

AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS
FOR CLASS 1 SUBDIVISION
BETWEEN COUNTY AND OWNER

THIS 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 “Owner”); concerning **BELL RANCH – UNIT 1, TM96-1321-R** (hereinafter referred to as “Subdivision”); the Final Map of which was filed with the El Dorado County Board of Supervisors on the _____ day of _____, 201_.

RECITALS

Owner is vested with fee title to Subdivision; a tract of land located in the County of El Dorado, State of California, and described as Bell Ranch - Unit 1, TM96-1321. Owner desires to construct on said property certain public improvements as hereinafter described, in connection with the Subdivision.

In consideration for the complete construction and dedication of all the public improvements specified in this Agreement, the approval and acceptance by County’s Board of Supervisors of the Conditions of Approval, and the Final Map to be filed and recorded, the parties agree as follows:

AGREEMENT

OWNER WILL:

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 of the El Dorado County Ordinance Code (hereinafter referred to as “Code”) and shown or described in the improvement plans, specifications, and cost estimates entitled Improvement Plans for Bell Ranch - Unit 1 which were approved by the County Engineer, Department of Transportation, on November 12, 2018 and Improvement Plans for Morrison Road which were approved by the County Engineer, Department of Transportation, on October 9, 2018. Attached hereto is Exhibit A, marked “Improvement Plans for Bell Ranch Unit 1 (TM96-1321) with Unit 2 Rough Grade and Hydropneumatic Pump Bond Estimate October 22, 2018,” Exhibit B marked “Improvement Plans for Morrison Road Engineer’s Bond Estimate July 9, 2019,” and Exhibit C marked “Certificate of Partial Completion of Subdivision Improvements;” all of which are incorporated herein and made by reference a part hereof. The Exhibits describe quantities, units, and costs associated with the improvements to be made.

2. Prior to commencing construction, obtain all necessary environmental clearances, acquire any necessary right-of-way, and obtain any necessary permits from any outside agencies.

3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with the El Dorado County Board of Supervisors.

4. Install or cause to be installed, modify or cause to be modified, any and all erosion and sediment control features, whether temporary or permanent, deemed necessary by the County Engineer to ensure compliance with the Clean Water Act, the Statewide General Permit, and County's Grading, Erosion, and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

5. Post security acceptable to County as provided in Section 120.16.050 of the Code. In the event that the Sureties issuing the posted securities are subsequently downgraded to a rating unacceptable to County in its sole discretion, Owner shall, upon twenty (20) days written notice by County, post replacement securities that are acceptable to County.

6. Provide for and pay the costs of related civil engineering services, including the costs of inspection and utility relocation when required, and attorneys' fees, costs, and expenses of legal services.

7. Provide deposit for and pay to County all costs of construction oversight, inspection, administration, and acceptance of the work by County in accordance with the County Engineer Fee Schedule adopted by Resolution of the Board of Supervisors of El Dorado County.

8. Have as-built plans prepared by a civil engineer acceptable to County's Department of Transportation and filed with the Department of Transportation Director as provided in Section 120.16.060 of the Code.

9. Repair at Owner's sole cost and expense, any defects, in workmanship or materials, which appear in the work within one (1) year following acceptance of the work by County.

10. To the fullest extent allowed by law, defend, indemnify, and hold County and its officers, agents, employees, and representatives 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 other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owner's work, design, 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, Owner, any contractor(s), subcontractor(s), and employee(s) of any of these, except for the sole, or active negligence of County, its officers, agents, employees, and representatives, or as expressly provided by statute. This duty of Owner to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

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

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall also include a requirement that Owner furnish

insurance and bonds that comply with the standard County insurance and bonding requirements in the amounts stated, to be approved by the County's Risk Management Division.

12. Provide continuous, sufficient access to County, Owner's successors and assigns, including but not limited to its Surety and Surety's agents, to the Subdivision to enable the public improvements to be constructed and completed. Access shall be continuous until completion of said public improvements, and release by County of the security underlying this Agreement.

13. Agree that said agreement to provide continuous, sufficient access is irrevocable and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors, assigns, and personal representatives of Owner.

COUNTY WILL:

14. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 120.16.050 of the Code, and upon compliance with all requirements of law, including all County ordinances, approve the Final Map of the Subdivision.

