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BEFORE THE ARIZONA CORPORATI

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COMMISSIONERS

- BOB STUMP—Chairman
- GARY PIERCE
- BRENDA BURNS
- BOB BURNS
- SUSAN BITTER SMITH

2013 MAY 21 P 4: 53

ARIZONA CORPORATION COMMISSION  
DOCKET CONTROL

Arizona Corporation Commission  
DOCKETED

MAY 21 2013

DOCKETED BY *JM*

IN THE MATTER OF THE APPLICATION  
OF JOHNSON UTILITIES, L.L.C. FOR AN  
EXTENSION OF ITS CERTIFICATE OF  
CONVENIENCE AND NECESSITY FOR  
WATER AND SEWER SERVICES.

DOCKET NO. WS-02987A-12-0136

NOTICE OF LATE FILING  
UPDATED PRELIMINARY  
ENGINEERING ANALYSIS

Attached hereto as Attachment 1 is an updated Preliminary Engineering Analysis (the "Analysis") prepared by Baxter Design Group and dated May 18, 2013, for the requested extension area in this docket identified as the Merrill Ranch Expansion One area. Specifically, the Analysis provides a construction schedule and a preliminary engineering analysis which includes a description of the water and sewer construction materials, quantities, units, unit costs and total costs for Units 53A, 53B, 55A, 55B, 55C, 57A, 57B, 59A, 59B, 59C, 59D, 59E and Phase III of the Merrill Ranch Expansion One area.

RESPECTFULLY submitted this 21<sup>st</sup> day of May, 2013.

BROWNSTEIN HYATT FARBER SCHRECK LLP

Jeffrey W. Crockett, Esq.  
One East Washington Street, Suite 2400  
Phoenix, Arizona 85004  
Attorneys for Johnson Utilities, L.L.C.

ORIGINAL and thirteen (13) copies of the foregoing filed this 21<sup>st</sup> day of May, 2013, with:

Docket Control  
ARIZONA CORPORATION COMMISSION  
1200 West Washington Street  
Phoenix, Arizona 85007

Brownstein Hyatt Farber Schreck, LLP  
One East Washington, Suite 2400  
Phoenix, AZ 85004

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1 Copy of the foregoing hand-delivered  
2 this 21<sup>st</sup> day of May, 2013, to:

3 Yvette B. Kinsey, Administrative Law Judge  
4 Hearing Division  
5 ARIZONA CORPORATION COMMISSION  
6 1200 West Washington Street  
7 Phoenix, Arizona 85007

8 Janice Alward, Chief Counsel  
9 Legal Division  
10 ARIZONA CORPORATION COMMISSION  
11 1200 West Washington Street  
12 Phoenix, Arizona 85007

13 Steve Olea, Director  
14 Utilities Division  
15 ARIZONA CORPORATION COMMISSION  
16 1200 West Washington Street  
17 Phoenix, Arizona 85007

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# **Attachment 1**



**Mr. Daniel Hodges  
Johnson Utilities  
5230 E. Shea Blvd Suite #200  
Scottsdale, AZ 85254**

**MAY 18, 2013**

**Subject: Johnson Utilities Water & Sewer CC&N Request**  
Preliminary Engineering Analysis

Mr. Hodges:

Baxter Design has been requested by the South West Valley Partners to perform a preliminary engineering analysis of an area in Florence, AZ that is proposed to be serviced by Johnson Utilities for both drinking water and sanitary sewer services (see attached Exhibit "A").

The area for the proposed CC&N expansion is a 348(±) acre mixed use residential and commercial development located in south central Pinal County, Arizona approximately 6 miles northwest of Florence, Arizona. The area is located adjacent to the Anthem at Merrill Ranch Planned Unit Development (P.U.D.) in the Northwest quarter of Section 29 and Section 30, Township 4 South, Range 9 East of the Gila and Salt River Meridian.

The area consists of approximately 227 acres of single-family residential lots (900 lots) and 121 acres of commercial development.

### **Drinking Water Service**

Currently, the adjacent area is serviced by the Johnson Utilities water tanks and well sites in the Anthem at Merrill Ranch Master Planned Development (see attached Exhibit "B"). It is anticipated that the existing infrastructure has the required capacity to serve the expanded area or can be upgraded to provide the necessary drinking water and fire flow requirements for the area that is proposed to be included in the CC&N expansion.

