### EXHIBITB ENGINEER'S COST ESTIMATE

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision **Project Summary** 

Project No.		01-21-0050	Date: 27-Feb-24						
Project:		Eustachy-Wysong Ranch		Prepared by: EAS					
Client:		Larry Eustachy & Mike Wysong			necked by:				
LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	ТО	TAL PRICE		
Alter	native B								
CONS	STRUCTION (	COSTS							
	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$	1,000		
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			\$	- 1,000		
3	1 - General	Construction Facilities and Temporary Controls - Utilities, etc.	1	LS	200.00	\$	2,000		
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$	2,000		
		SUBTOTAL				\$	5,000		
ROADV									
	2- Site Const.	Clearing and Grubbing	21,795	SY	1.50		32,693		
6	2- Site Const.	Demolition - Removal of Obstructions	4	LS	0.00		-		
7	2- Site Const.	Excavation	4,355	CY	12.00		52,260		
8	2- Site Const.	Furnish and Install Embankment Material	0	CY	30.00				
9	2- Site Const. 2- Site Const.	Geotextile Fabric	0	SY	1.75	\$	211,140		
10	2- Site Const. 2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	5,865 855	CY	36.00 45.00	\$	38,475		
- 11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	600	Cf	45.00	Ф	30,473		
12	2- Site Const.	Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4" Crushed Rock)	130	CY	50.00	\$	6,500		
12	2- Site Const.	Furnish and Install 3-inches Hot Mix Asphalt Pavement	0	SY	7.00		0,500		
	2- Site Const.	Furnish and Install Walking Path (10' wide - asphalt)	0	SF	6.00				
14	2- Site Const.	Sidewalk	0	SF	6.00				
	2- Site Const.	Ribbon Curb	0	LF	25.00				
16	2- Site Const.	Curb & Gutter	0	LF	35.00		-		
	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6,000.00		-		
18	2- Site Const.	Furnish and install ADA ramp	0	Each	3,500.00		-		
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	106,603	SF	0.15	\$	15,990		
20	2- Site Const.	Payment Marking	0	LS	0.00		-,,,,,,,,		
21	2- Site Const.	Furnish and install street signs	4	Each	1,250.00	\$	5,000		
22	2- Site Const.	Traffic Control	4	LS	500.00	\$	1,750		
		SUBTOTAL			•	\$	363,808		
WATER									
23						\$	-		
24						\$	-		
		SUBTOTAL				\$	-		
SEWER									
25						\$	-		
26						\$	-		
		SUBTOTAL				\$	-		
	E UTILITIES	T 11 ( 5 11 5) ( 5)	0.050		4.00	•	4.000		
27	2- Site Const.	Trenching for Fall River Electric	3,850	LF	4.00		1,600		
28 29	<ul><li>2- Site Const.</li><li>2- Site Const.</li></ul>	Furnish and install 2-inch PVC Conduit - Fall River Electric	3,850	LF LF	6.00		2,400		
	2- Site Const.	Furnish and install conductor - Fall River Electric	3,850		11.25 2,500.00		4,800 2,400		
	2- Site Const.	Furnish and install transformer, meter, and meter base	660 650	Each LF	2,500.00		2,400		
	2- Site Const.	Furnish and install natural gas	650	Each	3,000.00				
JZ	Z- OILE COIISI.	Furnish and install natural gas service lateral - Intermountain Gas SUBTOTAL	000	Lacii	3,000.00	\$	11,200		
MISCEI	LANEOUS	JUDIUTAL				Ÿ	11,200		
54	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$			
	2- Site Const.	Geosynthetic Liner	0	SF	2.50		-		
	2- Site Const.	Appurtenances	0	LS	15,000.00		-		
57	2- Site Const.	SubdivisionSign	0	LS	5,000.00		-		
		SUBTOTAL				\$	-		
		SUBTOTAL CONSTRUCTION COST				\$	380,007.96		
		Round to nearest \$10,000				\$	390,000.00		
						-			
		Confidence Factor			80%	\$	78,000.00		
ΤΟΤΔ	L CONSTRU	CONFIDENCE FACTOR  CTION COST ALT B			80%	\$ <b>\$</b>	78,000.00 <b>468,000.0</b> 0		

