

**Laurel Lake Site Improvement  
Hudson, Ohio**

5/12/2025

Item	Description	Price	Total
BUILDING 1 & 2			
<b>Earthwork &amp; Demolition</b>			
1	Clearing and Grubbing, Tree Removal, Demo	\$ 7,500.00	
2	Excavation & Embankment, Haul Off	\$ 35,000.00	
3	Sawcut and Pavement Removal	\$ 1,000.00	
4	Fine Grading	\$ 5,000.00	
5	SWPPP	\$ 16,000.00	
6	Pavement & Pavement Repair	\$ 65,000.00	
			\$129,500.00
<b>Utility</b>			
1	6" Storm Sewer & Connections	\$ 10,000.00	
2	8" Storm Sewers	\$ 17,000.00	
3	18" Storm Sewers	\$ 18,000.00	
4	Storm Structures & Fittings	\$ 20,000.00	
5	Detention Basin Modification	\$ 20,000.00	
6	Storm Sewer Mobilization	\$ 5,000.00	
7	6" Sanitary Sewer and Connections	\$ 17,000.00	
8	8" Sanitary Sewer	\$ 8,000.00	
9	Sanitary Structures & Fittings	\$ 15,000.00	
10	Sanitary Sewer Mobilization	\$ 7,500.00	
11	1" Water Connections	\$ 44,000.00	
12	Water Fittings	\$ 10,000.00	
13	Water Mobilization	\$ 5,000.00	
			\$196,500.00
<b>General</b>			
1	General Conditions	\$ 5,000.00	
2	Mobilization	\$ 5,000.00	
3	Maintenance of Traffic	\$ 12,000.00	
			\$22,000.00
<b>Total</b>		<b>\$348,000.00</b>	

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Item	Description	Price	Total
BUILDING 3			
<b>Earthwork &amp; Demolition</b>			
1	Clearing and Grubbing, Tree Removal, demo	\$ 4,000.00	
2	Excavation & Embankment, Haul Off	\$ 10,500.00	
3	Sawcut and Pavement Removal	\$ 1,000.00	
4	Fine Grading	\$ 3,000.00	
5	SWPPP	\$ 9,000.00	
6	Pavement & Pavement Repair	\$ 25,000.00	
			\$52,500.00
<b>Utility</b>			
1	6" Storm Sewer & Connections	\$ 7,400.00	
2	8" Storm Sewers	\$ 8,400.00	
3	Storm Structures & Fittings	\$ 14,000.00	
4	Storm Sewer Mobilization	\$ 5,000.00	
5	6" Sanitary Sewer and Connections	\$ 6,500.00	
6	Sanitary Structures & Fittings	\$ 7,000.00	
7	Sanitary Sewer Mobilization	\$ 7,500.00	
8	1" Water Connections	\$ 22,000.00	
9	Water Fittings	\$ 5,000.00	
10	Water Mobilization	\$ 5,000.00	
11			\$87,800.00
<b>General</b>			
13	General Conditions	\$ 5,000.00	
14	Mobilization	\$5,000.00	
15	Maintenance of Traffic	\$12,000.00	
			\$22,000.00
<b>Total</b>		\$162,300.00	

**Laurel Lake Site Improvement  
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5/12/2025

Item	Description	Price	Total
BUILDING 4			
<b>Earthwork &amp; Demolition</b>			
1	Clearing and Grubbing, Tree Removal, Demo	\$ 10,000.00	
2	Excavation & Embankment, Haul Off	\$ 12,000.00	
3	Sawcut and Pavement Removal	\$ 1,000.00	
4	Fine Grading	\$ 2,500.00	
5	SWPPP	\$ 9,000.00	
6	Pavement & Pavement Repair	\$ 20,000.00	
			\$54,500.00
<b>Utility</b>			
1	6" Storm Sewer & Connections	\$ 1,000.00	
2	8" Storm Sewers	\$ 14,000.00	
3	Storm Structures & Fittings	\$ 16,000.00	
4	Detention Basin	\$ 5,000.00	
5	Storm Sewer Mobilization	\$ 5,000.00	
6	6" Sanitary Sewer and Connections	\$ 6,500.00	
7	Sanitary Structures & Fittings	\$ 5,000.00	
8	Sanitary Sewer Mobilization	\$ 5,000.00	
9	1" Water Connections	\$ 22,000.00	
10	Water Fittings	\$ 5,000.00	
11	Water Mobilization	\$ 5,000.00	
			\$89,500.00
<b>General</b>			
1	General Conditions	\$ 5,000.00	
2	Mobilization	\$ 5,000.00	
3	Maintenance of Traffic	\$ 12,000.00	
			\$22,000.00
<b>Total</b>		\$166,000.00	

