

# ORIGINAL

**OFFSITE ROAD IMPROVEMENT AGREEMENT FOR  
BASS LAKE ROAD RECONSTRUCTION & COUNTRY CLUB DRIVE EXTENSION,  
CIP #71360  
BETWEEN THE COUNTY AND THE DEVELOPER**

*AGMT #19-54906*

**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 **LENNAR WINNCREST, LLC**, a Delaware limited liability company duly qualified to conduct business in the State of California, whose principal place of business is 1420 Rocky Ridge Drive, Suite 320, Roseville, California 95661 (hereinafter referred to as “Developer”) concerning the offsite road and drainage improvements for the **BASS LAKE ROAD RECONSTRUCTION & COUNTRY CLUB DRIVE EXTENSION Project** (hereinafter referred to as “Project”) in accordance with the improvement plans entitled **IMPROVEMENT PLANS for: BASS LAKE ROAD RECONSTRUCTION & COUNTRY CLUB DRIVE EXTENSION, CIP #71360** and cost estimates prepared by CTA Engineering & Surveying, Ronald T. Conway, P.E., Registered Civil Engineer, and approved by Adam Bane, Senior Civil Engineer, Development/Right of Way/Environmental, El Dorado County Department of Transportation (hereinafter referred to as “Transportation”).

## RECITALS

**WHEREAS**, Developer has obligations for design, Plans, Specifications, and Estimates (PS&E), utility relocation, right of way acquisition, and construction of below described improvements, as required in Community Benefit and Development Agreements (executed September 19, 2017) for the Hawk View (TM00-1371-R/TM00-1371-E), Bell Ranch (TM96-1321-R-3/TM96-1321-E-2), and Bell Woods (TM01-1380-R/TM01-1380-E) residential development projects (“Development Agreements”) and the conditions of approval of the tentative subdivision maps approved for such developments (“Conditions of Approval”); and

**WHEREAS**, Developer will fulfill certain above mentioned obligations with the successful implementation of this Agreement, including without limitation, the requirement for Developer to provide adequate funding for construction of the Project improvements under Section 3.2.1(b) of the Development Agreements and Section 24.G(b) of the Conditions of Approval; and

**WHEREAS**, Developer has prepared the **BASS LAKE ROAD RECONSTRUCTION & COUNTRY CLUB DRIVE EXTENSION, CIP #71360** (hereinafter referred to as “Project”) Improvement Plans and cost estimates for the construction of the Project that have been approved by County Engineer; and

**WHEREAS**, the Developer shall provide County satisfactory security in the form of (i) cash payments, (ii) an irrevocable commitment to set aside adequate funds from the sale of bonds

("CFD Bonds") by Community Facilities District No. 2018-01 (Bass Lake Hills) ("Bass Lake Hills CFD"), or (iii) Performance Bond and Laborers and Materialmens Bond ("Subdivision Bonds") for the Project work prior to advertisement for bids;

**WHEREAS**, it is the intent of the parties hereto that the performance of Developer's obligations 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 hereto in consideration of the recitals, terms, and conditions herein, do hereby agree as follows:

**SECTION 1. THE WORK**

Developer will, at its own cost and expense, in a workmanlike manner, faithfully and fully design, and construct or cause to be constructed all of the offsite road, drainage, and road related improvements for the Project, inclusive of but not limited to, road drainage required by the Conditions of Approval and each Development Agreement and will perform the requirements of this Agreement in accordance with the plans, change orders, and itemized cost estimates approved by County and hereby made a part of this Agreement for all purposes as if fully incorporated herein. Developer shall improve:

- A. Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Light Drive). This segment is identified as "B" to "H" on the Bass Lake Hills Specific Plan Area Public Facilities Financing Plan ("PFFP") Exhibit.
- B. New Country Club Drive (aka Tierra De Dios) on an alignment substantially consistent with the Bass Lake Hills Specific Plan ("BLHSP").
- C. Country Club Drive at its existing intersection with Tierra De Dios Drive (east end of Tierra De Dios Drive) consistent with the intent of the BLHSP.
- D. Bass Lake Road and the realigned Country Club Drive Intersection.
- E. Grind and overlay Bass Lake Road from the northerly limit of the Country Club Drive Improvements to the southern limit of the work previously done as part of the Hollow Oak Road / Bass Lake Road realignment project.

