WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

---

SAWMILL INFRASTRUCTURE FINANCING DISTRICT
SAWMILL ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF APRIL 24, 2025

WHEREAS, the Board of Trustees (the "Board") of Sawmill Infrastructure Financing District (the "District"), adopted Resolution No. 2025-05 on April 24, 2025, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of Sawmill Infrastructure Financing District, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described in Section 4 herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the "Improvements"). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the "Act"), the owner(s) (the "Owners") of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, including the payment of installments over a period of not to exceed 30 years, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as "Sawmill Assessment Area" (the "Assessment Area"). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute), which was addressed to the District, verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 24-acre residential development (the "Development"). The district plans to levy the assessments to finance a portion of the Improvements within the Development. The Improvements are more particularly described as follows:

-Sewer improvements, including, but not limited to, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

-Water improvements and pressurized irrigation improvements, including but not limited to, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, fittings, blow offs and appurtenances (various sizes).

-Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.

-Storm drain improvements, including but, but not limited to, storm drain pipes, manholes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

-Open space improvements including, but not limited to, clearing grub, removing junk, trail lights and survey monuments.

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation) and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least thirty-seven (37) years and that it is in the District and the Owners' best interest for certain property owner installments to be paid for over up to thirty (30) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, and debt issuance costs, is estimated at $12,863,304, of which $8,925,000 is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance a portion of the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 6.054% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed using an equivalent residential unit ("ERU") as follows:

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.

| Improvements | Assessment | Assessment Method | Assessment Per ERU |
|---|---|---|---|
| All above-described Improvements | $8,925,000 | ERU | $26,665.67 |

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Clerk/Secretary who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a "Certificate of Project Engineer," attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Wasatch County and (ii) where applicable, file with the Wasatch County Recorder a notice of proposed assessment.

Dated as of April 24, 2025.

SAWMILL INFRASTRUCTURE FINANCING DISTRICT

By: ______________________________
Chair

ATTEST:

By: ______________________________
Clerk/Secretary

STATE OF UTAH )
: ss.
COUNTY OF WASATCH )

The foregoing instrument was acknowledged before me this April 24, 2025, by Ryan Poelman, the Chair of the Board of Trustees of Sawmill Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

ALYSSA VAUGHAN JOHNSON
Notary Public - State of Utah
Comm. No. 741206
My Commission Expires on
Jan 23, 2029

NOTARY PUBLIC

STATE OF UTAH )
: ss.
COUNTY OF WASATCH )

The foregoing instrument was acknowledged before me this April 24, 2025, by Allyn Morrison, the Clerk/Secretary of Sawmill Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

ALYSSA VAUGHAN JOHNSON
Notary Public - State of Utah
Comm. No. 741206
My Commission Expires on
Jan 23, 2029

NOTARY PUBLIC

# EXHIBIT A

## ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this "Agreement") is entered into April 24, 2025, by Whale White, LLC, a Utah limited liability company and Sawmill Land Investment, LLC, a Utah limited liability company (together, the "Owners").

R E C I T A L S:

1. As of the date hereof, the Owners own the real property described in Exhibit A attached hereto (the "Subject Property"), which constitutes all of the property to be assessed within the Assessment Area described herein.

2. The Owners desire that Sawmill Infrastructure Financing District (the "District") designate an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the "Improvements"), as more fully described in the Assessment Ordinance (defined herein).

3. Estimated costs for the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is estimated at $12,863,304 of which $8,925,000 shall be assessed against the properties benefited within the Assessment Area. The Owners anticipate using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owners hereby agree to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owners' property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the "Board") has or is expected to approve (i) a Designation Resolution, a copy of which is attached hereto as Exhibit B (the "Designation Resolution") designating an assessment area to be known as "Sawmill Assessment Area" (the "Assessment Area") and (ii) an Assessment Ordinance for the Assessment Area (the "Assessment Ordinance"), a copy of which is attached hereto as Exhibit C, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The Owners and the District desire to include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners hereby agree as follows:

Section 1. Representations and Warranties of the Owners. The Owners hereby represents and warrants that:

(a) the Owners are the owners of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owners have taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owners does not conflict with, violate, or constitute on the part of the Owners a breach or violation of any of the terms and provisions of, or constitute a default under (i) any existing constitution, law, or administrative rule or regulation, decree, order, or judgment; (ii) any corporate restriction or any bond, debenture, note, mortgage, indenture, agreement, or other instrument to which the Owners are a party or by which the Owners are or may be bound or to which any of the property or assets of the Owners are or may be subject; or (iii) the creation and governing instruments of the Owners, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Owners are a party, or threatened against the Owners (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owners or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Owners, including its power to develop the Subject Property, or (iii) wherein an unfavorable decision, ruling, or finding would adversely affect the validity or enforceability or the execution and delivery by the Owners of this Agreement;

(e) the Owners have not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Owners have not indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

(f) the Owners are not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owners are subject, or by which they or their properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(g) the Owners are in compliance and will comply in all material respects with all provisions of applicable law relating to the development of the Subject Property, including applying for all necessary permits;

(h) the Owners hereby consents in all respects to the Improvements and assessment methodology as described in the Designation Resolution and Assessment Ordinance, including as provided in the Act;

(i) the assessment bonds, together with loans and funds of the Owners and lot sale proceeds, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for Sawmill Infrastructure District, as prepared by Colliers International Valuation & Advisory Services dated April 24, 2025;

(j) each entity comprising the Owners is an affiliate (within the meaning of the Assessment Ordinance) with respect to each other entity comprising the Owners;

(k) the Subject Property is located in Wasatch County, Utah, and the legal description of the Subject Property contained in the Designation Resolution, the Assessment Ordinance, and Exhibit A hereto is an accurate and complete description of the real property it is intended to describe; and

(l) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Owners.

Section 2. Acknowledgment by the Owners. The Owners on behalf of themselves, and their successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owners, are duly qualified representatives of the Owners with the power and authority to execute this Agreement for and on behalf of the Owners and have heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Owners have received a copy of the Designation Resolution, the Assessment Ordinance and any other information necessary to execute this Agreement;

(c) the consents set forth in Section 3 herein will benefit the Owners by expediting the assessment process and providing for the financing of the Improvements by the issuance of assessment bonds;

(d) the Assessments constitute a legal, valid and binding lien on the Subject Property;

(e) the Assessment Ordinance and the rights of the District thereunder with respect to the enforcement of the lien of the Assessments and all other conditions therein;

(f) the Owners have provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units ("ERUs") in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its assessment bonds related to the Improvements;

(g) the levy of the Assessments on the Subject Property will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Owners are a party or to which its property or assets are subject;

(h) the Owners further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, the property owners within the Assessment Area may be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment;

(i) Notwithstanding Section 11-42-206(3)(e) of the Act, the Owners have provided the legal description and tax identification number of each parcel of property within the Assessment Area and shall be responsible for any errors related to such information;

(j) the District cannot guaranty or predict the interest rates of the assessment bonds related to the Assessment Area, which will have a direct impact on the amount of the Assessments;

(k) the property within the Assessment Area shall initially have a collective Assessment allocated by ERUs;

(l) the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Owners hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act; and

(m) the Owners have received consent to the Assessment and issuance of the assessment bonds described herein from all lienholders on the Subject Property whose consent is required.

Section 3. Consent by Owner. The Owners, on behalf of themselves, and their successors in title and assigns, hereby consents to:

(a) the inclusion of the Subject Property in the Assessment Area and the designation of the Assessment Area for the purpose of financing the cost of the Improvements with assessments to be levied against properties within said Assessment Area, including the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the District financing the acquisition, construction and installation of the Improvements through the issuance of assessment bonds as provided in the Act;

(c) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of ERUs attributable to each unit type;

(d) aggregation of all Assessments of all properties owned by the same owner (including an affiliate of such owner) as a single unified assessment against all properties owned by the same owner, as further described in the Assessment Ordinance;

(e) in accordance with Section 2(f) above the Owners were responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owners consent and agree (i) to be held liable for and (ii) to pay such shortfall on behalf of the District;

(f) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance;

(g) not suing or enjoining the levy, collection, or enforcement of the Assessment levied pursuant to the Assessment Ordinance or in any manner attacking or questioning the legality of said Assessment levied within the Assessment Area pursuant to the Assessment Ordinance;

(h) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of the Assessment Ordinance;

(i) the District appointing the Foreclosure Agent including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the indenture for the assessment bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(j) the payment of Assessments which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the assessment bonds as shall be established in the indenture(s) relating to such bonds.

Section 4. Waiver. The Owners, on behalf of themselves, and their successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) their right to contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments, or the creation and establishing of the Assessment Area, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means;

(c) their right to have appointed by the District a board of equalization and review which would hear aggrieved property owners and recommend adjustments in assessments, if deemed appropriate, the right to a hearing before a board of equalization and review and the right to appeal from any determination of a board of equalization and review as provided in the Act;

(d) the right to pay cash for its assessment during a cash prepayment period which would otherwise extend for twenty-five (25) days after the adoption and publication of the Assessment Ordinance as provided in the Act;

(e) any right to contest its assessment, including but not limited to the 30-day contestability period provided in Section 11-42-106 of the Act;

(f) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide and the Owners further acknowledges that they have consulted with counsel regarding the same; and

(g) any other procedures that the District may be required to follow in order to designate an assessment area or to levy an assessment as described in the Designation Resolution and the Assessment Ordinance.

