

**ROAD IMPROVEMENT AGREEMENT FOR
BASS LAKE ROAD (Sta 22+42.84 to Sta 83+70) IMPROVEMENT PROJECT
BETWEEN THE COUNTY AND THE DEVELOPER**

AGMT # 04-589

THIS ROAD IMPROVEMENT AGREEMENT, hereinafter called "Agreement" made and entered into by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **PULTE HOME CORPORATION**, a Michigan corporation duly qualified to conduct business in the State of California, whose principal place of business is 100 Bloomfield Hills Parkway #300, Bloomfield Hills, Michigan 48304; and whose local office address is 4196 Douglas Boulevard, Suite 100, Granite Bay, California (hereinafter referred to as "Developer"), concerning the construction of road improvements on Bass Lake Road (Sta 22+42.84 to Sta 83+70) (hereinafter referred to as "Project"), in accordance with the improvement plans entitled **Improvement Plans for Bass Lake Road (Sta 22+42.84 to Sta 83+70)** prepared by Developer's engineer, Psomas, with the cost estimates prepared on behalf of Developer by Steven C. Speights, Registered Civil Engineer, of Psomas.

RECITALS

WHEREAS, Developer has purchased from Hollow Oak, LLC, a Delaware limited liability Company ("Hollow Oak"), an interest in land in the vicinity of Bass Lake Road and as part of that purchase has contractually agreed to assume the rights and obligations of Hollow Oak to construct improvements described in that certain Agreement To Make Subdivision Improvements For Class 1 Subdivisions Between County and Owner, the Improvement Plans, and as may be further required in the Bass Lake Hills Specific Plan Development Agreement, Bass Lake Hills Specific Plan Public Facilities Financing Plan, and contract documents entitled for the construction of the Project; and

WHEREAS, it is the intent of the parties hereto that the performance of Developer's obligation shall be in conformance with the terms and conditions of this Agreement and shall be in conformity with all applicable state and local laws, rules and regulations.

NOW, THEREFORE, the parties agree as follows:

SECTION 1. THE WORK

Developer will, in a workmanlike manner, fully perform the following tasks to complete the improvements set forth in the plans and specifications ultimately approved by County and entitled "**Improvement Plans for Bass Lake Road (Sta 22+42.84 to Sta 83+70)**", referred to hereinafter as the "Project":

- A. Developer shall be responsible for all design and engineering services of the Project, at the location and as generally depicted in the plans, specifications and contract documents ultimately approved by County. The design shall be prepared in accordance with all applicable laws, statutes, orders, map conditions, and with County standards for the Project. Developer shall provide proof of adequate professional liability insurance of the engineer running to this Project.
- B. Developer shall provide for the complete assignment of ownership of all plans and specifications to the benefit of County.
- C. Developer shall construct or cause to be constructed the improvements to Bass Lake Road (Sta 22+42.84 to Sta 83+70) in accordance with the plans and specifications, change orders, and itemized cost estimates approved by County's Director of Transportation. All construction work shall be in accordance with all applicable state and local rules, regulations, and ordinances, including but not limited to applicable Public Contract Code sections and

County bidding requirements, Labor Code requirements inclusive of prevailing wage, and State licensing regulations and County policies.

D. An itemized account of the estimated cost of said improvements is set forth in Exhibit A, marked "Cost Estimate," attached hereto and incorporated by reference herein, however, Developer acknowledges its obligation to fully construct the improvements regardless of whether the actual costs are higher. A portion of this work may be eligible for reimbursement as outlined in the Bass Lake Hills Specific Plan Public Facilities Financing Plan from other developers with eventual reimbursement from County's traffic fee program pursuant to the Impact Fee Program Reimbursement Guidelines. For that portion of the work that would be eligible for reimbursement under the Impact Fee Program Reimbursement Guidelines, Developer acknowledges that construction must be done in accordance with all applicable state and local rules, regulations, and ordinances, including but not limited to applicable Public Contract Code Sections, County bidding requirements, Labor Code requirements inclusive of prevailing wage, State licensing regulations and County guidelines and policies. The share of construction costs eligible for reimbursement and the terms of reimbursement will be specified in a Reimbursement Agreement between County and Developer. Items of work not eligible for reimbursement consideration are generally set forth on Schedule "1", attached hereto.

E. County will require Developer to make such alterations, deviations, additions to or deletions from the improvements shown and described on the plans, specifications, and cost estimates as may be reasonably deemed by the County Engineer for the Department of Transportation to be necessary or advisable for the proper completion or construction of the whole work contemplated, provided the amount of such changes in the improvements does not exceed ten percent (10%) of the total estimated cost of the improvements.

