

## Appendix L

### Financial Impact Analysis

L1 - Printouts Showing Assessed Value of Property within Tank Site Area

L2 – Preliminary Cost Estimate

EL PASO COUNTY - COLORADO

5500000385  
BRADLEY RD

CS2005 A, B, AND F ON MAP IN  
APPENDIX J

Total Market Value  
\$22,829

OVERVIEW

Owner:	CS 2005 INVESTMENTS LLC, C/O ROBERT M EVANS
Mailing Address:	250 PILOT ROAD ST#140 LAS VEGAS NV, 89119-3543
Location:	BRADLEY RD
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN SECS 1, 2, 11 & 12-15-65 DESC AS FOLS: COM AT NE COR OF SD SEC 1 SD PT BEING POB, TH S 00<04'44" E ALG E LN OF NE4 SEC 1 2643.43 FT TO E4 COR OF SD SEC 1, TH S 00<04'53" E 2609.66 FT TO A PT ON THE N R/W LN OF BRADLEY RD, TH S 89<50'39" W 1124.04 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 5105.0 FT A C/A OF 13<39'41" A DIST OF 1217.22 FT, TH S 76<10'58" W 5797.66 FT TO A PT ON W LN OF NE4 SEC 11, TH N 00<10'04" W 1392.70 FT TO N4 COR OF SEC 11, TH N 00<23'37" W ALG E LN OF SW4 SEC 2 1319.07 FT TO NE COR OF S2 SEC 2, S 89<37'54" W ALG N LN OF S2SW4 SEC 2 1964.31 FT TO NW COR OF W2SW4SW4 SEC 2, TH N 05<50'18" E 2540.30 FT, N 36<32'24" E 1604.90 FT, N 16<58'50" E 184.45 FT TO A PT ON N LN OF NW4 SEC 2, TH N 89<23'49" E 668.25 FT TO N4 COR OF SEC 2, TH N 89<23'28" E 2668.77 FT TO NE COR OF SEC 2, TH N 89<21'45" E 2657.57 FT, TH N 89<19'28" E 2667.46 FT TO POB, EX TRS DESC BY REC #207001680 THRU 207001689, EX POR DESC BY REC #214004738

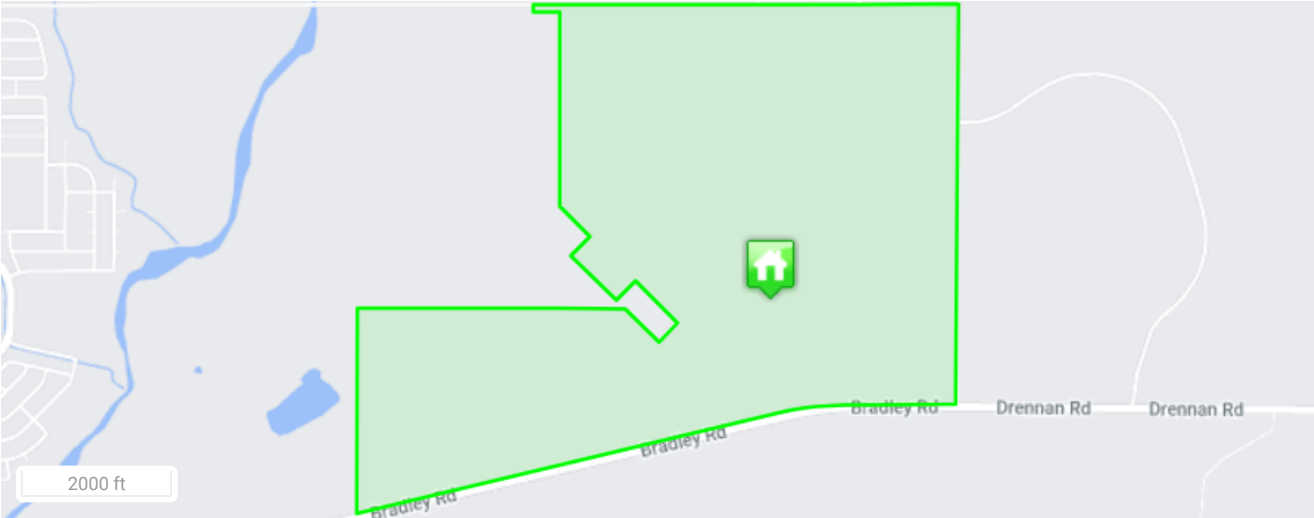
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$22,829	\$6,620
Improvement	\$0	\$0
Total	\$22,829	\$6,620

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	802.42 Acres	\$22,829



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EL PASO COUNTY - COLORADO

5500000383  
11-15-65, 12-15-65

CS2005 C, D, AND E ON MAP IN  
APPENDIX J

Total Market Value  
\$3,549

OVERVIEW

Owner:	CS 2005 INVESTMENTS LLC, C/O ROBERT M EVANS
Mailing Address:	250 PILOT ROAD ST#140 LAS VEGAS NV, 89119-3543
Location:	11-15-65, 12-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN NE4 SEC 11 & NW4 SEC 12-15-65 DESC AS FOLS: BEG AT C4 COR OF SD SEC 11, TH N 00<10'04" W 1033.36 FT TO A PT ON S R/W LN OF BRADLEY RD, TH N 76<10'58" E 4694.01 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 3000.00 FT A C/A OF 35<53'49" WHICH CEN BEARS S 54<13'04" E 1879.56 FT, TH S 00<06'53" E 355.87 FT TO SE COR OF W2NW4 SEC 12, TH S 89<17'26" W 1323.85 FT, TH S 89<31'36" W ALG S LN OF NW4 SEC 11 2665.93 FT TO POB, EX THAT PT DESC BY REC #214000553

