




**MINERALS PROGRAM INSPECTION REPORT**  
**PHONE: (303) 866-3567**

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

<b>MINE NAME:</b> Fairbanks Pit	<b>MINE/PROSPECTING ID#:</b> M-2003-058	<b>MINERAL:</b> Sand and aggregate	<b>COUNTY:</b> Jackson
<b>INSPECTION TYPE:</b> Surety-Related Inspection	<b>WEATHER:</b> Clear	<b>INSP. DATE:</b> August 24, 2023	<b>INSP. TIME:</b> 08:30
<b>OPERATOR:</b> Corner Properties, LLC	<b>OPERATOR REPRESENTATIVE:</b>	<b>TYPE OF OPERATION:</b> 112c - Construction Regular Operation	
<b>REASON FOR INSPECTION:</b> Surety Related	<b>BOND CALCULATION TYPE:</b> Complete Bond	<b>BOND AMOUNT:</b> \$62,700.00	
<b>DATE OF COMPLAINT:</b> NA	<b>POST INSP. CONTACTS:</b> None	<b>JO,INT INSP. AGENCY:</b> None	
<b>INSPECTOR(S):</b> Hunter Ridley	<b>INSPECTOR'S SIGNATURE:</b> 	<b>SIGNATURE DATE:</b> September 6, 2023	

**GENERAL INSPECTION TOPICS**

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>N</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>Y</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>N</u>	(EX) EXPLOSIVES----- <u>N</u>
(PW) PROCESSING WASTE/TAILING---- <u>N</u>	(SF) PROCESSING FACILITIES----- <u>N</u>	(TS) TOPSOIL----- <u>Y</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>Y</u>	(FW) FISH & WILDLIFE----- <u>Y</u>	(RV) REVEGETATION---- <u>Y</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>N</u>	(RS) RECL PLAN/COMP-- <u>N</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>N</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>N</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</u>	(OD) OFF-SITE DAMAGE----- <u>N</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

## **OBSERVATIONS**

The Fairbanks Pit was inspected by Hunter Ridley with the Division of Reclamation, Mining and Safety (Division) as required by the Transfer of Permit and Succession of Operators process, Rule 1.12, and as a monitoring inspection. Steve Vandework and Misheala Brozovich with Corner Properties, LLC and Jamie Sessions with Glenn E. Sessions & Sons, Inc. were present during the inspection. The site is a 112c operation permitted for 19.06 acres. In 2011, the site was converted from a 110c to a 112c permit and incorporated a portion of pre-law mining area (Photos 8 and 9).

On July 20, 2023, the SO1 application was approved by the Division. Corner Properties, LLC is the permitted operator of the site and Glenn E. Sessions & Sons, Inc. was released from reclamation responsibility for the site.

The pit has two entrance gates, both off of Highway 14 (Photos 1 and 6). The second entrance is further west of the main entrance. An entrance sign was posted and permit boundary markers in the form of a fence were observed as required by Rule 3.1.12 (Photo 1). The Operator stated that more permanent, weather resistant signs are set to be posted in the coming weeks. No noxious weeds were noted at the time of inspection, however annual weeds should still be sprayed seasonally.

The site was inactive during the inspection and no processing equipment was onsite. The pit has been only hauling material for several year now. Product stockpiles were spread across all areas of the pit floor (Photos 2 - 4). Overburden has been placed in piles and in berms (Photos 2, 4, and 12) around the site. Topsoil piles are located to the northeast and have been vegetated with volunteer grasses and evergreens (Photos 5 and 13). Several piles of recycled asphalt are also on the pit floor (Photos 9 and 12). Previous inspection reports note that this material has been imported from Cameron Pass and will be used to complete highwall regrading during final reclamation. The Division received an inert fill notice and affidavit for the usage of this imported material on September 12, 2011. Current highwalls are estimated at 10-12ft at a 1H:1V vertical slope (Photos 2 and 14). No erosion features were noted and the pit floor was dry. A culvert is located in the northern end of the pit and directs storm water and snowmelt away from the active mining area and towards the natural drainage of the site (Photos 10 and 11).

The approved post-mining land use for the site is rangeland. Reclamation activities are scheduled to commence at the completion of mining activities and no reclamation activities have occurred yet as of the date of this inspection. The reclamation plan is to grade, topsoil and revegetate the area with the approved seed mixture once mining is complete. The perimeter slopes will be regraded to 3H:1V with topsoil replaced at a depth of 2-6".

