11.6 Appendix F – Itemized Cost Estimate

The following page is itemized cost estimates for the preferred option project.

1470 North Roberts Street
Helena, Montana 59601
P | 406.457.0360

Project No. : 25033
Project Name : Tiber Marina Master Plan
Date : February 23, 2026

OPINION OF PROBABLE COST

(Note: This estimate is schematic in nature and is not intended to be a contractual budget amount. Line item costs provided are estimate is based on preliminary design. The information contained herein is only for use by the project owner. Actual cost may range between 10%-15% - plus or minus.) The cost estimate does not account for inflation and reflects current costs at the time this estimate was completed.

TIBER MARINA MASTER PLAN - PREFERRED OPTION

Overview	Low Total	High Total
Line Item Subtotal	$ 5,957,856	$ 9,189,940
Indirect Costs (GC O&P, General Conditions, Contingency) (22.5-28%)	$ 1,340,517	$ 2,573,183
Construction Total	**$ 7,298,373**	**$ 11,763,124**
Permitting and Other Fees	$ -	$ -
Professional Design Services (8% Estimated)	$ 583,870	$ 941,050
Total Project Cost	**$ 7,882,243**	**$ 12,704,174**

Line Item Information				Low Estimate		High Estimate		
Name	Description of Scope of Work	Unit	Amount	Low Cost per Unit	Low Sub-Total	High Cost per Unit	High Sub-Total	Phases
Trailer Parking	Precase concrete parking stops 12'x55'	Unit	35	$ 1,816.11	$ 63,564	$ 2,970.05	$ 103,952	1
Boat Ramp	Addition of 2nd lane, earthwork, 12" concrete, dock	LF	770	$ 678.30	$ 522,291	$ 1,109.29	$ 854,153	1
Vault Toilet	Precast concrete	Unit	2	$ 28,776.72	$ 57,553	$ 47,061.27	$ 94,123	1
Secure boat/trailer storage	Chain link fence	LF	675	$ 99.92	$ 67,446	$ 163.41	$ 110,302	1
Fuel Station	New P.O.S., fuel line and buried tank	Unit	1	35,000	$ 35,000	$ 40,250.00	$ 40,250	2
Concessionaire Full	Full Hook-up RV Site	Unit	1	$ 9,832.31	$ 9,832	$ 16,079.69	$ 16,080	2
Concessionaire Building	Concessions, Laundry & Bathhouse	SF Cost	2,645	$ 523.64	$ 1,385,028	$ 856.36	$ 2,265,072	2
RV Dumpstation	Dumpstation & septic system	Unit	1	$ 68,000.00	$ 68,000	$ 92,000.00	$ 92,000	2
Site Electrical	Update electrical and consolidate	Allowance	1	$ 533,272.95	$ 533,273	$ 872,111.04	$ 872,111.04	2
Site Utilities	New septic & water system, New leach field.	Allowance	1	$ 784,225.25	$ 784,225	$ 1,282,516.75	$ 1,282,517	2
Singage	Misc. site signage and way-finding	Allowance	1	$ 33,833.76	$ 33,834	$ 45,775.08	$ 45,775	3
Sidewalk to courtesy dock	5' wide concrete	SF Cost	3,292	$ 7.59	$ 24,986	$ 12.41	$ 40,854	3
Guardrail	Steel pipe guardrail to courtesy dock	LF Cost	1,032	$ 79.68	$ 82,230	$ 130.32	$ 134,490	3
General Road Improvements	Crushed Road Mix	SF Cost	355,908	$ 0.96	$ 341,672	$ 1.56	$ 555,216	3
Full Hookup RV Camp Site	Gravel paving, electrical hook up, water & sewer hookup	Unit	8	$ 9,832.02	$ 78,656	$ 16,079.22	$ 128,634	4
Liberty Loop: Electrical Hookup RV Camp Site	60x20 Gravel paving, picnic table, fire ring, electrical hook up	Unit	13	$ 8,851.17	$ 115,065	$ 14,475.14	$ 188,177	4
Storage Shed	Wood frame	SF Cost	620	$ 63.75	$ 39,525	$ 86.25	$ 53,475	4
Earthwork	Staking/layout, clear & grub, rough grading, fine grading, erosion control	GSF Cost	755,804	$ 2.27	$ 1,715,675	$ 3.06	$ 2,312,760	ALL
Line Item Subtotal					**$ 5,957,856**		**$ 9,189,940**	