An itemized account of the estimated cost of said improvements is set forth in Exhibit A, marked "Bass Lake Road and Country Club Bond Estimate," which is attached hereto and incorporated by reference herein. The improvements described herein are considered public works for purposes of the state prevailing wage laws (California Labor Code § 1720 et seq.). Developer's obligations herein are for the completion of the improvements and shall not be relieved by contracting for the improvements.

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 County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated. 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 overseeing construction of the Project and in favor of County. Developer shall further provide for the complete assignment of ownership of all plans and specifications to the benefit of County.

## **SECTION 2. TRAFFIC CONTROL**

A Traffic Control Plan that meets County Standards shall be prepared by a Registered Civil Engineer and submitted to Transportation for review and approval **prior to the start 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. The Traffic Control Plan shall include proposed flagging, signage, protective barriers, and limits on excavation within four (4) feet of travel ways open to traffic. The Plan shall also include any proposed staging of the improvements.

## **SECTION 3. TIME**

Developer shall cause the commencement of items of work after County's approval of the plans for the Project (which plans were approved on June 4, 2019) and shall complete the Project no later than two (2) years from the date of execution of this Agreement, subject to extensions for delays not within the control of the 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 weekends and federally recognized holidays.

## **SECTION 4. WARRANTY**

Developer warrants against defect the materials and workmanship utilized on this Project for a period of one (1) year from the date of County's acceptance of the Project and shall make such replacements and repairs during such one (1) year period, at its sole cost and expense, as are necessary. County will retain a portion of the security posted in the amount of ten percent (10%) of the total value of work performed, in the form of a 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. PERFORMANCE AND LABORERS AND MATERIALMENS BONDS**

Developer has elected to irrevocably pledge and authorize County to set aside such funds from the Community Facilities District No. 2018-1 (Bass Lake Hills) bond sale as necessary to adequately fund the completion of Project work. Said pledge and authorization

shall become irrevocable upon the full execution of this Agreement. Said pledge and authorization shall satisfy the Performance and Laborers and Materialmens Bonds requirements of this section (Excluding the contractor provided Payment and Performance Bond described below). Upon notice to and approval by County, which shall not be unreasonably withheld, Developer may elect to replace such pledge and authorization with Performance and Laborers and Materialmens Bonds as described below. This pledge and authorization shall terminate upon (i) delivery to Transportation of the Bonds described below and (ii) written notice from Developer to Transportation of Developer's entry into a construction contract(s) for the Project work.

Developer shall deliver to Transportation a Performance Bond issued by a surety company acceptable to County, naming County as obligee, in the sum of **Seven Million Nine Hundred Sixty-Eight Thousand Nine Hundred Eighty-Two Dollars and Sixty-Three Cents (\$7,968,982.63)** conditioned upon the faithful performance of Developer's obligation for the full construction of the road improvements for the Project as required under this Agreement on or before the completion date specified above, and in the form approved by County.

Developer shall deliver to Transportation a Laborers and Materialmens Bond issued by a surety company acceptable to County, naming County as obligee, in the sum of **Seven Million Nine Hundred Sixty-Eight Thousand Nine Hundred Eighty-Two Dollars and Sixty-Three Cents (\$7,968,982.63)** conditioned upon the faithful performance of Developer's obligation for the full construction of the road improvements for the Project as required under this Agreement on or before the completion date specified above, and in the form approved by County.

Additionally, Developer shall ensure that the contractor awarded the work shall provide Payment and Performance Bonds that name County as an additional obligee and that include a one (1) year warranty provision in the Performance Bond against defects in materials and workmanship. The forms shall be County's approved forms. After contract award, Developer shall submit for County's review and approval the executed bonds together with certificates of insurance from the contractor naming County as an additional named insured.