F. Developer shall prepare a Traffic Control Plan, to be prepared by a Registered Civil Engineer and submitted to County's Department of Transportation for review and approval prior to the commencement of work on the Project. The Traffic Control Plan shall address access to adjacent properties and the safe and convenient passage of public traffic through the work area. Road closure will not be permitted, and two (2) lanes of traffic must be open at the end of each working day. The Traffic Control Plan shall include proposed flagging, signage, protective barriers and limits on excavation within four (4) feet of the travel ways open to traffic. The Plan shall also include the proposed staging of the improvements.

SECTION 2. TIME

The Improvement Plans for the Project shall be submitted to County for its review and approval prior to commencement of construction. Upon completion and acceptance by County of the Improvement Plans from Developer, Developer shall prepare bid packages in order that contractor bids may be accepted for the Project. Developer shall cause the commencement of items of work after receiving a Notice to Proceed from County's Department of Transportation and shall complete the Project as set forth in the baseline schedule which shall be approved by County and which shall be subject to extensions for delays not within the control of Developer. Construction activities shall be between 7:00 a.m. and 7:00 p.m., Mondays through Fridays; and 8:00 a.m. and 5:00 p.m. on Saturdays.

SECTION 3. PERFORMANCE BOND

Developer shall deliver to County's Department of Transportation, security in an amount sufficient to secure the performance of the work under this Agreement, by a Surety Company acceptable to County, naming County as obligee and in a the sum not less than **Four Million, Eight Hundred Five Thousand, Three Hundred Fifty Five Dollars (\$4,805,355.00)**, hereinafter the "Required Bond Sum." The Required Bond Sum is based on one hundred percent (100%) of the improvement costs agreed to be performed herein, one hundred percent (100%) of the erosion control cost, and one hundred percent (100%) of project administration, staking, and contingency conditioned upon the faithful performance of this Agreement on or before the completion date

specified above and in the form approved by County. County acknowledges that Developer has already delivered a good and sufficient bond to cover a portion of the Required Bond Sum in the amount of **Three Million, Five Hundred Seventy Thousand, Two Hundred Thirty Dollars (\$3,570,230.00)** through that certain bond issued in conformance with the Agreement to Make Subdivision Improvements For Class 1 Subdivisions Between County and Owner (dated July 22, 2003 by and between the County of El Dorado and Hollow Oak, LLC a Delaware limited liability company, as Owner), fully assigned and assumed by Developer by that certain Assumption And Assignment Agreement dated December 14, 2004, which bond is specifically identified as Bond No. 024016828 and which bond is in favor of County as obligee in the total amount of \$7,174,970.55. In order to fully provide the Required Bond Sum, Developer agrees to further issue a "rider" or supplemental bond to Bond No. 024016828 for the performance of work under this Agreement in an amount of **One Million, Two Hundred Thirty Five Thousand, One Hundred Twenty Five Dollars (\$1,235,125.00)**. Such bonds are a condition precedent to County executing and entering into this Agreement and Developer agrees to secure the Required Bond Sum with the same Surety Company.

Notwithstanding the above Performance Bonds provided by Developer, Developer shall ensure that the Contractor awarded the work will provide payment and performance bonds that name County as an additional obligee, and which shall include a one (1) year warranty provision in the performance bond against defects in materials and workmanship. The bond forms shall be County's approved forms and shall be included in the bid specifications. After the contract is awarded, Developer shall submit for County's review and approval the executed bonds together with certificates of insurance from the Contactor naming County as an additional named insured.

SECTION 4. WARRANTY

Developer warrants the materials and workmanship utilized on this Project for a period of one (1) year and shall make such replacements and repairs during such one (1) year period, at its sole cost and expense, as are necessary due to defects. County will retain a portion of the security posted in the amount of ten percent (10%) of the Performance Bond for one (1) year following acceptance of the work by County to secure the repair of any hidden defects in workmanship or materials which may appear.

SECTION 5. INDEMNIFICATION

To the fullest extent allowed by law, Developer shall defend, indemnify and hold County harmless against and from any and all claims, suits, losses, damages, and liability for damages of every name, kind, and description, including attorneys' fees and costs incurred, brought for, or on account of, injuries to or death of any person including but not limited to workers, County employees, and the public, or damage to property, or any economic or consequential losses, which are claimed to or in any way arise out of or are connected with Developer's work, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Developer, any Contractor(s), Subcontractor(s), and employee(s) of any of these, except for the sole or active negligence of County, its officers and employees, or as expressly provided by statute. This duty of Developer to indemnify and hold County harmless includes the duties to defend set forth in California Civil Code Section 2778.

This duty to indemnify is separate and apart from the insurance requirements herein and shall not be limited thereto.

SECTION 6. ATTORNEY FEES

Developer shall pay costs and reasonable attorney fees should County be required to commence an action to enforce the provisions of this Agreement or in enforcing the security obligations provided herein.

