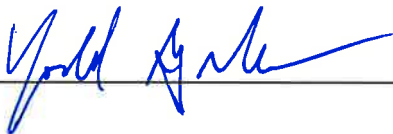


CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Black Desert Resort Assessment Area hereby certifies as follows:

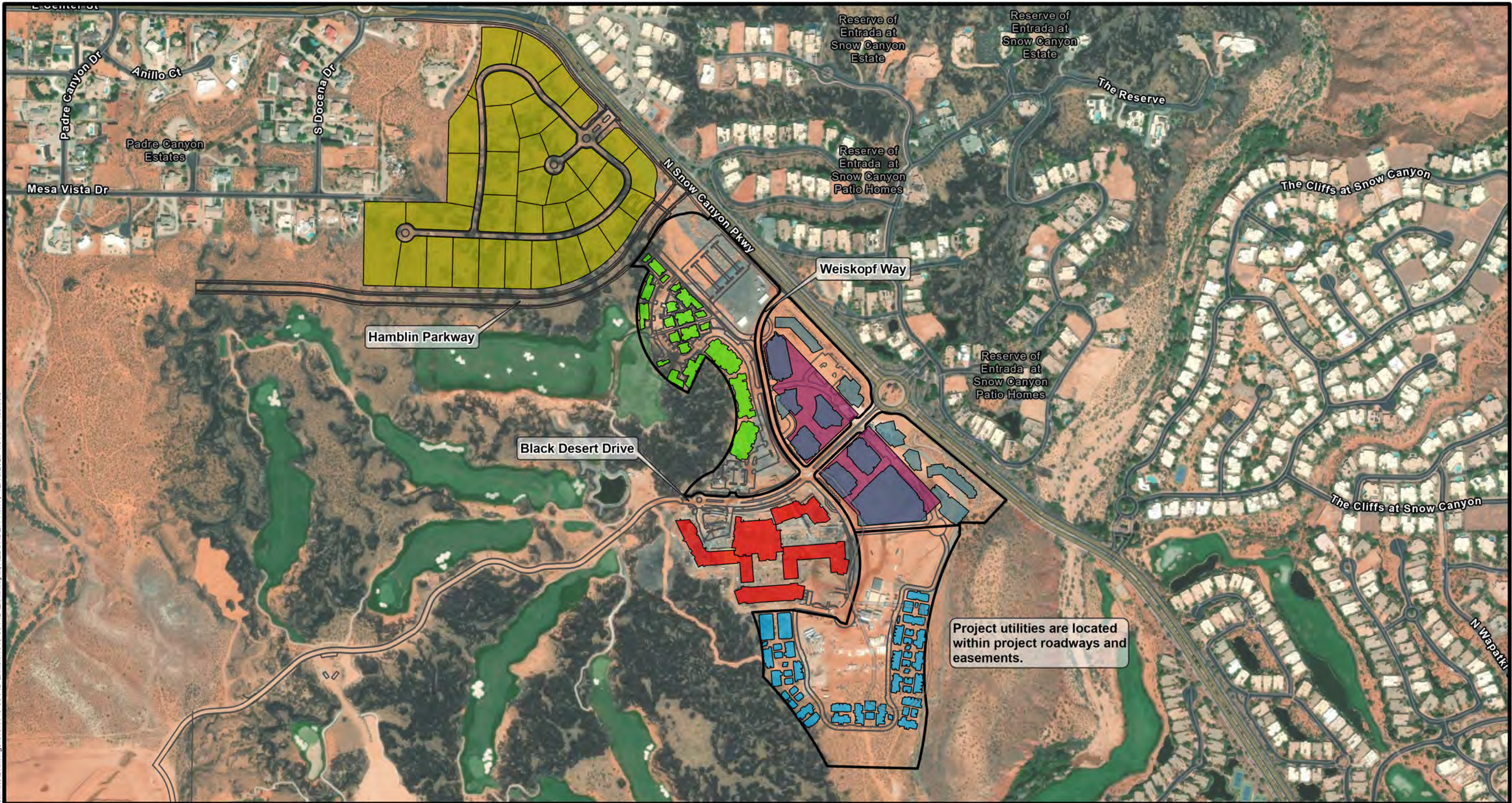
- 1) I am a professional engineer engaged by the Black Desert Resort Infrastructure District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements within the Assessment Area.
- 2) The estimated costs of the improvements to be acquired, constructed and/or installed within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on review of construction contracts, quotes, and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof. The proposed utility improvements have a weighted average useful life of not less than 50 years.



