OPINION OF PROBABLE CONSTRUCTION COSTS - SOUTH FORK SKAGIT RIVER DESIGN: 100% DESIGN

Item No.	Work Item	Unit	Quantity	Unit Cost	Line Cost	Notes
1.00	**General Requirements**					
1.01	Mobilization, Demobilization, Site Prep. and Restoration (5%)	LS	1	$ 82,900	$ 82,900	1
2.00	**Water/TESC/SPCC/Traffic Control Plans**				**$ 7,500**	**2**
2.01	Care of Water Plan	LS	1	$ 2,500	$ 2,500	
2.02	Temporary Erosion and Sediment Control (TESC) Plan	LS	1	$ 2,500	$ 2,500	
2.03	Spill Prevention Control and Countermeasure (SPCC) Plan	LS	1	$ 2,500	$ 2,500	
3.00	**Site Preparation and TESC Measures**				**$ 197,400**	**3**
3.01	Staging and Construction Entrances	EA	1	$ 5,000	$ 5,000	
3.02	Temporary Access Road Stabilization	LF	3,500	$ 20	$ 70,000	
3.03	Fence, High Vis, install, maintain, remove	LF	2,100	$ 4	$ 8,400	
3.04	Clearing and Grubbing	AC	9.5	$ 12,000	$ 114,000	
4.00	**Care of Water Work**				**$ 10,000**	**3**
4.01	Fence, fish exclusion, temporary	EA	1	$ 5,000	$ 5,000	
4.02	Fish rescue and recovery	EA	1	$ 5,000	$ 5,000	
5.00	**Primary Side Channel Excavation**	**LS**	**1**	**$ 263,500**	**$ 263,500**	
5.01	Earthwork, excavation, bulk	CY	15,500	$ 6	$ 93,000	
5.02	Earthwork, offsite haul	CY	15,500	$ 11	$ 170,500	
6.00	**Lower Side Channel Excavation**	**LS**	**1**	**$ 53,890**	**$ 53,890**	
6.01	Earthwork, excavation, bulk	CY	3,170	$ 6	$ 19,020	
6.02	Earthwork, offsite haul	CY	3,170	$ 11	$ 34,870	
7.00	**Upper Pond Excavation**	**LS**	**1**	**$ 647,700**	**$ 647,700**	
7.01	Earthwork, excavation, bulk	CY	38,100	$ 6	$ 228,600	
7.02	Earthwork, offsite haul	CY	38,100	$ 11	$ 419,100	
8.00	**Lower Pond Excavation**	**LS**	**1**	**$ 421,600**	**$ 421,600**	
8.01	Earthwork, excavation, bulk	CY	24,800	$ 6	$ 148,800	
8.02	Earthwork, offsite haul	CY	24,800	$ 11	$ 272,800	
9.00	**Woody Material**	**LS**	**1**	**$ 62,750**	**$ 62,750**	
9.01	Place existing large woody materials in floodplain ponds	EA	75	$ 250	$ 18,750	
9.02	Mulch existing woody materials and spread on site	AC	5.5	$ 8,000	$ 44,000	
	SUMMARY					
	Construction Subtotal				$ 1,747,240	4
	Contingency (10%)				$ 174,724	
	Skagit County sales tax (8.5%)				$ 148,515	5
	Project Construction Total				**$ 2,070,479**	6-10

Notes and abbreviations:

1. Mobilization is assumed to be 5% of the pre-tax subtotal for each phase of work.
2. Plan costs account for plan preparation and execution of portions of the plans not included in other work items.
3. The extent of site preparation and TESC Measures along with requirements for care of water work will be defined by the permits.
4. Construction subtotal includes mobilization.
5. Sales tax is applied to the 'Construction Subtotal' and 'Contingencies'.
6. Costs are in 2019 dollars.
7. Survey work required for construction is not included in this opinion.
8. Engineering design/permitting, legal, and administrative costs are not in included in this opinion.
9. Costs for maintaining project post-construction are not included in this opinion (e.g., irrigation and planting protection).
10. This Opinion of Probable Cost was developed using current and generally accepted engineering cost estimation methods. Note that these estimates are based on assumptions concerning future events and actual costs may be affected by known and unknown risks including, but not limited to, changes in general economic and business conditions, site conditions that were unknown to Anchor QEA, LLC at the time the estimates were performed, future changes in site conditions, regulatory or enforcement policy changes, and delays in performance. Actual costs may vary from these estimates and such variations may be material. Anchor QEA, LLC is not licensed as accountants or securities attorneys and, therefore, make no representations that these costs form an appropriate basis for complying with financial reporting requirements for such costs

AC - Acres, CY - Cubic Yard, EA - Each, LF - Linear Foot, LS - Lump Sum