SECTION 7.**INSURANCE**

GENERAL INSURANCE REQUIREMENTS: Developer shall provide proof of a policy of insurance satisfactory to the El Dorado County Risk Manager and documentation evidencing that Developer maintains insurance that meets the following requirements. In lieu of this requirement, Developer may have Contractor provide proof of a policy of insurance satisfactory to the El Dorado County Risk Manager and documentation evidencing that Contractor maintains said insurance so long as Contractor's insurance meets these same requirements and standards, and subject to Contractor assuming the same obligations as Developer as follows:

1. Full Workers' Compensation and Employers' Liability Insurance covering all employees performing work under this Agreement as required by law in the State of California.
2. Commercial General Liability Insurance of not less than Two Million Dollars (\$2,000,000) combined single limit per occurrence for bodily injury and property damage, including but not limited to endorsements for the following coverage: Premises, personal injury, operations, products and completed operations, blanket contractual, and independent contractors liability.
3. Automobile Liability Insurance of not less than One Million Dollars (\$1,000,000) is required in the event motor vehicles are used by Developer in performance of the Agreement.
4. For Developer or his agent Psomas, as licensed professional(s) performing professional services under this contract, professional liability insurance is required, with a limit of liability of not less than One Million Dollars (\$1,000,000).
5. Explosion, Collapse and Underground (XCU) coverage is required when the scope of work includes XCU exposure.

PROOF OF INSURANCE REQUIREMENTS:

1. Developer shall furnish proof of coverage satisfactory to the El Dorado County Risk Manager as evidence that the insurance required herein is being maintained. The insurance will be issued by an insurance company acceptable to the Risk Manager, or be provided through partial or total self-insurance likewise acceptable to the Risk Manager.
2. The County of El Dorado, its officers, officials, employees, and volunteers are included as additional insured, but only insofar as the operations under this Agreement are concerned. This provision shall apply to all liability policies except Workers' Compensation and Professional Liability insurance policies. Proof that County is named additional insured shall be made by providing the Risk Manager with a certified copy, or other acceptable evidence, of an endorsement to insurance policy naming County an additional insured.
3. In the event Developer cannot provide an occurrence policy, Developer shall provide insurance covering claims made as a result of performance of this Agreement for not less than three (3) years following completion of performance of this Agreement.
4. Any deductibles or self-insured retentions must be declared to and approved by County. At the option of County, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the County, its officers, officials, employees, and volunteers; or Developer shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

INSURANCE NOTIFICATION REQUIREMENTS:

1. The insurance required herein shall provide that no cancellation or material change in any policy shall become effective except upon thirty (30) days prior written notice to County at the office of the Department of Transportation, 2850 Fairlane Court, Placerville, CA 95667.

2. Developer agrees that the insurance required herein shall be in effect at all times during the term of this Agreement. In the event said insurance coverage expires at any time or times during the term of this Agreement, Developer shall immediately provide a new certificate of insurance as evidence of the required insurance coverage. In the event Developer fails to keep in effect at all times insurance coverage as herein provided, County may, in addition to any other remedies it may have, terminate this Contract upon the occurrence of such event. New certificates of insurance are subject to the approval of the Risk Manager, and Developer agrees that no work or services shall be performed prior to the giving of such approval.

ADDITIONAL STANDARDS: Certificates shall meet such additional standards as may be determined by County's Department of Transportation, either independently or in consultation with the Risk Manager, as essential for protection of County.

COMMENCEMENT OF PERFORMANCE: Developer shall not commence performance of this Agreement unless and until compliance with each and every requirement of the insurance provisions is achieved.

MATERIAL BREACH: Failure of Developer to maintain the insurance required herein, or to comply with any of the requirements of the insurance provisions, shall constitute a material breach of the entire Agreement.

REPORTING PROVISIONS: Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the County, its officers, officials, employees, or volunteers.

PRIMARY COVERAGE: Developer's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, or volunteers shall be excess of Developer's insurance and shall not contribute with it.

PREMIUM PAYMENTS: The insurance companies shall have no recourse against the County of El Dorado, its officers, agents, employees, or any of them for payment of any premiums or assessments under any policy issued by any insurance company.

DEVELOPER'S OBLIGATIONS: Developer's indemnity and other obligations shall not be limited by the insurance required herein and shall survive the expiration of this Agreement.

SECTION 8. RESPONSIBILITY OF ENGINEER

Developer shall employ an engineer to administer the construction of the Project which includes, but is not limited to, construction staking, preparing and approving change orders, and keeping abreast of the various construction activities. County's Department of Transportation shall be notified in advance of terminating the services of the engineer. Stakes or marks shall be set by the engineer in accordance with the requirements of County's Department of Transportation in order to complete the work as specified in this Agreement. Changes in the work shall be described by change orders, drawings, and written descriptions which shall be prepared by the engineer and approved by County's Department of Transportation. County's Department of Transportation shall make the final determination of costs eligible for reimbursement. Developer shall employ an individual or firm acceptable to County's Department of Transportation to manage the construction of the improvements contemplated herein. The individual or firm so employed shall act as Developer's representative to ensure full compliance with the terms and conditions set forth in the plans, specifications, all permits and any other agreements, notices or directives related to the Project and entered into or issued by other agencies, utilities or firms.

