

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101

FIELDS ESTATES PUBLIC INFRASTRUCTURE DISTRICT
FIELDS ESTATES ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF MAY 1, 2024

DESIGNATION RESOLUTION

WHEREAS, the Board of Trustees (the “Board”) of the Fields Estates Public Infrastructure District (the “District”), adopted Resolution No. 2024-05 on May 1, 2024, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of the Fields Estates Public Infrastructure 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 owners (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 the “Fields Estates 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) and 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 114-acre residential and commercial development (the “Salem Fields Development”). The District plans to issue Limited

Tax General Obligation Bonds (the “Limited Tax Bonds”) and obtain other forms of financing to finance a portion of the improvements within the Salem Fields Development and levy the assessments to finance the remainder of the Improvements within the Salem Fields Development. The District may elect in the future to issue more Limited Tax Bonds and accordingly reduce the assessments to finance the Improvements. 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, including, but not limited to, water tanks, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, 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 not limited to, drain pipes, junction boxes, inlets, culverts, trash racks, rip-rap and geotextile fabric.

- Amenities, including parks, trails, and related improvements.

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 fifty (50) 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 \$40,496,601, of which \$21,936,000 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 6.00% 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 will initially be assessed as follows: (a) for the residential areas and related properties (the “Residential Zone”), pursuant to an equivalent residential unit (“ERU”) methodology (the “ERU Methodology”) and (b) for the commercial areas and related properties (the “Commercial Zone” and together with the Parking Residential Zone, each an “Assessment Zone” and collectively, the “Assessment Zones”), on a per acre methodology (the “Acreage Methodology”), each as further described below:

Residential Zone

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total ERUs</u>	<u>Assessment Per ERU</u>
\$19,366,000.00	ERU Methodology	242.08	\$80,000.00

Commercial Zone

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Acres</u>	<u>Assessment Per Acre</u>
\$2,570,000.00	Acreage Methodology	12.56	\$204,618.00

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

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.

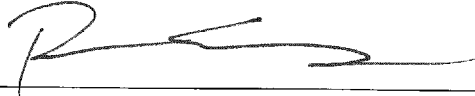
Section 10. A professional engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and

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 fifteen (15) days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Utah County and (ii) where applicable, file with the Utah County Recorder a notice of proposed assessment.

Dated as of May 1, 2024.

FIELDS ESTATES PUBLIC
INFRASTRUCTURE DISTRICT

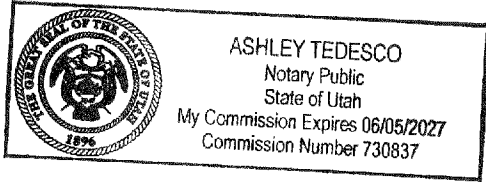
By: 
Pete Evans, Chair, Board of Trustees

ATTEST:

By: 
Bronson Tatton, Clerk/Secretary, Board of Trustees

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

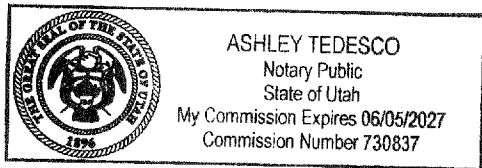
The foregoing instrument was acknowledged before me this May 1, 2024, by Pete Evans, the Chair of the Board of Trustees of the Fields Estates Public Infrastructure District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Ashley Tedesco
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this May 1, 2024, by Bronson Tattori, the Clerk/Secretary of the Fields Estates Public Infrastructure District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Ashley Tedesco
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 May 1, 2024, by BCP Development, LLC, formerly known as BCP Development, Inc. (the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Owner owns the real property described in Exhibit A attached hereto (the “Subject Property”), which constitutes a portion of the property to be assessed within the Assessment Area described herein.

2. The Owner desires that the Fields Estates Public Infrastructure 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, and debt issuance costs, is estimated at \$40,496,601, of which \$21,936,000 shall be assessed shall be levied against the properties benefited within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s 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 the “Fields Estates 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 Owner 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 Owner hereby agrees as follows:

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

(a) the Owner is the sole owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owner has taken all action necessary to execute and deliver this Agreement;

(c) BCP Development, Inc. was reorganized as the Owner (BCP Development, LLC) and the Owner is in the process of updating the name of the Owner on the records of Utah County;

(d) the execution and delivery of this Agreement by the Owner does not conflict with, violate, or constitute on the part of the Owner 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 Owner is a party or by which the Owner is or may be bound or to which any of the property or assets of the Owner is or may be subject; or (iii) the creation and governing instruments of the Owner, if applicable;

(e) 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 Owner is a party, or threatened against the Owner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owner 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 Owner, 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 Owner of this Agreement;

(f) the Owner has 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 Owner has 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;

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

(h) the Owner is 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;

(i) the Owner 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;

(j) the assessment bonds and the Limited Tax Bonds, together with funds of the Owner and lot sales proceeds, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by Colliers International Valuation & Advisory Services, dated April 26, 2024;

(k) each entity comprising the Owner is an affiliate (within the meaning of the Assessment Ordinance) with respect to each other entity comprising the Owner; and

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

Section 2. Acknowledgment by the Owner. The Owner on behalf of itself, and its successors in title and assigns, hereby acknowledges and certifies that:

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

(b) the Owner has 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 Owner 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 Owner has provided the pertinent information supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”) for the Residential Zone and acreage for the Commercial Zone in the Assessment Area, the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, 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 Owner is a party or to which its property or assets are subject;

(h) the Owner 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) 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;

(j) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated for (A) the Residential Zone by the ERU Methodology and (B) the Commercial Zone by the Acreage Methodology, each as defined and further described in the Assessment Ordinance;

(k) the certificate of incorporation for the District has been issued by the Utah Lt. Governor’s office, but such certificate and the related notice of boundary action and final local entity plat (collectively, the “Creation Documents”) have not yet been recorded; nevertheless, the Owner enters into this Agreement and waives any defects or errors in connection with the creation process;

(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 Owner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act and acknowledges that such Assessment will be levied upon recordation of the Creation Documents; and

(m) the Owner has received consents 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 Owner, on behalf of itself, and its 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 within the Residential Zone and acreage for the Commercial Zone, and the levy of the Assessments upon recordation of the Creation Documents;

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

(f) 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; and

(g) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of an assessment resolution.

Section 4. Waiver. The Owner, on behalf of itself, and its successors in title and assigns, hereby waives:

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

(b) its rights for 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) the 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 60-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 Owner further acknowledges that it has 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 Owner 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, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

BCP DEVELOPMENT, LLC, a Delaware limited liability company (formerly known as BCP DEVELOPMENT, INC.), as property owner with respect to the real property attributed to such entity in Exhibit A hereto

By:

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a long, horizontal, wavy line.

~~Managing Member~~

Manager

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount^{*,†}

Residential Zone

Total Assessment	\$19,366,000.00
Assessment Methodology	ERU
Total ERUs	242.08
Assessment Per ERU	\$80,000.00

Product	Unit Count	Assessment		Total ERUs	Total
		Per Unit	ERUs		Assessment
R-5 TH	146	\$43,329	0.54	79.08	\$6,326,000
R-5 SFD	52	50,000	0.63	32.50	2,600,000
R-8 SFD	45	61,333	0.77	34.50	2,760,000
R-12 SFD	<u>96</u>	80,000	1.00	<u>96.00</u>	<u>7,680,000</u>
TOTAL	339			242.08	\$19,366,000

Commercial Zone

Total Assessment	\$2,570,000.00
Assessment Methodology	Per Acre
Total Acres	12.56
Assessment Per Acre	204,617.84

Total Acres	Assessment Per Acre	Total Assessment
12.56	\$204,618	\$2,570,000

* Initially, the Assessments are allocated in aggregate to the entirety of the Assessment Area. Includes parcels which are within both Assessment Zones.

† Figures have been rounded.

Parcel Identification Number	Owner Entity*
30:003:0019	BCP Development, LLC
30:003:0022	BCP Development, LLC
30:003:0001	BCP Development, LLC
30:004:0109	BCP Development, LLC
30:004:0153	BCP Development, LLC
30:004:0190	BCP Development, LLC
30:004:0124	BCP Development, LLC
30:001:0007	BCP Development, LLC
30:002:0065	BCP Development, LLC
30:002:0066	BCP Development, LLC
30:002:0023	BCP Development, LLC

* County records show the Owner Entity as BPC Development, Inc., according to the Waiver and Consent, such entity was reorganized as BCP Development, LLC and the Owners are in the process of updating the County records.

