



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Town of Concord - Division of Natural Resources

Co-Applicant (if applicable): _____

Project Name: Warner's Pond Dredging Project

Project Location/Address: Warner's Pond

Purpose: (Select all that apply)

☒ Open Space

☐ Community Housing

☐ Historic Preservation

☒ Recreation

Project Budget:

Amount of CPA Funds Requested: \$ \$250,000

Amount from Other Funding Sources: \$ \$3,000

Total Project Budget: \$ \$253,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

☒ One Paragraph Project Summary *

☒ Map (if applicable)

☒ Narrative *

☒ Selection Criteria and Needs Assessment

☒ Detailed Project Budget *

☒ Feasibility Assessment

☒ Statement of Sustainability (if applicable)

☒ Timeline *

☒ Architectural plans, site plans, photographs
(if appropriate)

____ Copy of Audit or most recent Financial
Information (Non Profit Organizations Only)*

____ Letters of Support (if any)

* Required Documentation

The Contact Person for this Project is: Delia Kaye, Natural Resources Director

All Correspondence should be mailed to: 141 Keyes Road, Concord MA 01742

The Contact Person can be reached by phone at: (978) 318-3285 or by email at: dkaye@concordma.gov

Signature of Applicant: Delia Kaye

Signature of Property Owner (if different): [Signature]

For Historic Preservation Projects Only – please check the box below left and acknowledge:

☐ I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of
Historic Properties and understand that planning for and execution of this project must meet
these standards.

Brief Project Summary:

Warner's Pond once provided recreational opportunities including swimming, fishing, boating, and ice skating, but these uses have diminished over time due to pond eutrophication, which has also decreased the ecological health of the pond. The Warner's Pond Dredging Project seeks to improve the ecological health and recreational opportunities at Warner's Pond through a limited dredging project. Improvements to the Commonwealth boat launch access have also been identified to improve public access and enjoyment of Warner's Pond. Funding in the amount of \$250,000 is requested from the Open Space and Recreation categories to obtain permits and secure initial funding to implement these improvements.

Narrative:

Warner's Pond is a 48-acre pond in West Concord formed by the damming of Nashoba Brook in the 1800s. Sitting at the base of an extensive 47-square mile, densely developed watershed which lies almost entirely outside of Concord's borders, Warner's Pond is subject to sedimentation caused by flows from Nashoba Brook slowing down and depositing sediments, which accumulate to allow excessive plant growth. These accumulating nutrient-rich sediments increase plant growth and decrease oxygen levels, resulting in eutrophication of the pond. Eutrophication of the pond has been occurring since at least the 1980s; a consequence of the dammed condition and the large watershed to pond ratio, resulting in shallower water depths more susceptible to excessive weed growth. Nuisance macrophytes, particularly from highly invasive exotic plant species such as variable watermilfoil (*Myriophyllum heterophyllum*), fanwort (*Cabomba caroliniana*), and water chestnut (*Trapa natans*), have degraded open water habitat and impaired recreational uses. The sediment accumulation, excess nutrients in the water column, and dense growth of exotic aquatic plants have led to seriously degraded conditions in the pond over time. These degraded conditions have diminished the ecological value of the pond with regard to its ability to support fish and wildlife populations typical of healthier open water habitats. The poor water quality and increased weed growth are also impairing the pond's ability to serve the community with regard to recreational opportunities. Sediment accumulation and excessive plant growth have increased to the point that many areas of the pond are impassable by kayakers and canoeists.

The Town commissioned a Watershed Management Plan in 2012 which identified dredging as the most economical strategy for sustainable and long-term improvements to Warner's Pond. The 2012 Watershed Management Plan recommended a range of options for improving the ecological and recreational value of the pond, including short-term options such as herbicides and biological controls, as well as long-term options including dredging. Dredging was recommended as the primary focus for management. While dredging is expensive, it addresses multiple in-pond problems and lasts for decades. As dredging the entire 48-acre pond is not economically feasible, the Plan recommended dredging a 6.1-acre portion of the pond, specifically the area between Scout Island, Pond Street, and the Commonwealth Avenue public access points, as a more realistic alternative to dredging the entire pond, that targeted primarily recreational areas while leaving more ecologically sensitive areas unaltered.

A Dredging Feasibility Study is nearing completion to evaluate the quality and quantity of soils to be removed, identify and evaluate appropriate dredging techniques, and identify logistics and costs associated with this work. Two areas were identified in the Dredging Feasibility Study: one

in the vicinity of the Commonwealth boat access (southern dredge area) and a second area at the recently acquired Gerow Land (northern dredge area). See attached Figure 1 showing the proposed dredging areas. The consultant has estimated the cost to dredge these two areas at \$1,984,705. This cost does not include costs associated with filing the required permits.

This project proposes to dredge areas of the pond to reestablish open water habitat to improve wildlife habitat while also providing improved recreational opportunities for swimming, boating, and fishing. Along with these recreational improvements, the pond will also continue to afford a wide range of shallow water habitat including marsh, emergent wetland, and other vegetated areas that will maintain the pond's value for wildlife. To minimize cost and maximize benefits for the Town, some dredge material is anticipated to be placed along the northern shore of Scout Island and revegetated with wetland plants to create a wetland shelf to further improve wildlife habitat in Warner's Pond.

In addition to the recreational improvements associated with dredging, the Division would like to improve the current public access point off of Commonwealth Avenue. The Commonwealth Avenue access point includes an approximately 250-foot long unpaved road down to the pond that sits tightly between two houses (303-305 and 293 Commonwealth Avenue) and is only wide enough for one vehicle. There is an unpaved parking area at the end of the road with boat access. The Town's consultant recommended converting the road to gravel, and either widening the road or adding passing pull-offs (Figures 6 and 7, attached). The consultant also recommended delineating seven parking spaces, using a portion of the existing parking area for stormwater management improvements, and improving the beach surface. The estimated cost for these improvements is \$180,000 to \$220,000, as detailed in Table 3. See attached concept plans.