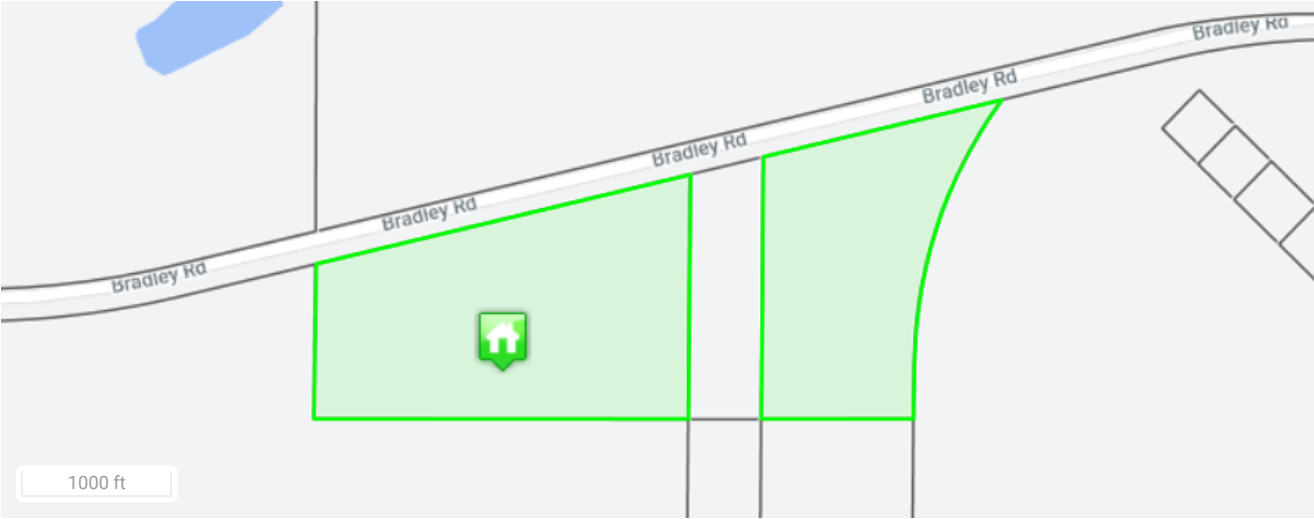
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$3,549	\$1,030
Improvement	\$0	\$0
Total	\$3,549	\$1,030

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	124.76 Acres	\$3,549



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EL PASO COUNTY - COLORADO

5500000324  
12-15-65, 13-15-65

BULL HILL A & B ON MAP IN  
APPENDIX J

Total Market Value  
\$16,885

OVERVIEW

Owner:	BULL HILL LLC
Mailing Address:	3 WIDEFIELD BLVD COLORADO SPRINGS CO, 80911-2126
Location:	12-15-65, 13-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN SECS 12 & 13-15-65 DESC AS FOLS: COM AT NE COR OF SD SEC 12, TH S 00<16'58" E 179.72 FT FOR POB, TH CONT S 00<16'58" E ALG E LN OF NE4 SEC 12 2455.51 FT TO E4 COR OF SD SEC 12, TH S 00<18'37" E ALG E LN OF SE4 OF SD SEC 12 2635.48 FT TO SE COR OF SEC 12, TH S 00<19'49" E 2687.08 FT TO E4 COR OF SEC 13, TH S 89<26'00" W 2662.93 FT TO C4 COR OF SEC 13, TH N 00<21'41" W 2636.75 FT TO N4 COR OF SEC 13, TH S 89<25'09" W 1323.33 FT TO SW COR OF E2SW4 SEC 12, TH N 00<07'57" W 2644.55 FT TO NW COR OF THE E2SW4 SEC 12, TH N 00<07'57" W 355.87 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 3000.0 FT A C/A OF 35<53'49" A DIST OF 1879.56 FT TO A PT ON THE S R/W LN OF BRADLEY RD, TH N 76<10'58" E 1154.67 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 4895.0 FT A C/A OF 13<39'41" AN ARC DIST OF 1167.15 FT, TH N 89<50'39" E 1124.39 FT TO POB, EX TRS DESC BY REC #207001690 THRU 207001694

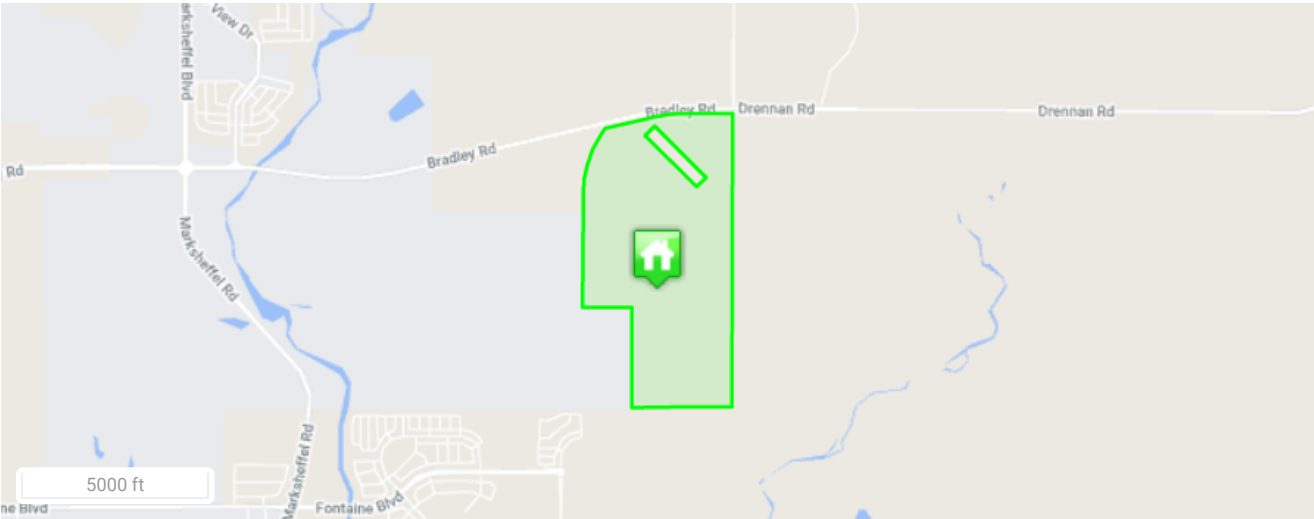
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$16,885	\$4,900
Improvement	\$0	\$0
Total	\$16,885	\$4,900