## Civilize, PLLC

#### ENGINEER'S OPINION OF PROBABLE COST

Management and Engineering

Eustachy-Wysong Ranch Subdivision
Eustachy Lane

01-21-0050 Date: 27-Feb-24 Project No. **Eustachy-Wysong Ranch** Prepared by: EAS Project: Larry Eustachy & Mike Wysong Checked by: BEC Client: LINE ITEM DESCRIPTION DIVISION QTY. UNIT UNIT TOTAL PRICE NO. **PRICE** CONSTRUCTION COSTS 0 - Bidding Mobilization, Bonding, Insurance, Bidding, Etc. 3% 1,000 Submittals (Shop Drawings, O&M Manuals), Project Coordination, P 1 - General 1% 1 - General Construction Facilities and Temporary Controls - Utilities, etc. LS 2,000.00 2,000 Environmental Protection & Special Controls - Solid Waste, Dust, Fu 2,000.00 4 1 - General 1 LS 2 000 SUBTOTAL 5,000 ROADWAY 3,090 5 2- Site Const. 2,060 SY 1.50 Clearing and Grubbing 6 2- Site Const. Demolition - Removal of Obstructions LS 0.00 2- Site Const. 410 CY 12.00 4,920 Excavation 2- Site Const. 8 Furnish and Install Embankment Material 0 CY 30.00 2- Site Const. 0 SY 1.75 9 Geotextile Fabric 2- Site Const. 380 CY 36.00 13,680 Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run) 2- Site Const. 5,850 130 CY 45.00 Furnish and Install 4-inches 2" Minus Base Course Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4" 2- Site Const. 130 CY 50.00 6,500 12 Crushed Rock) 2- Site Const. 7.00 12 0 SY Furnish and Install 3-inches Hot Mix Asphalt Pavement 2- Site Const. 0 SF 6.00 13 Furnish and Install Walking Path (10' wide - asphalt) 2- Site Const. 14 0 SF 6.00 Sidewalk 2- Site Const. LF 15 Ribbon Curb 25.00 2- Site Const. 0 LF 35.00 16 Curb & Gutter 17 2- Site Const. Furnish and install concrete crosspan/valley gutter Each 6,000.00 2- Site Const. 0 3,500.00 18 Each Furnish and install ADA ramp 2- Site Const. 11,863 SF 0.15 1,780 19 Furnish and install reseeding, topsoil, mulch 0.00 2- Site Const. LS 20 0 Payment Marking 2- Site Const. 1,250.00 1,250 Furnish and install street signs Each 500 2- Site Const. 500.00 LS Traffic Control SUBTOTAL 37,570 WATER 23 24 SUBTOTAL SEWER 25 26 SUBTOTAL PRIVATE UTILITIES 2- Site Const. 400 ΙF 4 00 1.600 Trenching for Fall River Electric 2,400 28 2- Site Const. 400 LF 6.00 Furnish and install 2-inch PVC Conduit - Fall River Electric 4,800 2- Site Const. Furnish and install conductor - Fall River Electric 400 ΙF 12.00 2,400 2- Site Const. 2 Each 1,200.00 Furnish and install transformer, meter, and meter base 0 31 2- Site Const. Furnish and install natural gas communication fiber ΙF 0.00 2- Site Const. 0 Each 3,600.00 Furnish and install natural gas service lateral - Intermountain Gas 11,200 SUBTOTAL MISCELLANEOUS 2- Site Const 0 CY 6.00 Excavation of Fire Pond 2- Site Const. 0 SF 2 50 Geosynthetic Liner 2- Site Const. 0 LS 15,000.00 Appurtenances 2- Site Const. SUBTOTAL SUBTOTAL CONSTRUCTION COST 53,769.50 Round to nearest \$10,000 60,000.00 Confidence Factor 80% 12.000.00 TOTAL CONSTRUCTION COST 72,000.00