### **Sanitary Sewer**

Currently, the adjacent area is serviced by the Johnson Utilities – Anthem at Merrill Ranch Water Reclamation Plant in the Anthem at Merrill Ranch Master Planned Development (see attached Exhibit "B"). It is anticipated that the existing Water Reclamation Plant and the corresponding sanitary sewer trunk lines have the required capacity for the expansion area.



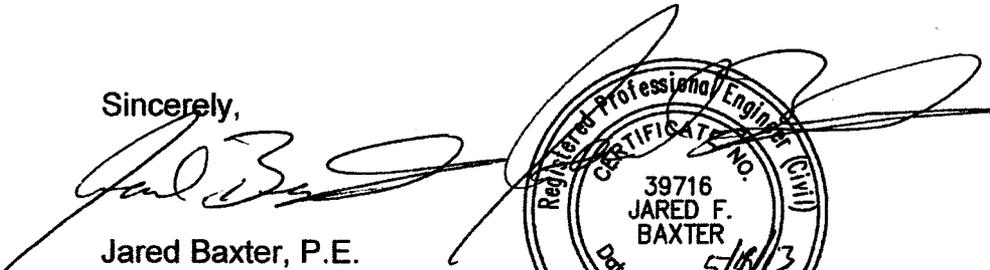
The projected sanitary sewer flow produced by the expansion area is 308,200 gpd (gallons per day) or 0.35 MGD (million gallons per day) based on 4 lots/per acre with an ADF/Lot of 208 (gpd) and commercial flows of 1000 gpd (gallons per day) per acre.

Approximately 59% of residential area (137 acres) are planned to be conveyed by gravity sewer line to an existing trunk line located in American Way. The remainder of the residential and the commercial area will be conveyed by gravity sewer to a lift station to be located near Hunt Highway and then lifted to the trunk line in American Way (see attached Exhibit "A").

In summary, Baxter Design Group has reviewed the existing conditions and topography of the proposed expansion area along with the existing infrastructure that currently serves that Anthem at Merrill Ranch Community. We anticipate that the wet utility infrastructures that Johnson Utilities provides in the area are viable solutions to serve the proposed CC&N expansion area.

Feel free to contact me with any questions regarding this preliminary engineering review.