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	593.51 Acres	\$16,885



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EL PASO COUNTY - COLORADO

5500000403  
SEC 13-15-65

LORSON A & B ON MAP IN APPENDIX J

Total Market Value  
\$816

OVERVIEW

Owner:	LORSON LLC NOMINEE FOR, MURRAY FOUNTAIN LLC
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 13-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2 SEC 13, N2 SEC 24 & NE4 SEC 23-15-65 DESC AS FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23, & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH S 77<15'32" E 1431.33 FT FOR POB, TH S 38<22'41" W 689.46 FT, S 79<36'36" E 368.04 FT, S 38<22'41" W 257.67 FT, N 79<36'36" W 368.04 FT, N 38<22'41" E 48.69 FT, TH NWLY ALG ARC OF CUR TO A PT TANG BEING CONCAVE TO THE S HAVING A RAD OF 1460.0 FT A C/A OF 01<58'06" WHICH CHORD BEARS N 89<00'57" W 50.16 FT, TH N 90<00'00" W 1107.73 FT, N 00<00'00" E 180.22 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 367.50 FT A C/A OF 76<39'36" WHICH CHORD BEARS N 38<19'48" E 455.84 FT, TH N 76<39'36" E 420.38 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 632.50 FT A C/A OF 76<39'36" WHICH CHORD BEARS N 38<19'48" E 784.54 FT, TH N 00<00'00" W 1109.69 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 467.5 FT A C/A OF 87<50'52" WHICH CHORD BEARS N 43<55'26" E 648.61 FT, TH N 87<50'52" E 857.13 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 732.5 FT A C/A OF 28<47'37" WHICH CHORD BEARS N 73<27'04" E 364.25 FT, TH N 59<03'15" E 303.50 FT, TH NWLY ALG ARC OF CUR TO A PT TANG BEING CONCAVE TO THE NE HAVING A RAD OF 460.0 FT A C/A OF 34<31'50" WHICH CHORD BEARS N 17<43'55" W 273.05 FT, TH N 00<28'00" W 299.77 FT, N 89<32'00" E 1070.44 FT ALG N LN OF S2 SD SEC 13, TH S 38<22'41" W 2084.38 FT, S 51<37'19" E 325.0 FT, S 38<22'41" W 457.99 FT, N 71<15'45" W 345.08 FT, S 38<22'41" W 1148.35 FT TO POB, LY W/IN REC #204201653, EX THAT PT CONV BY REC #206041590, EX PT PLATTED TO PIONEER LANDING AT LORSON RANCH FIL NO 2, EX ALL THAT PT LY SLY OF SD PIONEER LANDING AT LORSON RANCH FIL NO 2

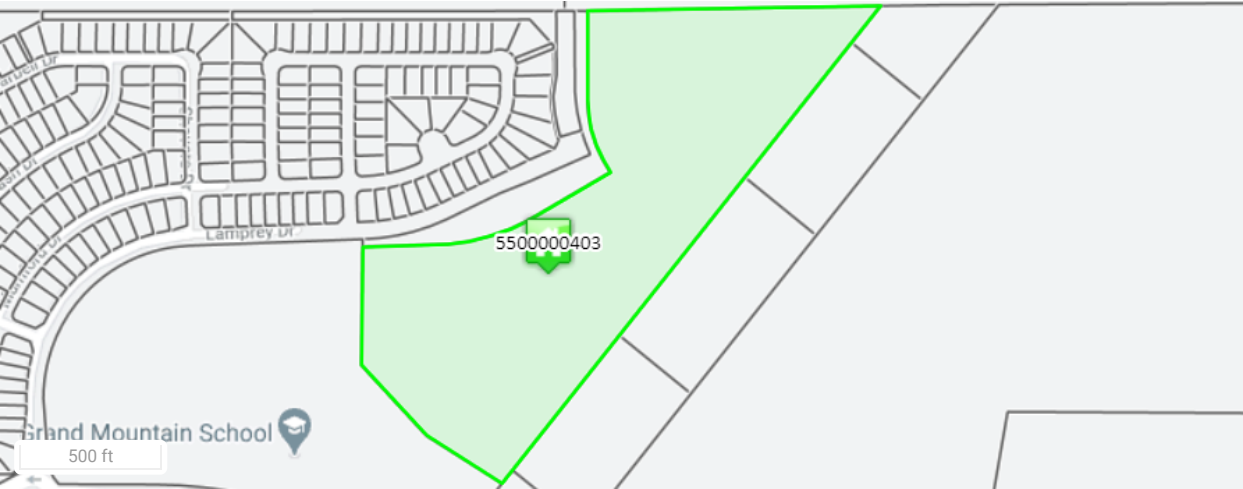
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$816	\$240
Improvement	\$0	\$0
Total	\$816	\$240