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision Eustachy Lane

Project 1	No.	01-21-0050		Date: 27-Feb-24						
Project:		<b>Eustachy-Wysong Ranch</b>		Pro	y: EAS					
Client:		Larry Eustachy & Mike Wysong		Ch	necked by:					
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT		TAL PRICE			
NO.					PRICE					
ENGI	ENGINEERING AND CONSTRUCTION OBSERVATION									
1		Design Services				\$	40,000			
2		Bid Services				\$	5,000			
3		Construction Observation/Inspection				\$	10,000			
4		Post Construction Services				\$	2,000			
		SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION	COSTS			\$	57,000			
OTHE	R PROJECT (	COSTS								
1		Facility Planning Study				\$	-			
2		Grant Application & Project Development				\$	-			
3		Environmental Assessment				\$	5,000			
4		Water Sampling and Testing				\$	-			
5		Permitting				\$	500			
6		Traffic Impact Study				\$	7,000			
7		Surveying				\$	6,000			
8		Geotechnical Investigation				\$	-			
9		Preliminary Engineering Report				\$	-			
10		Land Acquisition				\$	-			
11		Legal/Bonding & Audit				\$	-			
12		Contract Administration and Funding Support				\$	-			
		SUBTOTAL OTHER PROJECT COSTS				\$	18,500			
		ING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT CO	STS			\$	75,500			
PROJ	ECT CONTIN	GENCY								
		Contingency on project costs		10.00%		\$	20,000.00			
TOTA	L ENGINEER	S OPINION OF PROBABLE PROJECT COST				\$	167,500			

ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 4850 N (West Half)

01-21-0050 Date: 27-Feb-24 Project No.

Eustachy-Wysong Ranch

Project:		Eustachy-Wysong Ranch		Pı	EAS		
Client:		Larry Eustachy & Mike Wysong		C	Checked by: BEO		
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	TO	TAL PRICE
NO.					PRICE		
CONS	STRUCTION (	COSTS					
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$	7,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			\$	2,000
3	1 - General	Construction Facilities and Temporary Controls - Utilities, etc.	1	LS	2,000.00	\$	2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$	2,000
		SUBTOTAL				\$	13,000
ROADV	VAY						
5	2- Site Const.	Clearing and Grubbing	8,950	SY	1.50	\$	13,425
6	2- Site Const.	Demolition - Removal of Obstructions	1	LS	0.00	\$	-
7	2- Site Const.	Excavation	1,790	CY	12.00	\$	21,480
8	2- Site Const.	Furnish and Install Embankment Material	0	CY	30.00	\$	-
9	2- Site Const.	Geotextile Fabric	0	SY	1.75	\$	-
10	2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	2,490	CY	36.00	\$	89,640
11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	330	CY	45.00	\$	14,850
		Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4"					
12	2- Site Const.	Crushed Rock)	0	CY	50.00	\$	-
12	2- Site Const.	Furnish and Install 3-inches Hot Mix Asphalt Pavement	0	SY	7.00	\$	-
13	2- Site Const.	Furnish and Install Walking Path (10' wide - asphalt)	0	SF	6.00	\$	-
14	2- Site Const.	Sidewalk	0	SF	6.00	\$	-
15	2- Site Const.	Ribbon Curb	0	LF	25.00		-
16	2- Site Const.	Curb & Gutter	0	LF	35.00		
17	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6.000.00		
18	2- Site Const.	Furnish and install ADA ramp	0	Each	3,500.00		
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	42,976	SF	0.15		6,446
20	2- Site Const.	Payment Marking	0	LS	0.00		0,440
21	2- Site Const.	Furnish and install street signs	1	Each	1,250.00		1,250
22	2- Site Const.	Traffic Control	1	LS	500.00	\$	500
	z- one const.	SUBTOTAL	'		300.00	\$	147,591
WATER	!	SOBIOTAL					111,001
23						\$	
24						\$	
		SUBTOTAL				\$	_
SEWER	•	SOBTOTAL				Ψ	
25	-					\$	
26						\$	
20		SUBTOTAL				\$	
DDIVAT	E UTILITIES	SUBTUTAL				Ψ	
27	2- Site Const.	Transhing for Fall Diver Floatrie	2,800	LF	4.00	\$	11,200
28	2- Site Const.	Trenching for Fall River Electric	2,800	LF	6.00		16,800
	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	2,800	LF	12.00		33,600
29 30	2- Site Const.	Furnish and install conductor - Fall River Electric	2,800	Each	1,200.00	\$	9,600
30 31	2- Site Const.	Furnish and install transformer, meter, and meter base	0	LF	0.00	+	9,000
		Furnish and install natural gas	0	Each	3.600.00		-
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	U	Eacii	3,000.00	Φ Φ	71,200
MICCE	LANFOLIC	SUBTOTAL				ð.	71,200
	LANEOUS 2- Site Const.	For working of Fire Board		CF	6.00	•	
33	2- Site Const.	Excavation of Fire Pond	0	CF SF	6.00		-
		Geosynthetic Liner	0		2.50		-
	2- Site Const.	Appurtenances	0	LS	15,000.00		-
36	2- Site Const.	Subdivision Sign		LS	5,000.00	\$	
		SUBTOTAL				Þ	-
		SUBTOTAL CONSTRUCTION COST				\$	231,791.40
		Round to nearest \$10,000				\$	240,000.00
		Confidence Factor CTION COST			80%	\$	48,000.00 <b>288,000.00</b>