SECTION 9.**INSPECTION**

Construction inspection and material testing in accordance with the State of California, Department of Transportation, Standard Specifications, dated July 2002, will be performed by an authorized representative of County. All testing shall be accomplished to the reasonable satisfaction of County.

SECTION 10.**RECORD DRAWINGS**

Developer shall have an engineer prepare Record Drawings describing the finished work. The Record Drawings shall be submitted to County's Department of Transportation at the completion of the work.

SECTION 11.**FEES**

Developer shall pay all fees in accordance with County's Community Development Services fee schedules, including but not limited to application, plan checking, construction oversight, inspection, administration and acceptance of the work by County.

SECTION 12.**PUBLIC UTILITIES**

Developer shall investigate and determine if existing public and private utilities conflict with the construction of the Project. Developer shall make all necessary arrangements with the owners of such utilities for their protection, relocation or removal. Developer shall pay all costs of protection, relocation or removal of utilities. In the event that utility companies do not recognize this Project as a County project for which the utility companies bear one hundred percent (100%) of the cost of relocation, then, as between County and Developer, Developer shall pay all costs of protection, relocation or removal of utilities. Notwithstanding the aforementioned, nothing in this provision shall be construed to prevent Developer from making a claim to the owner of said utilities for reimbursement for relocation costs.

SECTION 13.**RIGHT-OF-WAY CLEARANCES**

Developer shall obtain fee title for right-of-way purposes for the Project and arrange to have ownership of such land granted to County by way of Grant Deed or Irrevocable Offer of Dedication, with definite and certain legal descriptions. Easements may be provided in lieu of fee title when acceptable to County. Said right-of-way and slope easements shall be sufficient to accommodate all cuts, fills, and appurtenances which are included in the Project and are, where applicable, to be accepted for maintenance by County.

A Record of Survey, the purpose of which is to show the right-of-way acquired and granted to County, shall be obtained by Developer and filed with the County Surveyor upon completion of the right-of-way acquisition. The Record of Survey shall show all new property lines and monuments for the tracts granted to County, Monuments will be placed in locations, and be of the type, required by County in accordance with the Land Surveyor's Act.

Developer shall obtain agreements of entry from adjacent property owners for any work that will be performed outside County road right-of-way.

SECTION 14.**CONTRACT ADMINISTRATOR**

The County Officer or employee with responsibility for administering this Agreement is James W. Ware, Acting Supervising Civil Engineer, El Dorado County Department of Transportation, or successor.

SECTION 15. ACCEPTANCE

Upon completion of the Project and upon receipt by the County Board of Supervisors of a certification from County's Department of Transportation that all work has been completed and the conditions of this Agreement fulfilled, the Board of Supervisors will accept certain road improvements on Bass Lake Road (Sta 22+42.84 to Sta 83+70) as set forth on the attached Schedule "2" for maintenance. .

SECTION 16. REIMBURSEMENT TO COUNTY

County shall be entitled to costs and expenses incurred by County for construction oversight, inspection, administration and acceptance of the work performed pursuant to this Agreement.

SECTION 17. THE PROJECT/DEVELOPER STATUS

Developer is constructing and completing the Project to provide improvements to Bass Lake Road (Sta 22+42.84 to Sta 83+70) pursuant to the Bass Lake Hills Specific Plan Development Agreement, Bass Lake Hills Specific Plan Public Facilities Financing Plan and conditions of approval for the Hollow Oak Tentative Map (TM94-1290), and such is acting independently and not as an agent of County.

SECTION 18. NOTICE TO PARTIES

All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested. Notices to County shall be in duplicate and addressed as follows:

To County:

County of El Dorado
Department Of Transportation
2850 Fairlane Court
Placerville, CA 95667
Attn.: Jim Ware, Supervising Civil Engineer

With a Copy to:

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
Tim C. Prudhel, Contract Services Officer

or to such other location as County directs.

To Developer:


Pulte Home Corporation
4196 Douglas Boulevard, Suite 100
Granite Bay, CA 95746-5904
Attn: Mr. John Barkey

or to such other location as Developer directs.