Option 3 - Phases Totals				
Phase	Construction Cost (Low)	Project Cost (Low)	Construction Cost (High)	Project Cost (High)
1	$ 998,347	$ 1,320,813	$ 1,553,482	$ 2,147,533
2	$ 3,953,980	$ 5,231,116	$ 6,104,235	$ 8,438,494
3	$ 677,950	$ 896,927	$ 1,037,413	$ 1,434,120
4	$ 327,579	$ 433,387	$ 494,811	$ 684,026
5	$ -	$ -	$ -	$ -
Totals	**$ 5,957,856**	**$ 7,882,243**	**$ 9,189,940**	**$ 12,704,174**

Marina Master Plan

ROM

February 20, 2026

CUMMING GROUP

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Slate Architecture and Cumming Group, for the purpose of establishing a probable cost of construction at the rom stage.

The project scope encompasses various Marina site improvements as well as a new concession and residence building.

1.2 Project Schedule

	Start	Finish	Duration
Marina Master Plan	TBD	TBD	TBD

1.3 Key Assumptions & Exclusions

Key assumptions and exclusions include:

Key Assumptions

- CM@Risk
- Single Phase Construction
- Concession Building Includes Laundry & Bath House

Key Exclusions

- Project Soft Costs
- AV Equipment
- Maintenance Building

Summary - Option 3

Element		Total Cost
Full Hookup RV Camp Sites		$136,568
Liberty Loop RV Camp Site Includes Fire Ring, Composite Timber, & Picnic Table		$199,784
RV Dumpstation		$105,412
Full-Hookup Site For Camp Host / Concessionaire Residence		$17,071
Trailer Parking Spot - 12' x 55'		$110,365
Storage Area and Chain Link Fence		$178,374
Boat Ramp		$582,885
Vault Toilet		$49,964
General Road Improvements - Crushed Road Mix		$592,751
Sidewalk - Concrete - Accessible Route to Courtesy Dock		$186,158
Concession Building		$2,274,124
Residence Building		$608,756
Maintenance Shop		*No Work Anticipated*
Miscellaneous Additional Sitework		$5,245,651
Total Estimated Construction Cost		**$10,287,862**
Escalation to MOC, 09/27/26	2.41%	$247,472
Total Estimated Construction Cost		**$10,535,334**

SUMMARY - UNIT COSTS INCLUDING INDIRECT MARKUPS & ESCALATION

Element	UOM	Low	Medium	High
Full Hookup RV Camp Sites	ea	$14,859.37	$17,481.61	$20,103.85
Liberty Loop RV Camp Site Includes Fire Ring, Composite Timber, & Picnic Table	ea	$13,377.06	$15,737.71	$18,098.37
RV Dumpstation	ea	$91,755.71	$107,947.90	$124,140.08
Full-Hookup Site For Camp Host / Concessionaire Residence	ea	$14,859.37	$17,481.61	$20,103.85
Trailer Parking Spot - 12' x 55'	ea	$2,744.75	$3,229.12	$3,713.49
Storage Chain Link Fence	lf	$151.01	$177.66	$204.31
Storage Shed	sf	$86.02	$101.20	$116.38
Add 2nd Boat Lane To Ramp	lf	$1,025.14	$1,206.04	$1,386.95
Courtesy Dock	ea	$22,938.93	$26,986.97	$31,035.02
Vault Toilet	ea	$43,490.83	$51,165.69	$58,840.54
General Road Improvements - Crushed Road Mix	sf	$1.45	$1.71	$1.96
Sidewalk - Concrete - Accessible Route to Courtesy Dock	sf	$11.47	$13.49	$15.52
Concession Building	sf	$747.81	$879.78	$1,011.74
Residence Building	sf	$401.43	$472.27	$543.11
Miscellaneous Additional Sitework	gsf	$5.52	$6.50	$7.47