Section 5. Amendment. The Owners hereby acknowledges that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 6. Severability. The invalidity or un-enforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or un-enforceability.

Section 7. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 8. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 10. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 11. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Owner, has hereunto executed this Agreement as of the date first hereinabove set forth.

OWNERS:

WHALE WHITE, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________
Ryan Poleman, Manager

SAWMILL LAND INVESTMENT, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________
Ryan Poleman, Manager

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount

| | |
|---|---|
| **Total Assessment** | $8,925,000 |
| **Total ERUs** | 334.70 |
| **Assessment Per ERU** | $26,665.67 |

| **PRODUCT TYPE** | **NUMBER OF LOTS** | **ERU's PER LOT** | **ASSESSMENT PER LOT** | **TOTAL ASSESSMENT** |
|---|---|---|---|---|
| Phase 6 Townhomes | 30 | 1.89 | $50,398.12 | $1,511,944 |
| Phase 6 Condos | 70 | 1.00 | 26,665.67 | 1,866,597 |
| Phase 8 Condos | 100 | 1.00 | 26,665.67 | 2,666,567 |
| Phase 9 Apartments | 108 | 1.00 | 26,665.67 | 2,879,892 |
| **TOTAL** | | | | **$8,925,000** |

| **Parcel Tax ID(s)** | **ERUs** | **Total Assessment** |
|---|---|---|
| 00-0021-6981, 00-0021-5886, 00-0021-5885, 00-0021-8255, 00-0021-2375, 00-0021-8253, 00-0021-8349, 00-0021-8350, 00-0021-8254, 00-0021-8343,00-0021-5884, 00-0021-8342, 00-0021-8257, 00-0021-8341, 00-0021-8256, 00-0021-5883 | 334.70 | $8,925,000 |

<u>Legal Description</u>

The Assessment Area is more particularly described as follows:

BEGINNING AT A POINT THAT LIES S 00°24’01” E 1,268.49 FEET AND WEST 1,074.67 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN.

THENCE S 00°09’29” E 320.35 FEET; THENCE S 00°09’27” E 414.65 FEET; THENCE WEST 691.66 FEET; THENCE SOUTH 605.60 FEET; THENCE S 89°58’58” E 446.42 FEET; THENCE S 00°00’26” W 63.99 FEET; THENCE S 89°15’51” W 432.75 FEET; THENCE N 88°09’35” W 235.01 FEET; THENCE N 00°10’50” W 1,099.74 FEET; THENCE N 90°00’00” E 192.16 FEET; THENCE NORTH 451.88 FEET; THENCE WEST 24.69 FEET; THENCE SOUTH 8.38 FEET; THENCE WEST 168.87 FEET; THENCE N 00°10’50” W 153.07 FEET; THENCE EAST 213.47 FEET; THENCE N 30°33’48” E 172.13 FEET; THENCE N 31°37’21” E 4.65 FEET; THENCE S 85°12’42” E 386.65 FEET; THENCE S 00°05’41”E 413.47 FEET; THENCE EAST 226.76 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 23.585 ACRES, OR 1,027,383 SQUARE FEET.

00-0021-6981, 00-0021-5886, 00-0021-5885, 00-0021-8255, 00-0021-2375, 00-0021-8253, 00-0021-8349, 00-0021-8350, 00-0021-8254, 00-0021-8343,00-0021-5884, 00-0021-8342, 00-0021-8257, 00-0021-8341, 00-0021-8256, 00-0021-5883

EXHIBIT B

DESIGNATION RESOLUTION

[excluded from recorded copy]

# EXHIBIT C

## ASSESSMENT ORDINANCE

[excluded from recorded copy]

# EXHIBIT B

## LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

| Parcel ID | Property Owner |
|---|---|
| 00-0021-6981 | Whale White, LLC |
| 00-0021-5886 | Whale White, LLC |
| 00-0021-5885 | Whale White, LLC |
| 00-0021-8255 | Whale White, LLC |
| 00-0021-2375 | Whale White, LLC |
| 00-0021-5884 | Whale White, LLC |
| 00-0021-8257 | Whale White, LLC |
| 00-0021-5883 | Whale White, LLC |
| 00-0021-8253 | Sawmill Land Investments, LLC |
| 00-0021-8349 | Sawmill Land Investments, LLC |
| 00-0021-8350 | Sawmill Land Investments, LLC |
| 00-0021-8254 | Sawmill Land Investments, LLC |
| 00-0021-8343 | Sawmill Land Investments, LLC |
| 00-0021-8342 | Sawmill Land Investments, LLC |
| 00-0021-8341 | Sawmill Land Investments, LLC |
| 00-0021-8256 | Sawmill Land Investments, LLC |

## Legal Description

The Assessment Area is more particularly described as follows:

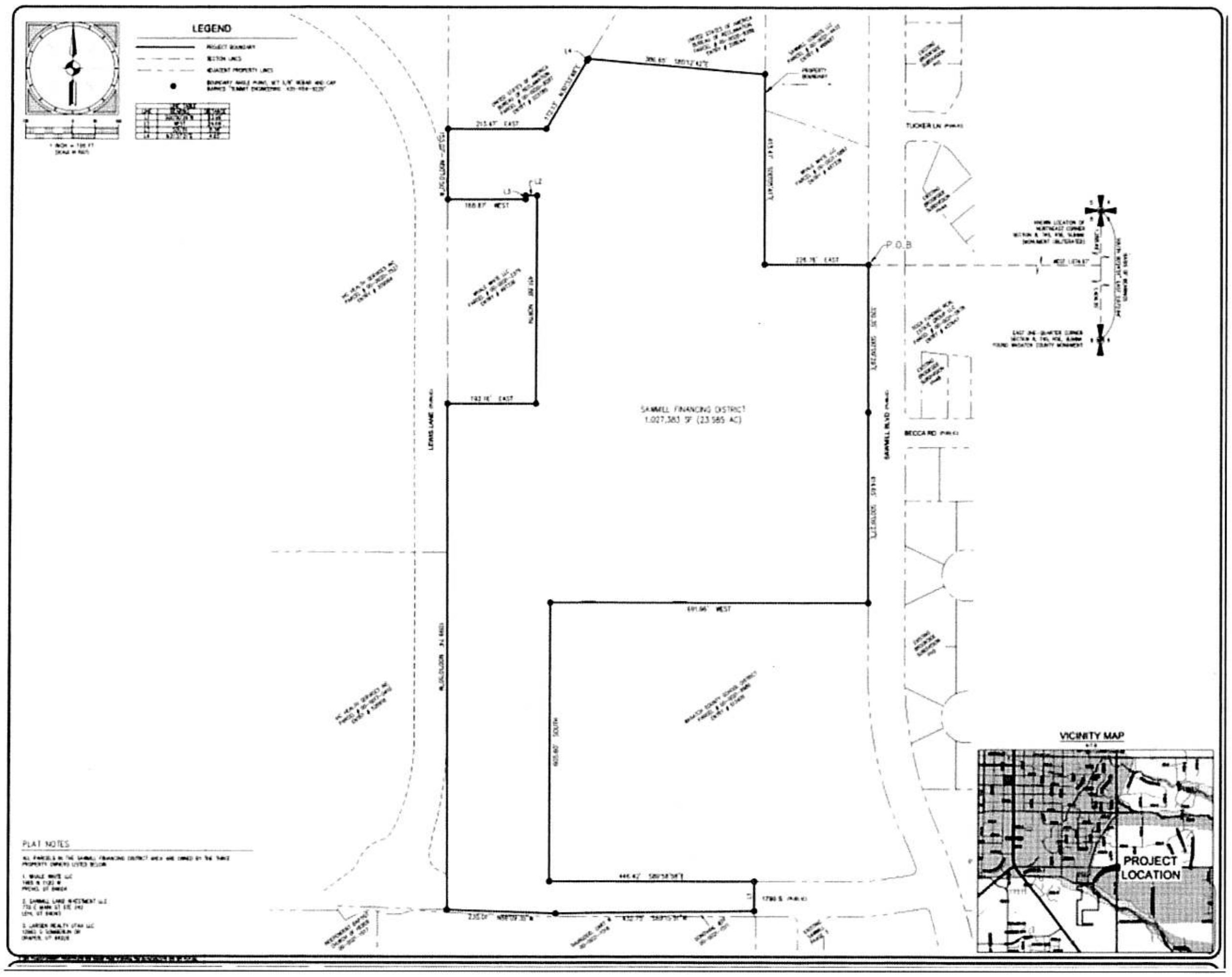
BEGINNING AT A POINT THAT LIES S 00°24'01" E 1,268.49 FEET AND WEST 1,074.67 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN.

