

Exhibit F2 Cluster System Cost Analysis

TOTAL PRESENT WORTH = \$3,500,000.00

Description	Quantity	Units	Unit Cost	Item Cost	5 Year Replacement	10 Year Replacement	15 Year Replacement	Salvage Value at 20 Years
8" Sanitary Sewer, PVC	19,200	L.F.	\$45.00	\$864,000.00				\$518,400.00
Sanitary Manhole	75	EA.	\$2,200.00	\$165,000.00				
4" Service Laterals	5600	L.F.	\$30.00	\$168,000.00				\$100,800.00
Service Wye	220	EA.	\$120.00	\$26,400.00				\$15,840.00
5000 Gallon Septic Tanks	30	EA.	\$8,000.00	\$240,000.00				\$144,000.00
Septic Tank Cleaning	110	EA.	\$350.00			\$38,500.00		
D4 Cluster Treatment Site (complete) (>20K gpd)	1	EA.	\$245,000.00	\$245,000.00				\$147,000.00
Access Drive	1	EA.	\$500.00		\$500.00	\$500.00	\$500.00	
Pumps and Controls Replacement	1	EA.	\$5,600.00			\$5,600.00		
D2 Cluster Treatment Site (complete) (>2.75K gpd)	1	EA.	\$80,000.00	\$80,000.00				\$48,000.00
Access Drive	1	EA.	\$500.00		\$500.00	\$500.00	\$500.00	
Pumps and Controls Replacement	1	EA.	\$3,000.00			\$3,000.00		
D1 Cluster Treatment Site (complete) (>4.25K gpd)	1	EA.	\$100,000.00	\$100,000.00				\$60,000.00
Access Drive	1	EA.	\$500.00		\$500.00	\$500.00	\$500.00	
Pumps and Controls Replacement	1	EA.	\$3,000.00			\$3,000.00		
D3 Cluster Treatment Site (complete) (>22.75K gpd)	1	EA.	\$245,000.00	\$245,000.00				\$147,000.00
Access Drive	1	EA.	\$1,000.00		\$1,000.00	\$1,000.00	\$1,000.00	
Pumps and Controls Replacement	1	EA.	\$8,000.00			\$8,000.00		
D5 Cluster Treatment Site (complete) (>13.5K gpd)	1	EA.	\$220,000.00	\$220,000.00				\$132,000.00
Access Drive	1	EA.	\$500.00		\$500.00	\$500.00	\$500.00	
Pumps and Controls Replacement	1	EA.	\$4,000.00			\$4,000.00		
Pavement Reconstruction	2200	SY	\$45.00	\$99,000.00				
Granular Embankment	8250	CY	\$23.00	\$189,750.00				
Miscellaneous Repairs	1	LS	\$20,000.00	\$20,000.00				
Maintenance of Traffic	1	LS	\$20,000.00	\$20,000.00				
Construction Layout Stakes	1	LS	\$15,000.00	\$15,000.00				
Mobilization	1	LS	\$10,000.00	\$10,000.00				
Sediment Controls and Seeding	50000	SY	\$0.85	\$42,500.00				
Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00				
CONSTRUCTION TOTAL				\$2,760,000.00	\$3,000.00	\$65,100.00	\$3,000.00	\$1,310,000.00
PRESENT WORTH				\$2,760,000.00	\$3,000.00	\$65,100.00	\$3,000.00	\$1,310,000.00

ESTIMATED ANNUAL OPERATIONAL COSTS		PW
ADDITIONAL ADMINISTRATIVE	\$2,000	\$30,313
MAINTENANCE AND REPAIR \$0.08/ft	\$1,536	\$23,280
LABORATORY	\$10,000	\$151,563
ELECTRICITY COSTS \$0.1/kwh	\$13,000	\$197,032
INSURANCE & LEGAL	\$3,000	\$45,469
1 PART TIME EMPLOYEE (10 HR/WK @15\$, x2)	\$15,600	\$236,438
EMERGENCY AND REPLACEMENT	\$3,555	\$53,881
SUPPLIES AND MAINTENANCE	\$5,000	\$75,782
NON INFRASTRUCTURE SHORT LIVED ASSETS		
Generators, Misc. Equipment (15YR)	\$80,000	\$52,872
Computer & Software (5YR)	\$15,000	\$13,065

TOTAL ANNUAL OPERATIONS = \$50,000

PRESENT WORTH \$879,694

CONTINGENCY (10%) =	\$276,000.00
ENGINEERING CONSULTING SERVICES =	\$276,000.00
RESIDENT INSPECTION SERVICES =	\$170,000.00
ADDITIONAL ENGINEERING & ENVIRONMENTAL	\$35,000.00
LEGAL, EPA PERMITS	\$30,000.00
REAL ESTATE, \$300/easement, \$3000/acre	\$24,000.00
INTEREST DURING CONSTRUCTION	\$73,140.00
INITIAL 6 MONTH O&M and OPERATOR TRAINING	\$40,000.00
EQUIPMENT (GENERATORS, PICKUP, PUMPS ETC.)	\$80,000.00
PREVIOUS ENGINEERING LOANS	\$78,000.00
CDBG FUNDS ADMINISTRATION	\$10,000.00

NON-CONSTRUCTION PROJECT COST = \$1,090,000.00

\$3,850,000.00