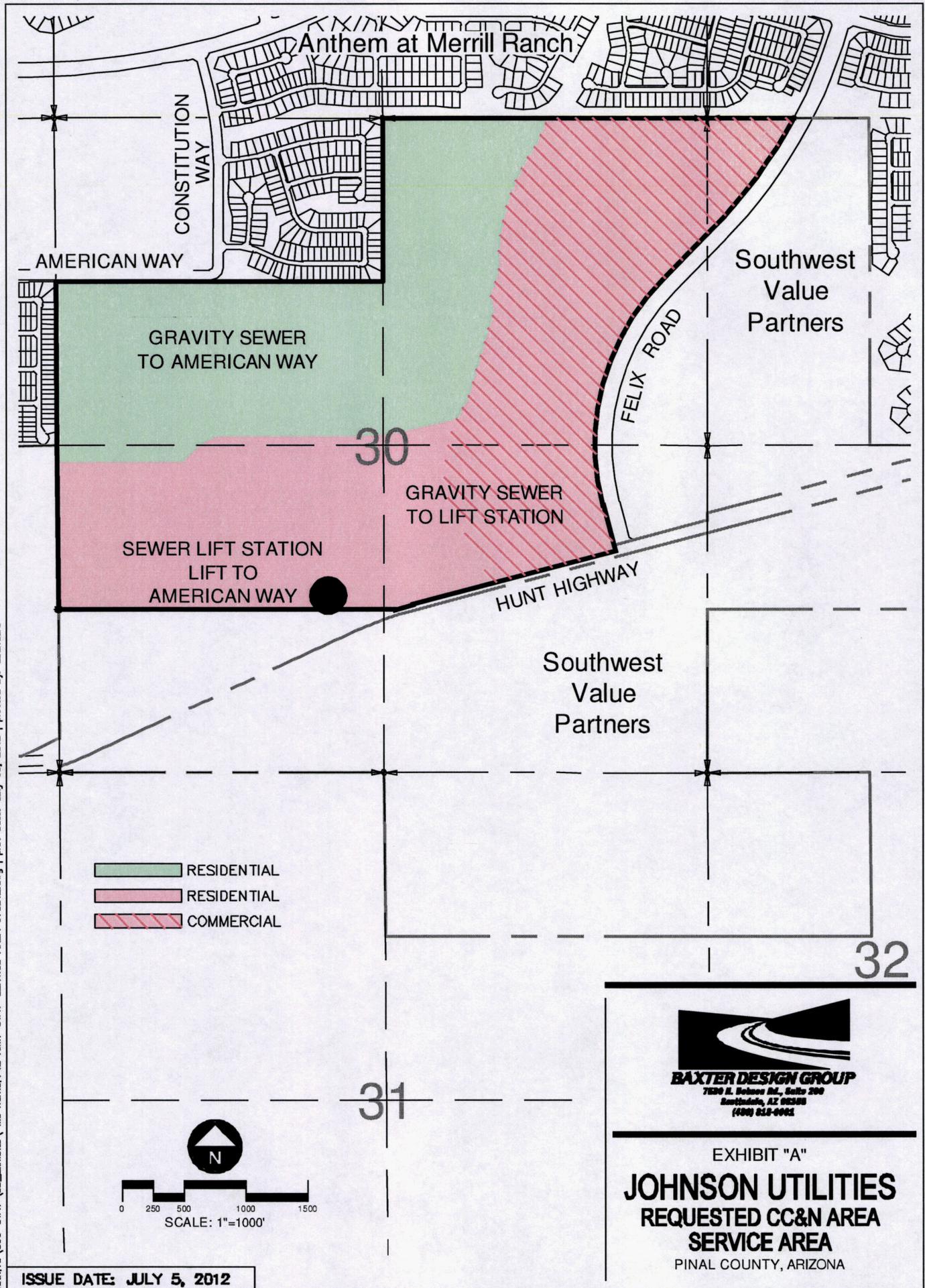
Sincerely,



Jared Baxter, P.E.



path: R:\000-SWVP\05\_Exhibits\ file name: 742 AMR-SWVP SERVICE AREA 070512.dwg | plot date: July 05, 2012 | plotted by: mcarder



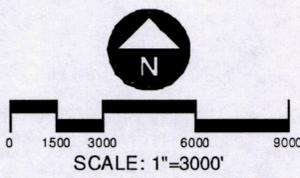
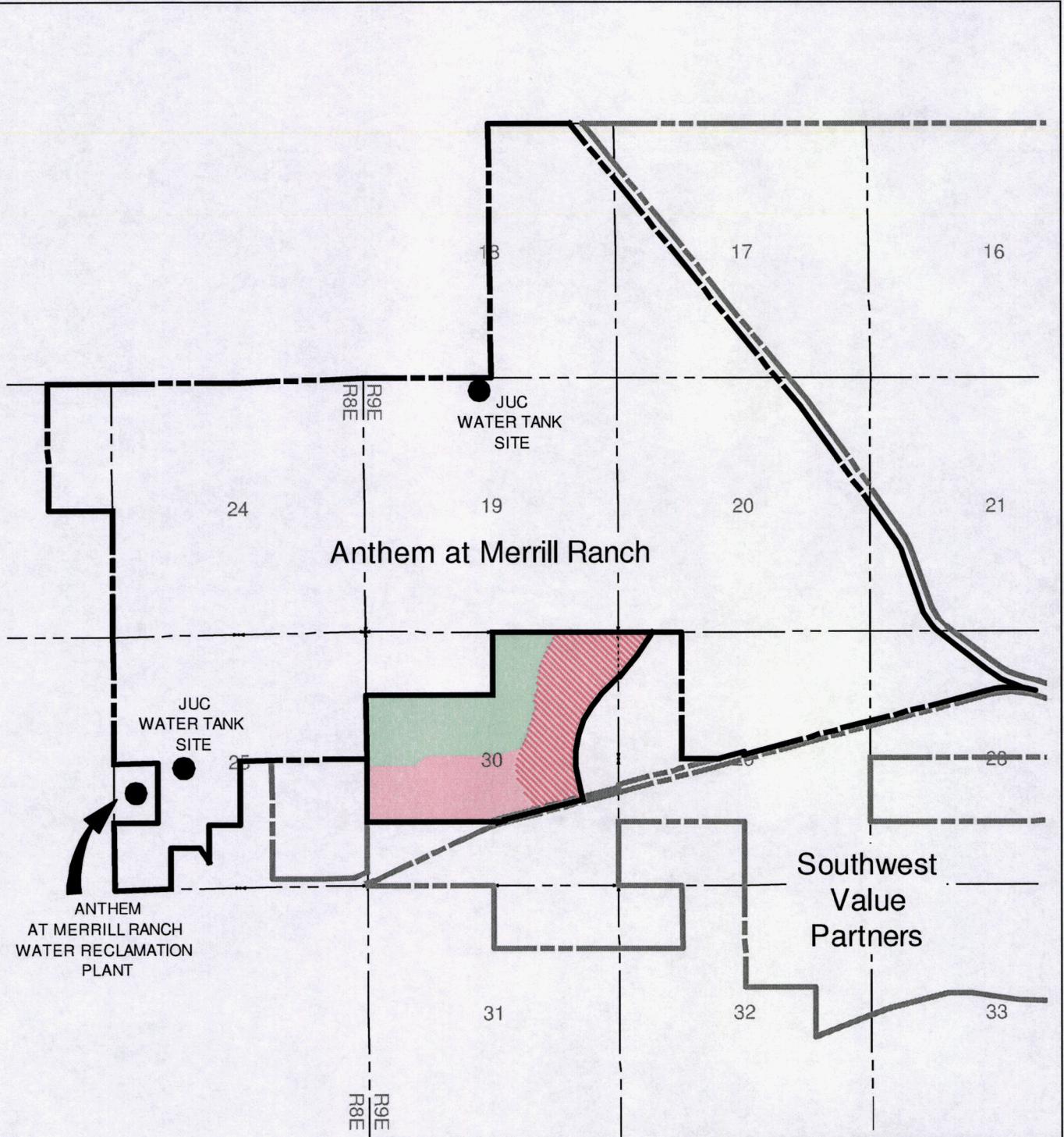
ISSUE DATE: JULY 5, 2012

