Exhibit D

New Hartford Business Park
Road/Intersection Improvements Cost Estimate

I. Seneca Turnpike/Woods Highway Intersection Realignment with Traffic Signal

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 32,000	$ 32,000	GTS Consulting - Prelim plans submitted to DOT
ROW			$ -	$ -	
Cost Est		1	$ 565,970	$ 565,970	Engineers est - see attached. Incl 15% cont
Water	LF	400	$ 50.00	$ 20,000	12" Line
Subtotal				**$ 617,970**	

II. Woods Highway Reconstruction

Option A : 2" Overlay

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 15,000	$ 15,000	Design cost for water line
ROW			$ -	$ -	
Cost Est	LF	1,700	$ 29.90	$ 50,830	$26 PLF plus 15% contingency
Water	LF	1,700	$ 50.00	$ 85,000	12" Line
Subtotal				**$ 150,830**	

Option B : Mill 4" Existing Roadway, add 3" binder and 1.5" top

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 15,000	$ 15,000	Design cost for water line
ROW			$ -	$ -	
Cost Est	LF	1,700	$ 66.99	$ 113,879	$58.25 PLF plus 15% contingency
Water	LF	1,700	$ 50.00	$ 85,000	12" Line
Subtotal				**$ 213,879**	

Option C : Reconstruction/New Roadway 12" subbase, 2" binder, 1.5" top

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 35,000	$ 35,000	Design cost for road improvements and water line
ROW			$ -	$ -	
Cost Est	LF	1,700	$ 166.75	$ 283,475	$145 PLF plus 15% contingency
Water	LF	1,700	$ 50.00	$ 85,000	12" Line
Subtotal				**$ 403,475**	

Exhibit D

New Hartford Business Park
Road/Intersection Improvements Cost Estimate

III. Woods Highway Extension

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 20,000	$ 20,000	NHBP
ROW			$ -	$ -	NHBP
Cost Est	LF	1,500	$ 166.75	$ 250,125	$145 PLF plus 15% contingency
Water	LF	1,200	$ 50.00	$ 60,000	12" Line
Subtotal				**$ 330,125**	

IV. Route 840 Intersection - Right in/Right Out

Description	Units	Quantity	Unit Cost	Total	Comments
Design			$ -	$ -	By NYS DOT
ROW			$ -	$ -	
Cost Est		1	$ 225,000	$ 225,000	Estimate provided by NYS DOT, includes 20% contingency
Connection ramps to woods ext		1	$ 100,000	$ 100,000	
Subtotal				**$ 325,000**	

V. Road C Construction

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 25,000	$ 25,000	
ROW			$ -	$ -	New Hartford Business Park Property
Cost Est	LF	2,700	$ 167	$ 450,225	$145 PLF plus 15% contingency; Includes sewer
Pedestrian Walkway	LF	2,700	$ 23.86	$ 64,429	$20.75 PLF plus 15% contingency
Water	LF	2,700	$ 50.00	$ 135,000	12" Line
Subtotal				**$ 674,654**	

Exhibit D

New Hartford Business Park
Road/Intersection improvements Cost Estimate

VI. Road C Connection to Middle Settlement Rd through Yager Property

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 10,000	$ 10,000	
ROW		1	$ 200,000	$ 200,000	2 Acres @ $100,000 per Acre
Cost Est	LF	1,200	$ 167	$ 200,100	$145 PLF plus 15% contingency; Includes sewer
Pedestrian Walkway	LF	1,200	$ 23.86	$ 28,635	$20.75 PLF plus 15% contingency
Water	LF	1,200	$ 50.00	$ 60,000	12" Line
Subtotal				**$ 498,735**	

VII. Woods Highway Water Line Extension to Whitestown Town Line

Description	Units	Quantity	Unit Cost	Total	Comments
Design		1	$ 20,000	$ 20,000	
Cost Est	LF	5,000	$ 50	$ 250,000	12" Line
Subtotal				**$ 270,000**	

Total Cost	
With option II A	$ 2,867,314
With option II B	$ 2,930,363
With option II C	$ 3,119,959