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Buildings	Site
1. Control Areas		
Concession Building + Laundry + Bath House	2,645	
Residence	1,320	
Total Enclosed	3,965	
2. Sitework		
Sitework		826,697
Total Unenclosed		826,697

SUMMARY - MARINA MASTER PLAN OPTION 3

Element			Total
01	Full Hookup RV Camp Sites		$103,645
02	Liberty Loop RV Camp Site Includes Fire Ring, Composite Timber, & Picnic Table		$151,621
03	RV Dumpstation		$80,000
04	Full-Hookup Site For Camp Host / Concessionaire Residence		$12,956
05	Trailer Parking Spot - 12' x 55'		$83,758
06	Storage Area and Chain Link Fence		$135,372
07	Boat Ramp		$442,366
08	Vault Toilet		$37,919
09	General Road Improvements - Crushed Road Mix		$449,853
10	Sidewalk - Concrete - Accessible Route to Courtesy Dock		$141,280
11	Concession Building		$1,725,890
12	Residence Building		$462,000
13	Maintenance Shop		*No Work Anticipated*
14	Miscellaneous Additional Sitework		$3,981,057
	Subtotal		**$7,807,718**
	General Conditions & Requirements		$468,463
	Subtotal		$8,276,181
	Bonds & Insurance	2.50%	$206,905
	Subtotal		$8,483,085
	Contractor's Fee	5.00%	$424,154
	Subtotal		$8,907,240
	Design Contingency	10.00%	$890,724
	Subtotal		$9,797,964
	Construction Contingency	5.00%	$489,898
	Subtotal		$10,287,862
	Escalation to MOC, 09/27/26		*See Summary*
	TOTAL ESTIMATED CONSTRUCTION COST		**$10,287,862**

DETAIL ELEMENTS - MARINA MASTER PLAN OPTION 3

Element	Quantity	Unit	Unit Cost	Mid
Full Hookup RV Camp Sites				
Full Hookup RV	8	ea	$12,955.59	$103,645
Gravel paving				
Electrical hook up				
Water and sewer hook-up				
Include demo of 6 existing				
Total - Full Hookup RV Camp Sites				**$103,645**
Liberty Loop RV Camp Site Includes Fire Ring, Composite Timber, & Picnic Table				
Liberty loop RV Camp Site 60 x 20	13	ea	$11,663.19	$151,621
Gravel parking				
Picnic table				
6 x 6 recycled plastic composite timber				
Fire ring				
Electrical hook up				
Include demo of 9 existing				
Total - Liberty Loop RV Camp Site Includes Fire Ring, Composite Timber, & Picnic Table				**$151,621**
RV Dumpstation				
Dumpstation	1	ea	$80,000.00	$80,000
Total - RV Dumpstation				**$80,000**
Full-Hookup Site For Camp Host / Concessionaire Residence				
Full-Hookup Site	1	ea	$12,955.59	$12,956
Gravel paving				
Electrical hook up				
Water and sewer hook-up				
Include demo of 6 existing				
Total - Tent Camp Site				**$12,956**

DETAIL ELEMENTS - MARINA MASTER PLAN OPTION 3

Element	Quantity	Unit	Unit Cost	Mid
Trailer Parking Spot - 12' x 55'				
Trailer Parking 12' x 55'	35	ea	$2,393.10	$83,758
Total - Trailer Parking Spot 12' x 55'				**$83,758**
Storage Area and Chain Link Fence				
Chain Link Fence	675	lf	$131.66	$88,872
Assume storage shed is required	620	sf	$75.00	$46,500
Total - Storage Area and Chain Link Fence				**$135,372**
Boat Ramp				
Add 2nd lane to existing boat dock	352	lf	$893.80	$314,616
Earthwork				
Paving, 12"				
Dock				
Add 2nd lane to existing boat ramp loop - assume AC Paving	17,550	sf	$5.00	$87,750
Courtesy dock	2	ea	$20,000.00	$40,000
Total - Boat Ramp				**$442,366**
Vault Toilet				
Vault Toilet	1	ea	$37,918.80	$37,919
Total - Vault Toilet				**$37,919**
General Road Improvements - Crushed Road Mix				
Crushed road mix	355,908	sf	$1.26	$449,853
Total - General Road Improvements Crushed Road Mix				**$449,853**