**BAXTER DESIGN GROUP**  
 7830 N. DeLone Rd., Suite 200  
 Scottsdale, AZ 85258  
 (480) 818-0001

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EXHIBIT "A"  
**JOHNSON UTILITIES**  
 REQUESTED CC&N AREA  
 SERVICE AREA  
 PINAL COUNTY, ARIZONA

path: R:\000-SWVP\05\_Exhibits\ file name: 742 AMR-SWVP SERVICE AREA 070512.dwg | plot date: July 05, 2012 | plotted by: asanders



**ISSUE DATE: JULY 5, 2012**



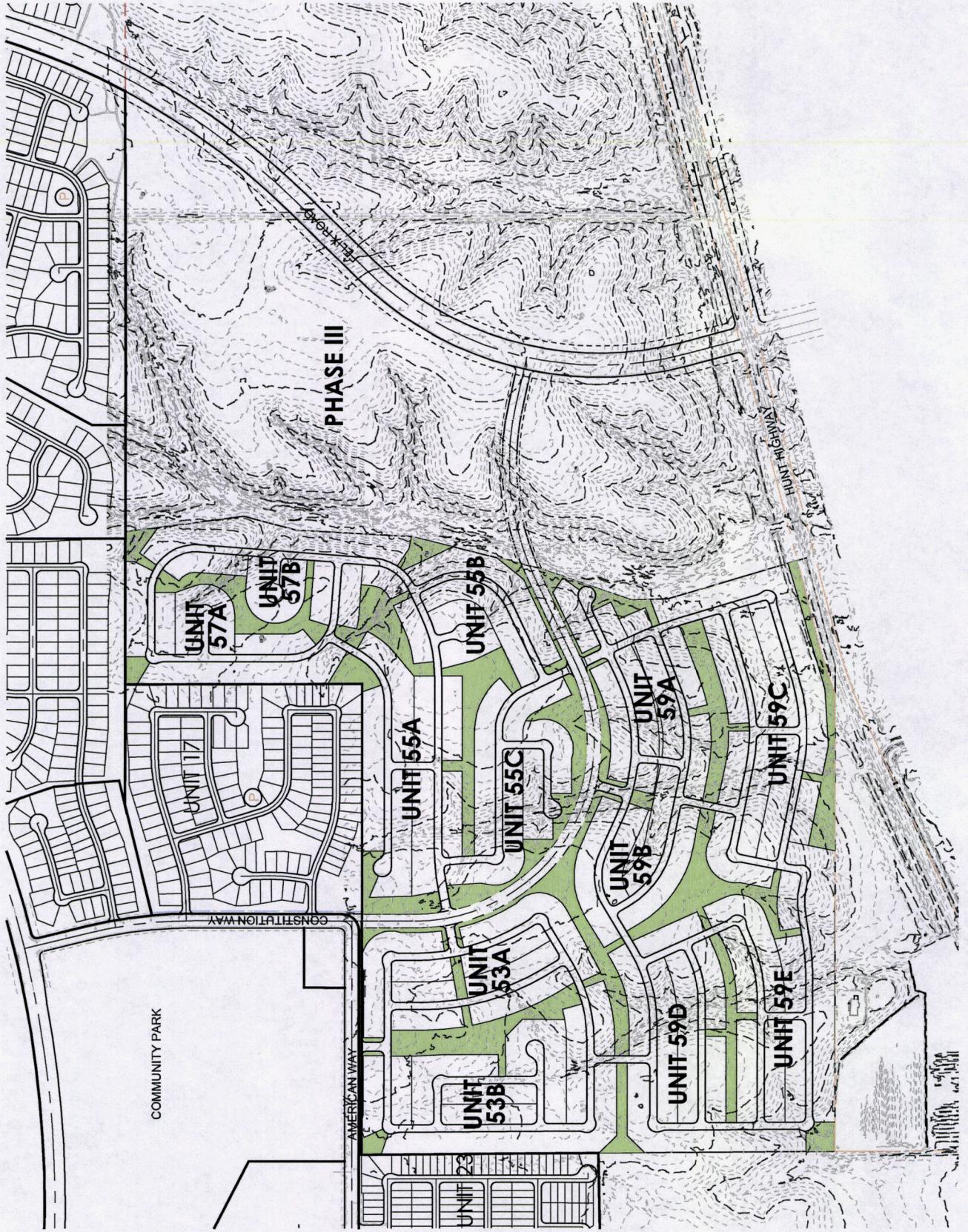
EXHIBIT "B"

**JOHNSON UTILITIES**

**REQUESTED CC&N AREA**

**SERVICE AREA**

PINAL COUNTY, ARIZONA



Units 53 - 59  
Phasing Plan



Scale: 1" = 50'  
March 18, 2013



## Anthem @ Merrill Ranch

### Pulte Group - Construction Schedule

Unit 53A	6/2015 Pave date
Unit 53B	12/2015 Pave date
Unit 55A	6/2016 Pave date
Unit 55C	12/2016 Pave date
Unit 55B	6/2017 Pave date
Unit 57A	12/2017 Pave date
Unit 57B	6/2018 Pave date
Unit 59B	12/2018 Pave date
Unit 59A	6/2019 Pave date
Unit 59D	12/2019 Pave date
Unit 59C	6/2020 Pave date
Unit 59E	12/2020 Pave date

### SWVP - Construction Schedule

Phase III            2015

The area denoted as Phase III is currently in the preliminary planning stages of design by SWVP. The area consists of approximately 25 acres of Commercial Development and 95 acres of residential development. SWVP is anticipating development in this area starting in 2015 or as the developing market dictates.



**Anthem at Merrill Ranch, Units 53A-59E**  
**Sewer Quantities**  
**PRELIMINARY OPINION OF PROBABLE COST**  
**April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 53A</b>						
1	8" PVC SDR35 Sewer Pipe	2872	L.F.	\$25.00	\$71,800	
2	60" Diameter Manhole, Frame & Cover	11	E.A.	\$5,000.00	\$55,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$149,300</b>	

<b>UNIT 53B</b>						
1	8" PVC SDR35 Sewer Pipe	3368	L.F.	\$25.00	\$84,200	
2	60" Diameter Manhole, Frame & Cover	13	E.A.	\$5,000.00	\$65,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$171,700</b>	

<b>UNIT 55A</b>						
1	8" PVC SDR35 Sewer Pipe	2928	L.F.	\$25.00	\$73,200	
2	60" Diameter Manhole, Frame & Cover	11	E.A.	\$5,000.00	\$55,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$150,700</b>	

<b>UNIT 55B</b>						
1	8" PVC SDR35 Sewer Pipe	2136	L.F.	\$25.00	\$53,400	
2	60" Diameter Manhole, Frame & Cover	8	E.A.	\$5,000.00	\$40,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$115,900</b>	

