

	A	B	C	D
1	<b>DETAILS</b>			
2	<b>Dam Reconstruction Options</b>	<b>Calculation</b>	<b>PROS</b>	<b>CONS</b>
3	<b>Option 1-Approve, design and construct the entire dam project</b>			
4	Reconstruct the dam as one continuous project. Total expense including design, permitting, construction, and restoration, including a construction material cost increase contingency, is \$315,900.		The project is completed in the least amount of time and a minimal amount of construction mobilization and de-mobilization costs.	A special assessment will be calculated and sent out in Feb 2022 following reconciliation of the assessed properties.
5				
6	Total Projected Cost	\$315,900		
7	Minus POALH funds available	(\$117,385)		
8	Balance to be funded via special assessment	\$198,515		
9				
10	Option One funding includes existing funds and a special assessment with a projected range from \$250-\$1000 based on the current assessment of each property. Permitting/Construction Timeline: Sept 2021-Dec 2022.			

	A	B	C	D
11	<b>Dam Reconstruction Options</b>	<b>Calculation</b>	<b>PROS</b>	<b>CONS</b>
12	<b>Option-2 Design and partial construction of the project (Eastern Spillway only) in 2021-2022. Complete construction of the western spillway and restoration of the area in 2023</b>			
13	<b>Option Two, Part One</b>			
14	Reconstruct the dam in two phases. Phase one focuses on the eastern spillway. Total expense phase one including design, permitting, construction, including a construction material cost increase contingency, is \$115,900. No special assessment is needed as existing capital reserve funds are available to fund this phase entirely. Permitting/Construction Timeline: Sept 2021-May 2022.	Construction design \$9,000 Permitting & RFPs \$6500 2020 cost projection \$76,000 Material markup 15% \$11,400 Contingency \$13,000 Total \$115,900	Option Two, Part one can proceed without a special assessment	Having Option 2, Part two pending membership approval in Aug 2022 bumps construction to 2023 and it is likely there will be a cost increase related to the cost of materials and construction equipment mobilization/demobilization.
15				
16	Option 2, Phase One Total Projected Cos	\$115,900		
17	Minus POALH Reserve funds available	(\$115,900)		
18	Balance to be funded via special assessm	\$0.00		
19				



	A	B	C	D
20	<b>Dam Reconstruction Options</b>	<b>Calculation</b>	<b>PROS</b>	<b>CONS</b>
21	<b>Option Two-Part Two</b>			
22	Reconstruct the dam in two phases. Option Two, Part Two focuses on the western spillway and the earthen dam. Total expense Part Two including design, permitting, construction, as well as a construction material cost increase contingency, is \$213,600. A special assessment is needed as existing capital reserve funds were consumed on Phase One. Permitting/Construction Timeline: Sept 2022-May 2023, possibly longer based on permitting time..	Construction design \$6,600 Permitting & RFPs \$6500 2020 cost projection \$150,000 2021 Material markup 15% \$22,500 2022 Material markup 10% \$15,000 Contingency \$13,000 Mobilization/demobilization ? Total \$ \$213,600		Additional costs are likely to be incurred due to the lengthened construction schedule.
23				
24	Phase Two Total Projected Cost	\$213,000		
25	Minus POALH Reserve funds available	(\$0,00) until otherwise directed		
26	Balance to be funded via special assessn	\$213,000		
27				
28				
29	<b>Option Two Total Projected Cost</b>	\$329,500		
30	Minus POALH Reserve funds available	<b>(\$117,385)</b>		
31	Balance to be funded via special assessn	\$212,115		
32				A conservative estimate is that the extended construction period adds \$13,600 to the cost of the project.

	A	B	C	D
33				
34	<b><u>Dam Reconstruction Options</u></b>	<b><u>Calculation</u></b>	<b>PROS</b>	<b>CONS</b>
35	<b>Option Three - Fund design and permitting only in 2021</b>			
36				
37	Option Three total projected cost	<b>\$29,500</b>		
38	Minus POALH funds available	<b>\$29,500</b>		
39	Balance to be funded via special assessment	<b>\$0</b>		
40	Timeline: Design and permitting Sep 2021-Jan 2022. In August of 2022 the POALH membership will need to discuss, review, and approve construction plans and expenses for construction in 2023 or longer.		This is the least costly option as presented, but reflects no construction expense.	This option does not address the core need to reconstruct the dam. It is possible that the cost of construction materials will continue to rise, with the end result of the project costing more in the long run.
41				Based of funding existing in the capital reserve account in 2023, it is highly likely that a special assessment will be required and will need to be calculated at that time.
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44	Footnote: None of the data in this report reflect potential funding from the town in the amount of \$15,000, a special marketing campaign to east side residents, and any funding that may be secured from state grants.			
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