Part of the Dredging Feasibility Study included identifying grant opportunities to fund this work. Not many available sources of funding are specifically dedicated to dredging or pond restoration projects. The Town has included \$500,000 for Warner's Pond dredging in its Capital Improvement Plan for 2020. This application seeks funding to complete permitting and to establish additional funds to conduct the dredging. The Division will be seeking additional CPA funds in future years as well as seeking alternate sources of grant funding.

Dredging is a reliable approach for restoring ecological and aesthetic characteristics of Warner's Pond since it removes the nutrient-rich sediments that have accumulated over time. Grant funding for this type of project is extremely limited and difficult to secure. Fortunately, this dredge project is envisioned to last for decades before additional dredging might be required. See attached Dredging Plans prepared by ESS Group.

CPC's Selection Criteria and Needs Assessment

This application meets the following Selection Criteria as found in the 2018 Community Preservation Plan:

- a.) **Eligibility** – Under the CPA legislation, CPA funds can be used for “*the acquisition, creation, and preservation of open space*” and for “*recreational use*”. This proposal seeks to restore Town-owned open space, thereby preserving and improving the

ecological health of the pond while enhancing the recreational experience of all users of Town land, a recreational opportunity once well-used by residents.

- b.) **Consistency with Town-wide Planning** – Goal 1 of the 2015 Open Space and Recreation Plan (OSRP) is to protect water resources and biodiversity. The restoration of Warner's Pond, is a specifically listed goal under this section (Goal 1C3). This project also meets several goals identified in the 2018 Comprehensive Long Range Plan. Goal 4.6 1.1 recommends financial resources be allocated to maintain and protect current open space and conservation land. Goal 4.6 2.2 recommends that the Town restore Warner's Pond as part of the Town's effort to protect and improve the recreational accessibility of its water resources. The proposed project also meets Goal 4.6 7.2 which recommends increasing financial resources allocated to maintain and provide programming of current open space and recreational facilities. Goal 4.6 8.2 recommends ensuring the Concord's open space and recreation facilities are physically and financially accessible to residents and improvements or new facility projects are fiscally sound. Goal 4.6 9.4 recommends increasing accessibility to open space and Goal 4.6 9.6 advocates for providing public amenities and improved access to recreation and natural areas. And as stated previously, this project is consistent with the recommendations identified in the 2012 Warner's Pond Watershed Management Plan. This project will result in improved recreational opportunities not presently provide in West Concord. Being located directly adjacent to the newly constructed Bruce Freeman Rail Trail (BFRT), improved recreational use of Warner's Pond will also enhance use of the BFRT, not only locally but also regionally.
- c.) **Support by Boards, Committees, Community & Town Meeting Actions** – Town Meeting approved the CPA-funded Warner's Pond Watershed Management Plan and Dredging Feasibility Study. With the recent construction of the Bruce Freeman Rail Trail and parking area, along with the recent acquisition of the northern shore of Warner's Pond (Gerow Land), there is real movement to improve recreational opportunities in this area by the community.
- d.) **Enhancement of existing Town-owned open space, recreation, historic, and/or housing assets** – This proposal enhances and improves recreational uses within Warner's Pond, restores degraded portions of open space, and protects the historic and cultural resource of Warner's Pond, as well as its water quality.
- e.) **Service of Multiple or Underserved Populations** – Town lands are public and open to all members of the community. This project will provide and/or improve recreational opportunities not presently available in West Concord. Being linked to the BFRT these opportunities are extended to regional populations as well.
- f.) **CPA Purposes** – This proposal meets two of the four CPA purposes: open space preservation and recreation.
- g.) **Administrative and Financial Management** - The Division of Natural Resources has overseen several restoration projects that have met project goals on schedule and within budget.

- h.) **Successful Implementation of Similar Projects** – Though dredging projects are not undertaken frequently, the Division is familiar with required permitting. The Division regularly develops bid documents for various projects, and oversees wetland projects on a regular basis.
- i.) **Site Control** – Warner's Pond is owned by the Town of Concord under the care and custody of the Natural Resources Commission. Dewatering and disposal will occur at the MCI Concord facility. Approval has been obtained from MCI for activities that will occur on their land.
- j.) **Financial Need** – The Division of Natural Resources manages over 1,400 acres of conservation land and conducts regular maintenance and small improvements through careful application of limited funds within its operating budget, summer staff, trail stewards, and volunteers. A restoration project of this magnitude is beyond the funding provided by the operating budget. Grant funding for this type of project is extremely limited and difficult to secure. The project requires specialized equipment and personnel to successfully implement and is beyond the financial resources of the Division.
- k.) **Sources of Funding** – Due to the significant funds needed to undertake this work, the Town included \$500,000 for Warner's Pond dredging in its Capital Improvement Plan for 2020. In-kind contributions of staff time will be provided for project administration.
- l.) **Project Plan Feasibility** – The 2012 Watershed Management Plan recommends dredging as the most cost-effective, long-lasting solution to improve recreational opportunities at Warner's Pond. Conceptual plans have been developed; the next steps are to obtain required permits to implement the project.
- m.) **Urgency of Project** – Besides improving wildlife habitat, which is in severe decline, with the recent construction of the BFRT and acquisition of the Gerow land, dredging is the first step to greatly improve recreational use of this underutilized resource in West Concord.
- n.) **Maintenance Provisions** – This dredge project is expected to last several decades before additional dredging might be required.
- o.) **Permanent Restriction** – No permanent restriction is needed as part of this project
- p.) **Reimbursement** – This proposal does not seek reimbursement of previously appropriated funds.
- q.) **Incorporation of Sustainable Design Features** – This project proposes restoration of an environment impaired by past and present human activity. To conserve fuel required to transport dredge material from the site, the Division received approval from MCI Concord to allow use of its adjacent farm field temporarily to dewater dredge material.

Following dewatering, MCI has agreed to accept the dredge material to amend their agricultural soils. This public-private partnership greatly reduces energy consumption to transport material, allows dewatering activities to occur within the same watershed, and reusing dredge material to enhance local agricultural soils. Reusing some of the dredged material to create wildlife shelves within Warner's Pond further reduces impacts on the environment and energy costs associated with undertaking this project.