<b>UNIT 55C</b>						
1	8" PVC SDR35 Sewer Pipe	2184	L.F.	\$25.00	\$54,600	
2	60" Diameter Manhole, Frame & Cover	8	E.A.	\$5,000.00	\$40,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$117,100</b>	



**Anthem at Merrill Ranch, Units 53A-59E**  
**Sewer Quantities**  
**PRELIMINARY OPINION OF PROBABLE COST**  
**April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 57A</b>						
1	8" PVC SDR35 Sewer Pipe	2008	L.F.	\$25.00	\$50,200	
2	60" Diameter Manhole, Frame & Cover	8	E.A.	\$5,000.00	\$40,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$112,700</b>	

<b>UNIT 57B</b>						
1	8" PVC SDR35 Sewer Pipe	2088	L.F.	\$25.00	\$52,200	
2	60" Diameter Manhole, Frame & Cover	8	E.A.	\$5,000.00	\$40,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$114,700</b>	

<b>UNIT 59A</b>						
1	8" PVC SDR35 Sewer Pipe	3048	L.F.	\$25.00	\$76,200	
2	60" Diameter Manhole, Frame & Cover	12	E.A.	\$5,000.00	\$60,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$158,700</b>	

<b>UNIT 59B</b>						
1	8" PVC SDR35 Sewer Pipe	1936	L.F.	\$25.00	\$48,400	
2	60" Diameter Manhole, Frame & Cover	7	E.A.	\$5,000.00	\$35,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$105,900</b>	

<b>UNIT 59C</b>						
1	8" PVC SDR35 Sewer Pipe	4240	L.F.	\$25.00	\$106,000	
2	60" Diameter Manhole, Frame & Cover	16	E.A.	\$5,000.00	\$80,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
	<b>TOTAL</b>				<b>\$208,500</b>	



**Anthem at Merrill Ranch, Units 53A-59E**  
**Sewer Quantities**  
**PRELIMINARY OPINION OF PROBABLE COST**  
**April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 59D</b>						
1	8" PVC SDR35 Sewer Pipe	3016	L.F.	\$25.00	\$75,400	
2	60" Diameter Manhole, Frame & Cover	12	E.A.	\$5,000.00	\$60,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
<b>TOTAL</b>					<b>\$157,900</b>	

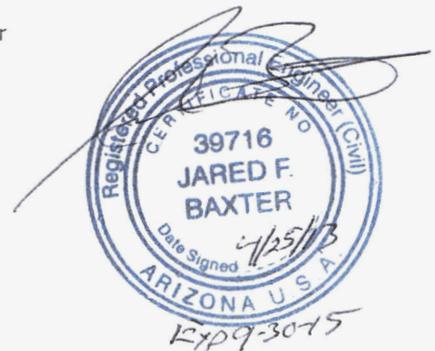
<b>UNIT 59E</b>						
1	8" PVC SDR35 Sewer Pipe	2976	L.F.	\$25.00	\$74,400	
2	60" Diameter Manhole, Frame & Cover	11	E.A.	\$5,000.00	\$55,000	
3	4" Sewer Service Connection	75	E.A.	\$300.00	\$22,500	
<b>TOTAL</b>					<b>\$151,900</b>	
<b>SUB TOTAL</b>					<b>\$1,715,000</b>	

<b>FORCE MAIN</b>						
1	8" PVC Class 150 C900	3000	L.F.	\$25.00	\$75,000	
2	Lift Station	1	E.A.	\$200,000.00	\$200,000	
<b>TOTAL</b>					<b>\$275,000</b>	
<b>GRAND TOTAL</b>					<b>\$1,990,000</b>	

1 The Baxter Design Group is not a construction cost estimator or construction contractor, nor should our rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service that a construction cost estimator or construction contractor would provide. This opinion is based solely upon our own experience with construction, requiring us to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction that contractors will employ; the cost and extent of labor, equipment and materials the contractor will employ; the contractor' techniques in determining prices and market conditions at the time; and other factors over which the design professional has no control. Given the assumptions which must be made, Baxter Design Group cannot and does not guarantee the accuracy of our opinions of cost.

2 This opinion of probable cost does not include governing agency permitting or processing fees, water costs, developer's fee, legal fees, land costs, associated taxes and other soft costs, sales and marketing costs, design, or financing fees.

