

EXHIBIT B
ENGINEER'S COST ESTIMATE

Project No. **01-21-0050** Date: 27-Feb-24
 Project: **Eustachy-Wysong Ranch** Prepared by: EAS
 Client: **Larry Eustachy & Mike Wysong** Checked by: BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
Alternative B						
CONSTRUCTION COSTS						
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$ 1,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			\$ -
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
ROADWAY						
5	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.	Geotextile Fabric	0	SY	1.75	\$ -
10	2- Site Const.	Furnish and Install 12-inches Granular Borrow Subgrade (Pit Run)	5,865	CY	36.00	\$ 211,140
11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	855	CY	45.00	\$ 38,475
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	\$ -
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 crossspan/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.	Pavment 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				\$ -
PRIVATE UTILITIES						
27	2- Site Const.	Trenching for Fall River Electric	3,850	LF	4.00	\$ 1,600
28	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	3,850	LF	6.00	\$ 2,400
29	2- Site Const.	Furnish and install conductor - Fall River Electric	3,850	LF	11.25	\$ 4,800
30	2- Site Const.	Furnish and install transformer, meter, and meter base	660	Each	2,500.00	\$ 2,400
31	2- Site Const.	Furnish and install natural gas	650	LF	0.00	\$ -
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	650	Each	3,000.00	\$ -
		SUBTOTAL				\$ 11,200
MISCELLANEOUS						
54	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$ -
55	2- Site Const.	Geosynthetic Liner	0	SF	2.50	\$ -
56	2- Site Const.	Appurtenances	0	LS	15,000.00	\$ -
57	2- Site Const.	Subdivision Sign	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
TOTAL CONSTRUCTION COST ALT B						\$ 468,000.00

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
CONSTRUCTION COSTS						
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$ 1,000
2	1 - General	Submittals (Shop Drawings, O&M Manuals), Project Coordination, P	1%			\$ -
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				\$ 5,000
ROADWAY						
5	2- Site Const.	Clearing and Grubbing	2,060	SY	1.50	\$ 3,090
6	2- Site Const.	Demolition - Removal of Obstructions	1	LS	0.00	\$ -
7	2- Site Const.	Excavation	410	CY	12.00	\$ 4,920
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)	380	CY	36.00	\$ 13,680
11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	130	CY	45.00	\$ 5,850
12	2- Site Const.	Furnish and Install 4-inches 3/4" Aggregate Base Course (3/4"	130	CY	50.00	\$ 6,500
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	11,863	SF	0.15	\$ 1,780
20	2- Site Const.	Pavment Marking	0	LS	0.00	\$ -
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
		SUBTOTAL				\$ 37,570
WATER						
23						\$ -
24						\$ -
		SUBTOTAL				\$ -
SEWER						
25						\$ -
26						\$ -
		SUBTOTAL				\$ -
PRIVATE UTILITIES						
27	2- Site Const.	Trenching for Fall River Electric	400	LF	4.00	\$ 1,600
28	2- Site Const.	Furnish and install 2-inch PVC Conduit - Fall River Electric	400	LF	6.00	\$ 2,400
29	2- Site Const.	Furnish and install conductor - Fall River Electric	400	LF	12.00	\$ 4,800
30	2- Site Const.	Furnish and install transformer, meter, and meter base	2	Each	1,200.00	\$ 2,400
31	2- Site Const.	Furnish and install natural gas communication fiber	0	LF	0.00	\$ -
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	0	Each	3,600.00	\$ -
		SUBTOTAL				\$ 11,200
MISCELLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CY	6.00	\$ -
34	2- Site Const.	Geosynthetic Liner	0	SF	2.50	\$ -
35	2- Site Const.	Appurtenances	0	LS	15,000.00	\$ -
36	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

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
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
OTHER 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
SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS						\$ 75,500
PROJECT CONTINGENCY						
		Contingency on project costs			10.00%	\$ 20,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST						\$ 167,500