THENCE S 00°09'29" E 320.35 FEET; THENCE S 00°09'27" E 414.65 FEET; THENCE WEST 691.66 FEET; THENCE SOUTH 605.60 FEET; THENCE S 89°58'58" E 446.42 FEET; THENCE S 00°00'26" W 63.99 FEET; THENCE S 89°15'51" W 432.75 FEET; THENCE N 88°09'35" W 235.01 FEET; THENCE N 00°10'50" W 1,099.74 FEET; THENCE N 90°00'00" E 192.16 FEET; THENCE NORTH 451.88 FEET; THENCE WEST 24.69 FEET; THENCE SOUTH 8.38 FEET; THENCE WEST 168.87 FEET; THENCE N 00°10'50" W 153.07 FEET; THENCE EAST 213.47 FEET; THENCE N 30°33'48" E 172.13 FEET; THENCE N 31°37'21" E 4.65 FEET; THENCE S 85°12'42" E 386.65 FEET; THENCE S 00°05'41"E 413.47 FEET; THENCE EAST 226.76 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 23.585 ACRES, OR 1,027,383 SQUARE FEET.

## EXHIBIT C

## MAP OF ASSESSMENT AREA BOUNDARY AND LOCATION OF IMPROVEMENTS



# EXHIBIT D

## CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the benefit of the Sawmill Assessment Area (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged on behalf of the District to perform the necessary engineering services to determine the estimated costs of the proposed infrastructure improvements benefiting property within the Sawmill Phase 6, 8, 9, & 10 Projects (the "Project").

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Project are set forth in the attachment hereto. Said estimated costs are based on a review of preliminary plats, concept plans, construction drawings, preliminary engineering estimates, or contractor bids for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 37 years.