DETAIL ELEMENTS - MARINA MASTER PLAN OPTION 3

Element	Quantity	Unit	Unit Cost	Mid
Sidewalk - Concrete - Accessible Route to Courtesy Dock				
Sidewalk	3,292	sf	$10.00	$32,920
Guardrailing	1,032	lf	$105.00	$108,360
Total - Sidewalk Concrete - Accessible Route to Courtesy Dock				**$141,280**
Concession Building				
Concession Building	1,567	sf	$570.00	$893,190
Laundry (Accommodations For 10 Washer's & Dryer's)	418	sf	$650.00	$271,700
Bathhouse	660	sf	$850.00	$561,000
Total - Concession Building				**$1,725,890**
Residence Building				
Residence Building	1,320	sf	$350.00	$462,000
Total - Residence Building (Option 1)				**$462,000**
Maintenance Shop				
Maintenance Shop				*Assume Not Required*
Total - Maintenance Shop				
Miscellaneous Additional Sitework				
Site Demolition, Allowance	826,697	gsf	$0.10	$82,670
Remove connection to boat ramp	1	ls	$35,000.00	$35,000
Remove existing building foundations & utilities	3,291	sf	$12.00	$39,492
Earthwork				
Field staking / layout	826,697	gsf	$0.11	$86,803
Clear & grub	826,697	gsf	$0.18	$148,805
Rough grading, allowance	826,697	gsf	$0.50	$413,349
Fine grading	826,697	gsf	$0.25	$206,674
Erosion control	826,697	gsf	$0.40	$330,679
Miscellaneous Landscaping, Allowance	826,697	gsf	$0.50	$413,349
Proposed bank stabilization	17,094	sf	$10.00	$170,940
Site Specialties, Allowance	826,697	gsf	$0.10	$82,670

DETAIL ELEMENTS - MARINA MASTER PLAN OPTION 3

Element	Quantity	Unit	Unit Cost	Mid
Miscellaneous Site Components & Structures				
Fueling station, mobile	1	ls	$35,000.00	$35,000
Day use area & playground				*No Work Anticipated*
5,000 gallon water storage tanks	2	ea	$26,000.00	$52,000
Parking Stalls				
Boat ramp parking stalls, large, not shown but assumed	5	ea	$700.00	$3,500
Parking stalls, standard, car	7	ea	$75.00	$525
Signage, Allowance	826,697	ls	$0.05	$43,538
Site Electrical, Allowance	826,697	gsf	$0.85	$702,692
Site Utilities, Allowance	826,697	gsf	$1.25	$1,033,371
Remove septic system completely from site and add new septic system				*Included Above*
Upgrade water system to larger cistern to accommodate demand				*Included Above*
Leach field	1	ls	$100,000.00	$100,000
Total - Miscellaneous Additional Sitework				**$3,981,057**

APPENDIX 1 - APPROACH & METHODOLOGY

Basis of Estimate

- 2026-01-09_4-Alternative-Options_Narratives 1
- 2026-01-09_25033_TiberMarina_ProgramSpaceStudy
- 2026-01-30_Tiber_Preferred-Option 1
- 25033_Tiber_Marina_Masterplan_Options 2

Estimate Format

A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system / element.

Cost Mark Ups

The following % mark ups have been included in each design option:

- General Conditions & Requirements (6.00% on direct costs)
- Bonds & Insurance (2.50% compound)
- Contractor's Fee (5.00% compound)
- Design Contingency (10.00% compound)
- Construction Contingency (5.00% compound)
- Escalation to MOC, 09/27/26 (2.41% compound)

Escalation

All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.

Design Contingency

An allowance of 10.00% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 5.00% construction contingency is carried in this respect.

Bid Conditions

This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.

Basis For Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current bid prices in Chester,MT. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database, updated to reflect current conditions in Chester, MT.

APPENDIX 1 - APPROACH & METHODOLOGY

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.