- r.) **Four Sustainability Principles** – Proposed work entails reversing human impacts on Warner's Pond in an environmentally sound manner.
- s.) **Local Qualified Vendors** – The Town will adhere to state bidding rules, and will award projects to local bidders where it is legal and feasible to do so.
- t.) **Normal CPC Schedule** - This proposal does not request the CPC to act outside their normal schedule.
- u.) **Land Acquisition Projects** – N/A.

Project Budget: (Please see the attached detailed budgets for the dredging and Commonwealth Improvement portions of proposed work.)

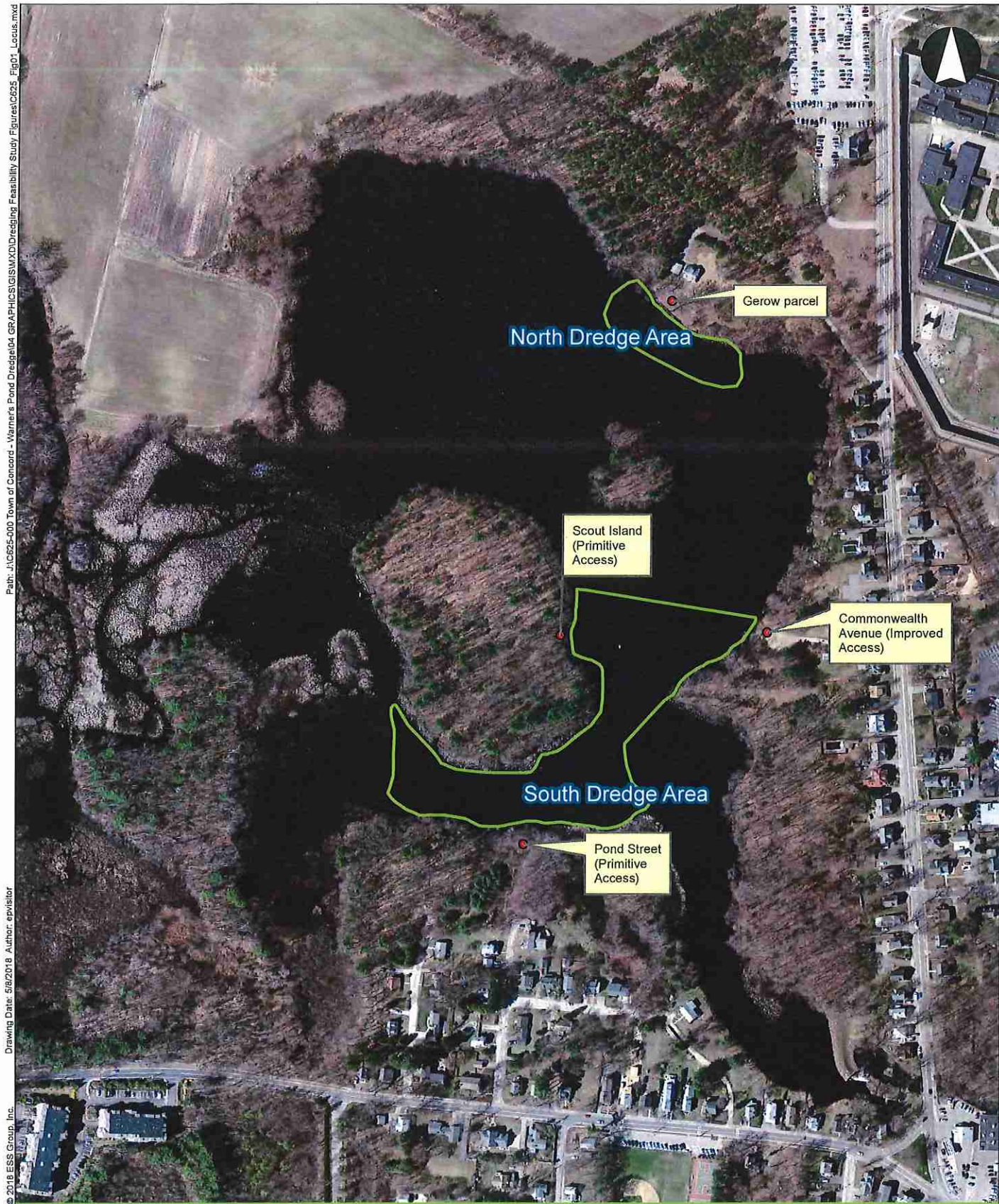
	Funding		
	CPA	Capital	Town Staff
Administrative Oversight			\$10,000*
Permitting	\$75,000		
Dredging Warner's Pond	\$1,484,705**	\$500,000	
Commonwealth Avenue Improvements	\$200,000		
10% Contingency	\$175,970		
TOTAL	\$1,935,675	\$500,000	\$10,000

* Administrative oversight is estimated for the entire dredging project.

** This CPA request seeks \$250,000 in funding. Additional funding for the dredging costs will be requested in future years.

Attachments ■

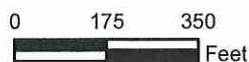
- Figure 1: Warner's Pond Project Locus and Dredge Areas
- Dredging Plans for Warner's Pond prepared by ESS Group, dated May 2018
- Table 2: Project Budget Estimates for Warner's Pond Restoration
- Figure 6: Access Road Concept
- Figure 7: Access Road Concept
- Table 3: Project Budget Estimates for Commonwealth Avenue Access Improvements



Warner's Pond Dredging Feasibility Assessment Concord, Massachusetts

1 inch = 350 feet

Source: 1) MassGIS, Ortho Imagery, 2013



Dredge areas

Warner's Pond Project Locus and Dredge Areas

Figure 1

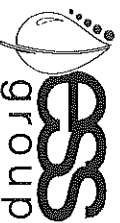
DREDGING PLANS FOR WARNER'S POND CONCORD, MASSACHUSETTS

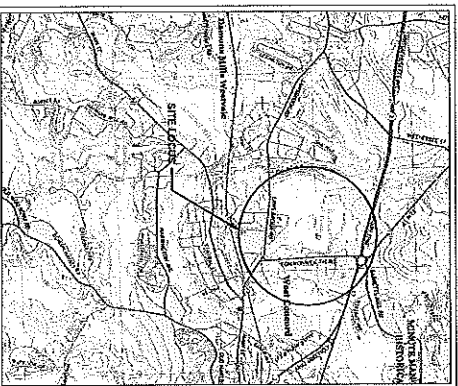
MAY 2018

PREPARED FOR:

Town of Concord
22 Monument Square
Concord, Massachusetts 01742

PREPARED BY:

 **ESS**
group
environmental consulting
& engineering services
100 Fifth Avenue, 5th Floor
Waltham, Massachusetts 02451
P 781.413.7098
www.essgroup.com



LOCATION MAP

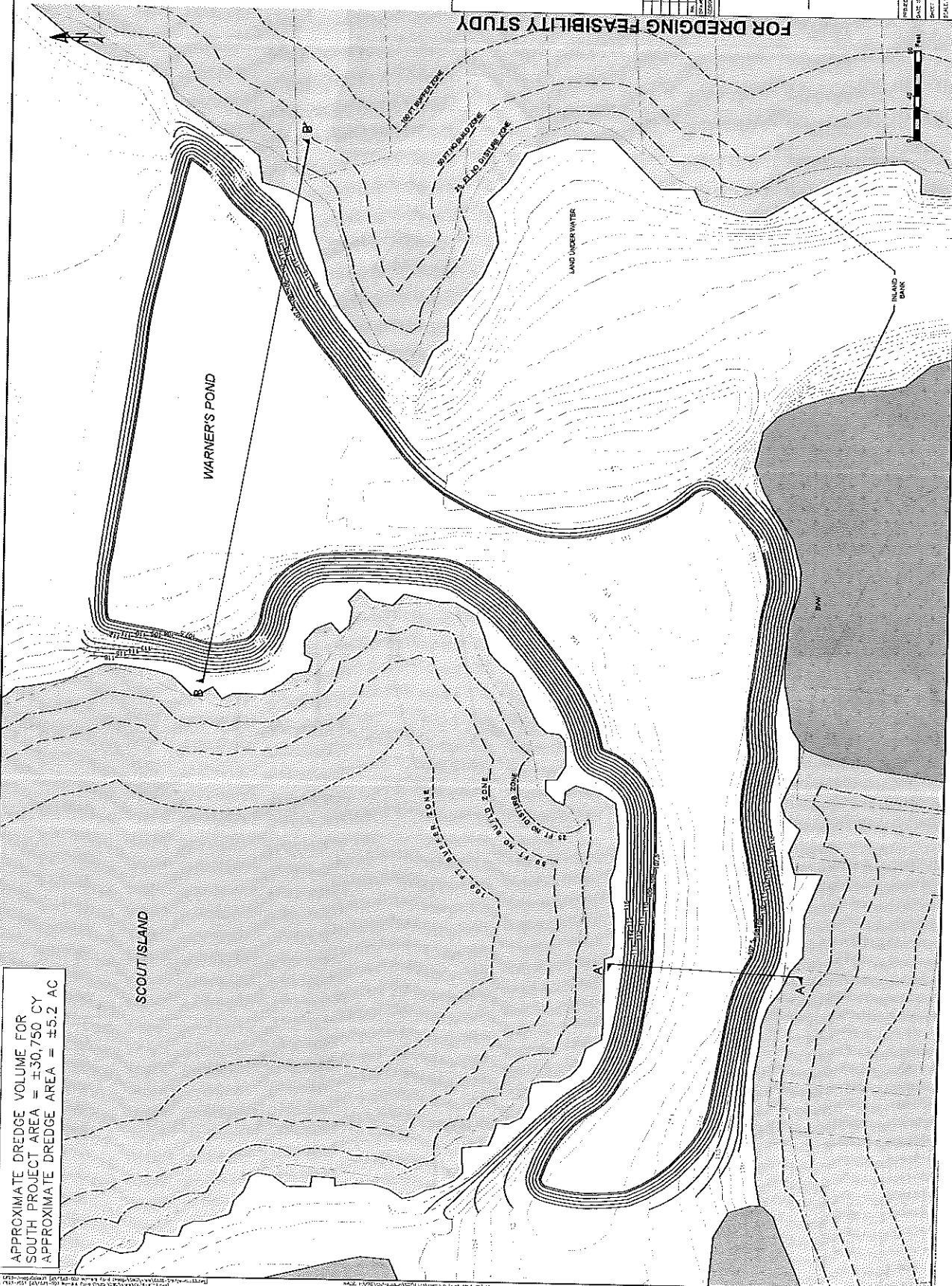
NOT TO SCALE
SOURCE: USGS 2015

INDEX OF DRAWINGS

	COVER SHEET
N-1	DREDGING GENERAL NOTES
S-1	DREDGING SITE PLAN
D-1	SOUTH PROJECT AREA PROPOSED DREDGING
D-2	NORTH PROJECT AREA PROPOSED DREDGING
D-3	PROPOSED WETLAND SHIELD
D-4	DREDGE MATERIAL MANAGEMENT PLAN
D-5	DREDGE MATERIAL DISPOSAL SITE
D-6	SECTIONS
D-7	DREDGING DETAILS