The Division currently holds a financial warranty amount of, \$62,700.00 for this site. The Division is required to recalculate the reclamation bond amount as part of the SO process. The Division's review of the financial warranty determined the current financial warranty is **inadequate** to reclaim the site based on the observations from this inspection. The updated required bond amount is \$121,388. This is an **increase of \$58,688.00**. A copy of staff calculations has been attached with this report. A notice of surety increase will be sent under separate cover.

## **PHOTOGRAPHS**



**Photo 1: Mine identification sign posted at the site's entrance gate.**



**Photo 2: View southeast of product stockpiles and active highwall, overburden has also been arranged in a berm near the entrance area.**





**Photo 3: View northeast of product stockpiles and the highwall in the background.**



**Photo 4: Product stockpile and overburden berm along the western permit boundary.**





**Photo 5: View north of topsoil stockpiles which have grown volunteer vegetation and several small pine trees.**



**Photo 6: View southwest of the second entrance gate, accessed from the westernmost access road off Highway 14.**





**Photo 7: Shed containing safety materials for active mining operations.**



**Photo 8: View northwest towards the pre-law portion of the pit, area has been overgrown with volunteer vegetation.**





**Photo 9: View north of the pre-law area of the pit, a recycled asphalt pile is to the east.**



**Photo 10: View south of a culvert which diverts storm water and snowmelt away from the active mining area and towards the natural drainage of the area.**





**Photo 11: View north of the vegetated ditch which connects to the culvert in Photo 10.**



**Photo 12: View south of overburden and a recycled asphalt stockpile.**





**Photo 13: View east of a portion of the topsoil stockpile, vegetated with volunteer grasses.**



**Photo 14: View south of active highwall area.**



**Inspection Contact Address**

Tristan Koch  
Corner Properties, LLC  
2900 E. Apache St.  
Tulsa, OK 74110



## COST SUMMARY WORK

Task description: SO1 Inspection Update

Site: Fairbanks Pit

Permit Action: SO1

Permit/Job#: M2003058

### PROJECT IDENTIFICATION

Task #: 000

State: Colorado

Abbreviation: None

Date: 9/5/2023

County: Jackson

Filename: 000

User: HR1

Agency or organization name: DRMS

### TASK LIST (DIRECT COSTS)

Task	Description	Form Used	Fleet Size	Task Hours	Cost
001	Backfill Highwalls - -2,100 LF X 12' High	TRUCK1	1	51.18	\$45,025
002	Topsoil - 19.6 Acres, 4" Avg Depth	DOZER	1	6.56	\$2,797
003	Revegetate 19.06 Acres	REVEGE	1	19.00	\$36,076
004	Mob / Demob	MOBILIZE	1	13.14	\$11,563
<b><u>SUBTOTALS:</u></b>				<b>89.88</b>	<b>\$95,461</b>

### INDIRECT COSTS

#### OVERHEAD AND PROFIT:

Liability insurance: 2.02  
Performance bond: 1.05  
Job superintendent: 48.75  
Profit: 10.00

Total = \$1,928

Total = \$1,002

Total = \$3,173

Total = \$9,546

TOTAL O & P = \$15,649

CONTRACT AMOUNT (direct + O & P) = \$111,110

#### LEGAL - ENGINEERING - PROJECT MANAGEMENT:

Financial warranty processing (legal/related costs): \$0

Total = \$0

Engineering work and/or contract/bid preparation: 4.25

Total = \$4,722

Reclamation management and/or administration: 5.00

\$5,556

CONTINGENCY: 0.00

Total = \$0

TOTAL INDIRECT COST = \$25,927

**TOTAL BOND AMOUNT (direct + indirect) = \$121,388**



**TRUCK/LOADER TEAM WORK**Task description: **Backfill Highwalls - -2,100 LF X 12' High**Site: **Fairbanks Pit**Permit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 001State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 001User: HR1Agency or organization name: DRMS**HOURLY EQUIPMENT COST**Shift basis: 1 per day

		Equipment Description
Truck Loader Team -Truck:		Generic 7-8 cy, 4x2
-Loader:		CAT 928Hz
Support Equipment -Load Area:		NA
-Dump Area:		Cat D8T - 8SU
Road Maintenance -Motor Grader:		CAT 16M
-Water Truck:		Water Tanker, 2,500 Gal.