SECTION 19. AUTHORIZED SIGNATURES

The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

Requesting Department Concurrence:

By: 
Elizabeth B. Diamond
Interim Director
Department of Transportation

Dated: 3-2-05

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

COUNTY OF EL DORADO

By: Charlie Paine
Board Of Supervisors
"County"

Dated: 3-15-2005

Attest:
Cindy Keck
Clerk of the Board of Supervisors

By: Cynthia Johnson
Deputy Clerk

Dated: 3-15-2005

PULTE HOME CORPORATION

By: John Barkey
John Barkey
Vice President
"Developer"

Dated: 2/25/05

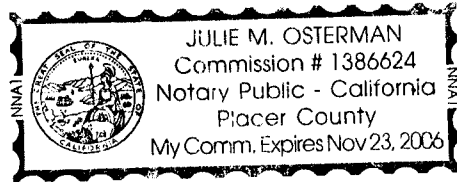
STATE OF CALIFORNIA

COUNTY OF Placer

On this 25 day of Feb., 2005, before me, Julie M. Osterman, a Notary Public, personally appeared John Barkey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/~~are~~ subscribed to the within instrument, and acknowledged that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Julie M. Osterman
Notary Public in and for said County and State



SCHEDULES TO BE ATTACHED

Bass Lake Road Improvement – Phase I

Road Improvement Agreement
Serrano Parkway to Caltrans Right of Way

1/13/05

<u>Cost Estimate Summary</u> Description	<u>Current</u> Estimated Improvement Cost	<u>Subdivision</u> Agreement Estimated Improvement Cost
Serrano Parkway to Specific Plan North Boundary	\$870,621.00	\$714,100.00
Specific Plan North Boundary to Hollow Oak Road	\$3,297,794.00	\$2,370,730.00
Hollow Oak Road to Caltrans Right of Way	\$636,940.00	\$485,400.00
Total Estimated Cost	\$4,805,355.00	\$3,570,230.00
Increase From Subdivision Agreement Estimate	\$1,235,125.00	

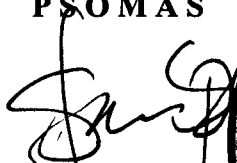
I estimate the cost to complete the Phase I Bass Lake Road Improvement from Serrano Parkway to the Caltrans Right of Way north of Highway 50 to be **Four Million Eight Hundred Five Thousand Three Hundred Fifty Five Dollars (\$4,805,355.00)**. The difference between the current estimate and the estimate accompanying the Hollow Oak Unit 1 Subdivision Agreement, is One Million Two Hundred Thirty Five Thousand One Hundred Twenty Five Dollars (\$1,235,125.00).


DATED: Jan 18, 2005

DATED: _____, 2005

PSOMAS

ACCEPTED BY
THE COUNTY OF EL DORADO


Steven C. Speights, RCE 22030
1075 Creekside Ridge Drive
Suite 200
Roseville, CA 95678