The Connextion Group – Civil, LLC

Chase Hanusa

By: Chase Hanusa
Title: Principal

Date: April 14, 2025

<u>ATTACHMENT</u>

## Attachment A: Engineer's Estimate for District Eligible Cost

| Item | QTY | UNIT | UNIT COST | Total Cost: Improvements Benefiting the Property | Cost Allocation | | Useful Life (Years) | Useful Life Weighted Average (Years) |
|---|---|---|---|---|---|---|---|---|
| | | | | | Public | Private | | |
| Phase 6 | | | | | | | | |
| 760 E. (MVC Const. Co. Inc.) | | | | | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub Site | 204,000.00 | SF | $0.30 | $61,200.00 | $61,200.00 | $0.00 | 75 | 0.55 |
| Cut/Fill Native | 19,000.00 | CY | 5.11 | $97,090.00 | $77,672.00 | $19,418.00 | 75 | 0.70 |
| Haul off Junk | 9,500.00 | YD | $12.60 | $119,700.00 | $95,760.00 | $23,940.00 | 75 | 0.86 |
| **Road Work** [See Note 7] | | | | | | | | |
| Subgrade Prep | 40,830.00 | CY | $0.31 | $12,657.30 | $12,657.30 | $0.00 | 30 | 0.05 |
| 8" Roadbase | 40,350.00 | SF | $1.77 | $71,419.50 | $71,419.50 | $0.00 | 30 | 0.26 |
| Import/Place A1A Structural under roadway | 6,200.00 | TN | $23.10 | $143,220.00 | $143,220.00 | $0.00 | 30 | 0.51 |
| 3" Asphalt (Becca RD, Ally Roads) | 30,620.00 | SF | $2.90 | $88,798.00 | $88,798.00 | $0.00 | 15 | 0.16 |
| 24" C&G | 2,352.00 | LF | $26.85 | $63,151.20 | $63,151.20 | $0.00 | 30 | 0.23 |
| ADA Ramps | 10.00 | EA | $2,100.00 | $21,000.00 | $21,000.00 | $0.00 | 30 | 0.08 |
| 5' Sidewalk (6" thick) | 370.00 | LF | $59.58 | $22,044.60 | $22,044.60 | $0.00 | 30 | 0.08 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 1,020.00 | LF | $82.66 | $84,313.20 | $84,313.20 | $0.00 | 40 | 0.40 |
| SS - Manhole w/Collars | 6.00 | EA | $8,510.64 | $51,063.84 | $51,063.84 | $0.00 | 40 | 0.24 |
| SS - 4" Laterals | 30.00 | EA | $2,573.50 | $77,205.00 | $0.00 | $77,205.00 | 40 | 0.00 |
| SS - 6" Laterals | 7.00 | EA | $2,895.69 | $20,269.83 | $0.00 | $20,269.83 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $4,490.00 | $4,490.00 | $4,490.00 | $0.00 | 40 | 0.02 |
| **Storm Drain** [See Note 7] | | | | | | | | |
| 18" HDPE Storm Drain | 1,120.00 | LF | $87.10 | $97,552.00 | $97,552.00 | $0.00 | 40 | 0.47 |
| 60" SD Manhole | 3.00 | EA | $8,207.94 | $24,623.82 | $24,623.82 | $0.00 | 40 | 0.12 |
| 3x3 Catch basin | 1.00 | EA | $4,865.13 | $4,865.13 | $4,865.13 | $0.00 | 40 | 0.02 |
| 18"x48" catch basin | 7.00 | EA | $3,990.00 | $27,930.00 | $27,930.00 | $0.00 | 40 | 0.13 |
| **Culinary Water** | | | | | | | | |
| CW - Testing | 1.00 | LS | $5,355.00 | $5,355.00 | $5,355.00 | $0.00 | 40 | 0.03 |
| CW - 2" PVC Main | 200.00 | LF | $62.62 | $12,524.00 | $12,524.00 | $0.00 | 40 | 0.06 |
| CW - 6" PVC Main | 360.00 | LF | $60.25 | $21,690.00 | $21,690.00 | $0.00 | 40 | 0.10 |
| CW - 8" PVC Main | 1,140.00 | LF | $74.90 | $85,386.00 | $85,386.00 | $0.00 | 40 | 0.41 |
| CW - 6" Gate Valve Fire Services | 6.00 | EA | $2,849.03 | $17,094.18 | $17,094.18 | $0.00 | 40 | 0.08 |
| CW - 8" Gate Valve | 3.00 | EA | $3,711.00 | $11,133.00 | $11,133.00 | $0.00 | 40 | 0.05 |
| CW - Fire Hydrants | 2.00 | EA | $10,148.45 | $20,296.90 | $20,296.90 | $0.00 | 40 | 0.10 |
| CW - Fire Line | 6.00 | EA | $6,881.21 | $41,287.26 | $0.00 | $41,287.26 | 40 | 0.00 |
| CW - 1" Double Service | 15.00 | EA | $6,010.33 | $90,154.95 | $0.00 | $90,154.95 | 40 | 0.00 |
| CW - 2" Water Services | 4.00 | EA | $6,613.91 | $26,455.64 | $0.00 | $26,455.64 | 40 | 0.00 |
| CW - 6" Fittings | 2.00 | EA | $1,468.95 | $2,937.90 | $2,937.90 | $0.00 | 40 | 0.01 |
| CW - 8" Fittings | 2.00 | EA | $1,502.21 | $3,004.42 | $3,004.42 | $0.00 | 40 | 0.01 |
| **Pressurized Irrigation** | | | | | | | | |
| PI - 6" PVC Main | 1,030.00 | LF | $56.57 | $58,267.10 | $58,267.10 | $0.00 | 40 | 0.28 |
| Test Irrigation | 1.00 | LS | $2,060.00 | $2,060.00 | $2,060.00 | $0.00 | 40 | 0.01 |
| PI - 2" Single Service | 2.00 | EA | $6,286.31 | $12,572.62 | $0.00 | $12,572.62 | 40 | 0.00 |
| **General** | | | | | | | | |
| Bollard Trail Lights | 2.00 | EA | $3,670.00 | $7,340.00 | $7,340.00 | $0.00 | 15 | 0.01 |
| 3 Pack conduit bundles | 2.00 | EA | $5,400.00 | $10,800.00 | $10,800.00 | $0.00 | 40 | 0.05 |
| survey monuments | 1.00 | EA | $1,100.00 | $1,100.00 | $1,100.00 | $0.00 | 40 | 0.01 |
| mobilization | 1.00 | LS | $11,600.00 | $11,600.00 | $11,600.00 | $0.00 | 30 | 0.04 |
| SWPPP | 1.00 | LS | $7,600.00 | $7,600.00 | $7,600.00 | $0.00 | 30 | 0.03 |
| Street Signs | 1.00 | EA | $900.00 | $900.00 | $900.00 | $0.00 | 10 | 0.00 |
| Construction Survey | 1.00 | EA | $11,270.00 | $11,270.00 | $11,270.00 | $0.00 | 30 | 0.04 |
| **Contingency** | | | | | | | | |
| Power | 1.00 | LS | $108,000.00 | $108,000.00 | $108,000.00 | $0.00 | 40 | 0.52 |
| Excess Material Dump Fee | 1,500.00 | YD | $10.00 | $15,000.00 | $12,000.00 | $3,000.00 | 50 | 0.07 |
| Concrete Driveways | 27,754.00 | SF | $12.58 | $349,145.32 | $0.00 | $349,145.32 | 30 | 0.00 |
| Commercial Driveway entrance | 876.00 | SF | $17.20 | $15,067.20 | $0.00 | $15,067.20 | 30 | 0.00 |
| Material Escalations | 1.00 | LS | $11,000.00 | $11,000.00 | $11,000.00 | $0.00 | 30 | 0.04 |
| Subtotal 760 E. (MVC Const. Co. Inc.): | | | | $2,051,634.91 | $1,373,119.09 | $678,515.82 | | |
| Becca RD. (MVC Const. Co. Inc.) | | | | | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub ROW | 69,900.00 | SF | $0.30 | $20,970.00 | $20,970.00 | $0.00 | 75 | 0.19 |
| Cut/Fill Native | 6,500.00 | CY | 5.11 | $33,215.00 | $33,215.00 | $0.00 | 75 | 0.30 |
| Haul off Junk | 3,250.00 | YD | $12.60 | $40,950.00 | $40,950.00 | $0.00 | 75 | 0.37 |
| **Road Work** | | | | | | | | |
| Subgrade Prep | 40,070.00 | CY | $0.31 | $12,421.70 | $12,421.70 | $0.00 | 30 | 0.04 |
| 8" Roadbase | 39,400.00 | SF | $1.77 | $69,738.00 | $69,738.00 | $0.00 | 30 | 0.25 |
| Import/Place A1A Structural under roadway | 4,980.00 | TN | $23.10 | $115,038.00 | $115,038.00 | $0.00 | 30 | 0.41 |
| 3" Asphalt (Becca RD, Ally Roads) | 32,700.00 | SF | $2.90 | $94,830.00 | $94,830.00 | $0.00 | 15 | 0.17 |
| 24" C&G | 1,566.00 | LF | $26.85 | $42,047.10 | $42,047.10 | $0.00 | 30 | 0.15 |
| 4' valley gutter | 480.00 | LF | $101.70 | $48,816.00 | $48,816.00 | $0.00 | 30 | 0.18 |
| ADA Ramps | 20.00 | EA | $2,100.00 | $42,000.00 | $42,000.00 | $0.00 | 30 | 0.15 |
| 5' Sidewalk (6" thick) | 1,550.00 | LF | $59.58 | $92,349.00 | $92,349.00 | $0.00 | 30 | 0.33 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 440.00 | LF | $82.66 | $36,370.40 | $36,370.40 | $0.00 | 40 | 0.17 |
| SS - Manhole w/Collars | 3.00 | EA | $8,510.64 | $25,531.92 | $25,531.92 | $0.00 | 40 | 0.12 |
| SS - 6" Laterals | 3.00 | EA | $2,895.69 | $8,687.07 | $0.00 | $8,687.07 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $1,940.00 | $1,940.00 | $1,940.00 | $0.00 | 40 | 0.01 |
| **Storm Drain** | | | | | | | | |
| 18" HDPE Storm Drain | 500.00 | LF | $87.10 | $43,550.00 | $43,550.00 | $0.00 | 40 | 0.21 |
| 30" HDPE Storm Drain | 410.00 | LF | $114.86 | $47,092.60 | $47,092.60 | $0.00 | 40 | 0.23 |
| 60" SD Manhole | 13.00 | EA | $8,207.94 | $106,703.22 | $106,703.22 | $0.00 | 40 | 0.51 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 18"x48" catch basin | 5.00 | EA | $3,990.00 | $19,950.00 | $19,950.00 | $0.00 | 40 | 0.10 |
| Remove Existing 30" Storm Drain | 440.00 | LF | $22.00 | $9,680.00 | $9,680.00 | $0.00 | 40 | 0.05 |
| **Culinary Water** | | | | | | | | |
| CW - Testing | 1.00 | LS | $5,765.00 | $5,765.00 | $5,765.00 | $0.00 | 40 | 0.03 |
| CW - 2" PVC Main | 350.00 | LF | $62.62 | $21,917.00 | $21,917.00 | $0.00 | 40 | 0.11 |
| CW - 6" PVC Main | 310.00 | LF | $60.25 | $18,677.50 | $18,677.50 | $0.00 | 40 | 0.09 |
| CW - 8" PVC Main | 1,170.00 | LF | $74.90 | $87,633.00 | $87,633.00 | $0.00 | 40 | 0.42 |
| CW - 6" Gate Valve Fire Services | 5.00 | EA | $2,849.03 | $14,245.15 | $14,245.15 | $0.00 | 40 | 0.07 |
| CW - 8" Gate Valve | 9.00 | EA | $3,711.00 | $33,399.00 | $33,399.00 | $0.00 | 40 | 0.16 |
| CW - 8" Cap & Blowoff | 2.00 | EA | $697.00 | $1,394.00 | $1,394.00 | $0.00 | 40 | 0.01 |
| CW - Fire Hydrants | 2.00 | EA | $10,148.45 | $20,296.90 | $20,296.90 | $0.00 | 40 | 0.10 |
| CW - Fire Line | 5.00 | EA | $6,881.21 | $34,406.05 | $0.00 | $34,406.05 | 40 | 0.00 |
| CW - 2" Water Services | 7.00 | EA | $6,613.91 | $46,297.37 | $0.00 | $46,297.37 | 40 | 0.00 |
| CW - 6" Fittings | 3.00 | EA | $1,468.95 | $4,406.85 | $4,406.85 | $0.00 | 40 | 0.02 |
| CW - 8" Fittings | 8.00 | EA | $1,502.21 | $12,017.68 | $12,017.68 | $0.00 | 40 | 0.06 |
| **Pressurized Irrigation** | | | | | | | | |
| PI - 6" PVC Main | 940.00 | LF | $56.57 | $53,175.80 | $53,175.80 | $0.00 | 40 | 0.25 |
| PI - 6" Gate Valve | 4.00 | EA | $3,229.00 | $12,916.00 | $12,916.00 | $0.00 | 40 | 0.06 |
| Test Irrigation | 1.00 | LS | $1,880.00 | $1,880.00 | $1,880.00 | $0.00 | 40 | 0.01 |
| PI - 2" Single Service | 7.00 | EA | $6,286.31 | $44,004.17 | $0.00 | $44,004.17 | 40 | 0.00 |
| **General** | | | | | | | | |
| Street Lights | 2.00 | EA | $6,720.00 | $13,440.00 | $13,440.00 | $0.00 | 15 | 0.02 |
| Bollard Trail Lights | 2.00 | EA | $3,670.00 | $7,340.00 | $7,340.00 | $0.00 | 15 | 0.01 |
| 3 Pack conduit bundles | 2.00 | EA | $5,400.00 | $10,800.00 | $3,600.00 | $7,200.00 | 40 | 0.02 |
| survey monuments | 2.00 | EA | $1,100.00 | $2,200.00 | $2,200.00 | $0.00 | 40 | 0.01 |
| mobilization | 1.00 | LS | $10,440.00 | $10,440.00 | $10,440.00 | $0.00 | 30 | 0.04 |
| SWPPP | 1.00 | LS | $6,840.00 | $6,840.00 | $6,840.00 | $0.00 | 30 | 0.02 |
| Street Signs | 1.00 | EA | $900.00 | $900.00 | $900.00 | $0.00 | 10 | 0.00 |
| Construction Survey | 1.00 | LS | $11,270.00 | $11,270.00 | $11,270.00 | $0.00 | 30 | 0.04 |
| **Contingency** | | | | | | | | |
| Power | 1.00 | LS | $90,500.00 | $90,500.00 | $90,500.00 | $0.00 | 40 | 0.43 |
| Excess Material Dump Fee | 1,250.00 | YD | $10.00 | $12,500.00 | $10,000.00 | $2,500.00 | 30 | 0.04 |
| Material Escalations | 1.00 | LS | $12,000.00 | $12,000.00 | $12,000.00 | $0.00 | 30 | 0.04 |
| Subtotal Becca RD. (MVC Const. Co. Inc.): | | | | $1,502,541.48 | $1,359,446.82 | $143,094.66 | | |
| **Hidden Creek Lane (MVC Const. Co. Inc.)** | | | | | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub ROW | 48,130.00 | SF | $0.30 | $14,439.00 | $14,439.00 | $0.00 | 75 | 0.13 |
| Cut/Fill Native | 4,500.00 | CY | 5.11 | $22,995.00 | $22,995.00 | $0.00 | 75 | 0.21 |
| Haul off Junk | 2,250.00 | YD | $12.60 | $28,350.00 | $22,680.00 | $5,670.00 | 75 | 0.20 |
| **Road Work** | | | | | | | | |
| Subgrade Prep | 39,000.00 | CY | $0.31 | $12,090.00 | $12,090.00 | $0.00 | 30 | 0.04 |
| 8" Roadbase | 38,250.00 | SF | $1.77 | $67,702.50 | $67,702.50 | $0.00 | 30 | 0.24 |
| Import/Place A1A Structural under roadway | 4,850.00 | TN | $23.10 | $112,035.00 | $112,035.00 | $0.00 | 30 | 0.40 |
| 4" Asphalt (Hidden Creek Lane) | 30,537.00 | SF | $3.83 | $116,956.71 | $116,956.71 | $0.00 | 15 | 0.21 |
| 24" C&G | 1,350.00 | LF | $26.85 | $36,247.50 | $36,247.50 | $0.00 | 40 | 0.17 |
| 4' valley gutter | 120.00 | LF | $101.70 | $12,204.00 | $12,204.00 | $0.00 | 40 | 0.06 |
| ADA Ramps | 8.00 | EA | $2,100.00 | $16,800.00 | $16,800.00 | $0.00 | 40 | 0.08 |
| 5' Sidewalk (6" thick) | 510.00 | LF | $59.58 | $30,385.80 | $30,385.80 | $0.00 | 40 | 0.15 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 413.00 | LF | $82.66 | $34,138.58 | $34,138.58 | $0.00 | 40 | 0.16 |
| SS - Manhole w/Collars | 2.00 | EA | $8,510.64 | $17,021.28 | $17,021.28 | $0.00 | 40 | 0.08 |
| SS - 6" Laterals | 1.00 | EA | $2,895.69 | $2,895.69 | $0.00 | $2,895.69 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $1,820.00 | $1,820.00 | $1,820.00 | $0.00 | 40 | 0.01 |
| **Storm Drain** | | | | | | | | |
| 18" HDPE Storm Drain | 410.00 | LF | $87.10 | $35,711.00 | $35,711.00 | $0.00 | 40 | 0.17 |
| 60" SD Manhole | 3.00 | EA | $8,207.94 | $24,623.82 | $24,623.82 | $0.00 | 40 | 0.12 |
| 18"x48" catch basin | 4.00 | EA | $3,990.00 | $15,960.00 | $15,960.00 | $0.00 | 40 | 0.08 |
| **Culinary Water** | | | | | | | | |
| CW - 12" Fittings | 5.00 | EA | $1,851.22 | $9,256.10 | $9,256.10 | $0.00 | 40 | 0.04 |
| CW - Testing | 1.00 | LS | $2,200.00 | $2,200.00 | $2,200.00 | $0.00 | 40 | 0.01 |
| CW - 2" PVC Main | 50.00 | LF | $62.62 | $3,131.00 | $3,131.00 | $0.00 | 40 | 0.02 |
| CW - 12" PVC Main | 680.00 | LF | $107.35 | $72,998.00 | $72,998.00 | $0.00 | 40 | 0.35 |
| CW - 8" Gate Valve | 3.00 | EA | $3,711.00 | $11,133.00 | $11,133.00 | $0.00 | 40 | 0.05 |
| CW - 12" Gate Valve | 2.00 | EA | $5,679.00 | $11,358.00 | $11,358.00 | $0.00 | 40 | 0.05 |
| CW - 2" Water Services | 1.00 | EA | $6,613.91 | $6,613.91 | $0.00 | $6,613.91 | 40 | 0.00 |
| CW - 6" Fittings | 4.00 | EA | $1,468.95 | $5,875.80 | $5,875.80 | $0.00 | 40 | 0.03 |
| CW - 8" Fittings | 2.00 | EA | $1,502.21 | $3,004.42 | $3,004.42 | $0.00 | 40 | 0.01 |
| **Pressurized Irrigation** | | | | | | | | |
| PI - 6" PVC Main | 800.00 | LF | $56.57 | $45,256.00 | $45,256.00 | $0.00 | 40 | 0.22 |
| PI - 6" Gate Valve | 4.00 | EA | $3,229.00 | $12,916.00 | $12,916.00 | $0.00 | 40 | 0.06 |
| PI - 4" C900 Connect to Existing | 11.00 | LF | $56.02 | $616.22 | $616.22 | $0.00 | 40 | 0.00 |
| Test Irrigation | 1.00 | LS | $1,600.00 | $1,600.00 | $1,600.00 | $0.00 | 40 | 0.01 |
| **General** | | | | | | | | |
| Street Lights | 1.00 | EA | $6,720.00 | $6,720.00 | $6,720.00 | $0.00 | 15 | 0.01 |
| Bollard Trail Lights | 1.00 | EA | $3,670.00 | $3,670.00 | $3,670.00 | $0.00 | 15 | 0.01 |
| 3 Pack conduit bundles | 1.00 | EA | $5,400.00 | $5,400.00 | $5,400.00 | $0.00 | 40 | 0.03 |
| survey monuments | 1.00 | EA | $1,100.00 | $1,100.00 | $1,100.00 | $0.00 | 40 | 0.01 |
| mobilization | 1.00 | LS | $3,480.00 | $3,480.00 | $3,480.00 | $0.00 | 30 | 0.01 |
| SWPPP | 1.00 | LS | $2,280.00 | $2,280.00 | $2,280.00 | $0.00 | 30 | 0.01 |
| Street Signs | 1.00 | EA | $900.00 | $900.00 | $900.00 | $0.00 | 10 | 0.00 |
| Construction Survey | 1.00 | LS | $6,400.00 | $6,400.00 | $6,400.00 | $0.00 | 30 | 0.02 |
| **Contingency** | | | | | | | | |
| Power | 1.00 | LS | $51,500.00 | $51,500.00 | $51,500.00 | $0.00 | 40 | 0.25 |
| Excess Material Dump Fee | 1,000.00 | YD | $10.00 | $10,000.00 | $8,000.00 | $2,000.00 | 30 | 0.03 |
| Material Escalations | 1.00 | LS | $12,000.00 | $12,000.00 | $12,000.00 | $0.00 | 30 | 0.04 |
| Subtotal Hidden Creek Lane (MVC Const. Co. Inc.): | | | | $891,784.33 | $874,604.73 | $17,179.60 | | |
| **Lewis Lane (MVC Const. Co. Inc.)** [See Note 8] | | | | | | | | |
| **Earthwork** | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Clear/Grub ROW | 186,000.00 | SF | $0.30 | $55,800.00 | $27,900.00 | $27,900.00 | 75 | 0.25 |
| Cut/Fill Native | 18,500.00 | CY | 5.11 | $94,535.00 | $47,267.50 | $47,267.50 | 75 | 0.42 |
| Storm Water Retention Excavation | 1.00 | LS | $32,800.00 | $32,800.00 | $16,400.00 | $16,400.00 | 75 | 0.15 |
| Haul off Junk | 9,000.00 | YD | $12.51 | $112,590.00 | $56,295.00 | $56,295.00 | 75 | 0.51 |
| **Road Work** | | | | | | | | |
| 8" Roadbase | 111,825.00 | SF | $1.77 | $197,930.25 | $98,965.13 | $98,965.13 | 30 | 0.36 |
| Import/Place A1A Structural under roadway | 14,000.00 | TN | $23.10 | $323,400.00 | $161,700.00 | $161,700.00 | 30 | 0.58 |
| 4" Asphalt | 97,591.00 | SF | $3.83 | $373,773.53 | $186,886.77 | $186,886.77 | 15 | 0.34 |
| 24" C&G | 4,709.00 | LF | $26.85 | $126,436.65 | $63,218.33 | $63,218.33 | 30 | 0.23 |
| 4' valley gutter | 173.00 | LF | $101.70 | $17,594.10 | $8,797.05 | $8,797.05 | 30 | 0.03 |
| Round about Decorative Concrete | 4,022.00 | SF | $12.20 | $49,068.40 | $24,534.20 | $24,534.20 | 30 | 0.09 |
| Roundabout Island Curb | 397.00 | LF | $32.29 | $12,819.13 | $6,409.57 | $6,409.57 | 30 | 0.02 |
| Roundabout Island Crossing | 101.00 | LF | $101.68 | $10,269.68 | $5,134.84 | $5,134.84 | 30 | 0.02 |
| Roundabout Island Deflector Island | 3,411.00 | SF | $12.36 | $42,159.96 | $21,079.98 | $21,079.98 | 15 | 0.04 |
| ADA Ramps | 14.00 | EA | $2,100.00 | $29,400.00 | $14,700.00 | $14,700.00 | 30 | 0.05 |
| 10' Concrete Trail | 2,272.00 | LF | $106.87 | $242,808.64 | $121,404.32 | $121,404.32 | 30 | 0.44 |
| 5' Sidewalk (6" thick) | 2,201.00 | LF | $59.58 | $131,135.58 | $65,567.79 | $65,567.79 | 30 | 0.24 |
| **Sewer** | | | | | | | | |
| SS - 10" PVC Main | 194.00 | LF | $82.28 | $15,962.32 | $15,962.32 | $0.00 | 40 | 0.08 |
| SS - 15" PVC Main | 2,104.00 | LF | $102.56 | $215,786.24 | $215,786.24 | $0.00 | 40 | 1.03 |
| SS - Manhole w/Collars | 10.00 | EA | $9,258.00 | $92,580.00 | $92,580.00 | $0.00 | 40 | 0.44 |
| SS - 10" Cap | 1.00 | EA | $200.00 | $200.00 | $200.00 | $0.00 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $7,700.00 | $7,700.00 | $7,700.00 | $0.00 | 40 | 0.04 |
| **Storm Drain** | | | | | | | | |
| 18" HDPE Storm Drain | 2,040.00 | LF | $87.10 | $177,684.00 | $88,842.00 | $88,842.00 | 40 | 0.43 |
| 60" SD Manhole | 8.00 | EA | $8,207.94 | $65,663.52 | $32,831.76 | $32,831.76 | 40 | 0.16 |
| Contact - CDS2015-4-C | 1.00 | EA | $25,400.00 | $25,400.00 | $12,700.00 | $12,700.00 | 40 | 0.06 |
| Contact - CDS2025-5-C | 1.00 | EA | $44,600.00 | $44,600.00 | $22,300.00 | $22,300.00 | 40 | 0.11 |
| 18"x48" catch basin | 14.00 | EA | $3,990.00 | $55,860.00 | $27,930.00 | $27,930.00 | 40 | 0.13 |
| 13'x13'x5' Temp Sumps | 2.00 | EA | $16,906.00 | $33,812.00 | $16,906.00 | $16,906.00 | 40 | 0.08 |
| Rip Rap | 100.00 | SF | $22.00 | $2,200.00 | $1,100.00 | $1,100.00 | 40 | 0.01 |
| Flared End Sections | 2.00 | EA | $991.00 | $1,982.00 | $991.00 | $991.00 | 40 | 0.00 |
| **Culinary Water** | | | | | | | | |
| CW - 8" Fittings | 18.00 | EA | $1,180.00 | $21,240.00 | $21,240.00 | $0.00 | 40 | 0.10 |
| CW - 8" PVC Main | 2,220.00 | LF | $74.90 | $166,278.00 | $166,278.00 | $0.00 | 40 | 0.80 |
| CW - 12" PVC Main | 288.00 | LF | $107.35 | $30,916.80 | $30,916.80 | $0.00 | 40 | 0.15 |
| CW - 12" Fittings | 6.00 | EA | $1,295.00 | $7,770.00 | $7,770.00 | $0.00 | 40 | 0.04 |
| CW - 8" Gate Valve | 7.00 | EA | $3,711.00 | $25,977.00 | $25,977.00 | $0.00 | 40 | 0.12 |
| CW - 12" Gate Valve | 3.00 | EA | $5,679.00 | $17,037.00 | $17,037.00 | $0.00 | 40 | 0.08 |
| CW - 8" Cap & Blowoff | 1.00 | EA | $697.00 | $697.00 | $697.00 | $0.00 | 40 | 0.00 |
| CW - 12" Cap & Blowoff | 1.00 | EA | $722.00 | $722.00 | $722.00 | $0.00 | 40 | 0.00 |
| CW - Fire Hydrants | 4.00 | EA | $10,071.00 | $40,284.00 | $40,284.00 | $0.00 | 40 | 0.19 |
| CW - Testing | 1.00 | LS | $11,728.00 | $11,728.00 | $11,728.00 | $0.00 | 40 | 0.06 |
| CW - Connect to Existing | 1.00 | EA | $5,250.00 | $5,250.00 | $5,250.00 | $0.00 | 40 | 0.03 |
| **Pressurized Irrigation** | | | | | | | | |
| PI - Connect to Existing | 1.00 | LS | $4,200.00 | $4,200.00 | $2,100.00 | $2,100.00 | 40 | 0.01 |
| Test Irrigation | 1.00 | LS | $3,250.00 | $3,250.00 | $1,625.00 | $1,625.00 | 40 | 0.01 |
| PI - 6" Fittings | 8.00 | LF | $1,080.00 | $8,640.00 | $4,320.00 | $4,320.00 | 40 | 0.02 |
| PI - 6" PVC Main | 1,580.00 | LF | $56.57 | $89,380.60 | $44,690.30 | $44,690.30 | 40 | 0.21 |
| PI - 6" Gate Valve | 9.00 | EA | $3,229.00 | $29,061.00 | $14,530.50 | $14,530.50 | 40 | 0.07 |
| PI - 6" Cap | 2.00 | EA | $855.00 | $1,710.00 | $855.00 | $855.00 | 40 | 0.00 |
| PI - Single Service | 1.00 | EA | $3,126.00 | $3,126.00 | $0.00 | $3,126.00 | 40 | 0.00 |
| **General** | | | | | | | | |
| Street Lights | 3.00 | EA | $6,720.00 | $20,160.00 | $10,080.00 | $10,080.00 | 15 | 0.02 |
| Bollard Trail Lights | 12.00 | EA | $3,670.00 | $44,040.00 | $22,020.00 | $22,020.00 | 15 | 0.04 |
| 3 Pack conduit bundles | 4.00 | EA | $5,400.00 | $21,600.00 | $10,800.00 | $10,800.00 | 40 | 0.05 |
| survey monuments | 2.00 | EA | $1,100.00 | $2,200.00 | $1,100.00 | $1,100.00 | 40 | 0.01 |
| mobilization | 1.00 | LS | $29,000.00 | $29,000.00 | $14,500.00 | $14,500.00 | 30 | 0.05 |
| SWPPP | 1.00 | LS | $19,000.00 | $19,000.00 | $9,500.00 | $9,500.00 | 30 | 0.03 |
| Street Signs | 8.00 | EA | $900.00 | $7,200.00 | $3,600.00 | $3,600.00 | 10 | 0.00 |
| Construction Survey | 1.00 | LS | $15,000.00 | $15,000.00 | $7,500.00 | $7,500.00 | 30 | 0.03 |
| **Contingency** | | | | | | | | |
| Power | 1.00 | LS | $210,000.00 | $210,000.00 | $105,000.00 | $105,000.00 | 40 | 0.50 |
| Excess Material Dump Fee | 2,000.00 | YD | $10.00 | $20,000.00 | $10,000.00 | $10,000.00 | 30 | 0.04 |
| | | | Subtotal Lewis Lane (MVC Const. Co. Inc.) See Note 8: | $3,447,418.40 | $2,052,210.38 | $1,395,208.02 | | |
| | | | **Total Phase 6:** | **$7,893,379.12** | **$5,659,381.02** | **$2,233,998.10** | | |