Legal Description

The Assessment Area is more particularly described as follows:

A portion of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian and being more particularly described by survey as follows:

Beginning at a point on the westerly right-of-way line of Woodland Hills Drive, said point being located N00°10'11"W along the Section Line 0.43 feet and West 27.89 feet from the East 1/4 Corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian; thence along the westerly right-of-way of Woodland Hill Drive as defined by Deed Entry No. 124079:2020 in the official records of the Utah County Recorder the following two (2) courses: S89°50'57"W 5.18 feet; thence S00°29'53"E 1.77 feet to an existing fence line and that boundary line agreement described in Deed Entry No. 148532:2005 in the official records of the Utah County Recorder; thence along said fence line and boundary line agreement the following five (5) courses: N89°25'00"W 88.94 feet; thence S89°44'00"W 747.50 feet; thence S89°03'00"W 160.35 feet; thence S00°45'00"W 235.98 feet; thence S00°30'00"E 256.17 feet to an existing fence line being on the north line of that real property described in Deed Entry No. 98717:2017 in the official records of the Utah County Recorder; thence along said fence line and the north line of those real properties described in Deeds Entry No. 98717:2005, 30428:2020 and 108672:2020 in the official records of the Utah County Recorder the following two (2) courses: N88°51'35"W 757.22 feet; thence N88°53'48"W 578.71 feet; thence S88°12'21"W 108.43 feet to the northeast corner of that Record of Survey No. 21-269 on file in the office of the Utah County Surveyor; thence along the northerly boundary of said Record of Survey the following six (6) courses: N87°33'03"W 14.13 feet; thence N88°10'24"W 165.50 feet; thence N89°51'40"W 178.36 feet; thence N89°51'26"W 81.31 feet; thence N89°06'56"W 147.51 feet; thence N89°06'54"W 105.34 feet to the easterly boundary of PLAT "B", GREEN MEADOWS subdivision according to the official plat thereof and as surveyed based on existing property corners found in said subdivision; thence along the boundary of said subdivision the following two (2) courses: N00°31'35"E 606.69 feet; thence N87°55'58"W 278.99 feet to the easterly right-of-way line of State Road 198, said line being a fence line and described by Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence along said right-of-way line and fence line the following three (3) courses: N23°09'31"E 379.20 feet; thence N22°25'00"E 114.43 feet; thence N22°56'15"E 542.41 feet to the northerly line of that real property described in Deed Entry No. 117683:2021 in the official records of the Utah County Recorder; thence S87°53'04"E along said real property 384.50 feet to the westerly line of that real property described in Deed Entry No. 58708:2014 in the official records of the Utah County Recorder; thence along said real property the following four (4) courses: S01°07'15"W 108.06 feet; thence N89°32'54"E 879.93 feet; thence S04°47'33"E 36.07 feet; thence S89°39'53"E 526.49 feet to a found LEI Engineering Rebar and Cap set at a fence corner; thence N04°15'00"E along an existing fence 71.03 feet to a fence corner being on the westerly line of that real property described in Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence N14°56'06"W along said real property 545.74 feet to a found rebar and cap (PLS# is not legible); thence N70°16'50"E 18.14 feet to a found Rebar and Cap (Eickbush & Associates) marking the southeast corner of that real property described in Deed Entry No. 102412:2009; thence N36°24'54"W along said real property 537.71 feet to the southerly boundary of PLAT "C" HUNTER subdivision according to the official plat thereof on file in the office of the Utah County

Recorder; thence along said southerly boundary and its extension the following two (2) courses: S87°29'32"E 118.50 feet; thence S89°59'12"E 896.20 feet to the westerly boundary of PLAT "D" HUNTER subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along the boundary of said subdivision the following two (2) courses: S00°05'52"E 666.07 feet; thence N89°50'29"E 634.23 feet to the westerly right-of-way line of Woodland Hills Drive as defined by Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence along said right-of-way the following three (3) courses: S00°10'20"E 521.38 feet; thence S05°32'18"W 100.50 feet; thence S00°10'20"E 150.25 feet to the northeast corner of that real property described in Deed Entry No. 55476:2020 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N89°21'46"W 857.12 feet; thence S00°49'25"E 252.83 feet; thence S89°21'46"E 864.24 feet to the westerly right-of-way line of Woodland Hills Drive; thence S00°10'20"E along said right-of-way line 293.16 feet to the point of beginning.

Contains: ±113.57 Acres
±4,947,288 Sq. Ft.

EXHIBIT B

DESIGNATION RESOLUTION

[OMITTED FROM RECORDED VERSION]

EXHIBIT C

ASSESSMENT ORDINANCE

[OMITTED FROM RECORDED VERSION]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount

Residential Zone

Total Assessment	\$19,366,000.00
Assessment Methodology	ERU
Total ERUs	242.08
Assessment Per ERU	\$80,000.00

Product	Unit Count	Assessment		Total ERUs	Total Assessment
		Per Unit	ERUs		
R-5 TH	146	\$43,329	0.54	79.08	\$6,326,000
R-5 SFD	52	50,000	0.63	32.50	2,600,000
R-8 SFD	45	61,333	0.77	34.50	2,760,000
R-12 SFD	<u>96</u>	80,000	1.00	<u>96.00</u>	<u>7,680,000</u>
TOTAL	339			242.08	\$19,366,000

Commercial Zone

Total Assessment	\$2,570,000.00
Assessment Methodology	Per Acre
Total Acres	12.56
Assessment Per Acre	204,617.84

Total Acres	Assessment Per Acre	Total Assessment
12.56	\$204,618	\$2,570,000

* Initially, the Assessments are allocated in aggregate to the entirety of the Assessment Area. Includes parcels which are within both Assessment Zones.

† Figures have been rounded.

Parcel Identification Number	Owner Entity*
30:003:0019	BCP Development, LLC
30:003:0022	BCP Development, LLC
30:003:0001	BCP Development, LLC
30:004:0109	BCP Development, LLC
30:004:0153	BCP Development, LLC
30:004:0190	BCP Development, LLC
30:004:0124	BCP Development, LLC
30:001:0007	BCP Development, LLC
30:002:0065	BCP Development, LLC
30:002:0066	BCP Development, LLC
30:002:0023	BCP Development, LLC

* County records show the Owner Entity as BPC Development, Inc., according to the Waiver and Consent, such entity was reorganized as BCP Development, LLC and the Owners are in the process of updating the County records.

Legal Description

The Assessment Area is more particularly described as follows:

A portion of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian and being more particularly described by survey as follows:

Beginning at a point on the westerly right-of-way line of Woodland Hills Drive, said point being located N00°10'11"W along the Section Line 0.43 feet and West 27.89 feet from the East 1/4 Corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian; thence along the westerly right-of-way of Woodland Hill Drive as defined by Deed Entry No. 124079:2020 in the official records of the Utah County Recorder the following two (2) courses: S89°50'57"W 5.18 feet; thence S00°29'53"E 1.77 feet to an existing fence line and that boundary line agreement described in Deed Entry No. 148532:2005 in the official records of the Utah County Recorder; thence along said fence line and boundary line agreement the following five (5) courses: N89°25'00"W 88.94 feet; thence S89°44'00"W 747.50 feet; thence S89°03'00"W 160.35 feet; thence S00°45'00"W 235.98 feet; thence S00°30'00"E 256.17 feet to an existing fence line being on the north line of that real property described in Deed Entry No. 98717:2017 in the official records of the Utah County Recorder; thence along said fence line and the north line of those real properties described in Deeds Entry No. 98717:2005, 30428:2020 and 108672:2020 in the official records of the Utah County Recorder the following two (2) courses: N88°51'35"W 757.22 feet; thence N88°53'48"W 578.71 feet; thence S88°12'21"W 108.43 feet to the northeast corner of that Record of Survey No. 21-269 on file in the office of the Utah County Surveyor; thence along the northerly boundary of said Record of Survey the following six (6) courses: N87°33'03"W 14.13 feet; thence N88°10'24"W 165.50 feet; thence N89°51'40"W 178.36 feet; thence N89°51'26"W 81.31 feet; thence N89°06'56"W 147.51 feet; thence N89°06'54"W 105.34 feet to the easterly boundary of PLAT "B", GREEN MEADOWS subdivision according to the official plat thereof and as surveyed based on existing property corners found in said subdivision; thence along the boundary of said subdivision the following two (2) courses: N00°31'35"E 606.69 feet; thence N87°55'58"W 278.99 feet to the easterly right-of-way line of State Road 198, said line being a fence line and described by Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence along said right-of-way line and fence line the following three (3) courses: N23°09'31"E 379.20 feet; thence N22°25'00"E 114.43 feet; thence N22°56'15"E 542.41 feet to the northerly line of that real property described in Deed Entry No. 117683:2021 in the official records of the Utah County Recorder; thence S87°53'04"E along said real property 384.50 feet to the westerly line of that real property described in Deed Entry No. 58708:2014 in the official records of the Utah County Recorder; thence along said real property the following four (4) courses: S01°07'15"W 108.06 feet; thence N89°32'54"E 879.93 feet; thence S04°47'33"E 36.07 feet; thence S89°39'53"E 526.49 feet to a found LEI Engineering Rebar and Cap set at a fence corner; thence N04°15'00"E along an existing fence 71.03 feet to a fence corner being on the westerly line of that real property described in Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence N14°56'06"W along said real property 545.74 feet to a found rebar and cap (PLS# is not legible); thence N70°16'50"E 18.14 feet to a found Rebar and Cap (Eickbush & Associates) marking the southeast corner of that real property described in Deed Entry No. 102412:2009; thence N36°24'54"W along said real property 537.71 feet to the southerly boundary of PLAT "C" HUNTER subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along said southerly boundary and its extension the following two (2) courses:

S87°29'32"E 118.50 feet; thence S89°59'12"E 896.20 feet to the westerly boundary of PLAT "D" HUNTER subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along the boundary of said subdivision the following two (2) courses: S00°05'52"E 666.07 feet; thence N89°50'29"E 634.23 feet to the westerly right-of-way line of Woodland Hills Drive as defined by Deed Entry No. 139284:2021 in the official records of the Utah County Recorder; thence along said right-of-way the following three (3) courses: S00°10'20"E 521.38 feet; thence S05°32'18"W 100.50 feet; thence S00°10'20"E 150.25 feet to the northeast corner of that real property described in Deed Entry No. 55476:2020 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N89°21'46"W 857.12 feet; thence S00°49'25"E 252.83 feet; thence S89°21'46"E 864.24 feet to the westerly right-of-way line of Woodland Hills Drive; thence S00°10'20"E along said right-of-way line 293.16 feet to the point of beginning.

Contains: ±113.57 Acres
±4,947,288 Sq. Ft.

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION
OF IMPROVEMENTS

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

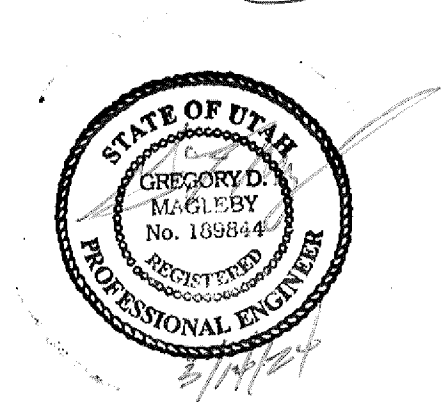
The undersigned project engineer for the Fields Estates Assessment Area [No. 1] (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Fields Estates Public Infrastructure District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a 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 improvements have a weighted average useful life of not less than 60 years, assuming regular maintenance is performed.

By:  _____

Date: 3/14, 2024



ATTACHMENT

SALEM FIELDS ESTATES SUMMARY OF ONSITE AND OFFSITE IMPROVEMENTS

Internal Improvements	\$	10,557,595.16
750 North Improvements	\$	1,922,135.57
Offsite Sewer Improvements	\$	644,641.25
Regional Detention Basin Improvements	\$	501,419.88
Water Tank	\$	1,637,667.00
Total Phase A Improvements	\$	15,263,458.86
PHASE B	\$	17,232,896.56
PHASE C	\$	5,573,865.31
State Street Commercial	\$	1,554,446.80
Woodland Hills Commercial	\$	871,933.96
	\$	40,496,601.49

Salem Fields Phase A - Development Improvements Salem, Utah				
Engineer's Certified Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Engineering & Testing				
Civil Engineering & Survey	1	ls.	\$ 389,777.00	\$ 389,777.00
Compaction Testing & SWPPP	1	ls.	\$ 145,941.38	\$ 145,941.38
Subtotal Engineering & Testing				\$ 535,718.38
Inspection Fees and Water Fees				
Inspection & City Fees	1	ls.	\$ 681,557.00	\$ 681,557.00
Water Fees	1	ls.	\$ 229,000.00	\$ 229,000.00
Subtotal Inspection & Water Fees				\$ 910,557.00
Site Preparation				
Mobilization	1	ls.	\$ 35,600.00	\$ 35,600.00
SWPPP	1	ls.	\$ 22,983.25	\$ 22,983.25
Subtotal Site Preparation				\$ 58,583.25
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	1,044,410	sf.	\$ 0.02	\$ 20,888.20
Import Roadway Fill	192,215	ton	\$ 13.47	\$ 2,589,136.05
Dewatering	1	ls.	\$ 40,380.00	\$ 40,380.00
Grade Trench Spoils	1	ls.	\$ 40,931.00	\$ 40,931.00
Cut to Fill (Existing grade to subgrade with crawl spaces)	43,500	cy.	\$ 4.10	\$ 178,350.00
Subtotal Street Improvements				\$ 2,869,685.25
Street Improvements				
Asphalt 3" (Placement)	186,483	sf.	\$ 2.45	\$ 456,883.35
6" Road Base under Curb and Walk (Place and Compact)	2,076	cy.	\$ 30.00	\$ 62,280.00
10" Road Base under Paving (Place and Compact)	5,610	cy.	\$ 41.00	\$ 230,010.00
14" Subbase under Paving (Place and Compact)	9,715	cy.	\$ 38.25	\$ 371,598.75
ADA Ramp	10	ea.	\$ 3,000.00	\$ 30,000.00
24" Curb and Gutter w/ prep.	12,194	lf.	\$ 28.50	\$ 347,529.00
30' Drive Approach	7	ea.	\$ 3,850.00	\$ 26,950.00
6' Masonry Fence	1,109	lf.	\$ 65.00	\$ 72,085.00
5' Sidewalk	13,599	lf.	\$ 30.00	\$ 407,970.00
Subtotal Street Improvements				\$ 2,005,306.10
Sanitary Sewer				
8" PVC Sewer Main	5,912	lf.	\$ 53.40	\$ 315,700.80
48" Manholes w/ Collar	12	ea.	\$ 5,185.00	\$ 62,220.00
60" Manholes w/ Collar	25	ea.	\$ 6,567.00	\$ 164,175.00
4" Sewer Lateral	139	ea.	\$ 1,254.00	\$ 174,306.00
Imported Pipe Bedding	1,642	cy.	\$ 20.00	\$ 32,840.00
Imported Trench Backfill	7,305	ton	\$ 14.25	\$ 104,096.25
Subtotal Sanitary Sewer				\$ 853,338.05