Elizabeth B. Diamond, RCE 34339
County Engineer

DELETE

BASS LAKE ROAD

Serrano Parkway to Bass Lake Hills Specific Plan North Boundary

CIP per Resolution No. 32-98

2-18'lanes, unimproved median, 45 mph design speed

1/13/2005

ITEM NUMBER	DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	Mobilization	0.33	LS	\$ 20,000.00	\$ 6,600.00
2	Traffic Control System	0.33	LS	\$ 50,000.00	\$ 16,500.00
3	Detour	0.00	LS	\$ 10,000.00	\$ -
4	4.5" Asphalt Concrete	38,745.00	SF	\$ 1.60	\$ 61,992.00
5	16" Aggregate Base	38,745.00	SF	\$ 2.00	\$ 77,490.00
6	3" Asphalt Concrete	0.00	SF	\$ 0.95	\$ -
7	6" Aggregate Base	0.00	SF	\$ 1.15	\$ -
8	Driveways - 2.5" AC/ 4" AB	0.00	SF	\$ 2.00	\$ -
9	8" Bike Trail - 2.5" AC	7,570.00	SF	\$ 0.85	\$ 6,434.50
10	8" Bike Trail - 4" AB, incl. sleeves	7,570.00	SF	\$ 1.00	\$ 7,570.00
11	6" Pedestrian Path - 4" PCC	5,980.00	SF	\$ 3.00	\$ 17,940.00
12	6" Pedestrian Path - 4" AB, incl. sleeves	5,980.00	SF	\$ 1.00	\$ 5,980.00
13	4" Traffic Signal Conduit	0.00	LF	\$ 30.00	\$ -
14	Roadside Signs	0.00	EA	\$ 400.00	\$ -
15	Paint Traffic Striping	686.00	LF	\$ 2.00	\$ 1,372.00
16	Thermoplastic Traffic Striping	1,454.00	LF	\$ 3.00	\$ 4,362.00
17	Paint Pavement Markings	45.00	SF	\$ 5.00	\$ 225.00
18	Thermoplastic Pavement Markings	148.00	SF	\$ 5.00	\$ 740.00
19	Timber Barricades	18.00	LF	\$ 900.00	\$ 16,200.00
20	Metal Gate	0.00	EA	\$ 90.00	\$ -
21	Fence Type BW	0.00	LF	\$ 6.00	\$ -
22	Wood Fence	0.00	LF	\$ 25.00	\$ -
23	Concrete Block Retaining Wall	0.00	LF	\$ 200.00	\$ -
24	8' x 42" Arch Plate Culvert	0.00	EA	\$ 180.00	\$ -
25	PCC Headwall	0.00	EA	\$ 40,000.00	\$ -
26	48" CMP	232.00	LF	\$ 70.00	\$ 16,240.00
27	30" CMP	0.00	LF	\$ 56.00	\$ -
28	24" CMP	0.00	LF	\$ 60.00	\$ -
29	12" CMP	140.00	LF	\$ 40.00	\$ 5,600.00
30	8" PVC Drain Pipe	0.00	LF	\$ 35.00	\$ -
31	24" CMP FES	0.00	EA	\$ 250.00	\$ -
32	12" CMP FES	3.00	EA	\$ 200.00	\$ 600.00
33	30" Outlet Structure	0.00	EA	\$ 2,000.00	\$ -
34	48" Inlet / Outlet Structure	2.00	EA	\$ 2,000.00	\$ 4,000.00
35	Grated Inlets	3.00	EA	\$ 1,200.00	\$ 3,600.00
36	Rock Lined Ditch	420.00	LF	\$ 8.00	\$ 3,360.00
37	18" Steel Casing - Sewer	160.00	LF	\$ 30.00	\$ 4,800.00
38	18" Steel Casing - Recycled Water	0.00	LF	\$ 30.00	\$ -
39	24" Ductile Iron Pipe (CL350)	690.00	LF	\$ 95.00	\$ 65,550.00
40	Extend Turnout, 8" PVC, and relocate BO	0.00	EA	\$ 3,000.00	\$ -
41	24" Butterfly Valve	0.00	EA	\$ 5,200.00	\$ -
42	6" Blow-off Valve	0.00	EA	\$ 4,400.00	\$ -
43	Relocate Private Water Service	0.00	EA	\$ 2,500.00	\$ -
44	Relocate Existing Fire Hydrant	0.00	EA	\$ 2,500.00	\$ -
45	Relocate Existing Air Release Valve	1.00	EA	\$ 1,600.00	\$ 1,600.00
46	Adjust Valve Box	1.00	EA	\$ 600.00	\$ 600.00
47	24" Water Connection to Existing	1.00	EA	\$ 20,000.00	\$ 20,000.00
48	Abandon 24" Main	0.25	LS	\$ 5,000.00	\$ 1,250.00
49	Clear and Grub	0.33	LS	\$ 120,000.00	\$ 39,600.00
50	Excavation	20,000.00	CY	\$ 9.00	\$ 180,000.00
51	Temporary Inlet Protection	3.00	EA	\$ 1,100.00	\$ 3,300.00
52	Fiber Roll	1,475.00	LF	\$ 12.00	\$ 17,700.00
53	Stabilized Construction Access	0.00	EA	\$ 4,000.00	\$ -
54	Rock Outlet Protection / Energy Dissipater	1.00	EA	\$ 8,000.00	\$ 8,000.00
55	Hydroseed	78,410.00	SF	\$ 0.10	\$ 7,841.00
56	Dry Utility Conduit	0.00	LF	\$ 22.00	\$ -
57	Straw Mulch	78,410.00	SF	\$ 0.10	\$ 7,841.00
58	Check Dams	747.00	LF	\$ 5.00	\$ 3,735.00
59	Filter Fence	1,436.00	LF	\$ 15.00	\$ 21,540.00

Subtotal Estimated Direct Construction Cost \$ 640,162.50

Contingency 20% \$ 128,032.50
 Engineering 10% \$ 64,016.25
 Inspection 6% \$ 38,409.75

