## Exhibit B

Engineer's Opinion of Probable Construction Cost

Project: Bear Claw Estates Pre

Project No: 2199-002 Date: March 17, 2020 Prepared By: Landmark Consultants. Inc

Tim Brodman Erik Griepentrog

Revision No.	Date	Prepared By:	Total Estimate			
1	4/10/2024	ТВ	\$	19,975.50		

		Original Estimate (a)			Status		Factor (b)		Total		
Item No	Improvement Description	Unit	Estimated Quantity	Estimated	Sub	total Cost	Quantity Remaining This period	Pro-Rated	Insert 1.15 or .15 based on approval status		
					_					_	
	General Control	LS	1	\$3,000.00		3,000.00	1	\$3,000.00	1.15	\$	3,450.0
1	Construction Sedimentation and Erosion Control	LS	1	\$5,500.00			0.5	\$5,500.00	1.15	\$	3,450.0
2	Surveying, Materials Testing, and Construction Observation	LS	1	\$5,500.00	Φ	5,500.00	0.5	\$5,500.00	1.15	1	3,102.3
	Water Service										
3	1 1/2" Service Tap	LS	1	\$1,500.00	\$	1,500.00	0	\$1,500.00	1.15	\$	-
4	1 1/2" Type K Copper	LF	110	\$75.00	\$	8,250.00	0	\$75.00	1.15	\$	-
5	1 1/2" Curb Stop	EA	1	\$500.00	\$	500.00	0	\$500.00	1.15	\$	
6	Reveg Disturbed Trench Area	SF	500	\$2.00	\$	1,000.00	0	\$2.00	1.15	\$	
	Sanitary Sewer Service										
7	Sewer Cleanout & Cover	EA	3	\$500.00	\$	1,500.00	0	\$500.00	1.15	\$	-
8	4" SDR35 PVC Sewer Pipe	LF	117	\$42.31	\$	4,950.00	0	\$42.31	1.15	\$	=
9	4"x8" Saddle Tap	EA	2	\$550.00	\$	1,100.00	0	\$550.00	1.15	\$	-0
11	4" SDR35 Sanitary Sewer Fittings	EA	3	\$350.00	\$	1,050.00	0	\$350.00	1.15	\$	
12	Reveg Disturbed Trench Area	SF	450	\$2.00	\$	900.00	0	\$2.00	1.15	\$	
	Storm Sewer										
13	24" Nyloplast Drain Basin	EA	4	\$2,000.00	\$	8,000.00	2	\$2,000.00	1.15	\$	4,600.0
14	24" HDPE Drain Pipe	LF	92			10,120.00	52	\$110.00	1.15	\$	6,578.0
15	4" PVC Drain Pipe	LF	10	\$50.00	\$	500.00	5	\$50.00		\$	287.5
16	Core and Fit Pipe to Ex RCP	EA	2	\$1,000.00	\$	2,000.00	1	\$1,000.00	1.15	\$	1,150.0
17	Reveg Disturbed Trench Area	SF	650	\$2.00	\$	1,300.00	325	\$2.00	1.15	\$	747.5
					I						
	TOTAL COMMITMENT GUARANTEE REQUIRED									\$	19.975.50

#### Notes

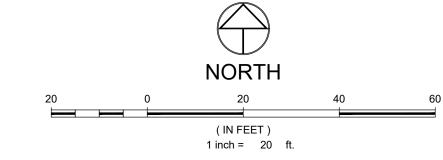
a) Cost Estimate Based on recent costs for similar projects. Actual costs may vary.

b) Contingency Factor for improvements = 1.15 if incomplete or 0.15 if preliminary acceptance for public improvements has been granted.

This Opinion of Probable Construction Cost represents Landmark Constultants' best judgment as the engineer familiar with the construction industry. However, Landmark Consultants has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing. Therefore, Landmark Consultants cannot and does not guarantee that proposals, bids, or the construction cost will not vary significantly from the Opinion of Probable Cost. All costs in current-day

dollars.





# LEGEND:

PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY EASEMENT PROPOSED EASEMENT CENTERLINE FOUND MONUMENT FOUND SECTION CORNER BUILDING ROOF LINE/OVERHANG WALL FENCE PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR — — — 6805 — — — — EXISTING MINOR CONTOUR ASPHALT CONCRETE GRAVEL PROPOSED SANITARY SEWER W/ MH EXISTING SANITARY SEWER W/ MH PROPOSED WATER PROPOSED GV, FH & CS **M** ... 0 **EXISTING WATER** \_\_\_\_\_XG \_\_\_\_\_XG \_\_\_\_\_XG \_\_\_\_\_XG \_\_\_\_ GAS METER AND MANHOLE/VAULT GM CABLE CABLE PEDESTAL FIBER OPTIC TELEPHONE TELEPHONE PEDESTAL AND MANHOLE/VAULT **ELECTRIC** ELECTRIC PED, JUNCTION BOX AND METER A EJ EM LIGHT POLE AND LIGHT POLE W/ MAST • PROPOSED DITCH / SWALE UTILITY POLE AND GUY WIRE DITCH/SWALE EXISTING STORM SEWER W/ FES PROPOSED STORM SEWER W/ FES INLET AND STORM MANHOLE  $\sim$ 

## NOTES:

- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

 $\Longrightarrow$ 

- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THIS SITE CONTAINS A CALCULATED AREA OF 0.69 ACRES.
- NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

## PROPERTY DESCRIPTION:

8. LOT 11, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AS FILED BY THE PLAT WITH THE CLERK AND RECORDER AT FILE NO. 6718, COUNTY OF ROUTT, STATE OF COLORADO.

CALL UTILITY NOTIFICATION CENTER OF



Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF

700-661.7	5/1/19	ME		EG	

SHEET C.100