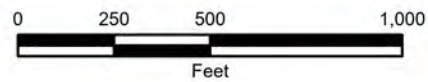
By: 

Company: Alpha Engineering Company

Date: December 14, 2023



P:\1649-15 Black Desert Resort PID Cost Estimate\Drawings\GIS\1649-05 PID Exhibit.aprx, AEBORDER 11x17, 12/13/2023 4:51 PM tdaniels



Legend

- North Village
- Golf Village
- Boardwalk Village
- Boardwalk Village Garage
- Resort Center
- Family Village

ALPHA ENGINEERING
 43 South 100 East, Suite 100 • St George, Utah 84770
 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



1 of 1

Black Desert PID Exhibit

Ivins, UT

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	TJD
Scale:	1" = 500 feet
Date:	December 15, 2023

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: North Village

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
STORM DRAIN					
1	18" Storm Drain Pipe	1,210	L.F.	\$145.00	\$175,450.00
2	24" Storm Drain Pipe	300	L.F.	\$210.00	\$63,000.00
3	Curb Inlet Box	17	EA.	\$4,000.00	\$68,000.00
4	Area Drain Box	2	EA.	\$4,000.00	\$8,000.00
5	Area Drain Box w Pump	2	EA.	\$5,500.00	\$11,000.00
6	Riprap Channel	11,500	S.F.	\$10.00	\$115,000.00
Storm Drain Subtotal					\$440,450.00
WATER					
7	8" PVC C-900 Water Pipe (includes Fittings)	4,045	L.F.	\$120.00	\$485,400.00
8	Fire Hydrant Assembly	8	EA.	\$4,500.00	\$36,000.00
9	8" Gate Valve (Water)	10	EA.	\$2,000.00	\$20,000.00
10	8" PVC C-900 Irrigation Pipe (includes Fittings)	1,750	L.F.	\$120.00	\$210,000.00
11	6" PVC C-900 Irrigation Pipe (includes Fittings)	2,630	L.F.	\$112.00	\$294,560.00
12	8" Gate Valve (Irrigation)	6	EA.	\$2,000.00	\$12,000.00
13	6" Gate Valve (Irrigation)	6	EA.	\$1,650.00	\$9,900.00
Water Subtotal					\$1,067,860.00
SEWER					
14	8" PVC SDR-35 Sewer Pipe	3,415	L.F.	\$130.00	\$443,950.00
15	10" PVC SDR-35 Sewer Pipe	390	L.F.	\$140.00	\$54,600.00
16	48" Sewer Manhole	13	EA.	\$3,000.00	\$39,000.00
17	60" Sewer Manhole	4	EA.	\$3,700.00	\$14,800.00
18	Sewer Lateral with Cleanout	33	EA.	\$900.00	\$29,700.00
Sewer Subtotal					\$582,050.00
SUBTOTAL					\$2,090,360.00
10% CONTINGENCY					\$209,036.00
10% WARRANTY					\$229,939.60
GRAND TOTAL					\$2,529,335.60