Storm Drain				
15" RCP Storm Drain	3,515	lf.	\$ 68.00	\$ 239,020.00
24" RCP Storm Drain	645	lf.	\$ 91.00	\$ 58,695.00
30" RCP Storm Drain	211	lf.	\$ 115.00	\$ 24,265.00
36" RCP Storm Drain	180	lf.	\$ 133.00	\$ 23,940.00
Curb Inlet Boxes	35	ea.	\$ 4,318.00	\$ 151,130.00
Combo Box	4	ea.	\$ 8,250.00	\$ 33,000.00
3x3 Box	1	ea.	\$ 8,209.00	\$ 8,209.00
48" Manholes w/ Collar	9	ea.	\$ 4,400.00	\$ 39,600.00
60" Manholes w/ Collar	24	ea.	\$ 4,550.00	\$ 109,200.00
Connect to Existing	1	ea.	\$ 2,590.00	\$ 2,590.00
Imported Pipe Bedding	1,157	cy.	\$ 20.00	\$ 23,140.00
Imported Trench Backfill	1,157	cy.	\$ 15.00	\$ 17,355.00
Subtotal Storm Drain				\$ 730,144.00
Culinary Water				
8" PVC Watermain & Fittings	5,595	lf.	\$ 43.00	\$ 240,585.00
3/4" Water Service Laterals	49	ea.	\$ 1,798.00	\$ 88,102.00
Multi Unit Water Service	25	ea.	\$ 6,101.00	\$ 152,525.00
8" Gate Valve	33	ea.	\$ 2,989.00	\$ 98,637.00
8" Cross	2	ea.	\$ 2,000.00	\$ 4,000.00
8" 11.25 Degree Bend	7	ea.	\$ 875.00	\$ 6,125.00
8" 45 Degree Bend	5	ea.	\$ 875.00	\$ 4,375.00
8" 90 Degree Bend	2	ea.	\$ 875.00	\$ 1,750.00
Stub and Plug	4	ea.	\$ 2,500.00	\$ 10,000.00
Fire Hydrant Assemblies w/Valve	11	ea.	\$ 8,885.00	\$ 97,735.00
Connect to Existing	1	ea.	\$ 11,295.00	\$ 11,295.00
Imported Pipe Bedding	458	cy.	\$ 20.00	\$ 9,160.00
Imported Trench Backfill	916	cy.	\$ 15.00	\$ 13,740.00
Subtotal Culinary Water				\$ 738,029.00
Secondary Water				
6" PVC Watermain & Fittings	4,730	lf.	\$ 33.20	\$ 157,036.00
8" PVC Watermain & Fittings	1,147	lf.	\$ 45.00	\$ 51,615.00
6" Cross	1	lf.	\$ 1,850.00	\$ 1,850.00
11.25 Degree Bend	4	ea.	\$ 480.00	\$ 1,920.00
45 Degree Bend	1	ea.	\$ 480.00	\$ 480.00
90 Degree Bend	2	ea.	\$ 480.00	\$ 960.00
Stub and Plug	4	ea.	\$ 2,200.00	\$ 8,800.00
Connect to Existing	1	ea.	\$ 2,195.00	\$ 2,195.00
6" Gate Valve	29	ea.	\$ 2,500.00	\$ 72,500.00
8" Gate Valve	9	ea.	\$ 4,500.00	\$ 40,500.00
1" PI Water Service Laterals	49	ea.	\$ 2,250.00	\$ 110,250.00
2" PI Water Service Laterals	3	ea.	\$ 3,500.00	\$ 10,500.00
Imported Pipe Bedding	787	cy.	\$ 20.00	\$ 15,740.00
Imported Trench Backfill	1,574	cy.	\$ 15.00	\$ 23,606.75
Subtotal Secondary Water				\$ 497,952.75
Miscellaneous				
Amenity Park Structures and Surface Improvements (Budget)	1	ls.	\$ 250,000.00	\$ 250,000.00
Residential Street Lights	19	ea.	\$ 7,500.00	\$ 142,500.00
Residential Street Signs	10	ea.	\$ 600.00	\$ 6,000.00
Subtotal Miscellaneous				\$ 398,500.00
SUBTOTAL				\$ 9,597,813.78
10% CONTINGENCY				\$ 959,781.38
TOTAL CONSTRUCTION COST				\$ 10,557,595.16

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

DISCLAIMER

THE DATA AND INFORMATION PRESENTED HEREIN HAVE BEEN PRODUCED CONSISTENT WITH INDUSTRY STANDARDS BY OPERATORS EXERCISING REASONABLE SKILL AND CARE. THIS DATA AND INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED IS MADE WITH RESPECT TO THE ACCURACY OF THIS DATA OR INFORMATION. IN NO EVENT WILL LEI CONSULTING ENGINEERS AND SURVEYORS INC. BE LIABLE FOR ANY LOSS OF PROFIT OR ANY OTHER COMMERCIAL DAMAGE INCLUDING BUT NOT LIMITED TO SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES RESULTING FROM THE USE OF THIS INFORMATION OR DATA.

Salem Fields Phase 1 - 750 North Improvements Salem, Utah Engineer's Construction Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Site Preparation				
Mobilization	1	ls.	\$ 1,192.27	\$ 1,192.27
SWPPP	1	ls.	\$ 1,788.40	\$ 1,788.40
Subtotal Site Preparation				\$ 2,980.67
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	81,296	sf.	\$ 0.05	\$ 4,064.80
Cut to Fill	6,988	cy.	\$ 4.00	\$ 27,952.00
Subtotal Street Improvements				\$ 32,016.80
Street Improvements				
Asphalt 5" (Placement)	50,219	sf.	\$ 3.75	\$ 188,321.25
Asphalt Sawcutting	304	lf.	\$ 2.50	\$ 760.00
6" Road Base under Curb and Walk (Place and Compact)	367	cy.	\$ 30.00	\$ 11,010.00
14" Road Base under Paving (Place and Compact)	2,170	cy.	\$ 30.00	\$ 65,100.00
24" Subbase under Paving (Place and Compact)	3,720	cy.	\$ 25.00	\$ 93,000.00
ADA Ramp	6	ea.	\$ 2,500.00	\$ 15,000.00
30" Curb and Gutter w/prep.	1,748	lf.	\$ 30.00	\$ 52,440.00
5' Sidewalk	769	lf.	\$ 30.00	\$ 23,070.00
10' Sidewalk w/prep.	827	lf.	\$ 51.00	\$ 42,177.00
Subtotal Street Improvements				\$ 490,878.25
Sanitary Sewer				
30" Casing and Bore (Budget)	1	ls.	\$ 150,000.00	\$ 150,000.00
Bore Pit, Surface Repairs, Traffic Control Budget	1	ls.	\$ 35,000.00	\$ 35,000.00
8" PVC Sewer Main	127	lf.	\$ 61.00	\$ 7,747.00
21" PVC Sewer Main	972	lf.	\$ 147.50	\$ 143,370.00
48" Manholes w/ Collar	3	ea.	\$ 4,900.00	\$ 14,700.00
60" Manholes w/ Collar	6	ea.	\$ 6,000.00	\$ 36,000.00
Connect to Existing	1	ea.	\$ 2,195.00	\$ 2,195.00
Imported Pipe Bedding	305	cy.	\$ 20.00	\$ 6,100.00
Imported Trench Backfill	611	cy.	\$ 15.00	\$ 9,165.00
Subtotal Sanitary Sewer				\$ 404,277.00
Storm Drain				
15" RCP Storm Drain	310	lf.	\$ 49.80	\$ 15,438.00
36" RCP Storm Drain	1,022	lf.	\$ 150.00	\$ 153,300.00
Curb Inlet Boxes	7	ea.	\$ 4,100.00	\$ 28,700.00
Combo Box	1	ea.	\$ 4,500.00	\$ 4,500.00
48" Manholes w/ Collar	1	ea.	\$ 4,900.00	\$ 4,900.00
60" Manholes w/ Collar	9	ea.	\$ 6,000.00	\$ 54,000.00
72" Manholes w/ Collar	1	ea.	\$ 9,000.00	\$ 9,000.00
Connect to Existing	1	ea.	\$ 2,195.00	\$ 2,195.00
Imported Pipe Bedding	652	cy.	\$ 20.00	\$ 13,040.00
Imported Trench Backfill	652	cy.	\$ 15.00	\$ 9,780.00
Subtotal Storm Drain				\$ 294,853.00
Culinary Water				
8" PVC Watermain & Fittings	175	lf.	\$ 48.00	\$ 8,400.00
12" PVC Watermain & Fittings	870	lf.	\$ 75.70	\$ 65,859.00
8" Gate Valve	3	ea.	\$ 3,500.00	\$ 10,500.00
12" Gate Valve	6	ea.	\$ 5,150.00	\$ 30,900.00
12" Cross	1	ea.	\$ 4,800.00	\$ 4,800.00
Stub and Plug	3	ea.	\$ 4,500.00	\$ 13,500.00
Fire Hydrant Assemblies w/Valve	2	ea.	\$ 9,595.00	\$ 19,190.00
Connect to Existing 6"	1	ea.	\$ 6,610.00	\$ 6,610.00
Imported Pipe Bedding	150	cy.	\$ 20.00	\$ 3,000.00
Imported Trench Backfill	405	ton	\$ 14.25	\$ 5,771.25
Subtotal Culinary Water				\$ 168,530.25