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 4850 N (West Half)

Project 1	No.	01-21-0050			Date:	27-Fe	eb-24	
Project:		<b>Eustachy-Wysong Ranch</b>		Pro	epared by:	EAS		
Client:		Larry Eustachy & Mike Wysong		Cł	necked by:	BEC		
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	TOT	AL PRICE	
NO.					PRICE			
ENGI	ENGINEERING AND CONSTRUCTION OBSERVATION							
1		Design Services				\$	-	
2		Bid Services				\$	-	
3		Construction Observation/Inspection				\$	-	
4		Post Construction Services				\$	-	
		SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION	COSTS			\$	-	
OTHE	R PROJECT	COSTS						
1		Facility Planning Study				\$	-	
2		Grant Application & Project Development				\$	-	
3		Environmental Assessment				\$	-	
4		Water Sampling and Testing				\$	-	
5		Permitting				\$	-	
6		Traffic Impact Study				\$	-	
7		Surveying				\$	-	
8		Geotechnical Investigation				\$	-	
9		Preliminary Engineering Report				\$	-	
10		Land Acquisition				\$	-	
11		Legal/Bonding & Audit				\$	-	
12		Contract Administration and Funding Support				\$	-	
		SUBTOTAL OTHER PROJECT COSTS				\$	_	
		ING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT CO	STS			\$	-	
PROJ	ECT CONTIN	GENCY						
		Contingency on project costs		10.00%		\$	29,000.00	
TOTA	I FNGINFER	'S OPINION OF PROBABLE PROJECT COST				\$	317,000	

ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 4850 N (East Half)

01-21-0050 Date: 27-Feb-24 Project No.