## **SECTION 6. 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 obligations under this Agreement, or work on the Project, and the design (including the plats and legal descriptions for the acquisition of right-of-way) of the improvements whether by Developer or Developer's consultant, regardless of the existence or degree of fault or negligence on the part of County, Developer, any Contractor(s),

Subcontractor(s), or consultants, 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 7. ATTORNEY FEES**

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

**SECTION 8. INSURANCE**

**GENERAL INSURANCE REQUIREMENTS:** Developer shall provide proof of a policy of insurance satisfactory to the El Dorado County Risk Management Division and documentation evidencing that Developer maintains insurance that meets the following requirements. In lieu of this requirement, Developer may have its Contractor provide proof of a policy of insurance satisfactory to County's Risk Management Division 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 (CGL) Insurance of not less than One Million Dollars (\$1,000,000) 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, blanket contractual and independent contractors liability and a Two Million Dollar (\$2,000,000) aggregate limit.
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. In the event Developer or its agent(s) are licensed professionals and are 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 County’s Risk Management Division as evidence that the insurance required herein is being maintained. The insurance will be issued by an insurance company acceptable to the Risk Management Division, or be provided through partial or total self-insurance likewise acceptable to the Risk Management Division.

2. The County of El Dorado, its officers, officials, employees, and volunteers shall be included as additional insureds, but only insofar as the operations under this Agreement inclusive of the obligation to design and construct the Project are concerned. This provision shall apply to all general and excess liability insurance policies. Proof that County, its officers, officials, employees, and volunteers are named additional insureds shall be made by providing the Risk Management Division with a certified copy, or other acceptable evidence, of an endorsement to the insurance policies naming County, its officers, officials, employees, and volunteers additional insureds.

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 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 prior written notice to County at the office of 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 Agreement upon the occurrence of such event. New certificates of insurance are subject to the approval of the Risk Management Division, 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 Transportation, either independently or in consultation with the Risk Management Division, 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 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 the 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 9.           RESPONSIBILITY OF ENGINEER**

Developer shall employ and make available to County an individual or firm acceptable by County Engineer to provide responses to contractor and construction inspector requests for information, and to provide requisite design revisions as requested by County Engineer before, during, and close out of construction, and through the one-year warranty period of the Project. County Engineer shall be notified by Developer one (1) month in advance of terminating the services of the individual or firm accepted by County Engineer and shall employ a comparable replacement individual or firm acceptable by County Engineer simultaneously to the termination notice date. 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. County Engineer shall have full access to the individual or firm to ensure that the Project is being constructed in accordance with the approved plans and County specifications. The cost associated with County's utilization of the individual or firm shall be a Project cost for which Developer is responsible.

**SECTION 10.       INSPECTION**

An authorized representative of County will perform construction inspection and material testing in accordance with the most current State of California, Department of

Transportation, Standard Specifications. All testing shall be accomplished to the reasonable satisfaction of County.

**SECTION 11. RECORD DRAWINGS**

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

**SECTION 12. FEES**

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

**SECTION 13. DEFAULT, TIME TO CURE, AND REMEDY**

Developer's failure to perform any obligation at the time specified in this Agreement will constitute a default and County will give written notice of said default ("Notice") in accordance with the notice provisions of this Agreement. Notice shall specify the alleged default and the applicable Agreement provision Developer shall cure the default within ten (10) days ("Time to Cure") from the date of the Notice. In the event that the Developer fails to cure the default within the Time to Cure, Developer shall be deemed to be in breach of this Agreement.

**SECTION 14. 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 the 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 15. RIGHT-OF-WAY CLEARANCE**

Right of way requirements for this Project have been obtained by Developers and such acquisitions approved by County. No additional right of way requirements are necessary for the Project improvements as designed and for which Improvement Plans have been approved.