Secondary Water				
20" Casing and Bore (Budget)	1	ls.	\$ 100,000.00	\$ 100,000.00
Bore Pit, Surface Repairs, Traffic Control Budget	1	ls.	\$ 35,000.00	\$ 35,000.00
6" PVC Watermain & Fittings	104	lf.	\$ 35.00	\$ 3,640.00
12" PVC Watermain & Fittings	915	lf.	\$ 85.00	\$ 77,775.00
12" Cross	1	lf.	\$ 4,800.00	\$ 4,800.00
Stub and Plug	1	ea.	\$ 2,200.00	\$ 2,200.00
Connect to Existing	1	ea.	\$ 2,195.00	\$ 2,195.00
6" Gate Valve	2	ea.	\$ 2,500.00	\$ 5,000.00
12" Gate Valve	4	ea.	\$ 4,500.00	\$ 18,000.00
2" PI Water Service Laterals	1	ea.	\$ 3,500.00	\$ 3,500.00
Imported Pipe Bedding	85	cy.	\$ 20.00	\$ 1,700.00
Imported Trench Backfill	170	cy.	\$ 15.00	\$ 2,550.00
Subtotal Secondary Water				\$ 256,360.00
Miscellaneous				
Traffic Signal (Budget)	1	ls.	\$ 50,000.00	\$ 50,000.00
Collector Street Lights	5	ea.	\$ 9,500.00	\$ 47,500.00
Subtotal Miscellaneous				\$ 97,500.00
SUBTOTAL				\$ 1,747,395.97
10% CONTINGENCY				\$ 174,739.60
TOTAL CONSTRUCTION COST				\$ 1,922,135.57

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

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Salem Fields Phase 1 - Offsite Sewer Improvements Salem, Utah Engineer's Construction Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Site Preparation				
Mobilization	1	LS	\$ 823.46	\$ 823.46
SWPPP	1	LS	\$ 1,235.19	\$ 1,235.19
Subtotal Site Preparation				\$ 2,058.65
Street Improvements				
Remove and Replace Existing Asphalt	1,817	SF	\$ 7.80	\$ 14,172.60
Reroute Pressurized Irrigation	1	LS	\$ 13,235.00	\$ 13,235.00
8" Road Base (Place and Compact)	759	CY	\$ 45.00	\$ 34,155.00
Subtotal Street Improvements				\$ 61,562.60
Sanitary Sewer				
Abandon / Remove Existing Lift Station (Budget)	1	LS	\$ 9,500.00	\$ 9,500.00
21" PVC Sewer Main	1,872	LF	\$ 180.00	\$ 336,960.00
72" Manholes w/ Collar	5	EA	\$ 10,775.00	\$ 53,875.00
Import Trench Backfill	6125	TN	\$ 14.25	\$ 87,281.25
Connect to Existing	2	EA	\$ 3,250.00	\$ 6,500.00
Traffic Control	1	LS	\$ 4,300.00	\$ 4,300.00
Remove and Replace Fence, Gate, & Piping	1	LS	\$ 10,000.00	\$ 10,000.00
Dewatering	1	LS	\$ 14,000.00	\$ 14,000.00
Subtotal Sanitary Sewer				\$ 522,416.25
SUBTOTAL				\$ 586,037.50
10% CONTINGENCY				\$ 58,603.75
TOTAL CONSTRUCTION COST				\$ 644,641.25
1/10/2023				
NOTES:				
1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).				
2. Estimate excludes the cost of any permits, bonds, or testing.				
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.				
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.				
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)				
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Salem Fields Phase 1 - Regional Pond Improvements Salem, Utah Engineer's Construction Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Site Preparation				
Mobilization	1	ls.	\$ 2,662.11	\$ 2,662.11
SWPPP	1	ls.	\$ 3,993.16	\$ 3,993.16
Subtotal Site Preparation				\$ 6,655.26
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	181,458	sf.	\$ 0.05	\$ 9,072.89
Cut to Fill (no fill within wetlands)	13,591	cy.	\$ 10.00	\$ 135,910.00
Subtotal Street Improvements				\$ 144,982.89
Storm Drain				
18" RCP Storm Drain	853	lf.	\$ 65.00	\$ 55,445.00
36" RCP Storm Drain	88	lf.	\$ 150.00	\$ 13,200.00
Combo Box	2	ea.	\$ 4,500.00	\$ 9,000.00
Flared End Section	1	ea.	\$ 10,350.00	\$ 10,350.00
60" Manholes w/ Collar	7	ea.	\$ 6,000.00	\$ 42,000.00
Pond Grading (Budget)	181,458	sf.	\$ 0.35	\$ 63,510.26
South Grading for Offsite Flows (Budget)	1	ls.	\$ 25,000.00	\$ 25,000.00
Basin and Control Structure (Budget)	1	ls.	\$ 30,000.00	\$ 30,000.00
Imported Pipe Bedding	325	tons	\$ 15.00	\$ 4,880.25
Imported Trench Backfill	325	tons	\$ 10.95	\$ 3,562.58
Subtotal Storm Drain				\$ 256,948.10
Miscellaneous				
Rock Wall	270	lf.	\$ 175.00	\$ 47,250.00
Subtotal Miscellaneous				\$ 47,250.00
SUBTOTAL				\$ 455,836.25
10% CONTINGENCY				\$ 45,583.63
TOTAL CONSTRUCTION COST				\$ 501,419.88
1/10/2023				
NOTES:				
1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).				
2. Estimate excludes the cost of any permits, bonds, or testing.				
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.				
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.				
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)				
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Water Tank Improvement Bid				
Item	Est. Quantity	UNIT	Unit Price	Total Amount
Salem Tank				
Site Prep				
Engineering/Material Testing	1	LS	\$30,000.00	\$30,000.00
Mobilization	1	LS	\$150,000.00	\$150,000.00
Tank Site Excavation	1	LS	\$96,655.00	\$96,655.00
Tank Backfill and Final Grade	1	LS	\$35,600.00	\$35,600.00
Tank & Equipment				
1MG Water Tank	1	LS	\$1,068,585.00	\$1,068,585.00
Drain Line Valve MH	1	LS	\$8,500.00	\$8,500.00
16" PVC Transmission Line	100	LF	\$490.00	\$49,000.00
12" PVC Inlet Line	204	LF	\$180.00	\$36,720.00
16" PVC Overflow Line	98	LF	\$490.00	\$48,020.00
10" PVC Drain Line	84	LF	\$255.00	\$21,420.00
4" PVC Foundation Drain	97	LF	\$50.00	\$4,850.00
Relocate/New Chain Link Fence	170	LF	\$50.00	\$8,500.00
1" PVC Conduit and SCADA Coordination	1	LS	\$4,000.00	\$4,000.00
Final Grading				
Backfill and Grading	1	LS	\$25,000.00	\$25,000.00
SWPPP and Re-Seeding	1	LS	\$10,500.00	\$10,500.00
Roadbase Access Road/Parking Area	400	SY	\$16.00	\$6,400.00
Import Fill	600	CY	\$30.00	\$18,000.00
Insurance, Payment/Performance Bond	400	SY	\$16.00	\$15,917.00
			Subtotal	\$1,637,667.00
			Total Cost:	\$1,637,667.00

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
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5. Estimate excludes soft costs (i.e. Engineering, surveying, etc.)