Eustachy-Wysong Ranch

Project:		Eustachy-Wysong Ranch		Pre	epared by:	EAS	3
Client:		Larry Eustachy & Mike Wysong		Ch	necked by:	BEC	
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	ТО	TAL PRICE
NO.					PRICE		
CONS	STRUCTION (						
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$	6,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			\$	2,000
3	1 - General	Construction Facilities and Temporary Controls - Utilities, etc.	1	LS	2,000.00		2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$	2,000
		SUBTOTAL				\$	12,000
ROADV							
5	2- Site Const.	Clearing and Grubbing	8,720	SY	1.50		13,080
6	2- Site Const.	Demolition - Removal of Obstructions	1	LS	0.00		-
7	2- Site Const.	Excavation	1,740	CY	12.00		20,880
8	2- Site Const.	Furnish and Install Embankment Material	0	CY	30.00		-
9	2- Site Const.	Geotextile Fabric	0	SY	1.75		- 07.400
10	2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	2,420	CY	36.00		87,120
11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	320	CY	45.00	\$	14,400
40	0.014-0	Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4"		01/	50.00	φ.	
12	2- Site Const.	Crushed Rock)	0	CY	50.00		-
12	2- Site Const.	Furnish and Install 3-inches Hot Mix Asphalt Pavement	0	SY	7.00		-
13	2- Site Const. 2- Site Const.	Furnish and Install Walking Path (10' wide - asphalt)	0	SF	6.00	٠	-
14	_	Sidewalk	0	SF LF	6.00		
15	2- Site Const.	Ribbon Curb	0		25.00		
16	2- Site Const.	Curb & Gutter	0	LF	35.00		-
17	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6,000.00	\$	
18	2- Site Const.	Furnish and install ADA ramp	-	Each SF	3,500.00		6,276
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	41,843 0	LS	0.15		0,270
20	2- Site Const.	Payment Marking	-		0.00		1,250
21 22	2- Site Const. 2- Site Const.	Furnish and install street signs	1	Each LS	1,250.00 500.00	\$	500
	2- Site Corist.	Traffic Control SUBTOTAL	'	LO	300.00	\$	143,506
WATER	2	SOBTOTAL				Ψ	140,000
23	<u> </u>					\$	_
24						\$	_
		SUBTOTAL				\$	-
SEWER	2	S S T S T T L				Ė	
25						\$	_
26						\$	-
		SUBTOTAL				\$	-
PRIVAT	TE UTILITIES						
27	2- Site Const.	Trenching for Fall River Electric	2,800	LF	4.00	\$	11,200
28	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	2,800	LF	6.00	\$	16,800
29	2- Site Const.	Furnish and install conductor - Fall River Electric	2,800	LF	12.00	\$	33,600
30	2- Site Const.	Furnish and install transformer, meter, and meter base	8	Each	1,200.00	\$	9,600
31	2- Site Const.	Furnish and install natural gas	0	LF	0.00		
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	0	Each	3,600.00	\$	-
		SUBTOTAL				\$	71,200
	LLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00		-
1	2- Site Const.	Geosynthetic Liner	0	SF	2.50		-
	2- Site Const.	Appurtenances	0	LS	15,000.00		-
36	2- Site Const.	Subdivision Sign		LS	5,000.00	\$	-
		SUBTOTAL				\$	-
		SUBTOTAL CONSTRUCTION COST				\$	226,706.48
		Round to nearest \$10,000				\$	230,000.00
		Confidence Factor			80%	\$	46,000.00
TOTA	L CONSTRU	CTION COST				\$	276,000.00

## Civilize, PLLC

Management and Engineering

TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 4850 N (East Half)

304,000

01-21-0050 Date: 27-Feb-24 Project No. **Eustachy-Wysong Ranch** Prepared by: EAS Project: Larry Eustachy & Mike Wysong Checked by: BEC Client: ITEM DESCRIPTION LINE DIVISION QTY. UNIT UNIT **TOTAL PRICE** NO. **PRICE** ENGINEERING AND CONSTRUCTION OBSERVATION Design Services \$ Bid Services \$ 2 Construction Observation/Inspection 3 \$ Post Construction Services 4 \$ SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION COSTS \$ OTHER PROJECT COSTS Facility Planning Study \$ Grant Application & Project Development \$ Environmental Assessment 3 \$ Water Sampling and Testing 4 Permitting \$ 5 Traffic Impact Study 6 \$ Surveying 7 \$ 8 Geotechnical Investigation \$ Preliminary Engineering Report 9 \$ Land Acquisition \$ 10 Legal/Bonding & Audit 11 \$ Contract Administration and Funding Support 12 \$ SUBTOTAL OTHER PROJECT COSTS SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS \$ PROJECT CONTINGENCY Contingency on project costs 10.00% 28,000.00 \$

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision N 3250 W

01-21-0050 Date: 27-Feb-24 Project No.

