



LINCOLN COUNTY  
AIP MASTER PLAN ADDENDUM

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SUNRISE ENGINEERING, INC.  
*January 2010*

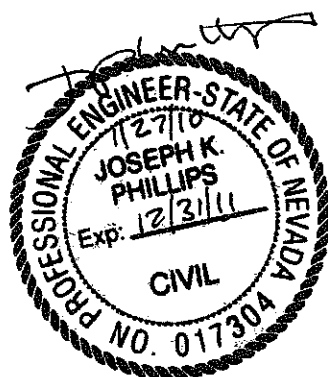
**LINCOLN COUNTY, NEVADA  
ALAMO INDUSTRIAL PARK MASTER PLAN  
ADDENDUM**

**January 2010**

**INCLUDES:**

**AMMENDED UTILITY AND SITE PLANS  
AND  
AMMENDED OPINION OF PROBABLE COSTS**

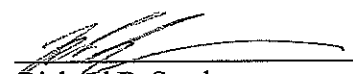
COUNTY COMMISSIONER-----Paul Mathews  
COUNTY COMMISSIONER-----George T. Rowe  
COUNTY COMMISSIONER-----Ronda Hornbeck  
COUNTY COMMISSIONER-----Ed Higbee  
COUNTY COMMISSIONER-----Bill Lloyd  
PLANNING DIRECTOR-----Clint Wertz  
GRANTS ADMINISTRATOR-----Phyllis Robistow



Joseph K. Phillips, P.E.  
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PREPARED BY:

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## SECTION I ADDENDUM

### A. PREFACE

*Lincoln County, Nevada contracted with Sunrise Engineering, Inc. to prepare a Master Plan for the Alamo Industrial Park to identify and consider existing limiting constraints and to complete a basic site plan and supporting utility infrastructure along with the probable construction costs associated with the proposed Alamo Industrial Park. This Master Plan was completed by Sunrise Engineering in May of 2009. Following the completion of the Master Plan, a subsequent analysis was conducted by the Lincoln County Regional Development Authority (LCRDA) to provide recommendations regarding the disposition of the Alamo Industrial Park. As a result of this analysis, LCRDA gave several recommendations to Lincoln County for potential action regarding the Alamo Industrial Park lands. The Lincoln County Commission requested a change in direction for the Alamo Industrial Park lands in response to the LCRDA analysis which gave rise to this amendment to the original Alamo Industrial Park Master Plan. This amendment is a refinement of the original engineering design in order to reduce the overall cost per improved acre so that the site could be more competitive with other industrial and commercial lands for sale in the region. Cost savings were realized through relaxation of initially proposed development standards and a reduction of construction scope. This amendment considers just Phase 1 of the industrial park from the original plan requirements. It is anticipated that as the industrial park grows and becomes established, previously recommended design standards may be reinstated and Phase 1 minimum standard improvements may be upgraded.*

### B. PREVIOUSLY PROPOSED SITE PLAN AND BASIC UTILITY PLAN

This section briefly summarizes the proposed site plan and basic utilities in the original Alamo Industrial Park Master Plan from May of 2009 as completed by Sunrise Engineering.

#### 1. Site Grading

The previously proposed site grading was based on an average slope of 2% throughout the planning area. Minimal slope is ideal for industrial parks. The plan was developed to provide a gravity system for both the storm drain and the sewer collection systems. The overall grading plan balanced the cut and fill quantities to reduce the overall site grading costs. The cut and fill quantities were also balanced out for Phase 1 independently. The proposed plan also included finished grading for all pads.

#### 2. Power

The previous power plan included a main overhead transmission line within a 30' easement down the main corridor through the site from Highway 93. This main transmission line would route power to a single substation located in lot 9, which is anticipated to be sufficient enough to serve the entire industrial park. Secondary power lines to the customers in the industrial park will be underground from the substation to each of the buildings. The industrial park would also be equipped with tertiary street lighting.

#### 3. Water

The potable water utilities plan included a 1.5 million gallon tank and transmission lines from the existing well to the tank and from the tank to the industrial park's distribution system. The original plan also included source development of the existing well and a pump control building with associated appurtenances for the well. The



distribution system within the industrial park is comprised of minimum diameter distribution pipelines, fire hydrants, and service connections. All such improvements were sized according to expected demands on the system.