3 Does not include construction survey.





**Anthem at Merrill Ranch, Units 53A-59E**  
**Water Quantities**  
**PRELIMINARY OPINION OF PROBABLE COST**  
**April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 53A</b>						
1	8" PVC (C-900) Water Line	3590	L.F.	\$25.00	\$89,750	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	7	E.A.	\$3,000.00	\$21,000	
	<b>TOTAL</b>				<b>\$127,050</b>	

<b>UNIT 53B</b>						
1	8" PVC (C-900) Water Line	4210	L.F.	\$25.00	\$105,250	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	8	E.A.	\$3,000.00	\$24,000	
	<b>TOTAL</b>				<b>\$145,550</b>	

<b>UNIT 55A</b>						
1	8" PVC (C-900) Water Line	3660	L.F.	\$25.00	\$91,500	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	7	E.A.	\$3,000.00	\$21,000	
	<b>TOTAL</b>				<b>\$128,800</b>	

<b>UNIT 55B</b>						
1	8" PVC (C-900) Water Line	2670	L.F.	\$25.00	\$66,750	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	5	E.A.	\$3,000.00	\$15,000	
	<b>TOTAL</b>				<b>\$98,050</b>	

<b>UNIT 55C</b>						
1	8" PVC (C-900) Water Line	2730	L.F.	\$25.00	\$68,250	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	5	E.A.	\$3,000.00	\$15,000	
	<b>TOTAL</b>				<b>\$99,550</b>	



**Anthem at Merrill Ranch, Units 53A-59E**  
**Water Quantities**  
**PRELIMINARY OPINION OF PROBABLE COST**  
**April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 57A</b>						
1	8" PVC (C-900) Water Line	2510	L.F.	\$25.00	\$62,750	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	5	E.A.	\$3,000.00	\$15,000	
	<b>TOTAL</b>				<b>\$94,050</b>	

<b>UNIT 57B</b>						
1	8" PVC (C-900) Water Line	2610	L.F.	\$25.00	\$65,250	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	5	E.A.	\$3,000.00	\$15,000	
	<b>TOTAL</b>				<b>\$96,550</b>	

<b>UNIT 59A</b>						
1	8" PVC (C-900) Water Line	3810	L.F.	\$25.00	\$95,250	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	7	E.A.	\$3,000.00	\$21,000	
	<b>TOTAL</b>				<b>\$132,550</b>	

<b>UNIT 59B</b>						
1	8" PVC (C-900) Water Line	2420	L.F.	\$25.00	\$60,500	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	4	E.A.	\$3,000.00	\$12,000	
	<b>TOTAL</b>				<b>\$88,800</b>	

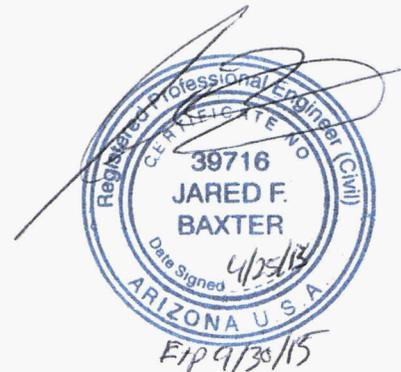
<b>UNIT 59C</b>						
1	8" PVC (C-900) Water Line	5300	L.F.	\$25.00	\$132,500	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	10	E.A.	\$3,000.00	\$30,000	
	<b>TOTAL</b>				<b>\$178,800</b>	



**Anthem at Merrill Ranch, Units 53A-59E  
Water Quantities  
PRELIMINARY OPINION OF PROBABLE COST  
April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>UNIT 59D</b>						
1	8" PVC (C-900) Water Line	3770	L.F.	\$25.00	\$94,250	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	7	E.A.	\$3,000.00	\$21,000	
<b>TOTAL</b>					<b>\$131,550</b>	
<b>UNIT 59E</b>						
1	8" PVC (C-900) Water Line	3720	L.F.	\$25.00	\$93,000	
2	3/4" Single water service	40	E.A.	\$250.00	\$10,000	
3	1" Double water service	18	E.A.	\$350.00	\$6,300	
4	Fire Hydrant	7	E.A.	\$3,000.00	\$21,000	
<b>TOTAL</b>					<b>\$130,300</b>	
<b>GRAND TOTAL</b>					<b>\$1,451,600</b>	

- The Baxter Design Group is not a construction cost estimator or construction contractor, nor should our rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service that a construction cost estimator or construction contractor would provide. This opinion is based solely upon our own experience with construction, requiring us to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction that contractors will employ; the cost and extent of labor, equipment and materials the contractor will employ; the contractor techniques in determining prices and market conditions at the time; and other factors over which the design professional has no control. Given the assumptions which must be made, Baxter Design Group cannot and does not guarantee the accuracy of our opinions of cost.
- This opinion of probable cost does not include governing agency permitting or processing fees, water costs, developer's fee, legal fees, land costs, associated taxes and other soft costs, sales and marketing costs, design, or financing fees.
- Does not include construction survey.