**Eustachy-Wysong Ranch** Prepared by: EAS

Project:		Eustachy-Wysong Ranch		Pro	epared by:	EAS	
Client:		Larry Eustachy & Mike Wysong		Ch	necked by:	BEC	
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	TO	TAL PRICE
NO.	Biviolott	TEM BESSIAN TION	Q	O TTT	PRICE	'	1712111102
	STRUCTION (	2007			TRIOL		
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$	3,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			Ф	1,000
3	1 - General	Construction Facilities and Temporary Controls - Utilities, etc.	1 1 1 1 1 1 1	LS	2,000.00	4	2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00		2,000
-	i - General	SUBTOTAL	'	LO	2,000.00	\$	8,000
ROADV	VAV	OUDIOTAL				Ψ	0,000
5	2- Site Const.	Clearing and Grubbing	4,210	SY	1.50	\$	6,315
6	2- Site Const.	Demolition - Removal of Obstructions	1	LS	0.00		0,010
7	2- Site Const.	Excavation	840	CY	12.00	•	10,080
8	2- Site Const.		0	CY	30.00	\$	10,000
9	2- Site Const.	Furnish and Install Embankment Material	0	SY	1.75	+	
10	2- Site Const.	Geotextile Fabric	1,170	CY	36.00	\$	42,120
11	2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	1,170	CY	45.00	•	6,750
l ''	2- Site Corist.	Furnish and Install 4-inches 2" Minus Base Course	150	Ci	45.00	Φ	0,730
12	2- Site Const.	Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4"	0	CY	50.00	\$	
12	2- Site Const. 2- Site Const.	Crushed Rock)	0	SY	7.00		
13	2- Site Const.	Furnish and Install 3-inches Hot Mix Asphalt Pavement	0	SF	6.00	\$	-
		Furnish and Install Walking Path (10' wide - asphalt)	_				-
14	2- Site Const.	Sidewalk	0	SF	6.00	\$	
15	2- Site Const.	Ribbon Curb	0	LF	25.00	Ψ	
16	2- Site Const.	Curb & Gutter	0	LF	35.00		-
17	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6,000.00	\$	-
18	2- Site Const.	Furnish and install ADA ramp	0	Each	3,500.00		-
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	20,213	SF	0.15	\$	3,032
20	2- Site Const.	Pavment Marking	0	LS	0.00		<del>-</del>
21	2- Site Const.	Furnish and install street signs	1	Each	1,250.00	\$	1,250
22	2- Site Const.	Traffic Control	1	LS	500.00	\$	500
NA/A TEE		SUBTOTAL				\$	70,047
WATER	( 					•	
23						\$	
24		OUDTOTAL				\$	
OFWE		SUBTOTAL				\$	
SEWER	<b>(</b>					•	
25						\$	-
26		OUDTOTAL				\$	
DDIVAT	E LITH ITIES	SUBTOTAL				•	
	E UTILITIES	T 11 ( 5 11 D) 51 11	050		4.00	•	2.000
27	2- Site Const.	Trenching for Fall River Electric	650	LF	4.00		2,600
28	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	650	LF	6.00		3,900
	2- Site Const.	Furnish and install conductor - Fall River Electric	650	LF Foob	12.00		7,800
30	2- Site Const.	Furnish and install transformer, meter, and meter base	0	Each	1,200.00		-
31	2- Site Const.	Furnish and install natural gas	0	LF Cook	0.00		-
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	0	Each	3,600.00	<b>D</b>	- 44 200
MICOE	LANGOUG	SUBTOTAL				•	14,300
	LLANEOUS	E		OF.	0.00	<b>o</b>	
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00		-
1	2- Site Const.	Geosynthetic Liner	0	SF	2.50		-
	2- Site Const.	Appurtenances	0	LS	15,000.00		-
36	2- Site Const.	Subdivision Sign		LS	5,000.00	\$	
		SUBTOTAL				<b>\$</b>	-
		SUBTOTAL CONSTRUCTION COST				\$	92,347.02
		Round to nearest \$10,000				\$	100,000.00
		Confidence Factor			80%	\$	20,000.00
TOT <b>A</b>	L CONSTRU	CTION COST				\$	120,000.00