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Hamblin Parkway

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
	EARTHWORK				
1	Earthwork	24,600	C.Y.	\$7.00	\$172,200.00
2	Export Material	5,350	C.Y.	\$16.00	\$85,600.00
3	Subgrade Prep	32,350	S.F.	\$2.50	\$80,875.00
				Earthwork Subtotal	\$338,675.00
	ROADWAY				
4	8" Roadbase	34,600	S.F.	\$1.50	\$51,900.00
5	4" Asphalt	32,350	S.F.	\$3.25	\$105,137.50
6	HB30-7 Curb & Gutter	900	L.F.	\$32.00	\$28,800.00
7	Trail (2.5" Asphalt over 4" Roadbase)	18,000	S.F.	\$4.50	\$81,000.00
8	Riprap (d50=9", Thickness=12")	133	C.Y.	\$230.00	\$30,666.67
				Roadway Subtotal	\$297,504.17
				SUBTOTAL	\$636,179.17
				10% CONTINGENCY	\$63,617.92
				10% WARRANTY	\$69,979.71
				GRAND TOTAL	\$769,776.79

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Golf Village

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
EARTHWORK					
1	Earthwork Cut	30,940	C.Y.	\$5.00	\$154,700.00
2	Earthwork Import Fill	12,875	C.Y.	\$5.00	\$64,375.00
3	Erosion Control	3	L.S.	\$19,000.00	\$57,000.00
Earthwork Subtotal					\$276,075.00
ROADWAY					
4	3" Hot Mix Asphalt	170,880	S.F.	\$3.25	\$555,360.00
5	6" Type II Untreated Roadbase	170,880	S.F.	\$1.00	\$170,880.00
6	4" Concrete with 4" Base Course	52,752	S.F.	\$5.00	\$263,760.00
7	HB30-7 Curb & Gutter	7,960	L.F.	\$32.00	\$254,720.00
8	6' Waterway	66	L.F.	\$66.00	\$4,356.00
9	ADA Ramp	23	EA.	\$900.00	\$20,700.00
10	Signage	14	EA.	\$600.00	\$8,400.00
Roadway Subtotal					\$1,278,176.00
STORM DRAIN					
11	18" Storm Drain Pipe	2,245	L.F.	\$145.00	\$325,525.00
12	24" Storm Drain Pipe	24	L.F.	\$210.00	\$5,040.00
13	8" Minus Storm Drain Pipe	1,265	L.F.	\$60.00	\$75,900.00
14	Curb Inlet Box	21	EA.	\$4,000.00	\$84,000.00
15	Area Drain Box	3	EA.	\$6,000.00	\$18,000.00
Storm Drain Subtotal					\$508,465.00
WATER					
16	8" PVC C-900 Water Pipe (includes Fittings)	1,620	L.F.	\$120.00	\$194,400.00
17	Fire Hydrant Assembly	3	EA.	\$8,000.00	\$24,000.00
18	8" Gate Valve (Water)	9	EA.	\$3,200.00	\$28,800.00
19	6" PVC C-900 Irrigation Pipe (includes Fittings)	760	L.F.	\$112.00	\$85,120.00
20	6" Gate Valve (Irrigation)	9	EA.	\$1,650.00	\$14,850.00
21	4" PVC C-900 Water Pipe (includes Fittings)	200	L.F.	\$65.00	\$13,000.00
Water Subtotal					\$360,170.00
SEWER					
22	8" PVC SDR-35 Sewer Pipe	3,415	L.F.	\$130.00	\$443,950.00
23	48" Sewer Manhole	13	EA.	\$8,000.00	\$104,000.00
23	60" Sewer Manhole	4	EA.	\$9,000.00	\$36,000.00
24	Sewer Lateral with Cleanout	32	EA.	\$900.00	\$28,800.00
Sewer Subtotal					\$612,750.00
SUBTOTAL					\$3,035,636.00
10% CONTINGENCY					\$303,563.60
10% WARRANTY					\$333,919.96
GRAND TOTAL					\$3,673,119.56

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Black Desert Parking & Ammenities