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| | | | | **Phase 8** | | | | |
| | | | | **No Bid Provided - Preliminary Plan Estimate** | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub ROW | 80,000.00 | SF | $0.35 | $28,000.00 | $28,000.00 | $0.00 | 75 | 0.25 |
| Cut/Fill Native | 3,000.00 | CY | 5.50 | $16,500.00 | $13,200.00 | $3,300.00 | 75 | 0.12 |
| Haul off Junk | 1,000.00 | YD | $12.60 | $12,600.00 | $10,080.00 | $2,520.00 | 75 | 0.09 |
| **Road Work** [See Note 7] | | | | | | | | |
| Subgrade Prep | 1,481.48 | CY | $0.35 | $518.52 | $518.52 | $0.00 | 30 | 0.00 |
| 8" Roadbase | 80,000.00 | SF | $1.77 | $141,600.00 | $141,600.00 | $0.00 | 30 | 0.51 |
| Import/Place A1A Structural under roadway | 9,000.00 | TN | $23.10 | $207,900.00 | $207,900.00 | $0.00 | 30 | 0.75 |
| 3" Asphalt | 60,000.00 | SF | $3.15 | $189,000.00 | $189,000.00 | $0.00 | 15 | 0.34 |
| 24" C&G | 4,000.00 | LF | $26.85 | $107,400.00 | $107,400.00 | $0.00 | 30 | 0.39 |
| 4' valley gutter | 550.00 | LF | $101.70 | $55,935.00 | $55,935.00 | $0.00 | 30 | 0.20 |
| ADA Ramps | 10.00 | EA | $2,100.00 | $21,000.00 | $21,000.00 | $0.00 | 30 | 0.08 |
| 5' Sidewalk (6" thick) | 1,500.00 | LF | $59.58 | $89,370.00 | $89,370.00 | $0.00 | 30 | 0.32 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 700.00 | LF | $85.00 | $59,500.00 | $59,500.00 | $0.00 | 40 | 0.29 |
| SS - Manhole w/Collars | 7.00 | EA | $8,550.00 | $59,850.00 | $59,850.00 | $0.00 | 40 | 0.29 |
| SS - 6" Laterals | 8.00 | EA | $2,900.00 | $23,200.00 | $0.00 | $23,200.00 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $2,500.00 | $2,500.00 | $2,500.00 | $0.00 | 40 | 0.01 |