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision N 3250 W

01-21-0050 Date: 27-Feb-24 Project No.

Project:		<b>Eustachy-Wysong Ranch</b>		Prepared by: EAS				
Client:		Larry Eustachy & Mike Wysong		Ch	ecked by:	BEC		
LINE	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	TOT	AL PRICE	
NO.					PRICE			
ENGI	NEERING AN	D CONSTRUCTION OBSERVATION						
1		Design Services				\$	-	
2		Bid Services				\$	-	
3		Construction Observation/Inspection				\$	-	
4		Post Construction Services				\$	-	
		SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION	COSTS			\$	-	
ОТИС	R PROJECT	COSTS						
OTHE	K PROJECT					_		
1		Facility Planning Study				\$	-	
2		Grant Application & Project Development Environmental Assessment				\$	-	
3						\$	-	
4		Water Sampling and Testing				\$	-	
5		Permitting				\$	-	
6		Traffic Impact Study				\$	-	
7		Surveying				\$	-	
8		Geotechnical Investigation				\$	-	
9		Preliminary Engineering Report				\$	-	
10		Land Acquisition				\$	-	
11		Legal/Bonding & Audit				\$	-	
12		Contract Administration and Funding Support SUBTOTAL OTHER PROJECT COSTS				\$		
						\$	-	
		RING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT CO	OSTS			\$	-	
PROJ	ECT CONTIN							
		Contingency on project costs		10.00%		\$	12,000.00	
TOTA	LENCINETE	IS OBINION OF BRODARI E BRO IECT COST				\$	132,000	
IUIA	L ENGINEER	'S OPINION OF PROBABLE PROJECT COST				Φ	132,000	

ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 5000 N Road Section

01-21-0050 Date: 27-Feb-24 Project No.