#### 4. Wastewater

The wastewater collection and transmission system consists of gravity fed sewer lines, manholes and service connections to all future customers. The internal collection system for the industrial park connects into the existing Alamo collection system which is conveyed for treatment at the Alamo wastewater treatment facility. The infrastructure was sized according to expected demands on the system.

#### 5. Storm Water

The storm water collection and conveyance system was comprised of a network of underground pipes, curb inlets, a detention facility and portions of open channel flow consisting of rip rapped sections and defined concrete channels. It was planned that the underground network of pipes would be responsible for collecting all surface flows within the industrial park, both from the surface streets and impermeable lot surfaces. All flows in the industrial park would then be conveyed to a regional detention facility located at the north west corner. This detention facility was sized according to expected flow rates from the design storm and predevelopment release rates.

Additionally, as part of the storm drain facilities it was necessary to route preexisting drainage washes around the industrial park to be passed through existing drainage facilities. This includes riprap sections along the north east corner and eastern boundary of the industrial park and a concrete channel along a portion of the northern boundary of the industrial park.

#### 6. Communication

It was proposed that at the time of construction conduit would be installed for telecommunications and fiber optic lines.

#### 7. Transportation

The transportation improvements included a north and south access to the industrial park from Highway 93 and an internal roadway system. The cross section for the internal roadway system included a 6' sidewalk, 2.5' curb and gutter, ADA ramps, and a 48' pavement section. The pavement section was to be 4" of asphalt on 8" of untreated base course.

### B. AMENDED PROPOSED SITE PLAN AND BASIC UTILITY PLAN

This section briefly summarizes the amended proposed site plan and basic utilities items for Phase 1 of the Alamo Industrial Park Master Plan. Adjustments are further summarized in tabular form format in Table 1 on Page 4.

#### 1. Site Grading

The amended site grading includes a reduction in the finished grading of the pads. It is proposed that the pads be roughly graded rather than finished to accommodate any changes to the number of individual pads or lots sold. This will present a cost savings to Lincoln County but the cost for the finished grading will be passed on directly to the customer. It is recommended that in order to prevent potential problems with the grading material and balancing of the cut and fill material that rough grading of the lots be completed. Therefore, rough grading represents the recommended minimum improvements for site grading and lot layout. Since this amendment covers Phase 1 only, the site grading has been reduced to the area directly associated to Phase 1.

Alternatively, if the County concludes that the cost per sellable acre is still too high, then a second, less preferred, alternative would be to not rough grade the pads, but grade just the roads. This represents a significant cost savings, but these costs will be directly passed on to the customer and balancing the cut and fill material may be a potential problem as discussed previously.

## 2. Power

The amendment for power improvements includes a change from underground secondary power distribution to overhead secondary power distribution. It is still recommended that secondary power remains underground from the overhead distribution lines to the individual customers. The tertiary street lights have been eliminated.

## 3. Water

The amendment for the water utility includes the elimination of the storage tank servicing the industrial park. The storage tank initially proposed was required to provide sufficient pressure to the industrial park. Therefore, to increase pressure sufficient for the industrial park, a pressure boosting station will be added to the connection between the Alamo water distribution system and the industrial park system. It may be necessary or more economically advantageous in the future to provide a storage facility for the industrial park and surrounding developments. Since Phase 1 of the industrial park will be supplied with water by the Town's current distribution system and proposed pressure boosting station, the well will not need to be developed along with all its appurtenances. It has also been recommended that it should be the responsibility of the customer for the service connections that they require to the main line. Finally, distribution lines will be positioned 6' off center of the roadway for Phase 1 to accommodate the adjusted pavement section to be discussed in the transportation section.

## 4. Wastewater

Similar to the water distribution system, the customer will be responsible for the connection to the main wastewater line. Also, the wastewater line will be positioned 6' off center of the roadway for Phase 1 to accommodate the adjusted pavement section to be discussed in the transportation section.

