misc. utility and electrical connections: \$35,000.00
- **MULTI-USE PLAZA** **\$440,000.00**
 - Regrade slope: \$20,000
 - Concrete seat walls: \$45,000
 - Overhead trellis installation: \$40,000
 - Low maintenance formal plantings: \$20,000
 - Heavy-duty concrete pavers: \$250,000
 - Outdoor site furnishings: \$30,000
 - Misc. utility and electrical connections: \$35,000
- **BED & BREAKFAST AMENITY SPACE** **\$160,000.00**
 - Regrade slope: \$25,000
 - Decorative pavers: \$50,000
 - Concrete: \$50,000
 - Low maintenance formal plantings: \$5,000
 - Outdoor site furnishings: \$20,000
 - Misc. utility and electrical connections: \$10,000
- **BREWERY AMENITY SPACE** **\$115,000.00**
 - Regrade slope: \$10,000
 - Decorative pavers: \$20,000
 - Concrete: \$30,000
 - Low maintenance formal plantings: \$5,000
 - Outdoor site furnishings: \$35,000
 - Misc. utility and electrical connections: \$15,000
- **TOTAL PROJECTED COST** **\$1,050,000.00**

Option #2 Site Improvements: Opinion of Probable Costs

Date: 09/01/2023

- **VEHICULAR CIRCULATION** **\$250,000**
 - Resurface existing road: \$25,000
 - New parking lot: \$225,000
- **OUTDOOR GARDEN SPACE** **\$375,000.00**
 - Regrade slope: \$25,000.00
 - Retaining/seat walls: \$150,000
 - Concrete pathways: \$90,000
 - Concrete paver conversation spaces: \$60,000
 - Low-maintenance formal plantings: \$25,000
 - Outdoor site furnishings: \$20,000
 - Misc. utility and electrical connections: \$5,000.00
- **BED & BREAKFAST AMENITY SPACE** **\$86,500.00**
 - Regrade slope: \$7,500
 - Decorative pavers: \$15,000
 - Concrete: \$22,000
 - Low maintenance formal plantings: \$5,000
 - Outdoor site furnishings: \$25,000
 - Misc. utility and electrical connections: \$20,000
- **BREWERY AMENITY SPACE** **\$115,000.00**
 - Regrade slope: \$10,000
 - Decorative pavers: \$20,000
 - Concrete: \$30,000
 - Low maintenance formal plantings: \$5,000
 - Outdoor site furnishings: \$35,000
 - Misc. utility and electrical connections: \$15,000
- **TOTAL PROJECTED COST** **\$826,500.00**