**Eustachy-Wysong Ranch** Prepared by: EAS

roject:		Eustacny-wysong Ranch		11	epared by:	Lito	
Client:		Larry Eustachy & Mike Wysong		Cl	necked by:	BEC	
LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	ТОТ	AL PRICE
	STRUCTION (	COSTS			111102		
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$	4,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P				<b>\$</b>	1,000
3	1 - General	Construction Facilities and Temporary Controls - Utilities, etc.	1	LS	2,000.00	\$	2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$	2,000
	T Contorui	SUBTOTAL	•		2,000.00	\$	9,000
ROADV	VAY	000101712					0,00
5	2- Site Const.	Clearing and Grubbing	8,640	SY	1.50	\$	12,960
6	2- Site Const.	Demolition - Removal of Obstructions	1	LS	0.00		12,000
7	2- Site Const.	Excavation	1,730	CY	12.00		20,760
8	2- Site Const.	Furnish and Install Embankment Material	0	CY	30.00		20,700
9	2- Site Const.	Geotextile Fabric	0	SY	1.75	\$	
10	2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	2,400	CY	36.00	\$	86,400
11	2- Site Const.	Furnish and Install 12-inches Grandial Borrow Subgrade (Pit Rdif)  Furnish and Install 4-inches 2" Minus Base Course	320	CY	45.00	\$	14,400
- ' '	2- Oile Corist.		320	<u> </u>	43.00	Ψ	14,400
12	2- Site Const.	Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4"	0	CY	50.00	¢	
12	2- Site Const.	Crushed Rock)	0	SY	7.00		
13	2- Site Const.	Furnish and Install 3-inches Hot Mix Asphalt Pavement	0	SF	6.00		
14	2- Site Const.	Furnish and Install Walking Path (10' wide - asphalt)	0	SF	6.00		
15	2- Site Const.	Sidewalk	0	LF			
	2- Site Const.	Ribbon Curb	-		25.00		
16	_	Curb & Gutter	0	LF	35.00	•	
17	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6,000.00		
18	2- Site Const.	Furnish and install ADA ramp	0	Each	3,500.00		0.00
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	41,471	SF	0.15		6,22
20	2- Site Const.	Pavment Marking	0	LS	0.00		0.50
21	2- Site Const.	Furnish and install street signs	2	Each	1,250.00	\$	2,500
22	2- Site Const.	Traffic Control	1	LS	500.00		500
		SUBTOTAL				\$	143,74
NATEF	₹					•	
23						\$	
24						\$	
		SUBTOTAL				\$	
SEWEF	₹						
25						\$	
26						\$	
		SUBTOTAL				\$	
	TE UTILITIES						
27	2- Site Const.	Trenching for Fall River Electric	0	LF	4.00		
28	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	0	LF	6.00		
29	2- Site Const.	Furnish and install conductor - Fall River Electric	0	LF	12.00		
30	2- Site Const.	Furnish and install transformer, meter, and meter base	0	Each	1,200.00		
31	2- Site Const.	Furnish and install natural gas	0	LF	0.00		
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	0	Each	3,600.00	\$	
		SUBTOTAL				\$	
VIISCE	LLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	1	
34	2- Site Const.	Geosynthetic Liner	0	SF	2.50		
35	2- Site Const.	Appurtenances	0	LS	15,000.00		
36	2- Site Const.	Subdivision Sign		LS	5,000.00	\$	
		SUBTOTAL				\$	
		SUBTOTAL CONSTRUCTION COST				\$	152,740.61
		Round to nearest \$10,000				\$	160,000.00
		Confidence Factor			80%	\$	32,000.00
TOT/	I CONSTRU	CTION COST			0070	\$	192,000.0

### ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision W 5000 N Road Section

Project 1	No.	01-21-0050			Date:	27-Fe	b-24	
Project:		<b>Eustachy-Wysong Ranch</b>		Pro	y: EAS			
Client:		Larry Eustachy & Mike Wysong		Ch	necked by:			
LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT	ТОТ	AL PRICE	
ENGI	NEERING AND	CONSTRUCTION OBSERVATION			<u> </u>			
1		Design Services				\$	-	
2		Bid Services				\$	-	
3		Construction Observation/Inspection				\$	-	
4		Post Construction Services				\$	-	
		SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION	COSTS			\$	-	
OTHE	R PROJECT (	COSTS						
1		Facility Planning Study				\$	-	
2		Grant Application & Project Development				\$	-	
3		Environmental Assessment				\$	-	
4		Water Sampling and Testing				\$	-	
5		Permitting				\$	-	
6		Traffic Impact Study				\$	-	
7		Surveying				\$	-	
8		Geotechnical Investigation				\$	-	
9		Preliminary Engineering Report				\$	-	
10		Land Acquisition				\$	-	
11		Legal/Bonding & Audit				\$	-	
12		Contract Administration and Funding Support				\$	-	
		SUBTOTAL OTHER PROJECT COSTS				\$	-	
SUBTO	TAL ENGINEER	ING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT CO	STS			\$	-	
PROJ	ECT CONTIN	GENCY						
		Contingency on project costs		10.00%		\$	19,000.00	
							•	
TOTA	L ENGINEER	'S OPINION OF PROBABLE PROJECT COST				\$	211,000	