**Laurel Lake Site Improvement  
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5/12/2025

Item	Description	Price	Total
BUILDING 5			
<b>Earthwork &amp; Demolition</b>			
1	Clearing and Grubbing, Tree Removal, Demo	\$ 5,000.00	
2	Excavation & Embankment, Haul Off	\$ 11,000.00	
3	Sawcut and Pavement Removal	\$ 1,000.00	
4	Fine Grading	\$ 1,500.00	
5	SWPPP	\$ 9,000.00	
6	Pavement & Pavement Repair	<u>\$ 36,000.00</u>	\$63,500.00
<b>Utility</b>			
1	6" Storm Sewer & Connections	\$ 7,500.00	
2	8" Storm Sewers	\$ 1,500.00	
3	24" Storm Sewers	\$ 25,000.00	
4	Storm Structures & Fittings	\$ 25,000.00	
5	Storm Sewer Mobilization	\$5,000.00	
6	Sanitary E-one System	\$45,000.00	
7	Sanitary Structures & Fittings	\$7,500.00	
8	Sanitary Sewer Mobilization	\$5,000.00	
9	1" Water Connections	\$ 22,000.00	
10	Water Fittings	\$ 5,000.00	
11	Water Mobilization	<u>\$ 5,000.00</u>	\$153,500.00
<b>General</b>			
1	General Conditions	\$ 5,000.00	
2	Mobilization	\$5,000.00	
3	Maintenance of Traffic	<u>\$12,000.00</u>	\$22,000.00
<b>Total</b>		<b>\$239,000.00</b>	

**Laurel Lake Site Improvement  
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5/12/2025

Item	Description	Price	Total
BUILDING 8 & 9			
<b>Earthwork &amp; Demolition</b>			
1	Clearing and Grubbing, Tree Removal, Demo	\$ 17,500.00	
2	Excavation & Embankment, Haul Off	\$ 34,000.00	
3	Sawcut and Pavement Removal	\$ 20,000.00	
4	Fine Grading	\$ 5,500.00	
5	SWPPP	\$ 16,000.00	
6	Pavement Repair, Concrete & Roadway	\$ 100,000.00	
			\$193,000.00
<b>Utility</b>			
1	8" Storm Sewers	\$ 16,000.00	
2	12" Storm Sewers	\$ 20,000.00	
3	30" Storm Sewers	\$ 50,000.00	
4	Storm Structures & Fittings	\$ 50,000.00	
5	Storm Sewer Mobilization	\$ 7,500.00	
6	Sanitary E-one System	\$ 45,000.00	
7	Sanitary Structures & Fittings	\$7,500.00	
8	Sanitary Sewer Mobilization	\$ 5,000.00	
9	1" Water Connections	\$ 44,000.00	
10	Water Fittings	\$ 10,000.00	
11	Water Mobilization	\$ 5,000.00	
			\$116,500.00
<b>General</b>			
1	General Conditions	\$ 5,000.00	
2	Mobilization	\$5,000.00	
3	Maintenance of Traffic	\$12,000.00	
			\$22,000.00
<b>Total</b>		<b>\$475,000.00</b>	

Building 1&2	\$348,000
Building 3	\$162,300
Building 4	\$166,000
Building 5	\$239,000
Buiding 8&9	\$475,000

**TOTAL \$1,390,300**



200 Laurel Lake Drive  
Hudson, OH 44236

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[www.laurellake.org](http://www.laurellake.org)

5/20/2025

To: Nick Sugar

**Reference:** City of Hudson's request from Laurel Lake on Borrowing capacity for the construction of the 14 new Villas on the Laurel Lake campus.

Mr. Sugar,

In reference to the request and per our conversation, here is the background information and methodology behind the amount of the borrowing we expect to incur for the new Villa project.

We have a long Wait List, approximately 35+ prospects, that have been waiting patiently to move into these villas. Our intent is to collect partial entrance fees before start of construction to confirm their reservation and collect the remainder as the Villas are being built. This allows Laurel Lake to pay construction costs with the entrance fee deposits and not from operating revenue or financed dollars.

Laurel Lake already has firm bids for the construction of the Villas and also separate bids for the infrastructure costs for the additional short roadway, cul du sac and utilities for the four villas not on the existing Laurel Lake Drive.

- Our intent is to build these villas in three phases...first six (3 duplexes),
- then shortly after, on a staggered schedule, start the next four (2 duplexes), all of these first ten along Laurel Lake Drive.
- Then build the last four Villas (2 duplexes) that are on the new roadway extension once that is completed.

This way we can build the Villas in three phases and use the entrance fees collected for earlier phases to fund for the subsequent ones.

- Total cost of the project with contingencies is around \$9,900,000 including all consultants, infrastructure, civil and the 14 villas.



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- We have already paid 90% of the consultant costs.
- Our Entrance fees are in excess of \$10,200,000 which are collected up front in the sequence explained above.
- We therefore do not expect to incur much if any, additional out of pocket costs.

We can agree to provide a letter from our bank attesting to an additional Line of Credit equal to 20% of the construction costs identified above, or \$1,980,000.

Please feel free to reach out to me if you have questions or need any further clarifications.

Tony Berardi

CEO, Laurel Lake Retirement Community

200 Laurel Lake Dr

Hudson Ohio 44236