## 5. Storm Water

The amendment for the storm water improvements includes a change in conveyance and collection techniques. Subsurface storm drain facilities will be replaced with surface drainage channels equipped with check-dams along the edge of the internal roadway system. These channels will collect surface runoff exclusively from the streets. All other runoff from lot improvements will be the responsibility of the owner to collect and retain. This amendment eliminates the subsurface pipe network, storm drain inlets, and regional detention facility. This represents a cost savings to Lincoln County but adds an additional direct cost to the customer to provide onsite storm water facilities. Also, the riprap sections along the northern and eastern boundaries and the channel improvements along the northern boundary will not be required to be completed for Phase 1 since Phase 1 does not encroach on the main natural drainage facilities in the vicinity. As other phases are completed, additional storm water improvements will need to be constructed.

## 6. Communication

It is proposed that at the time of construction telecommunications will be installed on the power poles.

7. Transportation

The amendment for transportation improvements includes a change from a 48' wide pavement section to a 24' wide pavement section. Also, curb, gutter and sidewalk have been eliminated, and a surface drainage channel will be constructed in its place as stated in the storm water section. The pavement section has also been reduced from 4" of asphalt on 8" of untreated base course to 3" of asphalt on 6" of untreated base course. It is recommend that even though the transportation cross section has been reduced, the full 66' right of way should be maintained to allow for future expansion of the roadway and installation of the curb, gutter and sidewalks. It is also recommended that the pavement section be laid 2" below grade to allow for lifts to be laid in the future for a cumulative section of 5" of asphalt.

8. Amended Costs

See the Engineer's Opinion of Probable Cost for Amended Alternative 1 and 1a for the associated improvements. Alternative 1 includes rough grading of the lots while Alternative 1a includes grading of the roads only. The cost per sellable acre in the original master plan was \$104,500 per acre. The amended cost per sellable acre is \$65,700 for Alternative 1 and \$48,900 for Alternative 1a.

Table 1 - Outline of Proposed Amendments

Initially Proposed	Addendum	Notes:
Finish Pad Grading	Rough Pad Grading	The owner of the lot will do the final grading of the pad.
Underground Secondary Power Distribution	Overhead Secondary Power Distribution and Underground to Customer	Overhead power throughout the industrial park, but the power should be run from the pole to the customer underground.
Tertiary Street Lights	Eliminated	Could be constructed in the future.
1.5 Million Gallon Water Storage Tank	Pressure Boosting Station	Storage may be needed in the future.
Source Development and Pump Control Building	Connection exclusively to the Alamo water distribution system.	The well located on site will need to be developed in the future as the industrial park or surrounding development grows.
Subsurface Storm Drainage System	Earthen Borrow Ditches and Check-dams	Borrow ditches would collect surface flows from the roadways only and convey flows to the existing wash and culvert to the north.
Full Regional Detention Facility	Eliminated	Onsite drainage retention for each lot allows for this reduction in the regional detention facility.
Open Channel and Riprap Protection	Eliminated	For Phase 1 these improvements aren't necessary, but as later phases are completed these improvement will become necessary.
Curb & Gutter / Sidewalk	Eliminated	Could be constructed in the future.
48' Pavement Section	24' Pavement Section	Retain the full 66' ROW width for a future 48' pavement section, 2.5' curb and gutter, and 6' sidewalk.
Pavement - 4" Asphalt on 8" UBC	Pavement - 3" Asphalt on 6" UBC	Construct the pavements section 2" below grade so that an additional 2" of asphalt can be applied in the future.
Underground Communication Lines	Overhead Communication Lines	This improvement will be installed by others.

SUNRISE ENGINEERING, INC.  
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Engineer's Opinion of Probable Cost - Phase 1 (Amended Alt. 1)