**SECTION 16. DEVELOPER REIMBURSEMENT**

The Parties agree and acknowledge that the Project costs associated with the improvements contemplated herein are eligible for reimbursement pursuant to the Community Benefit and Development Agreements for the Hawk View, Bell Woods, and Bell Ranch Projects dated September 19, 2017, under County’s Traffic Impact Mitigation (TIM) Fee Program and all costs shall initially be funded by Developer.

**SECTION 17. CONTRACT ADMINISTRATOR**

The County Officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development, Right of Way, Environmental, Department of Transportation, or successor.

**SECTION 18. ACCEPTANCE**

Upon completion of the Project and upon receipt by County’s Board of Supervisors of a certification from Transportation, that all work has been completed and that the conditions of this Agreement have been fulfilled, the Board of Supervisors will accept the Project road improvements.

**SECTION 19. REIMBURSEMENT TO COUNTY**

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

**SECTION 20. THE PROJECT/ DEVELOPER STATUS**

Developer is constructing and completing the Project improvements as described herein and is acting as independent agent and not as an agent of County.

**SECTION 21. 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:	With a Copy to:
County of El Dorado	County of El Dorado
Department of Transportation	Department of Transportation
2850 Fairlane Court	2850 Fairlane Court
Placerville, California 95667	Placerville, California 95667
Attn: Andrew S. Gaber, P.E., Deputy Director Development/ROW/Environmental	Attn: Adam Bane, P.E., Senior Civil Engineer

or to such other location as County directs.

Notices to Developer shall be in duplicate and addressed as follows:


Lennar Winncrest, LLC  
1420 Rocky Ridge Drive, Suite 320  
Roseville, California 95661  
Attn.: Mr. Sean MacDiarmid  
Project Manager

or to such other location as Developer directs.

**SECTION 22. AUTHORIZED SIGNATURES**

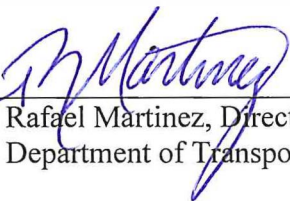
The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

**Requesting Contract Administrator Concurrence:**

By:   
Andrew S. Gaber, P.E.  
Deputy Director  
Development/ROW/Environmental  
Department of Transportation

Dated: Aug 19, 2019

**Requesting Department Concurrence:**

By:   
Rafael Martinez, Director  
Department of Transportation

Dated: 8/19/19

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: 

Dated: 8/27/2019

Board of Supervisors  
"County"

Attest:

Clerk of the Board of Supervisors

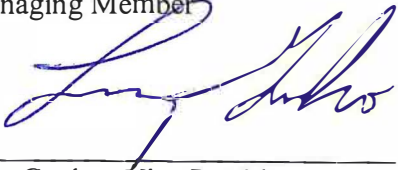
By: 

Dated: 8/27/2019

Deputy Clerk

-- LENNAR WINNCREST, LLC --  
a Delaware limited liability company

By: Lennar Homes of California, Inc.  
a California Corporation  
a Managing Member

By: 

Dated: 8/2/19

Larry Gualco, Vice President  
"Developer"

OWNER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SACRAMENTO

On AUG. 2, 2019 before me, ROSA CATANZARO NOTARY PUBLIC,  
(here insert name and title of the officer)

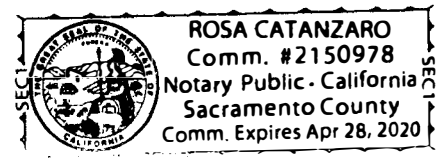
personally appeared LARRY GUALCO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rosa Catanzaro



(Seal)