FOR DREDGING FEASIBILITY STUDY

APPROXIMATE DREDGE VOLUME FOR
SOUTH PROJECT AREA = ±30,750 CY
APPROXIMATE DREDGE AREA = ±5.2 AC



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PROJECT INFORMATION

PROJECT NO.	DATE	BY
PROJECT NAME	DATE	BY
PROJECT LOCATION	DATE	BY
PROJECT STATUS	DATE	BY

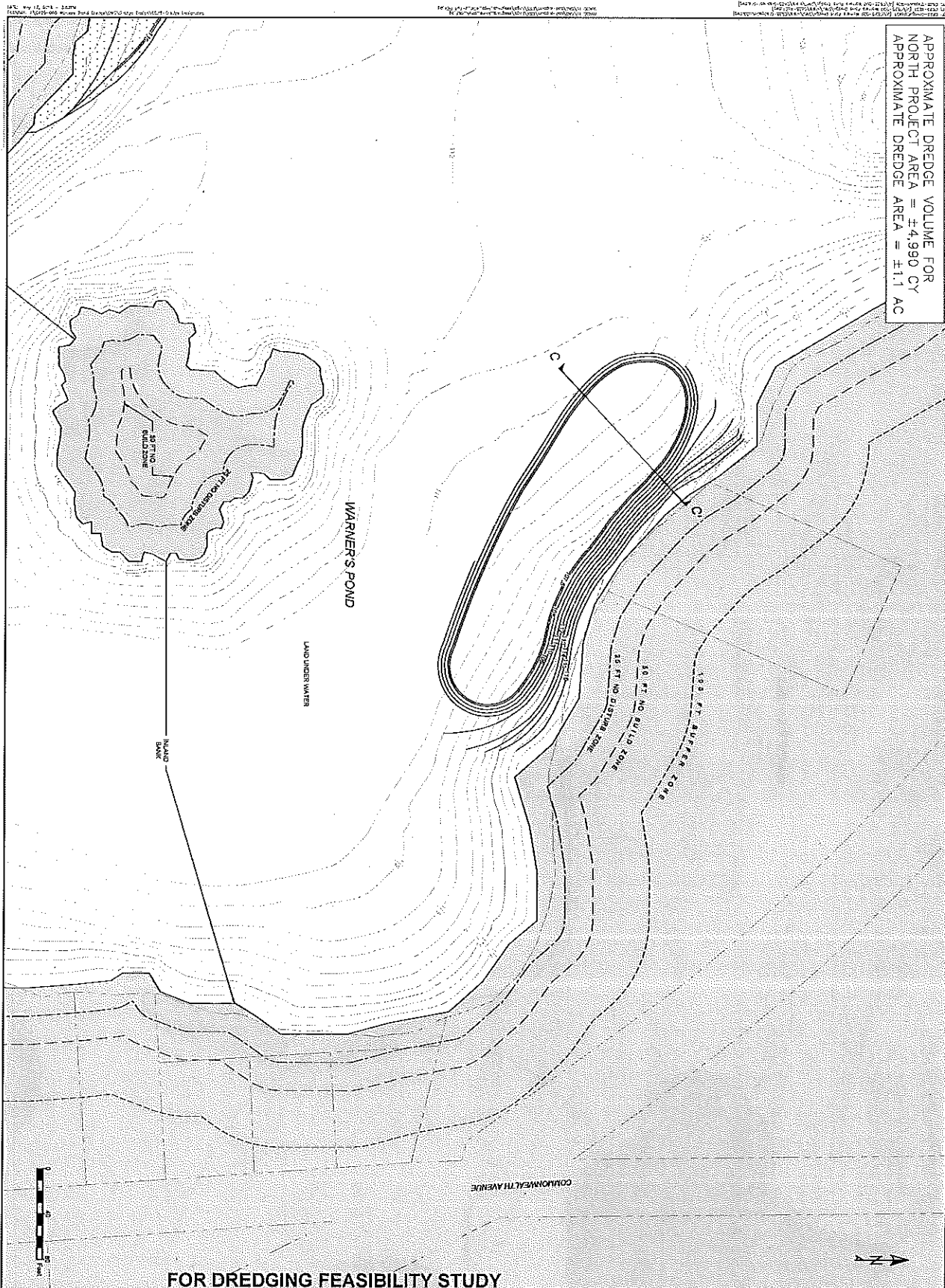
TOWN OF CONCORD
WARNER'S POND
CONCORD, MA

WARNER'S POND
SOUTH PROJECT AREA
PROPOSED DREDGING

D-1

DATE: 10/10/2018
DRAWN BY: J. D. [illegible]
CHECKED BY: J. D. [illegible]
SCALE: 1" = 40'

APPROXIMATE DREDGE VOLUME FOR
NORTH PROJECT AREA = ±4,990 CY
APPROXIMATE DREDGE AREA = ±1.1 AC



FOR DREDGING FEASIBILITY STUDY

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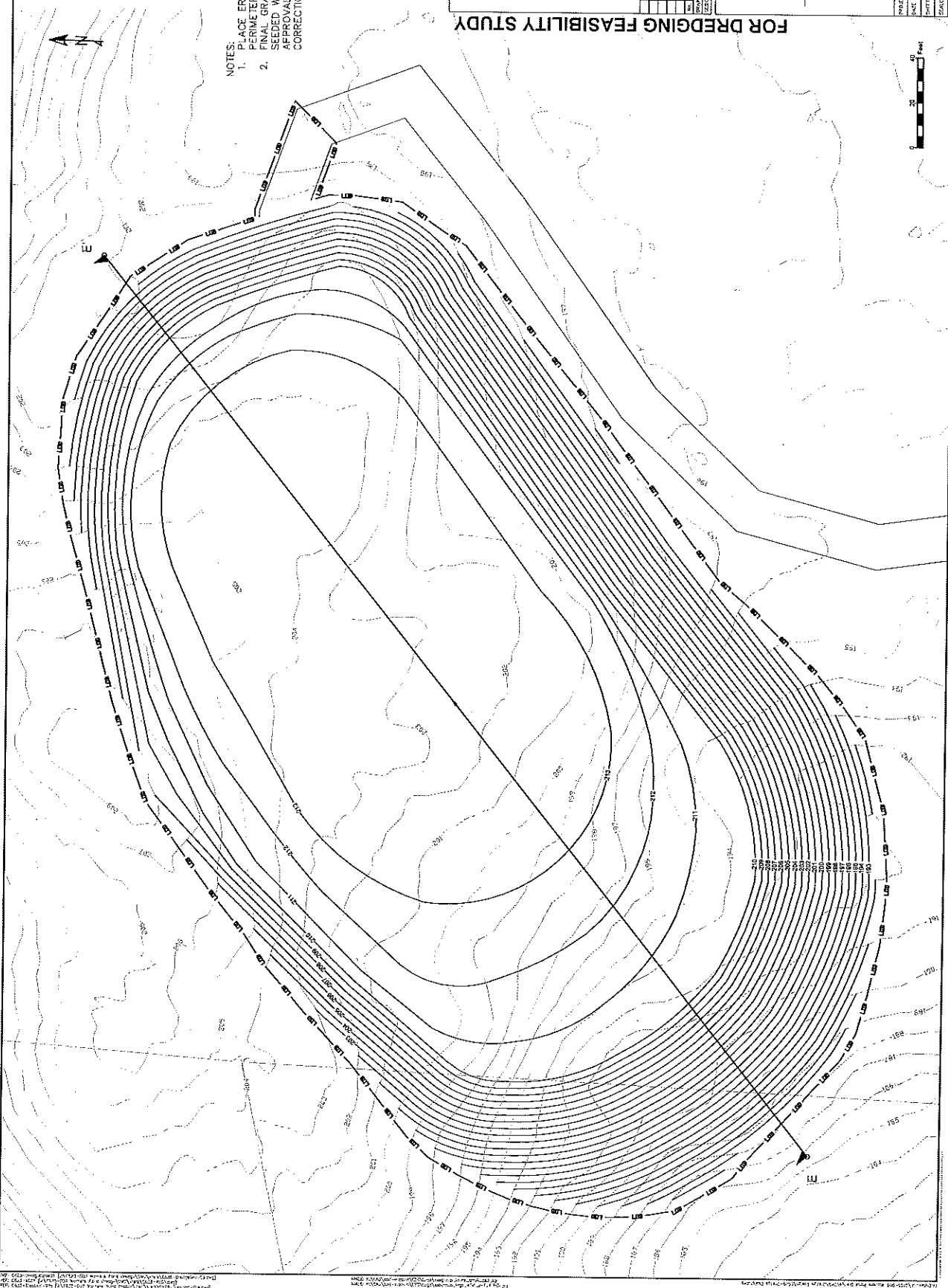
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Boston, Massachusetts 02101
P: 781.435.1234
www.essgroup.com