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Salem Fields Phase B - Development Improvements Salem, Utah				
Engineer's Certified Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Engineering & Testing				
Civil Engineering & Survey	144 ea.		\$ 2,804.10	\$ 403,790.50
Compaction Testing & SWPPP	144 ea.		\$ 1,049.94	\$ 151,190.68
Subtotal Engineering & Testing				\$ 554,981.18
Inspection Fees and Water Fees				
Inspection & City Fees	144 ea.		\$ 4,903.29	\$ 706,073.44
Water Fees	144 ea.		\$ 3,500.00	\$ 504,000.00
Subtotal Inspection & Water Fees				\$ 1,210,073.44
Site Preparation				
Mobilization	1 ls.		\$ 25,000.00	\$ 25,000.00
SWPPP	1 ls.		\$ 20,000.00	\$ 20,000.00
Subtotal Site Preparation				\$ 45,000.00
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	1,403,068 sf.		\$ 0.05	\$ 70,153.38
Import Roadway Fill	150,000 ton		\$ 13.47	\$ 2,020,500.00
Dewatering	1 ls.		\$ 35,000.00	\$ 35,000.00
Grade Trench Spoils	23,549 ton		\$ 5.00	\$ 117,745.00
Cut to Fill (Existing grade to subgrade with crawl spaces)	85,000 cy.		\$ 4.10	\$ 348,500.00
Subtotal Street Improvements				\$ 2,591,898.38
Street Improvements				
Asphalt 3" (Placement)	254,413 sf.		\$ 2.45	\$ 623,311.85
Asphalt 5" (Placement)	130,929 sf.		\$ 3.60	\$ 471,344.40
6" Concrete	32,790 sf.		\$ 18.00	\$ 590,220.00
Road Base under Paving (Place and Compact)	25,846 ton		\$ 28.00	\$ 723,676.80
14" Subbase under Paving (Place and Compact)	40,386 cy.		\$ 26.00	\$ 1,050,036.00
ADA Ramp	24 ea.		\$ 3,000.00	\$ 72,000.00
24" Curb and Gutter w/prep.	13,746 lf.		\$ 28.50	\$ 391,761.00
30" Curb and Gutter w/prep	5075 lf.		\$ 38.50	\$ 195,387.50
24" Modified Curb and Gutter w/prep	1761 lf.		\$ 26.00	\$ 45,786.00
5' Concrete Walk w/6" Road Base	12,074 lf.		\$ 30.00	\$ 362,220.00
6' Concrete Trail w/6" Road Base	656 lf.		\$ 36.00	\$ 23,616.00
8' Concrete Trail w/6" Road Base	1763 lf.		\$ 42.00	\$ 74,046.00
10' Concrete Trail w/6" Road Base	517 lf.		\$ 50.00	\$ 25,850.00
12' Concrete Trail w/6" Road Base	2214 lf.		\$ 60.00	\$ 132,840.00
Concrete Drive Approach	8 ea.		\$ 3750.00	\$ 30,000.00
Subtotal Street Improvements				\$ 4,812,095.55
Sanitary Sewer				
8" PVC Sewer Main	6,212 lf.		\$ 53.40	\$ 331,720.80
48" Manholes w/ Collar	29 ea.		\$ 5,185.00	\$ 150,365.00
60" Manholes w/ Collar	5 ea.		\$ 6,567.00	\$ 32,835.00
4" Sewer Lateral	144 ea.		\$ 1,254.00	\$ 180,576.00
Connect to Existing	8 ea.		\$ 5550.00	\$ 44,400.00
Imported Pipe Bedding	1,018 ton		\$ 14.00	\$ 14,252.00
Imported Trench Backfill	4,864 ton		\$ 14.25	\$ 69,312.00
Subtotal Sanitary Sewer				\$ 823,460.80

Storm Drain			
12" ADS Storm Drain	92 lf.	\$ 31.00	\$ 2,852.00
15" RCP Storm Drain	3792 lf.	\$ 68.00	\$ 257,856.00
18" RCP Storm Drain	516 lf.	\$ 75.00	\$ 38,700.00
24" RCP Storm Drain	1109 lf.	\$ 91.00	\$ 100,919.00
30" RCP Storm Drain	793 lf.	\$ 115.00	\$ 91,195.00
36" RCP Storm Drain	2496 lf.	\$ 133.00	\$ 331,968.00
36" Corrugated ADS Storm Drain	72 lf.	\$ 81.00	\$ 5,832.00
Curb Inlet Boxes	64 ea.	\$ 4,318.00	\$ 276,352.00
Combo Box	2 ea.	\$ 8,250.00	\$ 16,500.00
48" Manholes w/ Collar	2 ea.	\$ 4,400.00	\$ 8,800.00
60" Manholes w/ Collar	22 ea.	\$ 5,350.00	\$ 117,700.00
72" Manholes w/ Collar	15 ea.	\$ 8,400.00	\$ 126,000.00
3x3 Box	1 ea.	\$ 8,209.00	\$ 8,209.00
5x5 Storm Box w/ Manhole	1 ea.	\$ 6,750.00	\$ 6,750.00
54" Bore & Steel Casing	65 lf.	\$ 4050.00	\$ 263,250.00
SC-740 Chambers	308 ea.	\$ 575.00	\$ 177,100.00
Connect to Existing	6 ea.	\$ 2500.00	\$ 15,000.00
Imported Pipe Bedding	4369 tons	\$ 14.00	\$ 61,166.00
Imported Trench Backfill	2,987 tons	\$ 14.25	\$ 42,564.75
Subtotal Storm Drain			\$ 1,948,713.75
Culinary Water			
8" PVC Watermain & Fittings	7,427 lf.	\$ 48.00	\$ 356,496.00
12" PVC Watermain & Fittings	2,340 lf.	\$ 75.70	\$ 177,138.00
1" Water Service Laterals	100 ea.	\$ 2,150.00	\$ 215,000.00
Multi Unit Water Service	13 ea.	\$ 6,101.00	\$ 79,313.00
Stub w/2" Temp Blow Off	1 ea.	\$ 2,500.00	\$ 2,500.00
8" Gate Valve	32 ea.	\$ 3,750.00	\$ 120,000.00
12" Gate Valve	5 ea.	\$ 4,500.00	\$ 22,500.00
24" Bore and Steel Casing	65 lf.	\$ 1,800.00	\$ 117,000.00
Fire Hydrant Assemblies w/Valve	21 ea.	\$ 8885.00	\$ 186,585.00
Relocate Ex. Fire Hydrant	1 ea.	\$ 5500.00	\$ 5,500.00
Relocate Ex. Air Vac	1 ea.	\$ 10800.00	\$ 10,800.00
Connect to Existing	9 ea.	\$ 2,500.00	\$ 22,500.00
Imported Pipe Bedding	1725 tons	\$ 14.00	\$ 24,150.00
Imported Trench Backfill	2967 tons	\$ 14.25	\$ 42,279.75
Subtotal Culinary Water			\$ 1,381,761.75
Secondary Water			
8" PVC Watermain & Fittings	6,418 lf.	\$ 48.00	\$ 308,064.00
12" PVC Watermain & Fittings	2,340 lf.	\$ 75.70	\$ 177,138.00
8" Gate Valve	20 ea.	\$ 3,750.00	\$ 75,000.00
12" Gate Valve	5 ea.	\$ 4500.00	\$ 22,500.00
Connect to Existing	7 ea.	\$ 2500.00	\$ 17,500.00
1" PI Water Service Laterals	100 ea.	\$ 2150.00	\$ 215,000.00
2" PI Water Service Laterals	3 ea.	\$ 4,300.00	\$ 12,900.00
Stub w/2" Temp Blow Off	3 ea.	\$ 2,500.00	\$ 7,500.00
24" Bore and Steel Casing	65 lf.	\$ 1,800.00	\$ 117,000.00
Imported Pipe Bedding	1776 tons	\$ 14.00	\$ 24,864.00
Imported Trench Backfill	3,843 tons	\$ 14.25	\$ 54,762.75
Subtotal Secondary Water			\$ 1,032,228.75

Miscellaneous			
Street Lights	35 ea.	\$ 7,500.00	\$ 262,500.00
Collector Street Lights	13 ea.	\$ 12,500.00	\$ 162,500.00
6' Vinyl Privacy Fence	864 lf.	\$ 52.00	\$ 44,928.00
6' Masonry Fence	1266 lf.	\$ 108.00	\$ 136,728.00
10x10 Pavilion	1 ea.	\$ 25,000.00	\$ 25,000.00
20x20 Pavilion	1 ea.	\$ 35,000.00	\$ 35,000.00
Soccer Field Goals	4 ea.	\$ 6,000.00	\$ 24,000.00
Soccer Field Sod or Turf / Sprinkler Pipe	36000 sf.	\$ 6.50	\$ 234,000.00
Dewatering	6212 lf.	\$ 50.00	\$ 310,600.00
Street Signs / Stop Signs	22 ea.	\$ 1400.00	\$ 30,800.00
		Subtotal Miscellaneous	\$ 1,266,056.00
		SUBTOTAL	\$ 15,666,269.60
		10% CONTINGENCY	\$ 1,566,626.96
		TOTAL CONSTRUCTION COST	\$ 17,232,896.56

1/10/2023

NOTES:

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2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
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5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