Alamo Industrial Park Alamo, NV					21-Jan-10 JKP/RBS	
ITEM NO.	ITEM DESCRIPTION	QTY.	UNITS	UNIT PRICE	TOTAL COST	
1	Mobilization	1	LS	\$	66,300.00	\$ 66,300.00
2	Project Sign	1	EA	\$	500.00	\$ 500.00
3	Materials Sampling & Testing	1	LS	\$	5,000.00	\$ 5,000.00
4	Site Cut & Fill Rough Grading (Amended)	255,000	CY	\$	2.00	\$ 510,000.00
5	Transportation					
6	Highway 23					
7	Traffic Control	1	LS	\$	5,000.00	\$ 5,000.00
8	Saw Cutting & Tacking	4,960	LF	\$	2.40	\$ 11,900.00
9	Pavement Section (3" HMA, 6" UBC, etc...)	67,500	SF	\$	3.30	\$ 222,800.00
10	Industrial Park Roads					
11	Pavement Section (3" HMA, 6" UBC, etc...)	87,500	SF	\$	3.20	\$ 280,000.00
12	Fine Grading	87,500	SF	\$	0.20	\$ 17,500.00
13	6' Sidewalk		LF	\$	15.00	\$ -
14	2.5' Curb & Gutter		LF	\$	13.00	\$ -
15	ADA Ramp		EA	\$	1,500.00	\$ -
16	Utilities					
17	Water					
18	Subsurface Investigation					
19	Source Development and Pump Control Building		LS	\$	225,000.00	\$ -
20	Treatment Facility		LS	\$	30,000.00	\$ -
21	Storage Capacity					
22	Earthwork Tank		LS	\$	35,000.00	\$ -
23	Construction Tank (1.5 MG)		LS	\$	800,000.00	\$ -
24	Tank Appurtenances		LS	\$	35,000.00	\$ -
25	10" Water Line & Fittings from Well to Tank		LF	\$	22.00	\$ -
26	16" Water Line & Fittings from Tank to Planning Area		LF	\$	33.00	\$ -
27	Booster Pump Station	1	LS	\$	250,000.00	\$ 250,000.00
28	Transmission & Distribution					
29	Fire Hydrant Assembly	9	EA	\$	3,000.00	\$ 25,900.00
30	8" PVC Line Material, Installation, Fittings, Tracer Wire, Bedding, & Backfill	3,450	LF	\$	18.00	\$ 62,100.00
31	8" Gate Valve Assembly	7	EA	\$	1,200.00	\$ 8,300.00
32	Misc. Connections, Fittings, & Tie-Ins	1	LS	\$	1,500.00	\$ 1,500.00
33	Jack & Bore Under Highway	35	LF	\$	300.00	\$ 10,500.00
34	Connection into Existing System	1	LS	\$	800.00	\$ 800.00
35	Service Connections		EA	\$	1,900.00	\$ -
36	Wastewater					
37	Collection & Transmission					
38	8" Sewer Line & Fittings		LF	\$	21.00	\$ -
39	Subsurface Investigation	15	HR	\$	120.00	\$ 1,800.00
40	Restore Surface Improvements	1	LS	\$	1,000.00	\$ 1,000.00
41	Patching 3" Asphalt on 6" Base Course	100	SF	\$	2.70	\$ 300.00
42	Shoring / Trench Boxes	1	LS	\$	2,500.00	\$ 2,500.00
43	10" Sewer Line, Bedding, & Fittings	3,250	LF	\$	23.00	\$ 74,800.00
44	12" Sewer Line, Bedding, & Fittings	1,400	LF	\$	27.50	\$ 38,500.00
45	Manholes	13	EA	\$	3,400.00	\$ 45,200.00
46	Service Connections		EA	\$	1,500.00	\$ -
47	Storm Drain					
48	Collection & Transmission					
49	18" Reinforced Concrete Pipe & Fittings		LF	\$	30.00	\$ -
50	24" Reinforced Concrete Pipe & Fittings		LF	\$	35.00	\$ -
51	36" Reinforced Concrete Pipe & Fittings		LF	\$	42.00	\$ -
52	Storm Drain Inlets		EA	\$	2,000.00	\$ -
53	Check Dams	100	EA	\$	60.00	\$ 6,000.00
54	12" Culvert Under Road	80	LF	\$	21.00	\$ 1,700.00
55	Rip Rap for End Section	5	CY	\$	50.00	\$ 300.00
56	Culvert End Section	6	EA	\$	375.00	\$ 2,300.00
57	Detention/Retention Facilities					
58	Outlet Structure		LS	\$	5,000.00	\$ -
59	Earthwork Pond		AF	\$	20,000.00	\$ -
60	Open Channel with Box Culvert Under Road		LF	\$	200.00	\$ -
61	Erosion Control					
62	Rip Rap Protection		SF	\$	15.00	\$ -
63	Power					
64	Substation		LS	\$	-	\$ -
65	Transmission		LF	\$	-	\$ -
66	Over Head Primary and Secondary Power	3,850	LF	\$	20.00	\$ 77,000.00
67	Tertiary Street Lighting		EA	\$	2,800.00	\$ -
68	Communications					
69	Lincoln County Telephone		LS	\$	-	\$ -
70						
71						
72		15.0%		\$	259,400.00	\$ 1,729,500.00
73				\$		\$ 259,400.00
74				\$		\$ 1,988,900.00
75	Engineering Design Water - Booster Pump Station (FHMA Curve)	1	LS	\$	24,700.00	\$ 24,700.00
76	Engineering Design Transportation - Highway 93 Entries (FHMA Curve)	1	LS	\$	22,700.00	\$ 22,700.00
77	Construction Survey	1	Est.	\$	25,000.00	\$ 25,000.00
78	Construction Administration/Observation	1	Est.	\$	139,223.00	\$ 139,223.00
79	Storm Water Pollution Prevention Plan (SWPPP)	1	Est.	\$	5,000.00	\$ 5,000.00
80	Miscellaneous Services	1	Est.	\$	20,000.00	\$ 20,000.00
81	Existing Contract Services (Covered by Grant)	1	LS	\$	-	\$ -
82	Land Acquisition (cost for just phase 1 acreage)	1	Est.	\$	138,300.00	\$ 138,300.00
83						
84						
TOTAL PROJECT COST					\$	2,363,823.00
Sellable Acres						36
Cost Per Acre					\$	65,700.00