TOWN OF CONCORD
WARNER'S POND
CONCORD, MA

WARNER'S POND
NORTH PROJECT AREA
PROPOSED DREDGING

PROJECT NO: C01-000-00
DATE OF ISSUE: MAY 2011
PROJECT NAME: W-2
SHEET NO: 1 OF 1

D-2



- NOTES:
1. PLACE EROSION CONTROLS ALONG LOD PERIMETER.
 2. FINAL GRADED DISPOSAL AREA TO BE SEEDED WITH SEED MIX MEETING APPROVAL OF NORTHEASTERN CORRECTIONAL CENTER.

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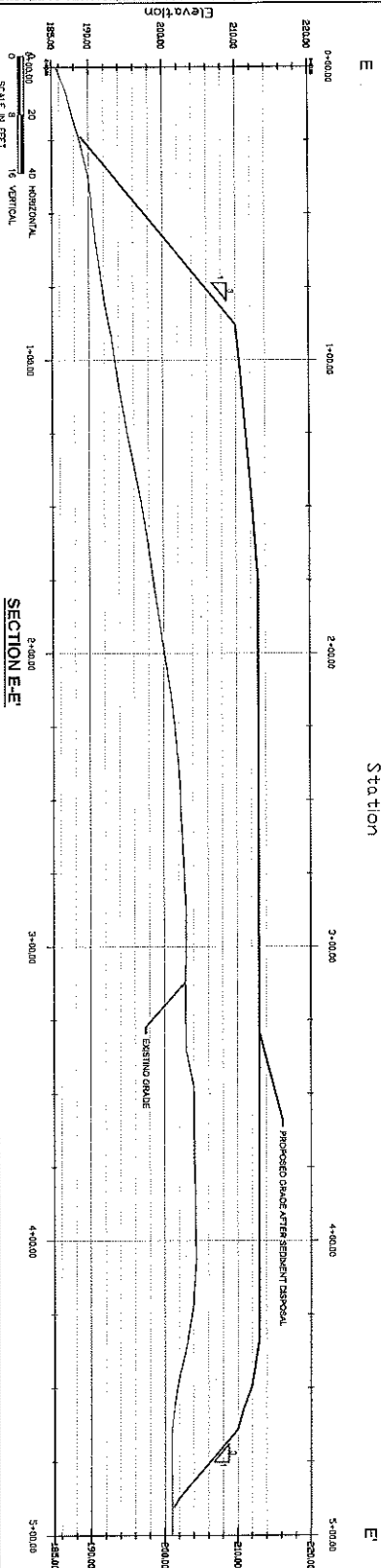
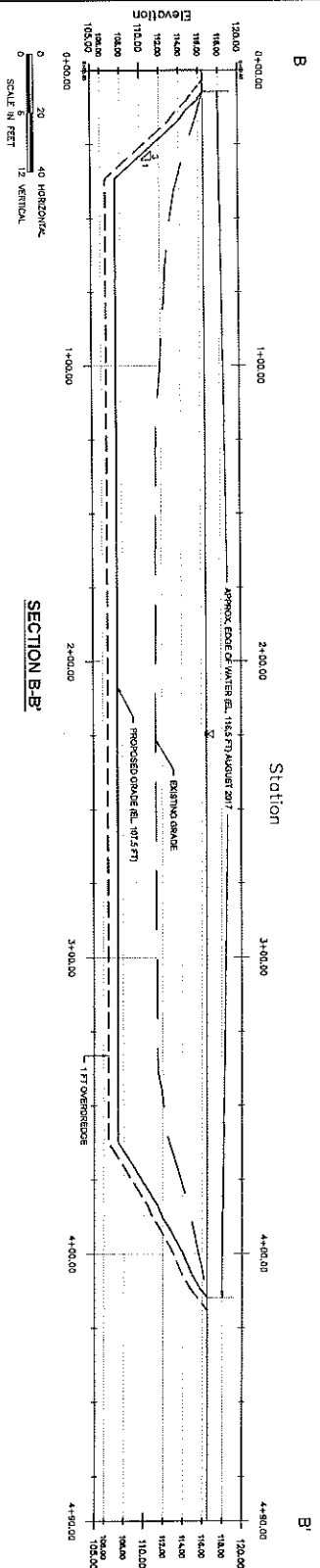
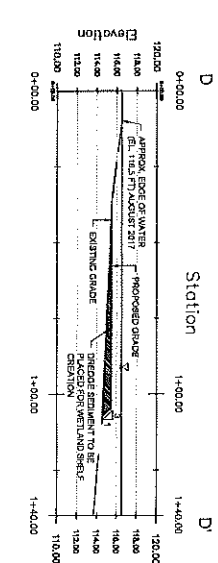
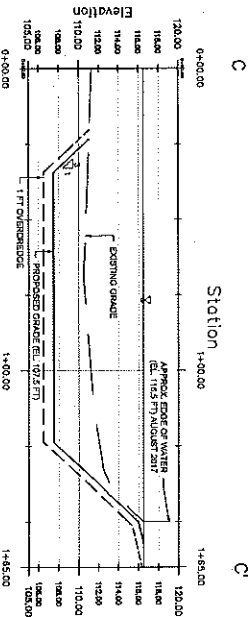
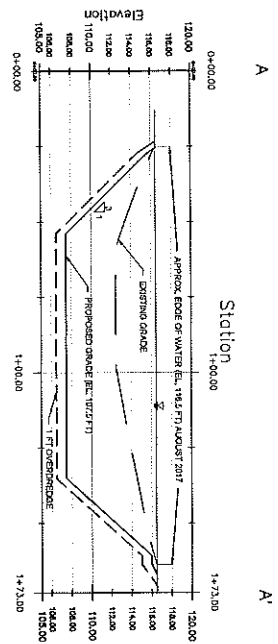
NO.	DESCRIPTION	DATE	BY	CHKD BY
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4	ISSUED FOR PERMITS	01/11/11	ESS	ESS
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6	ISSUED FOR PERMITS	01/11/11	ESS	ESS
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9	ISSUED FOR PERMITS	01/11/11	ESS	ESS
10	ISSUED FOR PERMITS	01/11/11	ESS	ESS