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	28.67 Acres	\$816



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EL PASO COUNTY - COLORADO

5500000371

SEC 13-15-65, SEC 24-15-65

LOVE IN ACTION ON MAP IN APPENDIX J

Total Market Value  
\$7,880

OVERVIEW

Owner:	LOVE IN ACTION
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 13-15-65, SEC 24-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2 SEC 13, N2 SEC 24 & NE4 SEC 23 DESC AS FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23, & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22, & 23 BEARS S 89<43'15" W 5294.45 FT & SE COR SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH S 00<19'52" E 2583.16 FT FOR POB, TH N 38<22'41" E 4960.47 FT, N 51<37'19" W 325.0 FT N 38<22'41" E 708.10 FT, S 51<37'19" E 325.0 FT, N 38<22'41" E 603.14 FT, N 51<37'19" W 325.0 FT, N 38<22'41" E 170.0 FT, N 89<32'00" E 1552.62 FT ALG N LN S2 SD SEC 13 TO E4 COR SD SEC 13, TH S 00<13'47" E 1417.82 FT ALG E LN S2 SD SEC 13, TH S 89<45'29" W 1109.06 FT, S 09<24'34" W 1144.41 FT, S 07<44'22" W 120.87 FT, S 08<53'14" W 842.69 FT, S 54<48'22" E 233.42 FT, S 81<48'41" E 206.03 FT, S 87<48'34" E 306.37 FT, S 88<45'18" E 304.44 FT, N 89<42'44" E 445.72 FT, S 00<11'14" E 1582.50 FT ALG E LN N2 SD SEC 34 TO E4 COR SD SEC 24, TH S 89<25'43" W 5287.26 FT ALG S LN N2 SD SEC 24 TO W4 COR SD SEC 24, TH S 89<41'52" W 28.94 FT ALG S LN N2 SD SEC 23, TH N 00<19'53" W 54.88 FT TO POB, EX PARCEL 1 & 2 CONV TO COUNTY BY REC #212047865

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$7,880	\$2,290
Improvement	\$0	\$0
Total	\$7,880	\$2,290

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	276.97 Acres	\$7,880



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EL PASO COUNTY - COLORADO

5500000367  
SEC 13-15-65

LOVE IN ACTION ON MAP IN APPENDIX J

Total Market Value  
\$1,289

OVERVIEW

Owner:	LOVE IN ACTION
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 13-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN S2 SEC 13 & N2 SEC 24-15-65 DESC AS FOLS;BEG AT SE COR SD SEC 13, TH S00<11'14"E 1066.83 FT, N89<42'44"W 438.0 FT M/L, N88<45'18"W 304.0 FT M/L, N87<48'34"W 306.0 FT M/L, N81<48'41"W 206.0 FT M/L, N54<48'22"W 233.0 FT M/L, N08<53'14"E 843.0 FT M/L, N07<44'22"E 120.0 FT M/L, N09<24'34"E 1145.0 FT M/L, N89<45'29"E 1099.0 FT M/L, TH S00<12'34"E 1205.0 FT M/L TO POB, EX TR CONV TO COUNTY BY REC #212047865

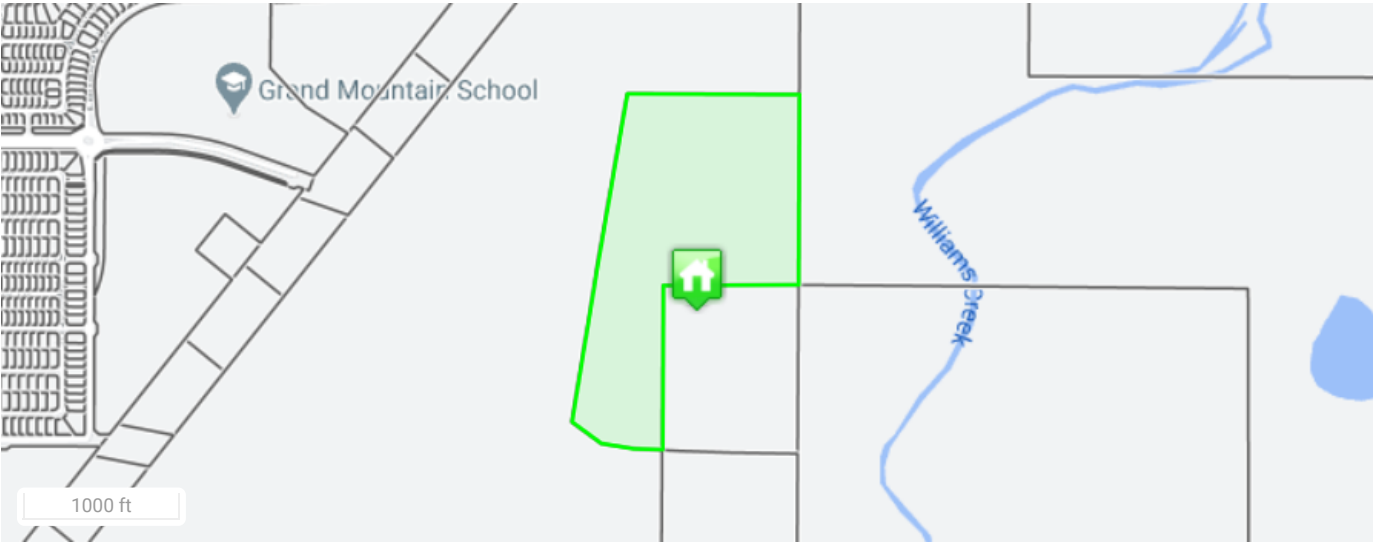
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$1,289	\$370
Improvement	\$0	\$0
Total	\$1,289	\$370