Project No. **01-21-0050** Date: 27-Feb-24
 Project: **Eustachy-Wysong Ranch** Prepared by: EAS
 Client: **Larry Eustachy & Mike Wysong** Checked by: BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
CONSTRUCTION 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
ROADWAY						
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
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	25.00	\$ -
16	2- Site Const.	Ribbon Curb	0	LF	35.00	\$ -
17	2- Site Const.	Curb & Gutter	0	Each	6,000.00	\$ -
18	2- Site Const.	Furnish and install concrete crosspan/valley gutter	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.	Pavment Marking	0	LS	0.00	\$ -
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
		SUBTOTAL				\$ 147,591
WATER						
23						\$ -
24						\$ -
		SUBTOTAL				\$ -
SEWER						
25						\$ -
26						\$ -
		SUBTOTAL				\$ -
PRIVATE 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
MISCELLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$ -
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						\$ 231,791.40
Round to nearest \$10,000						\$ 240,000.00
Confidence Factor						80% \$ 48,000.00
TOTAL CONSTRUCTION COST						\$ 288,000.00

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
ENGINEERING AND CONSTRUCTION OBSERVATION						
1		Design Services				\$ -
2		Bid Services				\$ -
3		Construction Observation/Inspection				\$ -
4		Post Construction Services				\$ -
SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION COSTS						\$ -
OTHER 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						\$ -
SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS						\$ -
PROJECT CONTINGENCY						
		Contingency on project costs		10.00%		\$ 29,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST						\$ 317,000

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
CONSTRUCTION COSTS						
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
ROADWAY						
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	\$ -
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
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	SF	6.00	\$ -
16	2- Site Const.	Ribbon Curb	0	LF	25.00	\$ -
17	2- Site Const.	Curb & Gutter	0	LF	35.00	\$ -
18	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	6,000.00	\$ -
19	2- Site Const.	Furnish and install ADA ramp	0	Each	3,500.00	\$ -
20	2- Site Const.	Furnish and install reseeding, topsoil, mulch	41,843	SF	0.15	\$ 6,276
21	2- Site Const.	Pavment Marking	0	LS	0.00	\$ -
22	2- Site Const.	Furnish and install street signs	1	Each	1,250.00	\$ 1,250
23	2- Site Const.	Traffic Control	1	LS	500.00	\$ 500
		SUBTOTAL				\$ 143,506
WATER						
23						\$ -
24						\$ -
		SUBTOTAL				\$ -
SEWER						
25						\$ -
26						\$ -
		SUBTOTAL				\$ -
PRIVATE 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
MISCELLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$ -
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						\$ 226,706.48
Round to nearest \$10,000						\$ 230,000.00
Confidence Factor						80%
TOTAL CONSTRUCTION COST						\$ 276,000.00

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
ENGINEERING AND CONSTRUCTION OBSERVATION						
1		Design Services				\$ -
2		Bid Services				\$ -
3		Construction Observation/Inspection				\$ -
4		Post Construction Services				\$ -
SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION COSTS						\$ -
OTHER 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						\$ -
SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS						\$ -
PROJECT CONTINGENCY						
		Contingency on project costs		10.00%		\$ 28,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST						\$ 304,000

Project No. **01-21-0050** Date: 27-Feb-24
 Project: **Eustachy-Wysong Ranch** Prepared by: EAS
 Client: **Larry Eustachy & Mike Wysong** Checked by: BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
CONSTRUCTION COSTS						
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$ 3,000
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	2,000.00	\$ 2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$ 2,000
		SUBTOTAL				\$ 8,000
ROADWAY						
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	\$ -
7	2- Site Const.	Excavation	840	CY	12.00	\$ 10,080
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)	1,170	CY	36.00	\$ 42,120
11	2- Site Const.	Furnish and Install 4-inches 2" Minus Base Course	150	CY	45.00	\$ 6,750
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	25.00	\$ -
16	2- Site Const.	Ribbon Curb	0	LF	35.00	\$ -
17	2- Site Const.	Curb & Gutter	0	Each	6,000.00	\$ -
18	2- Site Const.	Furnish and install concrete crosspan/valley gutter	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	\$ -
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
		SUBTOTAL				\$ 70,047
WATER						
23						\$ -
24						\$ -
		SUBTOTAL				\$ -
SEWER						
25						\$ -
26						\$ -
		SUBTOTAL				\$ -
PRIVATE UTILITIES						
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
29	2- Site Const.	Furnish and install conductor - Fall River Electric	650	LF	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	0.00	\$ -
32	2- Site Const.	Furnish and install natural gas service lateral - Intermountain Gas	0	Each	3,600.00	\$ -
		SUBTOTAL				\$ 14,300
MISCELLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$ -
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						\$ 92,347.02
Round to nearest \$10,000						\$ 100,000.00
Confidence Factor						80%
TOTAL CONSTRUCTION COST						\$ 120,000.00

