

EXHIBIT 2

Little Ogeechee Property - Cost Estimate

Coleman Company, Inc PROJECT NO. 17-431

SECTION I - EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing & Grubbing	6	Ac.	\$10,000.00	\$60,000
I-2	Erosion Control	1	L.S.	\$35,000.00	\$35,000
I-3	Traffic Control	1	L.S.	\$15,000.00	\$15,000
I-4	Site Grading	1	L.S.	\$11,400.00	\$11,400
I-5	Site Restoration and Permanent Seeding	1	L.S.	\$13,500.00	\$13,500
I-6	Mobilization/ Demobilization	1	L.S.	\$60,000.00	\$60,000
I-7	Staking	1	L.S.	\$35,000.00	\$35,000
EARTHWORK & SITEWORK SUBTOTAL:					\$229,900

SECTION II - SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	Directional Drill County Ditch - 18" Casing	150	L.F.	\$425.00	\$63,750
II-2	8" DR 18 FPVC Carrier Pipe - Ditch	150	L.F.	\$135.00	\$20,250
II-3	Lift Station (28' depth; 10' dia) Complete	1	L.S.	\$625,000.00	\$625,000
II-4	Lift Station (28' depth; 8' dia) Complete	1	L.S.	\$500,000.00	\$500,000
II-5	10" PVC Gravity Sewer Main (14ft deep)	200	LF	\$30.00	\$6,000
II-6	4' Dia Sewer Manhole (14ft deep)	2	EA.	\$4,600.00	\$9,200
II-7	24" Steel Casing Bore and Jack	120	LF	\$400.00	\$48,000
II-8	8" PVC SDR 21 Sanitary Force Main	5,950	L.F.	\$28.00	\$166,600
II-9	Fittings	1	L.S.	\$25,000.00	\$25,000
II-10	Connect FM to Exist MH	1	L.S.	\$3,500.00	\$3,500
II-11	Coat Downstream MH's	3	EA.	\$4,300.00	\$12,900
II-12	Gravel Bedding Material	344	C.Y.	\$45.00	\$15,480
II-13	Select Backfill Material	100	C.Y.	\$20.00	\$2,000
II-14	Testing and Televising	1	L.S.	\$15,000.00	\$15,000
II-15	Gravel Access Road	1,800	SY	\$17.50	\$31,500
II-16	8" DR 18 FPVC Carrier Pipe - Little Neck Road	100	L.F.	\$135.00	\$13,500
II-17	Directional Drill Little Neck Road - 18" Casing	100	L.F.	\$425.00	\$42,500
II-17	Air Release Valve in MH	6	E.A.	\$5,500.00	\$33,000
SANITARY SEWER SYSTEM SUBTOTAL:					\$1,633,180

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SECTION III - WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	
III-1	16" PVC C-900 Water Pipe	4,700	L.F.	\$50.00	\$235,000
III-2	8" PVC C-900 Water Pipe	60	L.F.	\$30.00	\$1,800
III-3	Directional Drill Little Neck Rd @ Church - 30" Casing	100	L.F.	\$550.00	\$55,000
III-4	16" DR 18 FPVC Carrier Pipe - Little Neck @ Church	100	L.F.	\$180.00	\$18,000
III-5	Directional Drill Little Neck Rd @ Retreat - 18" Casing	100	L.F.	\$350.00	\$35,000
III-6	8" DR 18 FPVC Carrier Pipe -Little Neck @ Retreat	100	L.F.	\$120.00	\$12,000
III-7	Directional Drill Little Neck Rd @ Oaks - 18" Casing	100	L.F.	\$350.00	\$35,000
III-8	8" DR 18 FPVC Carrier Pipe -Little Neck @ Oaks	100	L.F.	\$120.00	\$12,000
III-9	Air Release Valve in MH	4	E.A.	\$4,800.00	\$19,200
III-10	FH Assembly	10	EA.	\$4,200.00	\$42,000
III-11	Connect to Existing Water System	3	EA.	\$5,750.00	\$17,250
III-12	Fittings	1	L.S.	\$30,000.00	\$30,000
III-13	Testing and Chorination	1	L.S.	\$15,000.00	\$15,000
III-14	16" Valve in MH	10	E.A.	\$8,500.00	\$85,000
III-15	8" Valve in MH	6	E.A.	\$4,400.00	\$26,400
III-16	Gravel Bedding Material	300	C.Y.	\$45.00	\$13,500
III-17	Select Backfill Material	1,600	C.Y.	\$20.00	\$32,000
III-18	8" Tapping Sleeve in Manhole	2	E.A.	\$5,200.00	\$10,400
III-19	16" Tapping Sleeve in Manhole	1	E.A.	\$10,000.00	\$10,000
SUBTOTAL:					\$704,550

EARTHWORK & SITEWORK SUBTOTAL:	\$229,900
SANITARY SEWER SYSTEM SUBTOTAL:	\$1,633,180
WATER DISTRIBUTION SYSTEM SUBTOTAL:	\$704,550
CONTENGENCY (20%):	\$513,526
TOTAL CONSTRUCTION COST:	\$3,081,156