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| **Storm Drain** [See Note 7] | | | | | | | | |
| 18" HDPE Storm Drain | 2,250.00 | LF | $90.00 | $202,500.00 | $202,500.00 | $0.00 | 40 | 0.97 |
| 60" SD Manhole | 4.00 | EA | $8,200.00 | $32,800.00 | $32,800.00 | $0.00 | 40 | 0.16 |
| catch basin | 30.00 | EA | $5,000.00 | $150,000.00 | $150,000.00 | $0.00 | 40 | 0.72 |
| **Culinary Water** | | | | | | | | |
| CW - Testing | 1.00 | LS | $6,000.00 | $6,000.00 | $6,000.00 | $0.00 | 40 | 0.03 |
| CW - 8" PVC Main | 800.00 | LF | $80.00 | $64,000.00 | $64,000.00 | $0.00 | 40 | 0.31 |
| CW - 6" Gate Valve Fire Services | 6.00 | EA | $2,900.00 | $17,400.00 | $17,400.00 | $0.00 | 40 | 0.08 |
| CW - 8" Gate Valve | 2.00 | EA | $3,750.00 | $7,500.00 | $7,500.00 | $0.00 | 40 | 0.04 |
| CW - Fire Hydrants | 3.00 | EA | $10,150.00 | $30,450.00 | $30,450.00 | $0.00 | 40 | 0.15 |
| CW - Fire Line | 6.00 | EA | $6,881.21 | $41,287.26 | $0.00 | $41,287.26 | 40 | 0.00 |
| CW - 2" Water Services | 6.00 | EA | $6,613.91 | $39,683.46 | $0.00 | $39,683.46 | 40 | 0.00 |
| CW - 8" Fittings | 4.00 | EA | $1,500.00 | $6,000.00 | $6,000.00 | $0.00 | 40 | 0.03 |
| **General** | | | | | | | | |
| Street Lights | 15.00 | EA | $6,720.00 | $100,800.00 | $100,800.00 | $0.00 | 15 | 0.18 |
| 3 Pack conduit bundles | 5.00 | EA | $5,400.00 | $27,000.00 | $9,000.00 | $18,000.00 | 40 | 0.04 |
| survey monuments | 4.00 | EA | $1,100.00 | $4,400.00 | $4,400.00 | $0.00 | 40 | 0.02 |
| mobilization | 1.00 | LS | $4,500.00 | $4,500.00 | $4,500.00 | $0.00 | 30 | 0.02 |
| SWPPP | 1.00 | LS | $10,000.00 | $10,000.00 | $10,000.00 | $0.00 | 30 | 0.04 |
| Street Signs | 15.00 | EA | $900.00 | $13,500.00 | $13,500.00 | $0.00 | 10 | 0.02 |
| Construction Survey | 1.00 | LS | $15,000.00 | $15,000.00 | $15,000.00 | $0.00 | 30 | 0.05 |
| **Contingency** | | | | | | | | |
| Gas | 1.00 | LS | $200,000.00 | $200,000.00 | $0.00 | $200,000.00 | 40 | 0.00 |
| Power | 1.00 | LS | $180,000.00 | $180,000.00 | $180,000.00 | $0.00 | 40 | 0.86 |
| Subtotal No Bid Provided - Preliminary Plan Estimate: | | | | $2,167,694.24 | $1,839,703.52 | $327,990.72 | | |
| **Total Phase 8:** | | | | **$2,167,694.24** | **$1,839,703.52** | **$327,990.72** | | |