**Cost Breakdown:****Truck/Loader Team****Support Equipment****Maintenance Equipment**

	Truck	Loader	Load Area	Dump Area	Motor Grader	Water Truck
% Utilization-machine:	100	100	NA	50	20	20
Ownership cost/hour:	\$14.90	\$47.37	NA	\$241.38	\$212.21	\$11.35
Operating cost/hour:	\$34.92	\$34.52	NA	\$71.96	\$24.98	\$4.58
% Utilization-riper:	NA	0	NA	NA	NA	NA
Ripper own. cost/hour:	NA	\$0.00	NA	\$0.00	\$0.00	\$0.00
Ripper op. cost/hour:	NA	\$0.00	NA	\$0.00	\$0.00	\$0.00
Operator cost/hour:	\$0.00	\$40.71	NA	\$41.30	\$28.56	\$21.12
Unit Subtotals:	\$49.82	\$122.60	NA	\$354.64	\$265.74	\$37.06
Number of Units:	2	1	0	1	1	1
Group Subtotals:	Work: \$222.24		Support: \$354.64		Maint: \$302.80	

Total work team cost/hour: **\$879.68****MATERIAL QUANTITIES**Initial volume: 14,000

CCY

Swell factor: 1.000Loose volume: **14,000**

LCY

Source of estimated volume: Division of Reclamation, Mining & SafetySource of estimated swell factor: Cat HandbookMaterial Purchase Cost: \$0.00Total Cost: \$0.00**HOURLY PRODUCTION****Truck Capacity:****Truck Payload (weight) Basis:**Material weight: 2,900

Pounds/LCY

Description: Sand and gravel - DryRated Payload: 20,000

Pounds

Payload Capacity: 6.90

LCY

**Truck Bed (volume) Basis:**

Struck Volume:	7.00	LCY
Heaped Volume:	8.00	LCY
Average Volume:	7.50	LCY
Adjusted Volume:	6.90	LCY

Final Truck Volume Based on Number of Loader Passes: 5.55 LCY

**Loading Tool Capacity**

Bucket Size Class: NA

Rated Capacity:	3.000	LCY (heaped)
Bucket Fill Factor:	0.925	Loose material - 1/8" to 3/8" (90 - 95%) 0.925
Adjusted Capacity:	<b>2.775</b>	LCY

**Job Condition Corrections:**

Site Altitude (ft.): 8900 feet

	<b>Truck</b>	<b>Loader</b>	<b>Source</b>
Altitude Adj:	0.970	1.000	(CAT HB)
Job Efficiency:	0.830	0.830	(CAT HB)
Net Correction:	<b>0.805</b>	<b>0.830</b>	

**Loading Tool Cycle Time:** Number of Loading Tool Passes Required to Fill Truck: 2 passes

**Excavators and Front Shovels:**

Machine Cycle Time vs. Job Condition Rating: NA  
 Selected Value within this Basic Rating: NA

Track Loaders – Material Description: \_\_\_\_\_

Cycle Time Elements (min.):

Load: NA Maneuver: NA Dump: 0.100

Wheel and Track Loaders - Unadjusted Basic Loader Cycle Time (load, dump, maneuver): 0.475 minutes

Cycle Time Factors		Factor (min.)	Source
Material:	Material 1/8" to 3/4" diameter -0.02	-0.020	(Cat HB)
Stockpile:	Dumped by truck 0.02	0.020	(Cat HB)
Truck Ownership:	Common ownership of trucks and loaders -0.04	-0.040	(Cat HB)
Operation:	Constant operation -0.04	-0.040	(Cat HB)
Dump Target:	Nominal target 0.00	0.000	(Cat HB)
Net Cycle Time Adjustment:		-0.080	minutes
Adjusted Loader Cycle Time:		<b>0.395</b>	minutes
Net Load Time per Truck:		<b>0.495</b>	minutes

**Truck Cycle Time:**

Truck Exchange Time:	0.50	Minutes	Adjusted for site altitude:	0.515	Minutes
Truck Load Time:	0.495	Minutes	Adjusted for site altitude:	0.495	Minutes
Truck Maneuver and Dump Time:	0.80	Minutes	Adjusted for site altitude:	0.825	Minutes

**Truck Travel (Haul & Return) Time:**  
maintained 2.0

Road Condition: Hard, smooth, stabilized, surfaced, watered,



## Haul Route:

Seg #	Haul Distance (Ft)	Grade (%)	Roll. Res (%)	Total Res (%)	Velocity (fpm)	Travel Time (min)
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Haul Time: 0.000 minutes

## Return Route:

Seg #	Haul Distance (Ft)	Grade (%)	Roll. Res (%)	Total Res (%)	Velocity (fpm)	Travel Time (min)
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Return Time: 0.000 minutesTotal Truck Cycle Time: 1.835 minutes