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.



SUNRISE ENGINEERING, INC.  
11 North 300 West, Washington, Utah 84780  
Tel: (435) 652-8450 Fax: (435) 652-8416  
Engineer's Opinion of Probable Cost - Phase 1 (Amended Alt. 1a)

Alamo Industrial Park Alamo, NV						18-Jan-10 JKP/RBS	
ITEM NO.	ITEM DESCRIPTION	QTY.	UNITS	UNIT PRICE	TOTAL COST		
1	Mobilization	1	LS	\$ 47,500.00	\$ 47,500.00		
2	Project Sign	1	EA	\$ 500.00	\$ 500.00		
3	Materials Sampling & Testing	1	LS	\$ 5,000.00	\$ 5,000.00		
4	Site Cut & Fill Rough Grading (Amended)	19,500	CY	\$ 2.00	\$ 39,000.00		
5	Transportation						
6	Highway 93						
7	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00		
8	Saw Cutting & Tacking	4,960	LF	\$ 2.40	\$ 11,900.00		
9	Pavement Section (3" HMA, 6" UBC,etc...)	67,500	SF	\$ 3.30	\$ 222,800.00		
10	Industrial Park Roads						
11	Pavement Section (3" HMA, 6" UBC,etc...)	87,500	SF	\$ 3.20	\$ 280,000.00		
12	Fine Grading	87,500	SF	\$ 0.20	\$ 17,500.00		
13	6' Sidewalk		LF	\$ 15.00	\$ -		
14	2.5' Curb & Gutter		LF	\$ 13.00	\$ -		
15	ADA Ramp		EA	\$ 1,500.00	\$ -		
16	Utilities						
17	Water						
18	Subsurface Investigation						
19	Source Development and Pump Control Building		LS	\$ 225,000.00	\$ -		
20	Treatment Facility		LS	\$ 30,000.00	\$ -		
21	Storage Capacity						
22	Earthwork Tank		LS	\$ 35,000.00	\$ -		
23	Construction Tank (1.5 MG)		LS	\$ 800,000.00	\$ -		
24	Tank Appurtenances		LS	\$ 35,000.00	\$ -		
25	10" Water Line & Fittings from Well to Tank		LF	\$ 22.00	\$ -		
26	16" Water Line & Fittings from Tank to Planning Area		LF	\$ 33.00	\$ -		
27	Booster Pump Station	1	LS	\$ 250,000.00	\$ 250,000.00		
28	Transmission & Distribution						
29	Fire Hydrant Assembly	9	EA	\$ 3,000.00	\$ 25,900.00		
30	8" PVC Line Material, Installation, Fittings, Tracer Wire, Bedding, & Backfill	3,450	LF	\$ 18.00	\$ 62,100.00		
31	8" Gate Valve Assembly	7	EA	\$ 1,200.00	\$ 8,300.00		
32	Misc. Connections, Fittings, & Tie-ins	1	LS	\$ 1,500.00	\$ 1,500.00		
33	Jack & Bore Under Highway	35	LF	\$ 300.00	\$ 10,500.00		
34	Connection into Existing System	1	LS	\$ 800.00	\$ 800.00		
35	Service Connections		EA	\$ 1,900.00	\$ -		
36	Wastewater						
37	Collection & Transmission						
38	8" Sewer Line & Fittings		LF	\$ 21.00	\$ -		
39	Subsurface Investigation	15	HR	\$ 120.00	\$ 1,800.00		