Subtotal before R/W Acquisition \$ 870,621.00

R/W Acquisition \$0.00

Total Estimated Cost \$ 870,621.00

DELETE

BASS LAKE ROAD

Bass Lake Hills Specific Plan North Boundary to Hollow Oak Rd

CIP per Resolution No. 32-98

2-18'lanes, unimproved median, 45 mph design speed

1/13/2005

ITEM NUMBER	DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	Mobilization	1.00	LS	\$ 21,400.00	\$ 21,400.00
2	Traffic Control System	1.00	LS	\$ 73,500.00	\$ 73,500.00
3	Detour	1.00	LS	\$ 35,000.00	\$ 35,000.00
4	4.5" Asphalt Concrete	131455.00	SF	\$ 1.60	\$ 210,328.00
5	16" Aggregate Base	131455.00	SF	\$ 2.00	\$ 262,910.00
6	Driveways - 2.5" AC/ 4" AB	16531.00	SF	\$ 2.00	\$ 33,062.00
7	8' Bike Trail - 2.5" AC	21340.00	SF	\$ 0.85	\$ 18,139.00
8	8' Bike Trail - 4" AB, incl. sleeves	21340.00	SF	\$ 1.00	\$ 21,340.00
9	6' Pedestrian Path - 4" PCC	16060.00	SF	\$ 3.00	\$ 48,180.00
10	6' Pedestrian Path - 4" AB, incl. sleeves	16060.00	SF	\$ 1.00	\$ 16,060.00
11	4" Traffic Signal Conduit	334.00	LF	\$ 30.00	\$ 10,020.00
12	Roadside Signs	15.00	EA	\$ 400.00	\$ 6,000.00
13	Paint Traffic Striping	2874.00	LF	\$ 2.00	\$ 5,748.00
14	Thermoplastic Traffic Striping	6599.00	LF	\$ 3.00	\$ 19,797.00
15	Paint Pavement Markings	115.00	SF	\$ 5.00	\$ 575.00
16	Thermoplastic Pavement Markings	445.00	SF	\$ 5.00	\$ 2,225.00
17	Timber Barricade	45.00	LF	\$ 900.00	\$ 40,500.00
18	Metal Gate	2.00	EA	\$ 900.00	\$ 1,800.00
19	Fence Type BW	6180.00	LF	\$ 6.00	\$ 37,080.00
20	36" CMP	41.00	LF	\$ 60.00	\$ 2,460.00
21	24" CMP	25.00	LF	\$ 50.00	\$ 1,250.00
22	12" CMP	665.00	LF	\$ 40.00	\$ 26,600.00
23	8" PVC Drain Pipe	64.00	LF	\$ 35.00	\$ 2,240.00
24	24" CMP FES	2.00	EA	\$ 250.00	\$ 500.00
25	12" CMP FES	8.00	EA	\$ 200.00	\$ 1,600.00
26	Grated Inlets	11.00	EA	\$ 1,200.00	\$ 13,200.00
27	Adjust Valve Box	3.00	EA	\$ 600.00	\$ 1,800.00
28	Clearing and Grubbing	1.00	LS	\$ 86,400.00	\$ 86,400.00
29	Excavation	67000.00	CY	\$ 9.00	\$ 603,000.00
30	Temporary Inlet Protection	11.00	EA	\$ 1,100.00	\$ 12,100.00
31	Fiber Roll	2635.00	LF	\$ 12.00	\$ 31,620.00
32	Stabilized Construction Access	1.00	EA	\$ 4,000.00	\$ 4,000.00
33	Rock Outlet Protection / Energy Dissipater	1.00	EA	\$ 8,000.00	\$ 8,000.00
34	Hydroseed	335416.00	SF	\$ 0.10	\$ 33,541.60
35	Straw Mulch	335416.00	SF	\$ 0.10	\$ 33,541.60
36	Check Dams	1784.00	LF	\$ 5.00	\$ 8,820.00
37	Filter Fence	2624.00	LF	\$ 15.00	\$ 39,360.00
38	3" Asphalt Concrete	3600.00	SF	\$ 0.95	\$ 3,420.00
39	6" Aggregate Base	3600.00	SF	\$ 1.15	\$ 4,140.00
40	Wood Fence	160.00	LF	\$ 25.00	\$ 4,000.00
41	Concrete Block Retaining Wall	152.00	LF	\$ 200.00	\$ 30,400.00
42	8' x 4'2" Arch Plate Culvert	292.00	LF	\$ 180.00	\$ 52,560.00
43	PCC Headwall	2.00	EA	\$ 40,000.00	\$ 80,000.00
44	30" CMP	57.00	LF	\$ 55.00	\$ 3,135.00
45	30" Outlet Structure	1.00	EA	\$ 2,000.00	\$ 2,000.00
46	Rock Lined Ditch	1030.00	LF	\$ 8.00	\$ 8,240.00
47	18" Steel Casing - Sewer	206.00	LF	\$ 30.00	\$ 6,180.00
48	18" Steel Casing - Recycled Water	206.00	LF	\$ 30.00	\$ 6,180.00
49	24" Ductile Iron Pipe (CL350)	782.00	LF	\$ 95.00	\$ 74,290.00
50	Extend Turnout, 8" PVC, and relocate BO	2.00	EA	\$ 3,000.00	\$ 6,000.00
51	24" Butterfly Valve	1.00	EA	\$ 5,200.00	\$ 5,200.00
52	6" Blow-off Valve	1.00	EA	\$ 4,400.00	\$ 4,400.00
53	Relocate Private Water Service	2.00	EA	\$ 2,500.00	\$ 5,000.00
54	Relocate Existing Fire Hydrant	1.00	EA	\$ 2,500.00	\$ 2,500.00
55	Relocate Existing Air Release Valve	2.00	EA	\$ 1,600.00	\$ 3,200.00
56	Adjust Valve Box	3.00	EA	\$ 600.00	\$ 1,800.00
57	24" Water Connection to Existing	3.00	EA	\$ 20,000.00	\$ 60,000.00
58	Abandon 24" Main	0.75	LS	\$ 5,000.00	\$ 3,750.00
59	Dry Utility Conduit	390.00	LF	\$ 22.00	\$ 8,580.00