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| **Phase 9** | | | | | | | | |
| **No Bid Provided - Preliminary Plan Estimate** | | | | | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub ROW | 165,000.00 | SF | $0.35 | $57,750.00 | $57,750.00 | $0.00 | 75 | 0.52 |
| Cut/Fill Native | 20,000.00 | CY | 5.50 | $110,000.00 | $88,000.00 | $22,000.00 | 75 | 0.79 |
| Haul off Junk | 1,000.00 | YD | $12.60 | $12,600.00 | $10,080.00 | $2,520.00 | 75 | 0.09 |
| **Road Work** | | | | | | | | |
| Subgrade Prep | 6,200.00 | CY | $0.31 | $1,922.00 | $0.00 | $1,922.00 | 30 | 0.00 |
| 8" Roadbase | 165,000.00 | SF | $1.77 | $292,050.00 | $0.00 | $292,050.00 | 30 | 0.00 |
| Import/Place A1A Structural under roadway | 21,000.00 | TN | $23.10 | $485,100.00 | $0.00 | $485,100.00 | 30 | 0.00 |
| 3" Asphalt | 150,000.00 | SF | $3.15 | $472,500.00 | $0.00 | $472,500.00 | 15 | 0.00 |
| 24" C&G | 3,000.00 | LF | $30.00 | $90,000.00 | $0.00 | $90,000.00 | 30 | 0.00 |
| 4' valley gutter | 400.00 | LF | $105.00 | $42,000.00 | $0.00 | $42,000.00 | 30 | 0.00 |
| ADA Ramps | 10.00 | EA | $2,100.00 | $21,000.00 | $0.00 | $21,000.00 | 30 | 0.00 |
| 5' Sidewalk (6" thick) | 1,000.00 | LF | $60.00 | $60,000.00 | $0.00 | $60,000.00 | 30 | 0.00 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 700.00 | LF | $85.00 | $59,500.00 | $59,500.00 | $0.00 | 40 | 0.29 |
| SS - Manhole w/Collars | 6.00 | EA | $8,550.00 | $51,300.00 | $51,300.00 | $0.00 | 40 | 0.25 |
| SS - 6" Laterals | 7.00 | EA | $2,900.00 | $20,300.00 | $0.00 | $20,300.00 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $2,500.00 | $2,500.00 | $2,500.00 | $0.00 | 40 | 0.01 |
| **Storm Drain** | | | | | | | | |
| 18" HDPE Storm Drain | 900.00 | LF | $90.00 | $81,000.00 | $0.00 | $81,000.00 | 40 | 0.00 |
| 60" SD Manhole | 1.00 | EA | $8,225.00 | $8,225.00 | $0.00 | $8,225.00 | 40 | 0.00 |
| catch basin | 10.00 | EA | $5,000.00 | $50,000.00 | $0.00 | $50,000.00 | 40 | 0.00 |
| **Culinary Water** | | | | | | | | |
| CW - Testing | 1.00 | LS | $3,500.00 | $3,500.00 | $3,500.00 | $0.00 | 40 | 0.02 |
| CW - 2" PVC Main | 170.00 | LF | $63.00 | $10,710.00 | $10,710.00 | $0.00 | 40 | 0.05 |
| CW - 8" PVC Main | 400.00 | LF | $80.00 | $32,000.00 | $32,000.00 | $0.00 | 40 | 0.15 |
| CW - 6" Gate Valve Fire Services | 6.00 | EA | $2,900.00 | $17,400.00 | $17,400.00 | $0.00 | 40 | 0.08 |
| CW - 8" Gate Valve | 3.00 | EA | $3,750.00 | $11,250.00 | $11,250.00 | $0.00 | 40 | 0.05 |
| CW - Fire Line Services | 6.00 | EA | $6,900.00 | $41,400.00 | $0.00 | $41,400.00 | 40 | 0.00 |
| CW - 2" Water Services | 6.00 | EA | $6,600.00 | $39,600.00 | $0.00 | $39,600.00 | 40 | 0.00 |
| CW - 8" Fittings | 4.00 | EA | $1,500.00 | $6,000.00 | $6,000.00 | $0.00 | 40 | 0.03 |
| **General** | | | | | | | | |
| Street Lights | 15.00 | EA | $6,720.00 | $100,800.00 | $0.00 | $100,800.00 | 15 | 0.00 |
| 3 Pack conduit bundles | 3.00 | EA | $5,400.00 | $16,200.00 | $5,400.00 | $10,800.00 | 40 | 0.03 |
| survey monuments | 4.00 | EA | $1,100.00 | $4,400.00 | $4,400.00 | $0.00 | 40 | 0.02 |
| mobilization | 1.00 | LS | $15,000.00 | $15,000.00 | $15,000.00 | $0.00 | 30 | 0.05 |
| SWPPP | 1.00 | LS | $10,000.00 | $10,000.00 | $10,000.00 | $0.00 | 30 | 0.04 |
| Street Signs | 20.00 | EA | $900.00 | $18,000.00 | $0.00 | $18,000.00 | 10 | 0.00 |
| Construction Survey | 1.00 | LS | $20,000.00 | $20,000.00 | $20,000.00 | $0.00 | 30 | 0.07 |
| **Contingency** | | | | | | | | |
| Gas | 1.00 | LS | $85,000.00 | $85,000.00 | $0.00 | $85,000.00 | 40 | 0.00 |
| Power | 1.00 | LS | $55,000.00 | $55,000.00 | $55,000.00 | $0.00 | 40 | 0.26 |
| Subtotal No Bid Provided - Preliminary Plan Estimate: | | | | $2,404,007.00 | $459,790.00 | $1,944,217.00 | | |
| **Total Phase 9:** | | | | **$2,404,007.00** | **$459,790.00** | **$1,944,217.00** | | |