40	Restore Surface Improvements	1	LS	\$ 1,000.00	\$ 1,000.00		
41	Patching 3" Asphalt on 6" Base Course	100	SF	\$ 2.70	\$ 300.00		
42	Shoring / Trench Boxes	1	LS	\$ 2,500.00	\$ 2,500.00		
43	10" Sewer Line, Bedding, & Fittings	3,250	LF	\$ 23.00	\$ 74,800.00		
44	12" Sewer Line, Bedding, & Fittings	1,400	LF	\$ 27.50	\$ 38,500.00		
45	Manholes	13	EA	\$ 3,400.00	\$ 45,200.00		
46	Service Connections		EA	\$ 1,500.00	\$ -		
47	Storm Drain						
48	Collection & Transmission						
49	18" Reinforced Concrete Pipe & Fittings		LF	\$ 30.00	\$ -		
50	24" Reinforced Concrete Pipe & Fittings		LF	\$ 35.00	\$ -		
51	36" Reinforced Concrete Pipe & Fittings		LF	\$ 42.00	\$ -		
52	Storm Drain Inlets		EA	\$ 2,000.00	\$ -		
53	Cheek Dams	100	EA	\$ 60.00	\$ 6,000.00		
54	12" Culvert Under Road	80	LF	\$ 21.00	\$ 1,700.00		
55	Rip Rap for End Section	5	CY	\$ 50.00	\$ 300.00		
56	Culvert End Section	6	EA	\$ 375.00	\$ 2,300.00		
57	Detention/Retention Facilities						
58	Outlet Structure		LS	\$ 5,000.00	\$ -		
59	Earthwork Pond		AF	\$ 20,000.00	\$ -		
60	Open Channel with Box Culvert Under Road		LF	\$ 200.00	\$ -		
61	Erosion Control						
62	Rip Rap Protection		SF	\$ 15.00	\$ -		
63	Power						
64	Substation		LS	\$ -	\$ -		
65	Transmission		LF	\$ -	\$ -		
66	Over Head Primary and Secondary Power	3,850	LF	\$ 20.00	\$ 77,000.00		
67	Tertiary Street Lighting		EA	\$ 2,800.00	\$ -		
68	Communications						
69	Lincoln County Telephone		LS	\$ -	\$ -		
70							
71	Construction Sub-Total				\$ 1,239,700.00		
72	Construction Contingency	15.0%		\$ 186,000.00	\$ 186,000.00		
73	Construction Total				\$ 1,425,700.00		
74							
75	Engineering Design Water - Booster Pump Station (FHMA Curve)	1	LS	\$ 24,700.00	\$ 24,700.00		
76	Engineering Design Transportation - Highway 93 Entries (FHMA Curve)	1	LS	\$ 22,700.00	\$ 22,700.00		
77	Construction Survey	1	Est.	\$ 25,000.00	\$ 25,000.00		
78	Construction Administration/Observation	1	Est.	\$ 99,799.00	\$ 99,799.00		
79	Storm Water Pollution Prevention Plan (SWPPP)	1	Est.	\$ 5,000.00	\$ 5,000.00		
80	Miscellaneous Services	1	Est.	\$ 20,000.00	\$ 20,000.00		
81	Existing Contract Services (Covered by Grant)	1	LS	\$ -	\$ -		
82	Land Acquisition (cost for just phase 1 acreage)	1	Est.	\$ 138,300.00	\$ 138,300.00		
83							
84			TOTAL PROJECT COST	\$	\$ 1,761,199.00		

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.