**Merrill Ranch, Swap Parcel, Phase 3  
Sewer Quantities  
PRELIMINARY OPINION OF PROBABLE COST  
April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>TOTAL RESIDENTIAL</b>						
1	8" PVC SDR35 Sewer Pipe	15600	L.F.	\$25.00	\$390,000	
2	60" Diameter Manhole, Frame & Cover	60	E.A.	\$5,000.00	\$300,000	
3	4" Sewer Service Connection	475	E.A.	\$300.00	\$142,500	
4	Lift Station	1	E.A.	\$200,000.00	\$200,000	
<b>TOTAL</b>					<b>\$1,032,500</b>	

<b>TOTAL COMMERCIAL</b>						
1	8" PVC SDR35 Sewer Pipe	2100	L.F.	\$25.00	\$52,500	
2	60" Diameter Manhole, Frame & Cover	8	E.A.	\$5,000.00	\$40,000	
3	6" Sewer Service Connection	15	E.A.	\$1,200.00	\$18,000	
4	Lift Station	1	E.A.	\$200,000.00	\$200,000	
<b>TOTAL</b>					<b>\$310,500</b>	

<b>GRAND TOTAL</b>					<b>\$1,343,000</b>	
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- 1 The Baxter Design Group is not a construction cost estimator or construction contractor, nor should our rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service that a construction cost estimator or construction contractor would provide. This opinion is based solely upon our own experience with construction, requiring us to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction that contractors will employ; the cost and extent of labor, equipment and materials the contractor will employ; the contractor' techniques in determining prices and market conditions at the time; and other factors over which the design professional has no control. Given the assumptions which must be made, Baxter Design Group cannot and does not guarantee the accuracy of our opinions of cost.
- 2 This opinion of probable cost does not include governing agency permitting or processing fees, water costs, developer's fee, legal fees, land costs, associated taxes and other soft costs, sales and marketing costs, design, or financing fees.
- 3 Does not include construction survey.





**Merrill Ranch, Swap Parcel, Phase 3  
Water Quantities  
PRELIMINARY OPINION OF PROBABLE COST  
April 25, 2013**

No.	Description	Quantity	Unit	Unit Cost (\$)	Total Cost (\$)	Assumptions
<b>Total Residential</b>						
1	8" PVC (C-900) Water Line	19500	L.F.	\$25.00	\$487,500	
2	3/4" Single water service	175	E.A.	\$250.00	\$43,750	
3	1" Double water service	90	E.A.	\$350.00	\$31,500	
4	Fire Hydrant	40	E.A.	\$3,000.00	\$120,000	
<b>TOTAL</b>					<b>\$682,750</b>	

<b>Total Commercial</b>						
1	8" PVC (C-900) Water Line	2600	L.F.	\$25.00	\$65,000	
2	2" Single water service	15	E.A.	\$1,500.00	\$22,500	
3	Fire Hydrant	5	E.A.	\$3,000.00	\$15,000	
<b>TOTAL</b>					<b>\$102,500</b>	

<b>GRAND TOTAL</b>					<b>\$785,250</b>	
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- 1 The Baxter Design Group is not a construction cost estimator or construction contractor, nor should our rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service that a construction cost estimator or construction contractor would provide. This opinion is based solely upon our own experience with construction, requiring us to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction that contractors will employ; the cost and extent of labor, equipment and materials the contractor will employ; the contractor' techniques in determining prices and market conditions at the time; and other factors over which the design professional has no control. Given the assumptions which must be made, Baxter Design Group cannot and does not guarantee the accuracy of our opinions of cost.
- 2 This opinion of probable cost does not include governing agency permitting or processing fees, water costs, developer's fee, legal fees, land costs, associated taxes and other soft costs, sales and marketing costs, design, or financing fees.
- 3 Does not include construction survey.