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	45.31 Acres	\$1,289



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EL PASO COUNTY - COLORADO

5500000368  
SEC 24-15-65

LOVE IN ACTION ON MAP IN APPENDIX J

Total Market Value  
\$597

OVERVIEW

Owner:	LOVE IN ACTION
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 24-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN NE4 SEC 24-15-65 DESC AS FOLS; BEG AT NE COR NE4 SD SEC 24, TH S00<11'14"E 1075.0 FT M/L, N89<42'44"W 445.0 M/L, N88<45'18"W 304.0 FT M/L, N87<48'34"W 120.0 FT M/L, N00<11'14"W 1025.0 FT M/L, N89<18'33"E 864.53 FT TO POB

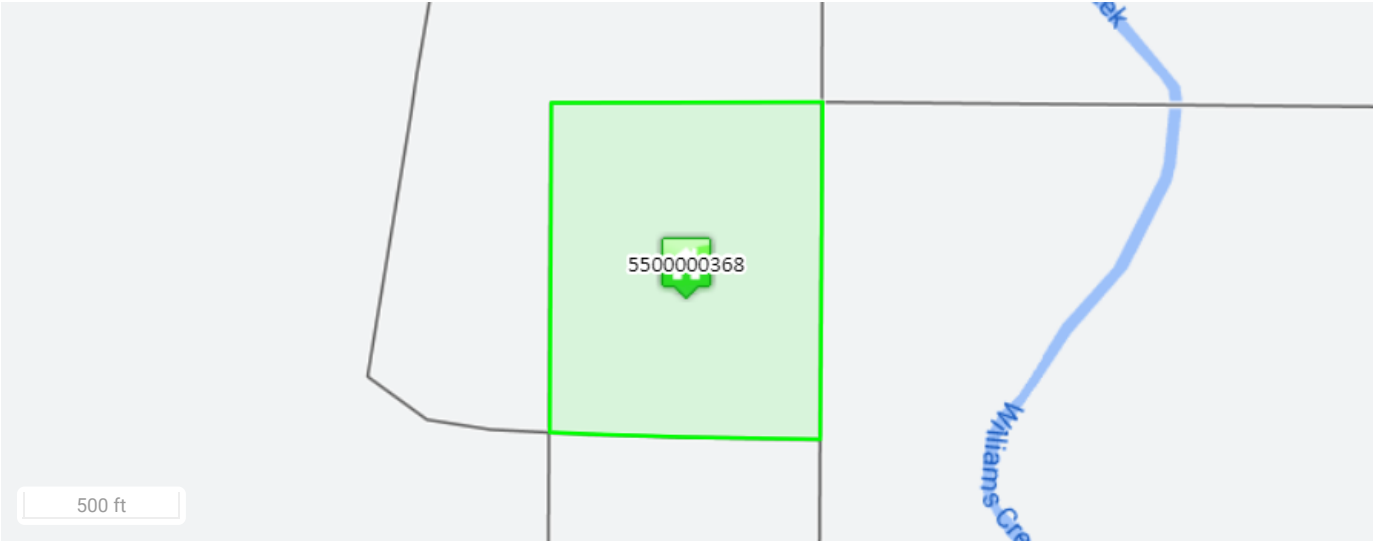
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$597	\$170
Improvement	\$0	\$0
Total	\$597	\$170

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	21 Acres	\$597



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EL PASO COUNTY - COLORADO

5500000369  
SEC 24-15-65

LOVE IN ACTION ON MAP IN APPENDIX J

Total Market Value  
\$398

OVERVIEW

Owner:	LOVE IN ACTION
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 24-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN NE4 SEC 24-15-65 DESC AS FOLS; COM AT E4 COR SD SEC 24, TH N00<11'14"E 881.97 FT FOR POB, TH S89<48'46"W 864.50 FT, TH N00<11'14"W 700.0 FT M/L, S87<48'34"E 120.0 FT M/L, S88<45'18"E 304.0 FT M/L, S89<42'44"E 445.0 FT M/L, S00<11'14"E 700.0 FT M/L TO POB

