

May 2, 2018

Bermello, Ajamil & Partners, Inc.
Attn: Michael Vanderbeek
2601 South Bayshore Drive, Ste. 1000
Miami, FL 33133

Re: Project Operations and Maintenance Estimated Cost | Bar Harbor Ferry Property

Dear Mike:

As requested, CES, Inc. (CES) has prepared the following project cost information for the above noted project. This analysis was prepared based on discussions with your office and a set of site concept plans entitled "Bar Harbor Ferry Property, Site Concepts Review 3.0" dated April 2, 2018. CES also inspected the site on April 10, 2018. Based on the information included in the conceptual plans, we are providing the estimated annual costs associated with maintaining the site components in an operational and usable manner.

Marine Facilities:

Piers, Ramps, and Floats: The conceptual plans all include development of the waterfront with Marina facilities. The configuration and uses vary with each concept; however, all concepts include the same type of construction. This includes wood pile supported permanent pier structures extending from the shoreline, aluminum access ramps, and seasonal wood constructed floats. Operations and maintenance of these systems include several items. The first would be installation in the spring and removal in the fall of all the seasonal components. For general planning purposes, a 1% of construction cost may be anticipated as an annual cost to install and remove these systems each year. In addition, annual maintenance of the docking system would be expected. This would include periodic adjustments, replacement and repair of hardware, replacement of damaged wood components, etc. General estimates for these annual repairs was also found to be approximately 1% of the construction cost.

A summary of these costs associated with each concept has been included in the attached summary sheet.

Wave Attenuators: Concepts A2, B3, and C2 include the installation of wave attenuators. These floating devices are generally assumed to have a functionable life span of 30 years with little or no significant maintenance issues. The only cost associated with these devices would be the installation and removal cost each year. Based on the floating system design, they are easily removed and installed in sections from the shoreline with general construction equipment.

An estimate of the anticipated annual cost for completing the installation and removal has been included in the attached summary sheet.

Public Boat Ramp: The conceptual plans all include the construction and establishment of a public boat ramp. Once this ramp has been installed it will only require minimal maintenance over a 20-year time frame. The functional life span is very dependent on conditions but would be anticipated to be within a 30-year range or longer. Annual maintenance would possibly include minor repairs of wash-out areas, adjustment to precast boat ramp sections, etc.

An estimate of the anticipated annual repairs has been included in the attached summary sheet.

Shoreland Development Area:

Paved Parking Areas: Once installed, the paved parking and travel ways should not require any substantial repairs or maintenance within the first 20 years based on the anticipated use. Anticipated maintenance would include repainting of parking lines and minor patching.

An estimate of the anticipated annual repairs has been included in the attached summary sheet.

Sewer System: Once installed, the sewer system will not require any substantial maintenance within the first 20 years. The only maintenance item would be the cleaning of the pump station each year prior to closing the facility for the winter months

An estimate of the anticipated annual maintenance has been included in the attached summary sheet.

Landscaping, Walkways, Etc.: The installed landscaping, lawns, and grounds will need to be maintained on an annual basis to preserve the installed conditions. This will include mowing, plant maintenance, and additional plantings as needed. Paths and walkways with granular material surfaces will need regular grading and application of additional material to maintain surface conditions. Generally, it may be assumed that an estimate of the annual maintenance cost of these areas would be 10% of the installation cost.

A summary of these costs associated with each concept has been included in the attached summary sheet.

Storm Drain System: Once installed, the storm drain system will not require any substantial maintenance within the first 20 years. The only maintenance item would be the cleaning of catch basins stations each year prior to opening the facility in the spring.

An estimate of the anticipated annual maintenance has been included in the attached summary sheet.

Fuel System: Once installed, the fuel system should not require any substantial maintenance within the first 20 years. General costs associated with minor (non-reportable) small spills and cleaning may be anticipated.

An estimate of the anticipated annual maintenance has been included in the attached summary sheet.

Buildings/Structures: The proposed Support buildings included in the conceptual plans will require a level of maintenance associated with the operations of the facility. This would include minor repairs to the mechanical, plumbing, and electrical systems. In addition, repairs and corrective measures would be expected on the structural components. General standards estimate that 1.5% of the total construction cost of each structure may be anticipated for planning purposes. We would not anticipate any significant annual maintenance required for the Bus Shed.

An estimate of the anticipated annual maintenance, for each concept, has been included in the attached summary sheet.

A summary of the annual operations and maintenance of the above described project components are presented in Attachment A and are summarized as follows:

Concept A1 = \$44,105
Concept A2 = \$59,545
Concept B1 = \$53,485
Concept B2 = \$49,995
Concept B3 = \$67,225
Concept C1 = \$80,989
Concept C2 = \$85,035

These estimated annual costs reflect anticipated operations and maintenance of the systems and components such that they are functional and operable for the proposed use

If you have any questions, or need any additional details, please feel free to contact us at any time.

Sincerely,
CES, Inc.

A handwritten signature in blue ink, appearing to read "T. Brochu".

Tim Brochu, Project Manager
Senior Vice President

TB/gdr

APPENDIX A
O and M Worksheet