Exhibit D

GTS CONSULTING
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

CAMERON GROUP, LLC

NEW HARTFORD OFFICE PARK HIGHWAY IMPROVEMENTS **14-Mar-08**
NYS ROUTE 5 @ WOODS HWY, TOWN OF NEW HARTFORD

NYSDOT ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT COST	TOTAL
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL	CY	4000	$ 12	$48,000
203.03	EMBANKMENT IN PLACE	CY	350	$ 16	$5,600
206.03	CONDUIT EXCAVATION AND BACKFILL INCLUDING SURFACE RESTORATION	LF	180	$ 17	$3,060
304.15	SUBBASE COURSE, OPTIONAL TYPE	CY	1950	$ 27	$52,650
403.118902	HOT MIX ASPHALT, TYPE 1 BASE COURSE	T	1370	$ 73	$100,010
403.138902	HOT MIX ASPHALT, TYPE 3 BINDER COURSE	T	800	$ 73	$58,400
403.198202	HOT MIX ASPHALT, TYPE 7 F2 TYPE COURSE	T	500	$ 73	$ 36,500
520.5014–08	SAW CUTTING, ASPHALT PAVEMENT, ASPHALT SURFACE COURSE,CONCRETE PAVEMENT OR ASPHALT OVERLAY ON CONCRETE PAVEMENT	LF	1970	$ 2	$ 3,940
603.9818	SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE, 18"	LF	1420	$ 25	$ 35,500
604.300103	RECTANGULAR DRAINAGE STRUCTURE (TYPE A) FOR #3 WELDED FRAME	LF	45	$ 244	$ 10,980
605.1001	UNDERDRAIN FILTER, TYPE II	CY	146	$ 50	$ 7,300
605.1701	100 MM OPTIONAL UNDERDRAIN PIPE	LF	1970	$ 3	$ 5,910
619.01	BASIC MAINTENANCE AND PROTECTION OF TRAFFIC	LS	NEC	$ 29,957	$ 29,957
619.02	CONSTRUCTION SIGNS	LS	NEC	$ 8,560	$ 8,560
619.1613	MAINTAIN TRAFFIC SIGNAL EQUIPMENT - REQUIREMENT C	INTM	6	$ 200	$ 1,200
625.01	SURVEY AND STAKEOUT	LS	NEC	$ 8,560	$ 8,560
680.5001	POLE EXCAVATION AND CONCRETE FOUNDATION	CY	15	$ 918	$ 13,770
680.510501	PULLBOX-RECTANGULAR, 650 X 450 MILLIMETER, REINFORCED CONCRETE	EACH	3	$ 1,000	$ 3,000
680.520106	CONDUIT, METAL STEEL, ZINC COATED, 2 NPS	LF	46	$ 10	$ 460
680.520108	CONDUIT, METAL STEEL, ZINC COATED, 3 NPS	LF	102	$ 16	$ 1,632
680.53080305	CONDUIT, FLEXIBLE, LIQUID TIGHT NON METALLIC, 1 NPS	LF	30	$ 8	$ 240
680.54	INDUCTANCE LOOP INSTALLATION	LF	600	$ 10	$ 6,000
680.7002	DUAL SPAN WIRE ASSEMBLY WITH UPPER TETHER WIRE	EACH	1	$ 2,000	$ 2,000
680.71	SHIELDED LEAD-IN CABLE	LF	570	$ 2	$ 1,140
680.72	INDUCTANCE LOOP WIRE	LF	3060	$ 1	$ 3,060
680.731914	SIGNAL CABLE 19 CONDUCTORS, 14 AWG	LF	150	$ 7	$ 1,050
680.80324515	INSTALL MICRO COMPUTER CABINET	EACH	1	$ 1,500	$ 1,500
680.810101	TRAFFIC SIGNAL MODULE - 300 MM, RED BALL, LED	EACH	6	$ 150	$ 900
680.810103	TRAFFIC SIGNAL MODULE - 300 MM, YELLOW BALL, LED	EACH	6	$ 150	$ 900
680.810104	TRAFFIC SIGNAL MODULE - 300 MM, YELLOW ARROW, LED	EACH	2	$ 180	$ 360
680.810105	TRAFFIC SIGNAL MODULE - 300 MM, GREEN BALL, LED	EACH	6	$ 230	$ 1,380
680.810106	TRAFFIC SIGNAL MODULE - 300 MM GREEN ARROW, LED	EACH	2	$ 200	$ 400
680.810601	TRAFFIC SIGNAL SECTION - POLYCARBONATE, TYPE I, 300 MM	EACH	22	$ 150	$ 3,300
680.8111	TRAFFIC SIGNAL BRACKET ASSEMBLY - 1 WAY	EACH	4	$ 240	$ 960
680.8112	TRAFFIC SIGNAL BRACKET ASSEMBLY - 2 WAY	EACH	1	$ 300	$ 300
680.8210	OVERHEAD SIGN ASSEMBLY, TYPE J	EACH	2	$ 700	$ 1,400
680.90501003	STANDARDIZED TRAFFIC SIGNAL POLE, 50kN LOAD, 10m LENGTH	EACH	1	$ 6,500	$ 6,500
680.90601103	STANDARDIZED TRAFFIC SIGNAL POLE, 60kN LOAD, 11m LENGTH	EACH	1	$ 7,500	$ 7,500
680.950206	SERVICE CABLE 2 CONDUCTOR NO. 06 AWG	LF	30	$ 5	$ 150
680.9510	FURNISH AND INSTALL POWER FEED SYSTEM	EACH	1	$ 1,000	$ 1,000
699.040001	MOBILIZATION	LS	NEC	$ 17,119	$ 17,119

SUBTOTAL CONSTRUCTION COST $492,148

CONTINGENCIES (15%) $73,822

TOTAL CONSTRUCTION COST **$566,000**

Exhibit D