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Salem Fields Phase C - Development Improvements Salem, Utah				
Engineer's Certified Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Engineering & Testing				
Civil Engineering & Survey	56 ea.	\$	2,804.10	\$ 157,029.64
Compaction Testing & SWPPP	1 ls.	\$	145,941.38	\$ 145,941.38
Subtotal Engineering & Testing				\$ 302,971.02
Inspection Fees and Water Fees				
Inspection & City Fees	56 ea.	\$	4,903.29	\$ 274,584.12
Water Fees	56 ea.	\$	3,500.00	\$ 196,000.00
Subtotal Inspection & Water Fees				\$ 470,584.12
Site Preparation				
Mobilization	1 ls.	\$	35,600.00	\$ 35,600.00
SWPPP	1 ls.	\$	25,000.00	\$ 25,000.00
Subtotal Site Preparation				\$ 60,600.00
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	522,720 sf.	\$	0.05	\$ 26,136.00
Import Roadway Fill	15,000 ton	\$	13.47	\$ 202,050.00
Relocate Irrigation Ditches	1 ls.	\$	35,000.00	\$ 35,000.00
Grade Trench Spoils	9,041 ton	\$	5.00	\$ 45,205.00
Cut to Fill (Existing grade to subgrade with crawl spaces)	105,000 cy.	\$	4.10	\$ 430,500.00
Subtotal Street Improvements				\$ 738,891.00
Street Improvements				
Asphalt 3" (Placement)	142,954 sf.	\$	2.45	\$ 350,237.30
Road Base under Paving (Place and Compact)	4,825 tons	\$	28.00	\$ 135,100.00
14" Subbase under Paving (Place and Compact)	9,649 tons	\$	26.00	\$ 250,874.00
24" Curb and Gutter w/prep.	6,406 lf.	\$	28.50	\$ 182,571.00
5' Concrete Walk w/6" Road Base	6,406 lf.	\$	30.00	\$ 192,180.00
ADA Ramp	9 ea.	\$	3750.00	\$ 33,750.00
Subtotal Street Improvements				\$ 1,144,712.30
Sanitary Sewer				
8" PVC Sewer Main	3,259 lf.	\$	53.40	\$ 174,030.60
48" Manholes w/ Collar	16 ea.	\$	5,185.00	\$ 82,960.00
4" Sewer Lateral	56 ea.	\$	1,254.00	\$ 70,224.00
Connect to Existing	2 ea.	\$	5550.00	\$ 11,100.00
Imported Pipe Bedding	534 ton	\$	14.00	\$ 7,476.00
Imported Trench Backfill	2,530 ton	\$	14.25	\$ 36,052.50
Subtotal Sanitary Sewer				\$ 381,843.10
Storm Drain				
15" RCP Storm Drain	2434 lf.	\$	68.00	\$ 165,512.00
Curb Inlet Boxes	17 ea.	\$	4,318.00	\$ 73,406.00
48" Manholes w/ Collar	22 ea.	\$	4,400.00	\$ 96,800.00
Connect to Existing	6 ea.	\$	2500.00	\$ 15,000.00
Imported Pipe Bedding	737 tons	\$	14.00	\$ 10,318.00
Imported Trench Backfill	945 tons	\$	14.25	\$ 13,466.25
Subtotal Storm Drain				\$ 374,502.25

Culinary Water			
8" PVC Watermain & Fittings	3,871 lf.	\$ 48.00	\$ 185,808.00
1" Water Service Laterals	56 ea.	\$ 2,150.00	\$ 120,400.00
Stub w/2" Temp Blow Off	2 ea.	\$ 2,500.00	\$ 5,000.00
8" Gate Valve	16 ea.	\$ 3,750.00	\$ 60,000.00
Fire Hydrant Assemblies w/Valve	8 ea.	\$ 8885.00	\$ 71,080.00
Connect to Existing	2 ea.	\$ 2,500.00	\$ 5,000.00
Imported Pipe Bedding	635 tons	\$ 14.00	\$ 8,890.00
Imported Trench Backfill	1176 tons	\$ 14.25	\$ 16,758.00
Subtotal Culinary Water			\$ 472,936.00
Secondary Water			
8" PVC Watermain & Fittings	3,788 lf.	\$ 48.00	\$ 181,824.00
8" Gate Valve	16 ea.	\$ 3,750.00	\$ 60,000.00
Connect to Existing	2 ea.	\$ 2500.00	\$ 5,000.00
1" PI Water Service Laterals	56 ea.	\$ 2150.00	\$ 120,400.00
Stub w/2" Temp Blow Off	3 ea.	\$ 2,500.00	\$ 7,500.00
Imported Pipe Bedding	822 tons	\$ 14.00	\$ 11,508.00
Imported Trench Backfill	1,662 tons	\$ 14.25	\$ 23,683.50
Subtotal Secondary Water			\$ 409,915.50
Miscellaneous			
Street Lights	13 ea.	\$ 7,500.00	\$ 97,500.00
Dewatering Sewer Trench	3259 lf.	\$ 75.00	\$ 244,425.00
Dewatering Storm Trench	2434 lf.	\$ 50.00	\$ 121,700.00
Dewatering Culinary Trench	3871 lf.	\$ 30.00	\$ 116,130.00
Dewatering Secondary Trench	3788 lf.	\$ 30.00	\$ 113,640.00
Street Signs / Stop Signs	12 ea.	\$ 1400.00	\$ 16,800.00
Subtotal Miscellaneous			\$ 710,195.00
SUBTOTAL			\$ 5,067,150.29
10% CONTINGENCY			\$ 506,715.03
TOTAL CONSTRUCTION COST			\$ 5,573,865.31

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

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Salem Fields SR198 Commercial Pads - Development Improvements Salem, Utah Engineer's Certified Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Engineering & Testing				
Civil Engineering & Survey	1 ls.		\$ 50,000.00	\$ 50,000.00
Compaction Testing & SWPPP	1 ls.		\$ 40,000.00	\$ 40,000.00
Subtotal Engineering & Testing				\$ 90,000.00
Inspection Fees and Water Fees				
Inspection & City Fees	3 ea.		\$ 35,000.00	\$ 105,000.00
Water Fees	1 ls.		\$ 80,000.00	\$ 80,000.00
Subtotal Inspection & Water Fees				\$ 185,000.00
Site Preparation				
Mobilization	3 ea.		\$ 8,000.00	\$ 24,000.00
SWPPP	3 ea.		\$ 7,500.00	\$ 22,500.00
Subtotal Site Preparation				\$ 46,500.00
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	439,956 sf.		\$ 0.05	\$ 21,997.80
Import Roadway Fill	15,246 ton		\$ 13.47	\$ 205,363.62
Relocate Irrigation Ditches	1 ls.		\$ 25,000.00	\$ 25,000.00
Grade Trench Spoils	807 ton		\$ 5.00	\$ 4,033.33
Cut to Fill (Existing grade to subgrade with crawl spaces)	24,442 cy.		\$ 4.10	\$ 100,212.20
Subtotal Street Improvements				\$ 356,606.95
Street Improvements				
Asphalt 3" (Placement)	13,528 sf.		\$ 2.45	\$ 33,143.60
Road Base under Paving (Place and Compact)	601 tons		\$ 28.00	\$ 16,834.84
14" Subbase under Paving (Place and Compact)	962 tons		\$ 26.00	\$ 25,011.77
24" Curb and Gutter w/prep.	1,439 lf.		\$ 28.50	\$ 41,011.50
5' Concrete Walk w/6" Road Base	1,444 lf.		\$ 30.00	\$ 43,320.00
ADA Ramp	4 ea.		\$ 3750.00	\$ 15,000.00
Subtotal Street Improvements				\$ 174,321.71
Sanitary Sewer				
8" PVC Sewer Main	242 lf.		\$ 53.40	\$ 12,922.80
48" Manholes w/ Collar	2 ea.		\$ 5,185.00	\$ 10,370.00
8" Sewer Stub	2 ea.		\$ 6,500.00	\$ 13,000.00
Connect to Existing	1 ea.		\$ 5550.00	\$ 5,550.00
Imported Pipe Bedding	114 ton		\$ 14.00	\$ 1,599.89
Imported Trench Backfill	914 ton		\$ 14.25	\$ 13,027.67
Subtotal Sanitary Sewer				\$ 56,470.36
Storm Drain				
15" RCP Storm Drain	242 lf.		\$ 68.00	\$ 16,456.00
Curb Inlet Boxes	4 ea.		\$ 4,318.00	\$ 17,272.00
48" Manholes w/ Collar	2 ea.		\$ 4,400.00	\$ 8,800.00
Connect to Existing	1 ea.		\$ 2500.00	\$ 2,500.00
Imported Pipe Bedding	114 tons		\$ 14.00	\$ 1,599.89
Imported Trench Backfill	549 tons		\$ 14.25	\$ 7,816.60
Subtotal Storm Drain				\$ 54,444.49