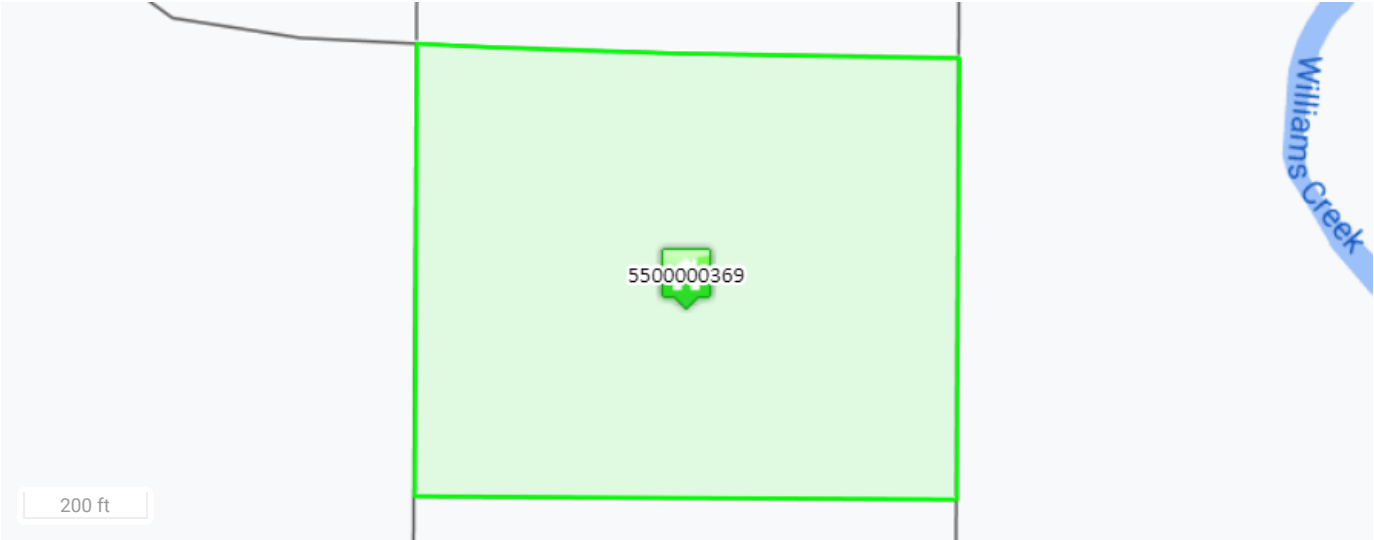
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$398	\$120
Improvement	\$0	\$0
Total	\$398	\$120

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	14 Acres	\$398



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EL PASO COUNTY - COLORADO

5500000370  
SEC 24-15-65

LOVE IN ACTION ON MAP IN APPENDIX J

Total Market Value  
\$996

OVERVIEW

Owner:	LOVE IN ACTION
Mailing Address:	212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
Location:	SEC 24-15-65
Tax Status:	Taxable
Zoning:	PUD
Plat No:	-
Legal Description:	TR IN NE4 SEC 24-15-65 DESC AS FOLS; BEG AT E4 COR SD SEC 24, TH S89<25'43"W 2640.0FT, N00<34'17"W 427.54 FT, N89<25'43"E 1778.35 FT, N00<11'14"W 460.22 FT, N89<48'46"E 864.50 FT TO PT ON E LN SD NE4, S00<11'14"E 881.97 FT TO POB

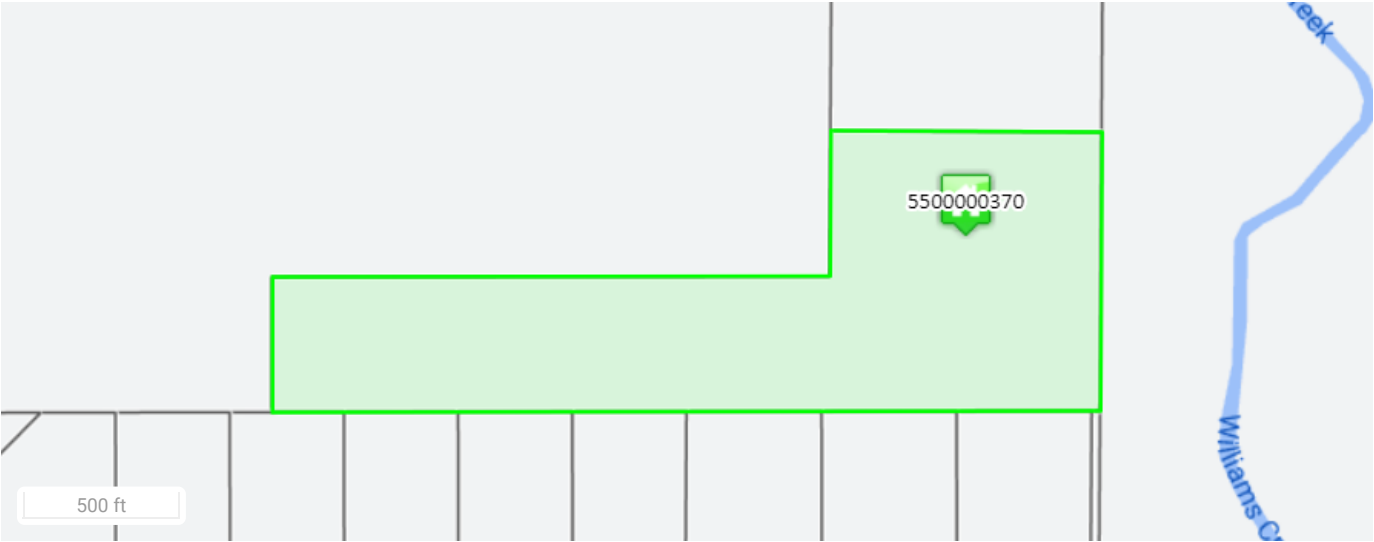
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$996	\$290
Improvement	\$0	\$0
Total	\$996	\$290

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	35 Acres	\$996



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EL PASO COUNTY - COLORADO

5513309007  
6015 YAMHILL DR

REPRESENTATIVE LOT IN LORSON FILING  
NO 3. 81 LOTS \* \$1450 =\$117,450

Total Market Value  
\$5,000

OVERVIEW

Owner:	CENTURY LAND HOLDINGS LLC
Mailing Address:	8390 E CRESCENT PKWY STE 650 ENGLEWOOD CO, 80111
Location:	6015 YAMHILL DR
Tax Status:	Taxable
Zoning:	PUD
Plat No:	14474
Legal Description:	LOT 27 LORSON RANCH EAST FIL NO 3