TOWN OF CONCORD
 WARNER'S POND
 CONCORD, MA

WARNER'S POND
 DREDGE MATERIAL
 DISPOSAL SITE

PROJECT NO. 1008-0000
 DATE OF ISSUE: 01/11/11
 SHEET NO. 2 OF 9
 SCALE: 1" = 40'

D-5



FOR DREDGING FEASIBILITY STUDY

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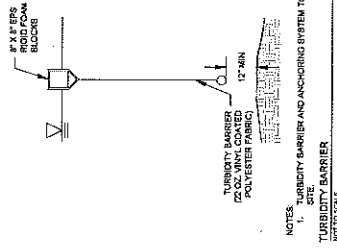
TOWN OF CONCORD
WARNER'S POND
CONCORD, MA

WARNER'S POND
PROJECT COMPONENT
SECTIONS

PROJECT NUMBER: 100-00
DATE OF DESIGN: 2018
SHEET 10 OF 13
SCALE: 1"=20'

D-6

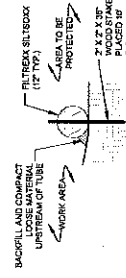
FOR DREDGING FEASIBILITY STUDY



NOTES:

1. TURBIDITY BARRIER AND ANCHORING SYSTEM TO BE DESIGNED FOR PROJECT

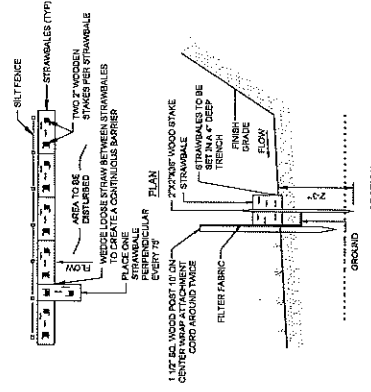
TURBIDITY BARRIER
SIL.



NOTES:

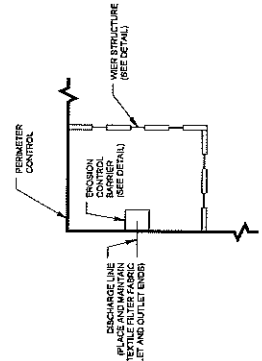
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
2. SILT/SOXX TO BE LEFT IN PLACE ONCE CONSTRUCTION IS

FILTREXX SILTXXX™ DETAIL



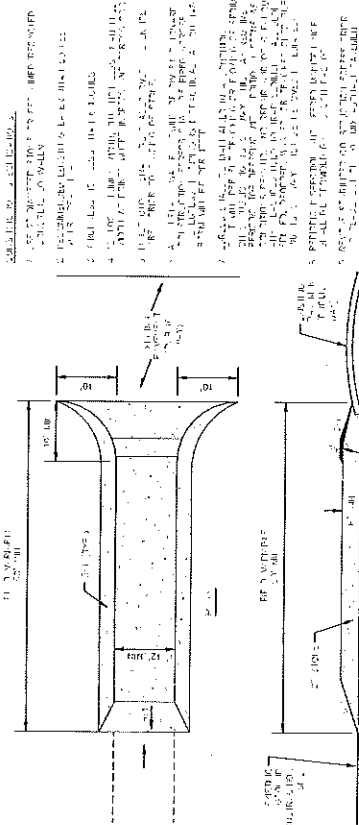
1000

- * DEPTH TO BE 2" UNLESS POST IS TO BE SET IN PEAT.
IN PEAT DRIVE BEYOND 2" DEPTH BY HAND TO REFUSAL OR 3 MAX.

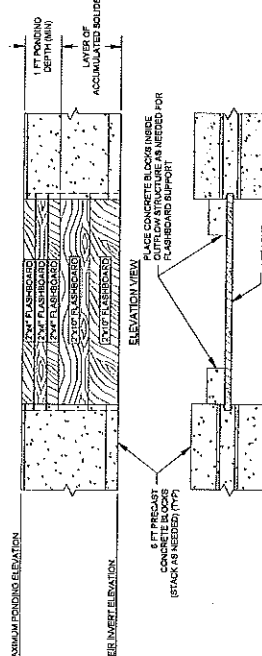


NOTE: PROVIDE MINIMUM WIER EFFECTIVE LENGTH OF 30 FT.