Culinary Water			
8" PVC Watermain & Fittings	242 lf.	\$ 48.00	\$ 11,616.00
6" Water Service Laterals	2 ea.	\$ 7,500.00	\$ 15,000.00
Stub w/2" Temp Blow Off	1 ea.	\$ 2,500.00	\$ 2,500.00
8" Gate Valve	3 ea.	\$ 3,750.00	\$ 11,250.00
Fire Hydrant Assemblies w/Valve	2 ea.	\$ 8885.00	\$ 17,770.00
Connect to Existing	1 ea.	\$ 2,500.00	\$ 2,500.00
Imported Pipe Bedding	108 tons	\$ 14.00	\$ 1,505.78
Imported Trench Backfill	381 tons	\$ 14.25	\$ 5,428.19
Subtotal Culinary Water			\$ 67,569.97
Secondary Water			
8" PVC Watermain & Fittings	242 lf.	\$ 48.00	\$ 11,616.00
8" Gate Valve	2 ea.	\$ 3,750.00	\$ 7,500.00
Connect to Existing	1 ea.	\$ 2500.00	\$ 2,500.00
1" PI Water Service Laterals	4 ea.	\$ 2150.00	\$ 8,600.00
Stub w/2" Temp Blow Off	1 ea.	\$ 2,500.00	\$ 2,500.00
Imported Pipe Bedding	108 tons	\$ 14.00	\$ 1,505.78
Imported Trench Backfill	381 tons	\$ 14.25	\$ 5,428.19
Subtotal Secondary Water			\$ 39,649.97
Miscellaneous			
Street Lights	4 ea.	\$ 7,500.00	\$ 30,000.00
Dewatering Sewer Trench	242 lf.	\$ 75.00	\$ 18,150.00
Dewatering Storm Trench	242 lf.	\$ 50.00	\$ 12,100.00
Dewatering Culinary Trench	242 lf.	\$ 30.00	\$ 7,260.00
Dewatering Secondary Trench	242 lf.	\$ 30.00	\$ 7,260.00
Masonry Fencing	2280 lf.	\$ 115.00	\$ 262,200.00
Street Signs / Stop Signs	4 ea.	\$ 1400.00	\$ 5,600.00
Subtotal Miscellaneous			\$ 342,570.00
SUBTOTAL			\$ 1,413,133.46
10% CONTINGENCY			\$ 141,313.35
TOTAL CONSTRUCTION COST			\$ 1,554,446.80

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
2. Estimate excludes the cost of any permits, bonds, or testing.
3. Estimate assumes no de-watering, or rock excavation will be necessary for construction.
4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

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Salem Fields Woodland Hills Commercial Pad - Development Improvements Salem, Utah				
Engineer's Certified Cost Estimate				
Item	Est. Quantity	Unit	Unit Price	Total Amount
Engineering & Testing				
Civil Engineering & Survey	1 ls.		\$ 20,000.00	\$ 20,000.00
Compaction Testing & SWPPP	1 ls.		\$ 10,000.00	\$ 10,000.00
Subtotal Engineering & Testing				\$ 30,000.00
Inspection Fees and Water Fees				
Inspection & City Fees	1 ls.		\$ 26,250.00	\$ 26,250.00
Water Fees	1 ls.		\$ 18,480.00	\$ 18,480.00
Subtotal Inspection & Water Fees				\$ 44,730.00
Site Preparation				
Mobilization	1 ls.		\$ 10,000.00	\$ 10,000.00
SWPPP	1 ls.		\$ 7,500.00	\$ 7,500.00
Subtotal Site Preparation				\$ 17,500.00
Earth Work				
6" Strip Top Soil (Including Clear/Grub)	100,624 sf.		\$ 0.05	\$ 5,031.18
Import Roadway Fill	128 ton		\$ 13.47	\$ 1,730.15
Relocate Irrigation Ditches	1 ls.		\$ 8,000.00	\$ 8,000.00
Cut to Fill (Existing grade to subgrade with crawl spaces)	105,000 cy.		\$ 4.10	\$ 430,500.00
Subtotal Street Improvements				\$ 445,261.33
Street Improvements				
Asphalt 3" (Placement)	2,040 sf.		\$ 2.45	\$ 4,998.00
Road Base under Paving (Place and Compact)	103 tons		\$ 28.00	\$ 2,877.16
14" Subbase under Paving (Place and Compact)	167 tons		\$ 26.00	\$ 4,341.42
24" Curb and Gutter w/prep.	340 lf.		\$ 28.50	\$ 9,690.00
5' Concrete Walk w/6" Road Base	630 lf.		\$ 30.00	\$ 18,900.00
ADA Ramp	2 ea.		\$ 3750.00	\$ 7,500.00
Subtotal Street Improvements				\$ 48,306.58
Sanitary Sewer				
8" PVC Sewer Main	50 lf.		\$ 53.40	\$ 2,670.00
48" Manholes w/ Collar	1 ea.		\$ 5,185.00	\$ 5,185.00
6" Sewer Lateral	1 ea.		\$ 6,500.00	\$ 6,500.00
Connect to Existing	1 ea.		\$ 5550.00	\$ 5,550.00
Imported Pipe Bedding	57 ton		\$ 14.00	\$ 793.33
Imported Trench Backfill	227 ton		\$ 14.25	\$ 3,230.00
Subtotal Sanitary Sewer				\$ 23,928.33
Storm Drain				
15" RCP Storm Drain	120 lf.		\$ 68.00	\$ 8,160.00
Curb Inlet Boxes	2 ea.		\$ 4,318.00	\$ 8,636.00
48" Manholes w/ Collar	3 ea.		\$ 4,400.00	\$ 13,200.00
Connect to Existing	1 ea.		\$ 2500.00	\$ 2,500.00
Imported Pipe Bedding	57 tons		\$ 14.00	\$ 793.33
Imported Trench Backfill	151 tons		\$ 14.25	\$ 2,153.33
Subtotal Storm Drain				\$ 35,442.67

Culinary Water			
8" PVC Watermain & Fittings	120 lf.	\$ 48.00	\$ 5,760.00
4" Water Service Laterals	1 ea.	\$ 5,500.00	\$ 5,500.00
8" Gate Valve	2 ea.	\$ 3,750.00	\$ 7,500.00
Fire Hydrant Assemblies w/Valve	1 ea.	\$ 8885.00	\$ 8,885.00
Connect to Existing	1 ea.	\$ 2,500.00	\$ 2,500.00
Imported Pipe Bedding	57 tons	\$ 14.00	\$ 793.33
Imported Trench Backfill	151 tons	\$ 14.25	\$ 2,153.33
Subtotal Culinary Water			\$ 33,091.67
Secondary Water			
8" PVC Watermain & Fittings	120 lf.	\$ 48.00	\$ 5,760.00
8" Gate Valve	2 ea.	\$ 3,750.00	\$ 7,500.00
Connect to Existing	1 ea.	\$ 2,500.00	\$ 2,500.00
1" PI Water Service Laterals	2 ea.	\$ 2,150.00	\$ 4,300.00
Imported Pipe Bedding	57 tons	\$ 14.00	\$ 793.33
Imported Trench Backfill	151 tons	\$ 14.25	\$ 2,153.33
Subtotal Secondary Water			\$ 23,006.67
Miscellaneous			
Street Lights	2 ea.	\$ 7,500.00	\$ 15,000.00
6' Masonry Fence	640 lf.	\$ 115.00	\$ 73,600.00
Street Signs / Stop Signs	2 ea.	\$ 1,400.00	\$ 2,800.00
Subtotal Miscellaneous			\$ 91,400.00
SUBTOTAL			\$ 792,667.24
10% CONTINGENCY			\$ 79,266.72
TOTAL CONSTRUCTION COST			\$ 871,933.96

1/10/2023

NOTES:

1. Estimate assumes all excess roadway & trench cut material will be used on the site of work (no offhaul).
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4. Estimate does not include any fees, costs or deposits for upgrades or changes to existing gas, power, telephone or cable services.
5. Estimate excludes soft costs (ie. Engineering, surveying, etc.)

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