Exhibit A



Civil Engineering ▣ Land Surveying ▣ Land Planning

ENGINEERING SOLUTIONS ▣



**Bass Lake Road and Country Club Drive  
Bond Estimate  
February 15, 2019**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>EARTHWORK</b>					
1	Clear and Grub	18	ac	\$1,600.00	\$28,800.00
2	Roadway Excavation	73,720	cy	\$15.25	\$1,124,230.00
3	Extra for Haul to Spoil Area (CCDR, G to H, Park & Ride, and L)	31,400	cy	\$8.00	\$251,200.00
				Subtotal	\$1,404,230.00
<b>EROSION CONTROL</b>					
4	SWPPP Compliance	18	ac	\$2,000.00	\$36,000.00
5	Dust Control	18	ac	\$2,000.00	\$36,000.00
6	Erosion Control Measures	18	ac	\$4,000.00	\$72,000.00
				Subtotal	\$144,000.00
<b>STREETS &amp; MISCELLANEOUS</b>					
7	2.5" A.C.	16,570	sf	\$1.50	\$24,855.00
8	3" A.C.	20,274	sf	\$1.75	\$35,479.50
9	4.5" A.C.	296,756	sf	\$3.25	\$964,457.00
10	6" A.B.	16,570	sf	\$1.80	\$29,826.00
11	8" A.B.	20,274	sf	\$1.75	\$35,479.50
12	10" A.B.	163,906	sf	\$2.70	\$442,546.20
13	13" A.B.	132,850	sf	\$3.45	\$458,332.50
14	Slurry Seal	6,082	sf	\$1.00	\$6,082.00
15	Traffic Control System	1	ls	\$50,000.00	\$50,000.00
16	Temporary Pavement (2.5"AC/6"AB)	30,500	sf	\$4.75	\$144,875.00
17	Construction Area Signs	31	ea	\$500.00	\$15,500.00
18	Temporary Traffic Stripe (Paint)	14,100	lf	\$1.25	\$17,625.00
19	Temporary Pavement Marker	32	ea	\$20.00	\$640.00
20	Portable Changeable Message Sign	2	ea	\$35,000.00	\$70,000.00
21	Temporary Railing (Type K)	4,800	lf	\$25.00	\$120,000.00
22	Temporary Crash Cushion Module	77	ea	\$220.00	\$16,940.00
23	Object Marker (Type P)	7	ea	\$75.00	\$525.00
24	Type 2 Curb & Gutter	328	lf	\$20.00	\$6,560.00
25	Caltrans Type E Dike	5,171	lf	\$5.00	\$25,855.00
26	Caltrans Type A Dike	314	lf	\$5.00	\$1,570.00
27	Sidewalk	1,482	sf	\$5.10	\$7,558.20
28	Extra for Handicap Ramp	4	ea	\$1,900.00	\$7,600.00
29	Obliterate (E) Pavement	10,535	sy	\$7.50	\$79,012.50
30	2" Grind & Overlay	2,464	sy	\$25.00	\$61,600.00
31	Remove (E) Signs	16	ls	\$100.00	\$1,600.00
32	Remove (E) AC Dike	280	lf	\$3.00	\$840.00
33	Remove (E) Culvert	230	lf	\$15.00	\$3,450.00
34	Remove (E) Barricade	1	ea	\$400.00	\$400.00
35	Adjust (E) SSMH to Grade	2	ea	\$1,800.00	\$3,600.00
36	Adjust (E) Water Valves	3	ea	\$600.00	\$1,800.00