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|---|---|---|---|---|---|---|---|---|
| **Phase 10** | | | | | | | | |
| **Offsite Utilities for Future PH10 (MVC Const. Co. Inc.)** | | | | | | | | |
| **Earthwork** | | | | | | | | |
| Clear/Grub ROW | 60,000.00 | SF | $0.30 | $18,000.00 | $18,000.00 | $0.00 | 75 | 0.16 |
| Cut/Fill Native | 5,600.00 | CY | 5.11 | $28,616.00 | $22,892.80 | $5,723.20 | 75 | 0.21 |
| Haul off Junk | 2,800.00 | YD | $12.60 | $35,280.00 | $28,224.00 | $7,056.00 | 75 | 0.25 |
| **Sewer** | | | | | | | | |
| SS - 8" PVC Main | 240.00 | LF | $82.66 | $19,838.40 | $19,838.40 | $0.00 | 40 | 0.10 |
| SS - 8" Cap | 1.00 | EA | $213.99 | $213.99 | $213.99 | $0.00 | 40 | 0.00 |
| SS - Testing | 1.00 | LS | $1,060.00 | $1,060.00 | $1,060.00 | $0.00 | 40 | 0.01 |
| **Storm Drain** | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 18" HDPE Storm Drain | 760.00 | LF | $87.10 | $66,196.00 | $66,196.00 | $0.00 | 40 | 0.32 |
| 24" HDPE Storm Drain | 520.00 | LF | $92.46 | $48,079.20 | $48,079.20 | $0.00 | 40 | 0.23 |
| Contech CDS1515-3-C | 1.00 | EA | $25,939.38 | $25,939.38 | $25,939.38 | $0.00 | 40 | 0.12 |
| Contech CDS3030-6-C | 1.00 | EA | $63,786.23 | $63,786.23 | $63,786.23 | $0.00 | 40 | 0.31 |
| 3x3 Catch basin | 5.00 | EA | $4,865.13 | $24,325.65 | $24,325.65 | $0.00 | 40 | 0.12 |
| 18"x48" catch basin | 2.00 | EA | $3,990.00 | $7,980.00 | $7,980.00 | $0.00 | 40 | 0.04 |
| 18" FES | 1.00 | EA | $903.73 | $903.73 | $903.73 | $0.00 | 40 | 0.00 |
| 24" FES | 1.00 | EA | $927.29 | $927.29 | $927.29 | $0.00 | 40 | 0.00 |
| **Culinary Water** | | | | | | | | |
| CW - Testing | 1.00 | LS | $650.00 | $650.00 | $650.00 | $0.00 | 40 | 0.00 |
| CW - 8" PVC Main | 200.00 | LF | $74.90 | $14,980.00 | $14,980.00 | $0.00 | 40 | 0.07 |
| CW - 8" Gate Valve | 1.00 | EA | $3,711.00 | $3,711.00 | $3,711.00 | $0.00 | 40 | 0.02 |
| CW - 6" Fittings | 1.00 | EA | $1,468.95 | $1,468.95 | $1,468.95 | $0.00 | 40 | 0.01 |
| CW - 8" Fittings | 1.00 | EA | $1,502.21 | $1,502.21 | $1,502.21 | $0.00 | 40 | 0.01 |
| **Pressurized Irrigation** | | | | | | | | |
| PI - 6" PVC Main | 200.00 | LF | $56.57 | $11,314.00 | $11,314.00 | $0.00 | 40 | 0.05 |
| PI - 6" Gate Valve | 1.00 | EA | $3,229.00 | $3,229.00 | $3,229.00 | $0.00 | 40 | 0.02 |
| Test Irrigation | 1.00 | LS | $650.00 | $650.00 | $650.00 | $0.00 | 40 | 0.00 |
| **General** | | | | | | | | |
| mobilization | 1.00 | LS | $3,480.00 | $3,480.00 | $3,480.00 | $0.00 | 30 | 0.01 |
| SWPPP | 1.00 | LS | $2,280.00 | $2,280.00 | $2,280.00 | $0.00 | 30 | 0.01 |
| Construction Survey | 1.00 | LS | $2,500.00 | $2,500.00 | $2,500.00 | $0.00 | 30 | 0.01 |
| **Contingency** | | | | | | | | |
| Mass Ex for Buildings | 4,000.00 | CY | $5.62 | $22,480.00 | $0.00 | $22,480.00 | 75 | 0.00 |
| Haul Off Building Excess Dirt Material | 2,000.00 | YD | $12.60 | $25,200.00 | $0.00 | $25,200.00 | 75 | 0.00 |
| Excess Material Dump Fee | 1,000.00 | YD | $10.00 | $10,000.00 | $8,000.00 | $2,000.00 | 30 | 0.03 |
| Subtotal Offsite Utilities for Future PH10 (MVC Const. Co. Inc.): | | | | $444,591.03 | $382,131.83 | $62,459.20 | | 0.00 |
| **Phase 10 Work Not Yet Bid** | | | | | | | | |
| **Road Work** | | | | | | | | |
| Subgrade Prep | 2,000.00 | CY | $0.31 | $620.00 | $0.00 | $620.00 | 30 | 0.00 |
| 8" Roadbase | 50,000.00 | SF | $1.77 | $88,500.00 | $0.00 | $88,500.00 | 30 | 0.00 |
| Import/Place A1A Structural under roadway | 6,500.00 | TN | $23.10 | $150,150.00 | $0.00 | $150,150.00 | 30 | 0.00 |
| 3" Asphalt | 45,000.00 | SF | $3.15 | $141,750.00 | $0.00 | $141,750.00 | 15 | 0.00 |
| 24" C&G | 1,000.00 | LF | $26.85 | $26,850.00 | $0.00 | $26,850.00 | 30 | 0.00 |
| 5' Sidewalk (6" thick) | 300.00 | LF | $59.58 | $17,874.00 | $0.00 | $17,874.00 | 30 | 0.00 |
| **General** | | | | | | | | |
| survey monuments | 2.00 | EA | $1,100.00 | $2,200.00 | $2,200.00 | $0.00 | 30 | 0.01 |
| mobilization | 1.00 | LS | $4,500.00 | $4,500.00 | $0.00 | $4,500.00 | 30 | 0.00 |
| SWPPP | 1.00 | LS | $6,500.00 | $6,500.00 | $0.00 | $6,500.00 | 30 | 0.00 |
| Construction Survey | 1.00 | LS | $15,000.00 | $15,000.00 | $0.00 | $15,000.00 | 30 | 0.00 |
| Subtotal Phase 10 Work Not Yet Bid: | | | | $453,944.00 | $2,200.00 | $451,744.00 | | |
| **Total Phase 10:** | | | | **$898,535.03** | **$384,331.83** | **$514,203.20** | | |

| **ENGINEER COST ESTIMATE SUMMARY** | | | | | | | **Useful Life Summary** | |
|---|---|---|---|---|---|---|---|---|
| | | | Phase 6 Contractor Bid Costs | $8,337,970.15 | $6,041,512.85 | $2,296,457.30 | **Weighted Average Public Improvement Useful Life Estimate Assuming Typical Maintenance is Completed:** | **37.9** |
| Phase 6 Construction Contingency (5% of Hard costs) | | | 5% | $416,898.51 | $302,075.64 | $114,822.87 | | |
| | | | Estimate Phase 8, 9, & 10 Costs | $5,025,645.24 | $2,301,693.52 | $2,723,951.72 | | |
| Phase 8, 9, & 10 Construction Contingency (15% of Hard costs) | | | 15% | $753,846.79 | $345,254.03 | $408,592.76 | | |
| Project Management (3% of Hard Costs) | | | 3% | $400,908.46 | $250,296.19 | $150,612.27 | | |
| Fees & Permitting (5% of Eligible Hard Costs) | | | 5% | $417,160.32 | $417,160.32 | $0.00 | | |
| | | | Planning, Engineering & Design | $350,000.00 | $262,500.00 | $87,500.00 | | |
| ROW Dedication | 300,000.00 | SF | $1.50 | $450,000.00 | $450,000.00 | $0.00 | | |
| **Engineers Fair Market Value Total (Excluding Vertical Construction):** | | | | **$16,152,429.46** | **$10,370,492.55** | **$5,781,936.91** | | |

**Prepared By: The Connextion Group - Civil, LLC**

**Notes:**

1/ Costs presented are an estimate based on project understanding and are subject to change. Actual costs may vary.

2/ Any significant changes in labor rates, material costs, or supply chain issues may result in a final cost that differs from this estimate.

3/ Costs presented are an estimate for planning purposes only.

4/ Scope of offsite improvements is unknow and subject to change. Additional improvements may be required.

5/ Estimate is for civil infrastructure only

6/ Public allocation assumes 50% of Lewis Lane will be reimbursed by the adject owner and no other entity will reimburse the developer for the included improvements.

7/ 760 E. & Phase 8 roadway and storm sewer improvements are shown as private ownership on the CDs. It is the Engineers understand the Developer intends to dedicate such improvements to the District for ownership.

8/ Portion of Lewis Lane eligible for reimbursement from the adject development was considered a private costs.