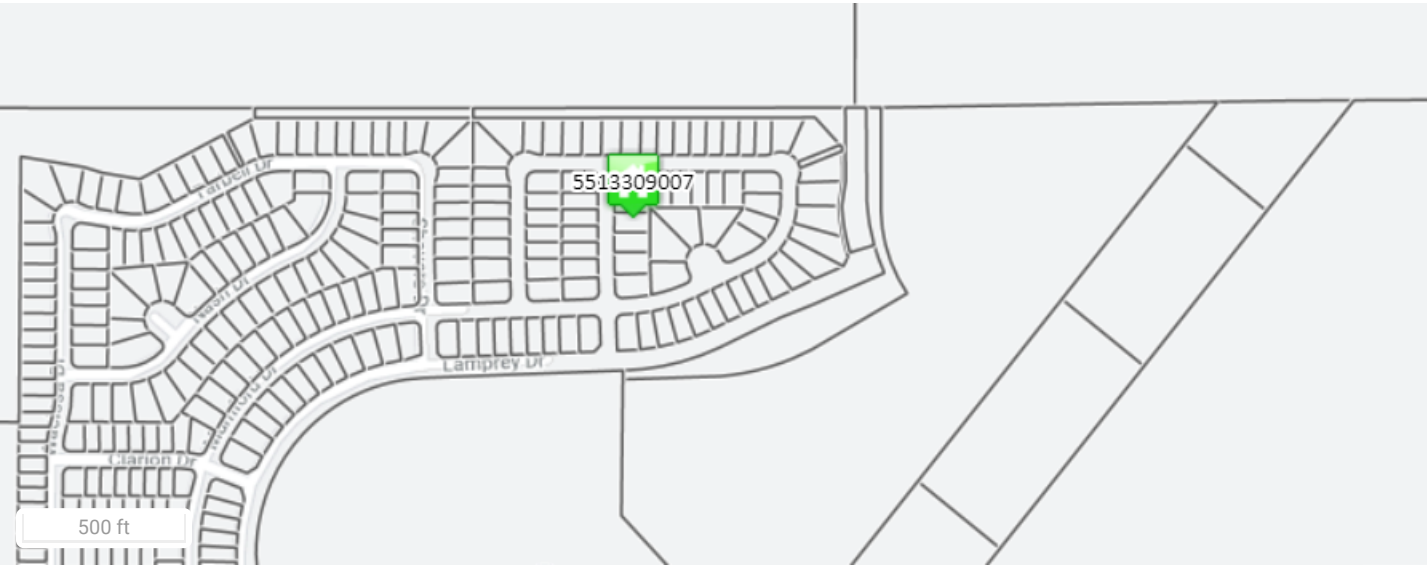
MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$5,000	\$1,450
Improvement	\$0	\$0
Total	\$5,000	\$1,450

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	CODE 100 AT PRESENT WORTH	29.000	7064 SQFT	\$5,000



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EL PASO COUNTY - COLORADO

5524003017  
11350 GRASSLAND RD

REPRESENTATIVE LOT IN PEACEFUL  
LAKES ESTATES 78 LOTS \* \$8070 =  
\$629,460

Total Market Value  
\$460,013

OVERVIEW

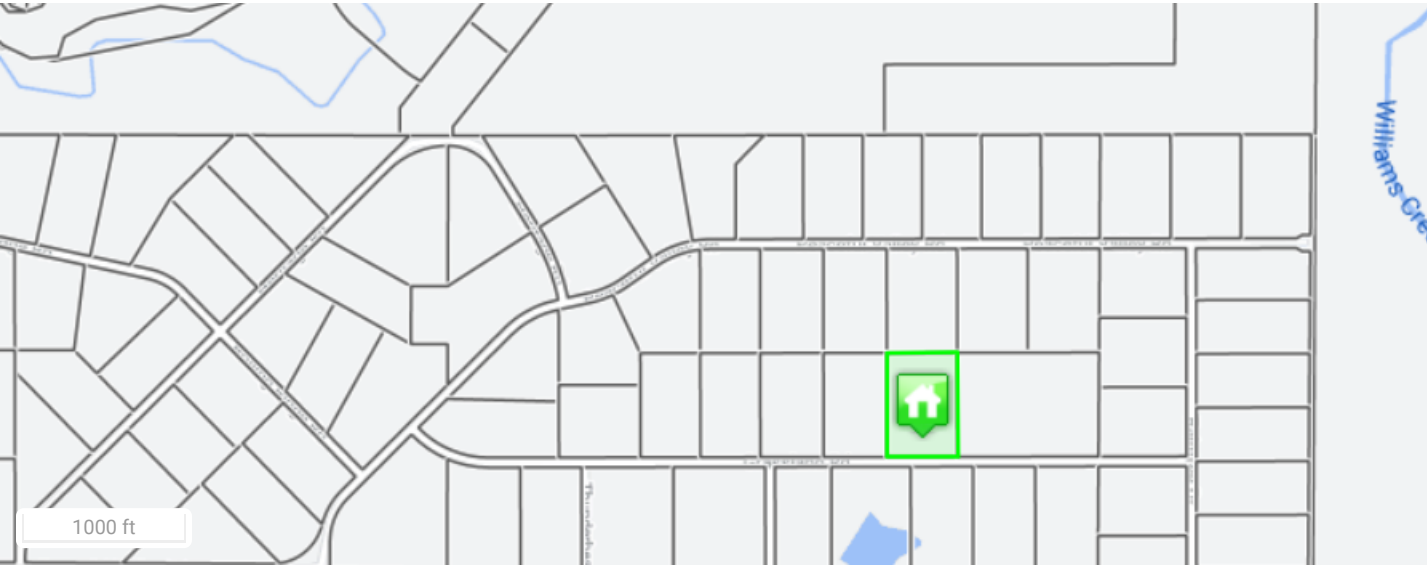
Owner:	SEGURA RAMON A TRUSTEE, SEGURA MARIA M TRUSTEE, SEGURA LIVING TRUST
Mailing Address:	11350 GRASSLAND RD COLORADO SPRINGS CO, 80925-9517
Location:	11350 GRASSLAND RD
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	2971
Legal Description:	LOT 6 BLK 4 PEACEFUL VALLEY LAKE ESTATES 1ST FIL