**Bass Lake Road and Country Club Drive  
Bond Estimate  
February 15, 2019**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
37	Sidewalk Barricade	8	ea	\$225.00	\$1,800.00
38	Reset (E) Mailbox	1	ls	\$1,000.00	\$1,000.00
39	Stop Sign/Bar	6	ea	\$762.00	\$4,572.00
40	Street Signs	16	ea	\$380.00	\$6,080.00
41	Traffic Signal	1	ea	\$240,000.00	\$240,000.00
42	Street Light (not associated with traffic signal plan)	13	ea	\$3,500.00	\$45,500.00
43	Service to Street Lights	1	ls	\$125,000.00	\$125,000.00
44	Utility Pole Relocation and Undergrounding	1	ls	\$187,500.00	\$187,500.00
45	AT&T Station Relocation (if applicable)	1	ls	\$40,000.00	\$40,000.00
46	Fencing (Type BW, 5 Strand, Metal Post)	10,445	lf	\$16.00	\$167,120.00
47	Striping Detail #22	2,178	lf	\$1.20	\$2,613.60
48	Striping Detail #25	4,318	lf	\$1.20	\$5,181.60
49	Striping Detail #27B	1,311	lf	\$1.20	\$1,573.20
50	Striping Detail #29	1,704	lf	\$1.20	\$2,044.80
51	Striping Detail #37B	432	lf	\$1.20	\$518.40
52	Striping Detail #38	2,620	lf	\$1.20	\$3,144.00
53	Striping Detail #39	13,004	lf	\$1.20	\$15,604.80
54	Striping Detail #39A	1,026	lf	\$1.20	\$1,231.20
55	Thermoplastic 12" Solid Line Stripe	560	lf	\$1.20	\$672.00
56	Pavement Markings	804	sf	\$10.00	\$8,040.00
57	Tree Fencing	324	lf	\$3.60	\$1,166.40
58	Oak Mitigation / Tree Replacement	2	ea	\$140.00	\$280.00
59	4" Irrigation Sleeves	298	lf	\$15.00	\$4,470.00
60	6" Irrigation Sleeves	1,030	lf	\$15.00	\$15,450.00
				Subtotal	\$3,515,170.40
	<b>DRAINAGE</b>				
61	12" HDPE	53	lf	\$35.00	\$1,855.00
62	18" HDPE	2,040	lf	\$45.00	\$91,800.00
63	24" HDPE	118	lf	\$61.00	\$7,198.00
64	18" FES	9	ea	\$900.00	\$8,100.00
65	24" FES	1	ea	\$1,016.00	\$1,016.00
66	4' x 7' Box Culvert Crossing Incl. Headwalls and Railings	165	lf	\$800.00	\$132,000.00
67	Rock Down Drain	29	lf	\$61.00	\$1,769.00
68	Rock Lined Ditch	50	lf	\$61.00	\$3,050.00
69	Fabric Lined Roadside Ditch	2,560	lf	\$18.50	\$47,360.00
70	Fabric Lined Ditch	3,551	sf	\$2.50	\$8,877.50
71	Interceptor Ditch - Type 1	1,223	lf	\$50.00	\$61,150.00
72	Interceptor Ditch - Type 2	429	lf	\$90.00	\$38,610.00
73	Drain Inlet Type 'GO'	6	ea	\$3,600.00	\$21,600.00
74	48" SDMH	7	ea	\$4,700.00	\$32,900.00
75	1/4 Ton Rip Rap	205	cy	\$100.00	\$20,500.00
76	Caltrans OMPI	8	ea	\$3,600.00	\$28,800.00
77	Pipe Outlet Protection (T504)	536	sf	\$5.60	\$3,001.60
78	T.V. Storm Drain	2,211	lf	\$2.05	\$4,532.55
				Subtotal	\$514,119.65

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**Bass Lake Road and Country Club Drive  
Bond Estimate  
February 15, 2019**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
<b>WATER</b>					
79	Adjust (E) SSMH to Grade	1	ea	\$1,500.00	\$1,500.00
80	Adjust (E) Water Valves to Grade	2	ea	\$750.00	\$1,500.00
Subtotal					\$3,000.00
<b>Total Estimated Direct Construction Cost</b>					<b>\$5,580,520.05</b>
Mobilization (5%)					\$279,026.00
<b>Total Hard Costs</b>					<b>\$5,859,546.05</b>
<b>SOFT COSTS</b>					
A	Bond Enforcement Costs	2%			\$117,190.92
B	Construction Staking	4%			\$234,381.84
C	Construction Management & Inspection	10%			\$585,954.61
D	Contingency	20%			\$1,171,909.21
<b>Total Soft Costs</b>					<b>\$2,109,436.58</b>
<b>Total Estimated Cost</b>					<b>\$7,968,982.63</b>

  
 EDC - CDA - TD: No exceptions taken

2-22-19  
 Date

  
 EID: No exceptions taken

2/19/19  
 Date