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
Boardwalk Village Parking Garage					
1	Earthwork & Foundation Preparation	1	L.S.	\$20,250,000.00	\$20,250,000.00
2	North Parking Structure	1	L.S.	\$58,000,000.00	\$58,000,000.00
3	South Parking Structure	1	L.S.	\$26,000,000.00	\$26,000,000.00
4	Pedestrian Bridge	1	L.S.	\$1,850,000.00	\$1,850,000.00
Boardwalk Village Parking Garage Subtotal					\$106,100,000.00
Other Parking Structures					
5	Resort Center Parking Structure	1	L.S.	\$72,158,246.00	\$72,158,246.00
6	Additional Underground Parking	1	L.S.	\$17,500,000.00	\$17,500,000.00
Other Parking Structures Subtotal					\$89,658,246.00
Ammenities					
7	Convention Center	1	L.S.	\$17,312,308.00	\$17,312,308.00
8	Nature Center	1	L.S.	\$3,500,000.00	\$3,500,000.00
9	Trails/Trail Heads	1	L.S.	\$1,400,000.00	\$1,400,000.00
Ammenities Subtotal					\$22,212,308.00
SUBTOTAL					\$217,970,554.00
10% CONTINGENCY					\$21,797,055.40
10% WARRANTY					\$23,976,760.94
GRAND TOTAL					\$263,744,370.34

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Boardwalk Village

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
ROADWAY					
1	3" Hot Mix Asphalt	83,651	S.F.	\$3.25	\$271,865.75
2	6" Type II Untreated Roadbase	83,651	S.F.	\$1.00	\$83,651.00
3	4" Concrete with 4" Base Course	67,200	S.F.	\$5.00	\$336,000.00
4	ADA Ramp	12	EA.	\$900.00	\$10,800.00
5	Signage	10	EA.	\$600.00	\$6,000.00
Roadway Subtotal					\$708,316.75
WATER					
6	8" PVC C-900 Water Pipe (includes Fittings)	3,200	L.F.	\$120.00	\$384,000.00
7	Fire Hydrant Assembly	4	EA.	\$8,000.00	\$32,000.00
8	8" Gate Valve (Water)	4	EA.	\$3,200.00	\$12,800.00
9	6" PVC C-900 Irrigation Pipe (includes Fittings)	3,200	L.F.	\$112.00	\$358,400.00
10	6" Gate Valve (Irrigation)	4	EA.	\$1,650.00	\$6,600.00
Water Subtotal					\$793,800.00
SEWER					
11	8" PVC SDR-35 Sewer Pipe	1,400	L.F.	\$130.00	\$182,000.00
12	Grease & Sand/Oil Separator	6	EA.	\$45,000.00	\$270,000.00
12	60" Sewer Manhole	10	EA.	\$9,000.00	\$90,000.00
13	Sewer Lateral with Cleanout	30	EA.	\$900.00	\$27,000.00
Sewer Subtotal					\$569,000.00
SUBTOTAL					\$2,071,116.75
10% CONTINGENCY					\$207,111.68
10% WARRANTY					\$227,822.84
GRAND TOTAL					\$2,506,051.27

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Family Village

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
STORM DRAIN					
1	18" Storm Drain Pipe	2,100	L.F.	\$145.00	\$304,500.00
2	24" Storm Drain Pipe	230	L.F.	\$210.00	\$48,300.00
3	12" Storm Drain Pipe	250	L.F.	\$120.00	\$30,000.00
4	24" Area Drain	15	EA.	\$4,800.00	\$72,000.00
5	18" Area Drain	30	EA.	\$4,000.00	\$120,000.00
Storm Drain Subtotal					\$574,800.00
WATER					
6	8" PVC C-900 Water Pipe (includes Fittings)	2,700	L.F.	\$120.00	\$324,000.00
7	Fire Hydrant Assembly	5	EA.	\$8,000.00	\$40,000.00
8	6" PVC C-900 Irrigation Pipe (includes Fittings)	2,700	L.F.	\$112.00	\$302,400.00
Water Subtotal					\$666,400.00
SEWER					
9	8" PVC SDR-35 Sewer Pipe	3,415	L.F.	\$130.00	\$443,950.00
10	48" Sewer Manhole	13	EA.	\$8,000.00	\$104,000.00
10	60" Sewer Manhole	4	EA.	\$9,000.00	\$36,000.00
11	Sewer Lateral with Cleanout	32	EA.	\$900.00	\$28,800.00
Sewer Subtotal					\$612,750.00
SUBTOTAL					\$1,853,950.00
10% CONTINGENCY					\$185,395.00
10% WARRANTY					\$203,934.50
GRAND TOTAL					\$2,243,279.50