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$112,900	\$8,070
Improvement	\$347,113	\$24,820
Total	\$460,013	\$32,890

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	6.27 Acres	\$112,900



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# Preliminary Construction Estimate

Project: **2 MG Rolling Hills Tank**  
 Owner: Widefield Water and Sanitation District  
 Engineer: JDS-Hydro Consultants, Inc.  
 Contractor: TBD  
 Date: 11/18/2020

Item #	Item Description	Quantity	Unit	Unit Cost	Amount
<b>TANK and ACCESS ROAD</b>					
1	General Conditions	1	LS	\$40,950.00	\$40,950.00
2	Mobilization	1	LS	\$74,700.00	\$74,700.00
3	Demobilization	1	LS	\$38,350.00	\$38,350.00
4	Project Closeout	1	LS	\$5,550.00	\$5,550.00
5	Excavation	2,750	CY	\$35.00	\$96,250.00
6	Structural Base	400	CY	\$120.00	\$48,000.00
7	Backfill and Grading	900	CY	\$30.00	\$27,000.00
8	Piping Penetrations	2	LS	\$80,000.00	\$160,000.00
9	Tank	1	LS	\$1,400,000.00	\$1,400,000.00
10	Preparation of Tank Construction Work Areas	1	LS	\$50,000.00	\$50,000.00
11	Passive Mixing System	1	LS	\$100,000.00	\$100,000.00
12	Passive Mixing System Installation	1	LS	\$50,000.00	\$50,000.00
13	Vault for Pressure Transmitter to Measure Tank Level	1	LS	\$8,000.00	\$8,000.00
14	Vault for Overflow/Drain Lines	1	LS	\$8,000.00	\$8,000.00
15	Chain Link Fence/Gate to Tank Site	1,020	LF	\$45.00	\$45,900.00
16	SCADA System to include PT and Solar Power System	1	LS	\$40,000.00	\$40,000.00
17	Yard Hydrant for Sampling	1	EA	\$6,000.00	\$6,000.00
18	Site Development Fees	1	LS	\$5,000.00	\$5,000.00
19	Field Piping to include overflow and drain line	1	LS	\$38,550.00	\$38,550.00
20	Disinfection and Testing	1	LS	\$7,350.00	\$7,350.00
21	Erosion Control	1	LS	\$30,000.00	\$30,000.00
22	Landscaping	1	LS	\$40,950.00	\$40,950.00
<b>TANK SUBTOTAL</b>					<b>\$2,320,550.00</b>
<b>INLET PIPELINE</b>					
1	General Conditions	1	LS	\$17,220.00	\$17,220.00
2	Mobilization	1	LS	\$7,380.00	\$7,380.00
3	Demobilization	1	LS	\$7,380.00	\$7,380.00
4	Project Closeout	1	LS	\$3,690.00	\$3,690.00
5	24" Transmission Pipeline	3,708	LF	\$145.00	\$537,660.00
6	16" Transmission Pipeline	372	LF	\$72.00	\$26,784.00
7	12" Transmission Pipeline	800	LF	\$52.00	\$41,600.00
8	Hydrants	3	EA	\$11,660.00	\$34,980.00
9	24" Gate Valves	7	EA	\$42,915.00	\$300,405.00
10	16" Valve	1	EA	\$12,965.00	\$12,965.00
11	12" Valve	1	EA	\$4,485.00	\$4,485.00
12	24" Tee	3	EA	\$6,775.00	\$20,325.00
13	24" 90 Degree Bend	1	EA	\$5,195.00	\$5,195.00
14	24" 45 Degree Bend	1	EA	\$4,530.00	\$4,530.00
15	24" 22.5 Degree Bend	2	EA	\$4,430.00	\$8,860.00
16	16" 45 Degree Bend	1	EA	\$2,725.00	\$2,725.00
17	16" x 12" Reducer	1	EA	\$1,955.00	\$1,955.00
18	24" x 6" Reducer	2	EA	\$5,840.00	\$11,680.00
19	Air/Vac Vault	2	EA	\$19,745.00	\$39,490.00
20	Clearing and Grubbing	1	LS	\$5,780.00	\$5,780.00
21	Erosion Control	1	LS	\$16,915.00	\$16,915.00
22	Access Road	1,750	LF	\$19.00	\$33,250.00
23	Drainage Improvements	1	LS	\$50,425.38	\$50,425.38
<b>INLET PIPELINE SUBTOTAL</b>					<b>\$1,195,679.38</b>
<b>SUBTOTAL</b>					<b>\$3,516,229.38</b>
<b>CONTINGENCY (+10%)</b>					<b>\$351,622.94</b>
<b>CONSTRUCTION TOTAL</b>					<b>\$3,867,852.32</b>

Since the Engineer has no control over the cost of labor, materials or equipment, or over the Contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable construction cost provided for herein are made on the basis of his experience and qualifications. These opinions represent his best judgement as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by him.