Subtotal Estimated Direct Construction Cost \$ 2,148,672.20

Contingency 20% \$ 429,734.44

Engineering 10% \$ 214,867.22

Inspection 6% \$ 128,920.33

Subtotal before R/W Acquisition \$ 2,922,194.19

R/W Acquisition \$ 375,600.00

Total Estimated Cost \$ 3,297,794.19

DELETE

BASS LAKE ROAD

Hollow Oak Rd south to Caltrans Right of Way

CIP per Resolution No. 32-98
Widen to 32' pavement

1/13/2005

ITEM NUMBER	DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	Mobilization	0.60	LS	\$ 20,000.00	\$ 12,000.00
2	Traffic Control System	0.60	LS	\$ 100,000.00	\$ 60,000.00
3	Detour	0.00	LS	\$ 25,000.00	\$ -
4	4.5" Asphalt Concrete	42,800.00	SF	\$ 1.60	\$ 68,480.00
5	16" Aggregate Base	42,800.00	SF	\$ 2.00	\$ 85,600.00
6	Driveways - 2.5" AC/ 4" AB	4,929.00	SF	\$ 2.00	\$ 9,858.00
7	8' Bike Trail - 2.5" AC	0.00	SF	\$ 0.85	\$ -
8	8' Bike Trail - 4" AB, incl. sleeves	0.00	SF	\$ 1.00	\$ -
9	6' Pedestrian Path - 4" PCC	0.00	SF	\$ 3.00	\$ -
10	6' Pedestrian Path - 4" AB, incl. sleeves	0.00	SF	\$ 1.00	\$ -
11	4" Traffic Signal Conduit	0.00	LF	\$ 30.00	\$ -
12	Roadside Signs	5.00	EA	\$ 400.00	\$ 2,000.00
13	Paint Traffic Striping	0.00	LF	\$ 2.00	\$ -
14	Thermoplastic Traffic Striping	5,538.00	LF	\$ 3.00	\$ 16,614.00
15	Paint Pavement Markings	0.00	SF	\$ 5.00	\$ -
16	Thermoplastic Pavement Markings	222.00	SF	\$ 5.00	\$ 1,110.00
17	Timber Barricade	12.00	LF	\$ 900.00	\$ 10,800.00
18	Metal Gate	2.00	EA	\$ 900.00	\$ 1,800.00
19	Fence Type BW	2,570.00	LF	\$ 6.00	\$ 15,420.00
20	36" CMP	51.00	LF	\$ 60.00	\$ 3,060.00
21	24" CMP	24.00	LF	\$ 50.00	\$ 1,200.00
22	12" CMP	0.00	LF	\$ 40.00	\$ -
23	8" PVC Drain Pipe	0.00	LF	\$ 35.00	\$ -
24	36" Outlet Structure	1.00	EA	\$ 2,000.00	\$ 2,000.00
25	24" CMP FES	1.00	EA	\$ 250.00	\$ 250.00
26	12" CMP FES	0.00	EA	\$ 200.00	\$ -
27	Grated Inlets	1.00	EA	\$ 1,200.00	\$ 1,200.00
28	Adjust Valve Box	0.00	EA	\$ 600.00	\$ -
29	Clearing and Grubbing	0.40	LS	\$ 10,000.00	\$ 4,000.00
30	Excavation	9,000.00	CY	\$ 9.00	\$ 81,000.00
31	Temporary Inlet Protection	1.00	EA	\$ 1,100.00	\$ 1,100.00
32	Fiber Roll	1,755.00	LF	\$ 12.00	\$ 21,060.00
33	Stabilized Construction Access	1.00	EA	\$ 4,000.00	\$ 4,000.00
34	Rock Outlet Protection / Energy Dissipater	1.00	EA	\$ 8,000.00	\$ 8,000.00
35	Hydroseed	39,204.00	SF	\$ 0.10	\$ 3,920.40
36	Straw Mulch	39,204.00	SF	\$ 0.10	\$ 3,920.40
37	Check Dams	1,408.00	LF	\$ 5.00	\$ 7,040.00
38	Filter Fence	1,880.00	LF	\$ 15.00	\$ 28,200.00

Subtotal Estimated Direct Construction Cost	\$ 453,632.80
Contingency	20% \$ 90,726.56
Engineering	10% \$ 45,363.28
Inspection	6% \$ 27,217.97
Subtotal before R/W Acquisition	\$ 616,940.61
R/W Acquisition	\$20,000.00
Total Estimated Cost	\$ 636,940.61

SCHEDULE 1
Items Not Eligible for Reimbursement Consideration

Landscaping

Lighting

Water except the transmission line identified for relocation in the PFFP

Sewer, PG&E, Telephone & Other Utilities

Land Dedication required as a condition of Development Approvals

Overhead for the above

Costs associated with Construction Delays due to Utility Construction/Relocation

Costs associated with Construction Delays due to Environmental Permit Issues

SCHEDULE 2

Improvements Eligible for Acceptance for Maintenance by the County

Roadway Construction

Roadway Drainage Facilities

Bike Trails

Sidewalks/Walking Trails