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
December 15, 2023
Project: Black Desert Drive & Weiskopf Way

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
EARTHWORK					
1	Earthwork Cut	107,000	C.Y.	\$5.00	\$535,000.00
2	Final Grading for Roads	127,400	S.F.	\$0.25	\$31,850.00
3	Erosion Control	1	L.S.	\$19,000.00	\$19,000.00
Earthwork Subtotal					\$585,850.00
ROADWAY					
4	2.5" Hot Mix Asphalt	127,400	S.F.	\$3.25	\$414,050.00
5	6" Type II Untreated Roadbase	127,400	S.F.	\$1.00	\$127,400.00
6	24" Modified Curb	6,925	L.F.	\$32.00	\$221,600.00
7	6' Waterway	450	L.F.	\$66.00	\$29,700.00
8	ADA Ramp	26	EA.	\$900.00	\$23,400.00
9	Signage	5	EA.	\$600.00	\$3,000.00
Roadway Subtotal					\$819,150.00
STORM DRAIN					
10	12" Storm Drain Pipe	1,100	L.F.	\$120.00	\$132,000.00
11	18" Storm Drain Pipe	1,825	L.F.	\$145.00	\$264,625.00
12	24" Storm Drain Pipe	1,025	L.F.	\$210.00	\$215,250.00
13	36" Storm Drain Pipe	1,025	L.F.	\$290.00	\$297,250.00
14	42" Storm Drain Pipe	900	L.F.	\$335.00	\$301,500.00
15	Curb Inlet Box	63	EA.	\$4,000.00	\$252,000.00
16	Storm Drain Cleanout	13	E.A.	\$800.00	\$10,400.00
17	Storm Drain Manhole	10	EA.	\$8,000.00	\$80,000.00
Storm Drain Subtotal					\$1,421,025.00
WATER					
18	8" PVC C-900 Water Pipe (includes Fittings)	2,000	L.F.	\$120.00	\$240,000.00
19	10" PVC C-900 Water Pipe (includes Fittings)	4,316	L.F.	\$150.00	\$647,400.00
20	12" PVC C-900 Water Pipe (includes Fittings)	1,050	L.F.	\$180.00	\$189,000.00
21	16" PVC C-900 Water Pipe (includes Fittings)	1,900	L.F.	\$240.00	\$456,000.00
22	6" PVC C-900 Irrigation Pipe (includes Fittings)	2,200	L.F.	\$112.00	\$246,400.00
23	18" PVC C-900 Irrigation Pipe (includes Fittings)	2,015	L.F.	\$336.00	\$677,040.00
Water Subtotal					\$2,455,840.00
SEWER					
24	8" PVC SDR-35 Sewer Pipe	6,375	L.F.	\$130.00	\$828,750.00
25	48" Sewer Manhole	7	EA.	\$8,000.00	\$56,000.00
25	60" Sewer Manhole	32	EA.	\$9,000.00	\$288,000.00
26	Sewer Lateral with Cleanout	28	EA.	\$900.00	\$25,200.00
Sewer Subtotal					\$1,197,950.00
SUBTOTAL					\$6,479,815.00
10% CONTINGENCY					\$647,981.50
10% WARRANTY					\$712,779.65
GRAND TOTAL					\$7,840,576.15

Black Desert PID
Engineer's Preliminary Opinion of Probable Cost
 December 15, 2023
 Project: Overall Black Desert Estimate

ITEM NO.	ITEM DESCRIPTION	Project Estimate
	Projects	
1	North Village	\$2,529,335.60
2	Hamblin Parkway	\$769,776.79
3	Golf Village	\$3,673,119.56
4	Parking and Ammenities	\$263,744,370.34
5	Boardwalk Village	\$2,506,051.27
6	Family Village	\$2,243,279.50
7	Black Desery Drive and Weiskopf Way	\$7,840,576.15
	GRAND TOTAL	\$283,306,509.21