Loading Tool unit  
 Production 329.55 LCY/Hour  
 Truck Unit Production  
181.45 LCY/Hour  
 Optimal No. of Trucks: 2 Truck(s)  
 Adjusted hourly truck team production: 301.21 LCY/Hour  
 Adjusted single truck/loader team production: 273.53 LCY/Hour  
 Adjusted multiple truck/loader team production: 273.53 LCY/Hour

Adjusted for job efficiency: 273.53 LCY/Hour  
 Adjusted for job efficiency: 150.60 LCY/Hour  
 Selected Number of Trucks: 2 Truck(s)

**JOB TIME AND COST**

Fleet size: 1 Team(s)  
 Unit cost: \$3.216 /LCY  
 Total job time: 51.18 Hours  
 Total job cost: \$45,025

**BULLDOZER WORK**Task description: Topsoil - 19.6 Acres, 4" Avg DepthSite: Fairbanks PitPermit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 002State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 002User: HR1Agency or organization name: DRMS**HOURLY EQUIPMENT COST**Basic Machine: Cat D8T - 8SUHorsepower: 310Blade Type: Semi-UniversalAttachment: NAShift Basis: 1 per dayData Source: (CRG)**Cost Breakdown:**

		<u>Utilization %</u>
Ownership Cost/Hour:	\$241.38	NA
Operating Cost/Hour:	\$143.92	100
Ripper own. Cost/Hour:	\$0.00	NA
Ripper op. Cost/Hour:	\$0.00	0
Operator Cost/Hour:	\$41.30	NA

Total unit Cost/Hour: \$426.60Total Fleet Cost/Hour: **\$426.60****MATERIAL QUANTITIES**Initial Volume: 10,147Swell factor: 1.000Loose volume: **10,147 LCY**Source of estimated volume: Division of Reclamation, Mining & SafetySource of estimated swell factor: Cat Handbook**HOURLY PRODUCTION**Average push distance: 50 feetUnadjusted hourly production: 1,400.0 LCY/hrMaterials consistency description: Loose stockpile 1.2Average push gradient: -10 %Average site altitude: 8,900 feetMaterial weight: 1,600 lbs/LCYWeight description: Top Soil**Job Condition Correction Factor**

		<u>Source</u>
Operator Skill:	0.750	(AVG.)
Material consistency:	1.200	(CAT HB)
Dozing method:	1.200	(SLOT)
Visibility:	1.000	(AVG.)



Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.700	(FND-MF)
Push gradient:	1.225	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	1.438	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 1.1053

Adjusted unit production: 1,547.42 LCY/hr

Adjusted fleet production: **1547.42** LCY/hr

### **JOB TIME AND COST**

Fleet size: 1 Dozer(s)

Unit cost: \$0.276/LCY

Total job time: **6.56** Hours

Total job cost: **\$2,797**

**REVEGETATION WORK**Task description: Revegetate 19.06 AcresSite: Fairbanks PitPermit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 003State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 003User: HR1Agency or organization name: DRMS**FERTILIZING****Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
			\$	\$
			<b>Total Fertilizer Materials Cost/Acre</b>	<b>\$0.00</b>

**Application**

Description	Cost /Acre
	\$
<b>Total Fertilizer Application Cost/Acre</b>	<b>\$0.00</b>

**TILLING**

Description	Cost /Acre
Disc harrowing, 6" deep (MEANS 32 91 13.23 6100)	\$112.82
<b>Total Tilling Cost/Acre</b>	<b>\$112.82</b>

**SEEDING**

Seed Mix	Rate – PLS LBS / Acre	Seeds per SQ. FT	Cost /Acre
Alsike Clover	1.00	15.61	\$3.83
Orchardgrass - Latar	1.00	12.40	\$4.18
White Dutch Clover - Alice	1.00	19.51	\$6.70
Tall Fescue - Fawn E.F.	1.50	7.82	\$2.89
Western Wheatgrass - Arriba	2.50	6.31	\$16.25
Needlegrass, Green - Lodorm	2.00	8.31	\$23.55
Timothy - Climax	0.50	14.35	\$0.80
<b>Totals Seed Mix</b>	<b>9.50</b>	<b>84.31</b>	<b>\$58.18</b>



**Application**

Description	Cost /Acre
Drill seeding (MEANS 32 92 19.13 0020)	\$468.00
<b>Total Seed Application Cost/Acre</b>	<b>\$468.00</b>

**MULCHING and MISCELLANEOUS****Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
Hay, delivered {MEANS 31 25 14.16 1200}	2.00	TON	\$429.79	\$859.57
Herbicide - 2,4D @ 1.0 pt/ac	19.06	ACRE	\$4.01	\$76.37
<b>Total Mulch Materials Cost/Acre</b>				<b>\$935.94</b>