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
ENGINEERING AND CONSTRUCTION OBSERVATION						
1		Design Services				\$ -
2		Bid Services				\$ -
3		Construction Observation/Inspection				\$ -
4		Post Construction Services				\$ -
SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION COSTS						\$ -
OTHER 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						\$ -
SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS						\$ -
PROJECT CONTINGENCY						
		Contingency on project costs		10.00%		\$ 12,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST						\$ 132,000

Civilize, PLLC

Management and Engineering

ENGINEER'S OPINION OF PROBABLE COST

Eustachy-Wysong Ranch Subdivision
W 5000 N Road Section

Project No. **01-21-0050** Date: 27-Feb-24
 Project: **Eustachy-Wysong Ranch** Prepared by: EAS
 Client: **Larry Eustachy & Mike Wysong** Checked by: BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
CONSTRUCTION COSTS						
1	0 - Bidding	Mobilization, Bonding, Insurance, Bidding, Etc.	3%			\$ 4,000
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	2,000.00	\$ 2,000
4	1 - General	Environmental Protection & Special Controls - Solid Waste, Dust, Fu	1	LS	2,000.00	\$ 2,000
		SUBTOTAL				\$ 9,000
ROADWAY						
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	\$ -
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	\$ -
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 4-inches 2" Minus Base Course	320	CY	45.00	\$ 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	25.00	\$ -
16	2- Site Const.	Ribbon Curb	0	LF	35.00	\$ -
17	2- Site Const.	Curb & Gutter	0	Each	6,000.00	\$ -
18	2- Site Const.	Furnish and install concrete crosspan/valley gutter	0	Each	3,500.00	\$ -
19	2- Site Const.	Furnish and install reseeding, topsoil, mulch	41,471	SF	0.15	\$ 6,221
20	2- Site Const.	Pavment Marking	0	LS	0.00	\$ -
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				\$ 143,741
WATER						
23						\$ -
24						\$ -
		SUBTOTAL				\$ -
SEWER						
25						\$ -
26						\$ -
		SUBTOTAL				\$ -
PRIVATE 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				\$ -
MISCELLANEOUS						
33	2- Site Const.	Excavation of Fire Pond	0	CF	6.00	\$ -
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
TOTAL CONSTRUCTION COST						\$ 192,000.00

Project No.	01-21-0050	Date:	27-Feb-24
Project:	Eustachy-Wysong Ranch	Prepared by:	EAS
Client:	Larry Eustachy & Mike Wysong	Checked by:	BEC

LINE NO.	DIVISION	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL PRICE
ENGINEERING AND CONSTRUCTION OBSERVATION						
1		Design Services				\$ -
2		Bid Services				\$ -
3		Construction Observation/Inspection				\$ -
4		Post Construction Services				\$ -
SUBTOTAL ENGINEERING AND CONSTRUCTION OBSERVATION COSTS						\$ -
OTHER 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						\$ -
SUBTOTAL ENGINEERING, CONSTRUCTION OBSERVATION, AND OTHER PROJECT COSTS						\$ -
PROJECT CONTINGENCY						
		Contingency on project costs		10.00%		\$ 19,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST						\$ 211,000