

Exhibit B

Engineer's Opinion of Probable Construction Cost

Project: Bear Claw Estates
Project No: 2199-002
Date: March 17, 2020

Prepared By: Landmark Consultants, Inc
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Revision No.	Date	Prepared By:	Total Estimate
1	4/10/2024	TB	\$ 19,975.50

		Original Estimate ^(a)				Status		Factor ^(b)	Total
Item No	Improvement Description	Unit	Estimated Quantity	Estimated Unit Price	Subtotal Cost	Quantity Remaining This period	Pro-Rated Cost	Insert 1.15 or .15 based on approval status	
	General								
1	Construction Sedimentation and Erosion Control	LS	1	\$3,000.00	\$ 3,000.00	1	\$3,000.00	1.15	\$ 3,450.00
2	Surveying, Materials Testing, and Construction Observation	LS	1	\$5,500.00	\$ 5,500.00	0.5	\$5,500.00	1.15	\$ 3,162.50
	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	\$ -
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	\$ 4,600.00
14	24" HDPE Drain Pipe	LF	92	\$110.00	\$ 10,120.00	52	\$110.00	1.15	\$ 6,578.00
15	4" PVC Drain Pipe	LF	10	\$50.00	\$ 500.00	5	\$50.00	1.15	\$ 287.50
16	Core and Fit Pipe to Ex RCP	EA	2	\$1,000.00	\$ 2,000.00	1	\$1,000.00	1.15	\$ 1,150.00
17	Reveg Disturbed Trench Area	SF	650	\$2.00	\$ 1,300.00	325	\$2.00	1.15	\$ 747.50
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 Consultants' 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.