**Application**

Description	Cost /Acre
Crimping, with tractor {DMG survey data}	\$74.46
Weed spray, truck, non-aquatic area, nox. [DMG]	\$62.72
Weed spray, truck, non-aquatic areas, ann. [DMG]	\$22.81
<b>Total Mulch Application Cost/Acre</b>	<b>\$159.99</b>

**NURSERY STOCK PLANTING**

Common Name	No / Acre	Type and Size	Planting Cost	Fertilizer Pellet Cost	Cost /Acre
					\$
<b>Totals Nursery Stock Cost / Acre</b>					<b>\$0.00</b>

**JOB TIME AND COST**

No. of Acres: 19.06                      Cost /Acre: \$1,734.93  
 Estimated Failure Rate: 30%                      Cost /Acre\*: \$526.18  
 \*Selected Replanting Work Items: SEEDING

Initial Job Cost: **\$33,067.77**  
 Reseeding Job Cost: **\$3,008.70**  
 Total Job Cost: **\$36,076**  
 Job Hours: **19.00**

**EQUIPMENT MOBILIZATION/DEMOBILIZATION**Task description: **Mob / Demob**Site: **Fairbanks Pit**Permit Action: **SO1**Permit/Job#: **M2003058****PROJECT IDENTIFICATION**Task #: **004**State: **Colorado**Abbreviation: **None**Date: **9/5/2023**County: **Jackson**Filename: **004**User: **HR1**Agency or organization name: **DRMS****EQUIPMENT TRANSPORT RIG COST**Shift basis: **1 per day**Cost Data Source: **CRG Data**Truck Tractor Description: **GENERIC ON-HIGHWAY TRUCK TRACTOR, 6X4, DIESEL POWERED,  
400 HP (2ND HALF, 2006)**Truck Trailer Description: **GENERIC FOLDING GOOSENECK, DROP DECK EQUIPMENT  
TRAILER (25T, 50T, AND 100T)****Cost Breakdown:**

<b>Available Rig Capacities</b>	<b>0-25 Tons</b>	<b>26-50 Tons</b>	<b>51+ Tons</b>
Ownership Cost/Hour:	\$20.26	\$36.04	\$47.05
Operating Cost/Hour:	\$39.51	\$76.08	\$82.85
Operator Cost/Hour:	\$22.52	\$22.52	\$22.52
Helper Cost/Hour:	\$0.00	\$23.53	\$23.53
Total Unit Cost/Hour:	\$82.29	\$158.17	\$175.95

**NON ROADABLE EQUIPMENT:**

Machine Description	Weight/ Unit (TONS)	Owner ship Cost/hr/ unit	Haul Rig Cost/hr/unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet	DOT Permit Cost/ fleet
Cat D8T - 8SU	47.71	\$241.38	\$158.17	1	\$399.55	\$158.17	\$250.00
CAT 16M	28.73	\$212.21	\$158.17	1	\$370.38	\$158.17	\$250.00
CAT 928Hz	13.91	\$47.37	\$82.29	1	\$129.66	\$82.29	\$250.00

Subtotals: **\$899.59** **\$398.63** **\$750.00****ROADABLE EQUIPMENT:**

Machine Description	Total Cost/hr/ unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet
Water Tanker, 2,500 Gal.	\$34.27	1	\$34.27	\$34.27
Generic 7-8 cy, 4x2	\$81.73	1	\$81.73	\$81.73

Subtotals: **\$116.00** **\$116.00**



**EQUIPMENT HAUL DISTANCE and Time**

Nearest Major City or Town within project area region: FORT COLLINS, CO  
 Total one-way travel distance: 80.00 miles  
 Average Travel Speed: 35.00 mph

Total Non-Roadable Mob/Demob Cost \* \$11,033.08  
 \* two round trips with haul rig:  
 Total Roadable Mob/Demob Cost \*\* \$530.29  
 \*\* one round trip, no haul rig:

**Transportation Cycle Time:**

	Non-Roadable Equipment	Roadable Equipment
Haul Time (Hours):	<u>2.29</u>	<u>2.29</u>
Return Time (Hours):	<u>2.29</u>	<u>2.29</u>
Loading Time (Hours):	<u>1.00</u>	<u>NA</u>
Unloading Time (Hours):	<u>1.00</u>	<u>NA</u>
Subtotals:	<u>6.57</u>	<u>4.57</u>

**JOB TIME AND COST**

Total job time: 13.14 Hours

Total job cost: \$11,563