DEWATERING AREA OUTFLOW STRUCTURE

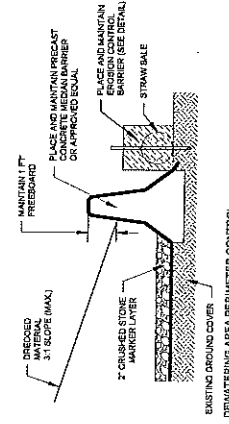


STABILIZED CONSTRUCTION EGRESS



TOP VIEW

DEWATERING AREA WEIR STRUCTURE



DEWATERING AREA PERIMETER CONTROL



Table 2. Project Budget Estimates for Warner's Pond Restoration

Town of Concord - Hydraulic Dredging of Warner's Pond				
Project Budget Estimate				
05/18/18				
Description	Unit	Unit Price	Quantity	Total
Site Preparation Warner's Pond				
Mobilization/Demobilization	LS	\$ 50,000.00	1	\$ 50,000.00
Clearing and Grubbing	AC	\$ 18,000.00	0.25	\$ 4,500.00
Crushed Stone for Access Road	T	\$ 150.00	55	\$ 8,250.00
Site Preparation Re-Use Site (Northeast Correctional Facility)				
Erosion Controls	FT	\$ 12.00	1,300	\$ 15,600.00
Fine Grading and Compacting	SY	\$ 2.50	12,300	\$ 30,750.00
Pond Dredging				
Hydraulic Dredging (8-inch Dredge)	CY	\$ 7.00	35,730	\$ 250,110.00
Dewatering				
Bales of Straw	EA	\$ 13.50	560	\$ 7,560.00
Crushed Stone Marker Layer	T	\$ 37.00	8,900	\$ 325,000.00
Crushed Stone Marker Layer Removal and Disposal	CY	\$ 28.00	7,000	\$ 196,000.00
Dewatering Dredge Material	CY	\$ 12.00	35,730	\$ 428,760.00
Wetland Creation				
Fine Grading and Compacting	SY	\$ 2.29	5,600	\$ 12,800.00
Wetland Plants	EA	\$ 8.00	15,000	\$ 120,000.00
Material Placement by Hydraulic Dredge	CY	\$ 3.50	500	\$ 1,800.00
Turbidity Curtain	FT	\$ 32.00	1,400	\$ 44,800.00
Hauling to Re-Use Site (Northeast Correctional Center)				
Trucking	CY	\$ 6.00	35,230	\$ 211,400.00
Site Restoration Warner's Pond				
Seeding	SY	\$ 1.00	1,200	\$ 1,200.00
Site Restoration Re-Use Site				
Pavement Restoration	LS	\$ 5,000.00	1	\$ 5,000.00
Seeding	SY	\$ 1.00	12,300	\$ 12,300.00
15% CONTINGENCY				
Estimated Construction Budget				\$ 1,984,705.00
Range of Estimated Budget (-10%/+10%)				\$1,790,000 - \$2,180,000

Disclaimer: This Project Budget Estimate is made on the basis of ESS's judgement utilizing conceptual level drawings. The stated range of estimated budget are opinions only and not a formal construction estimate. ESS makes no warranty, expressed or implied, that proposals, bids, or actual construction cost will not vary from this budget estimate. If the Client wishes greater assurance as to probable construction costs, the Client shall employ an independent cost estimator or contractor.



TOWN OF CONCORD
 WARNERS POND
 0 50 FEET
 1) MASSGIS, 2010 FEMA LIDAR & 2013/2014 ORTHOIMAGERY

- LEGEND**
- PROPOSED ACCESS ROAD
 - PROPOSED PARKING SPACE
 - PROPOSED ACCESS ROAD CENTERLINE
 - EXISTING TAX PARCELS
 - EXISTING TOPOGRAPHY (10 FOOT)

ACCESS ROAD CONCEPT

Figure
6





TOWN OF CONCORD
WARNER'S POND

1) MASSGIS, 2010 FEMA LIDAR & 2013/2014 ORTHOIMAGERY

- LEGEND**
- PROPOSED ACCESS ROAD
 - PROPOSED PARKING SPACE
 - PROPOSED ACCESS ROAD CENTERLINE

- EXISTING TAX PARCELS
- EXISTING TOPOGRAPHY (10 FOOT)

ACCESS ROAD CONCEPT

Figure 7





Table 3. Project Budget Estimates for Commonwealth Avenue Access Improvements

Town of Concord - Commonwealth Avenue Access Road				
Project Budget Estimate				
05/18/18				
Description	Unit	Unit Price	Quantity	Total
Mobilization/Demobilization	LS	\$ 10,000.00	1	\$ 10,000.00
Erosion Controls	FT	\$ 12.00	1,300	\$ 15,000.00
Clearing and Grubbing	AC	\$ 18,000.00	0.25	\$ 4,500.00
Fine Grading and Compacting	SY	\$ 8.00	1,000	\$ 8,000.00
Crushed Stone for Gravel Access Road	T	\$ 51.00	400	\$ 25,000.00
Sand Borrow for Beach Surface Improvement	CY	\$ 100.00	30	\$ 3,000.00
Curb Stop	EA	\$ 487.50	7	\$ 3,400.00
Stormwater	LS	\$ 100,000	1	\$ 100,000.00
15% CONTINGENCY				\$ 30,000.00
Estimated Construction Budget				\$ 200,000.00
Range of Estimated Budget (-10%/+10%)				\$ 180,000 - \$220,000

Disclaimer: This Project Budget Estimate is made on the basis of ESS's judgement utilizing conceptual level drawings. The stated range of estimated budget are opinions only and not a formal construction estimate. ESS makes no warranty, expressed or implied, that proposals, bids, or actual construction cost will not vary from this budget estimate. If the Client wishes greater assurance as to probable construction costs, the Client shall employ an independent cost estimator or contractor.