15. Upon receipt of a Certificate from County Engineer stating that a portion of the public improvements agreed to be performed herein has been completed, describing generally the work so completed and the estimated total cost of completing the remainder of the public improvements agreed upon to be performed herein, accept new security as provided in Section 120.16.040 of the Code.

16. Release the security posted in accordance with Sections 120.16.040 and 120.16.052 of the Code.

17. Require Owner 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 deemed by County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

18. Require Owner to maintain, and to make such alterations, deviations, additions to, or deletions from, the project erosion control features shown and described on the plans, specifications, and cost estimates and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed by County Engineer to be necessary or advisable for compliance with the Clean Water Act, Statewide General Permit requirements, and County's Grading, Erosion, and Sediment Control Ordinances.

19. Upon completion of the public improvements agreed to be performed herein, adopt a resolution accepting or rejecting the streets of said Subdivision into County's road system for maintenance.

20. Retain a portion of the security posted in the amount of ten percent (10%) of the estimated cost of all of the improvements 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.

21. Require Owner to pay County for costs, expenses, and reasonable attorneys' fees to be paid by Owner should County be required to commence an action to enforce the provisions of

this Agreement, to enforce the security obligations provided herein, and all attorneys' fees, costs, and expenses of litigation incurred by County even if Owner subsequently proceeds to complete the work.

ADDITIONAL PROVISIONS:

22. The estimated cost of installing all of the improvements is **ELEVEN MILLION SIX HUNDRED EIGHTY THOUSAND SEVEN HUNDRED SIXTY-EIGHT DOLLARS AND NO CENTS (\$11,680,768.00)**.

23. Owner shall conform to and abide by all Federal, State, and local building, labor and safety laws, ordinances, rules, and regulations. All Work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshal, safety orders of the Division of Industrial Safety, California Electrical Code, California Building Code, California Plumbing Code, and any and all other applicable laws and regulations. Nothing in this Agreement, including but not limited to the improvement plans and specifications and cost estimates, is to be construed to permit work not conforming to these codes.

24. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating that the work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said work and/or materials, or payments therefore, or any combination or all of these acts, shall not relieve Owner of its obligation to fulfill this Agreement as prescribed; nor shall County be stopped from bringing any action for damages arising from the failure to comply with any terms and conditions hereof.

25. This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

26. Neither this Agreement, nor any part thereof may be assigned by Owner without the express written approval of County.

27. 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:

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Attn.: Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental

County of El Dorado
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

Attn.: Adam Bane, P.E.
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be 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 Owner directs.

28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/ Environmental, Department of Transportation, or successor.

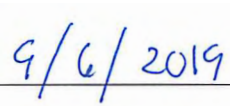
29. Any action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California.

30. 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: 

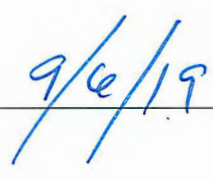
Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental
Department of Transportation

Dated: 

Requesting Department Concurrence:

By: 

Rafael Martinez, Director
Department of Transportation

Dated: 

IN WITNESS WHEREOF, the parties hereto 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: _____

Board of Supervisors
"County"

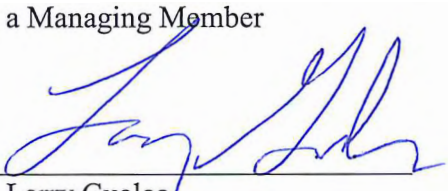
Attest:
Kim Dawson
Clerk of the Board of Supervisors

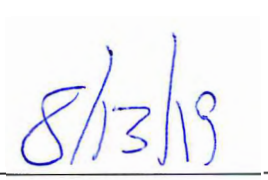
By: _____
Deputy Clerk

Dated: _____

--LENNAR WINNCREST, LLC--
-- a Delaware Limited Liability Company --

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

By: 
Larry Gualco
Vice President

Dated: 

Notary Acknowledgment Attached

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

PLACER

On AUGUST 13 2019 before me,

ROSA CATANZARO, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared

LARRY GUALDO

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)



Civil Engineering ■ Land Surveying ■ Land Planning

ENGINEERING SOLUTIONS ■



**Improvement Plans for Bell Ranch Unit 1 (TM96-1321)
w/ Unit 2 Rough Grade and Hydropneumatic Pump
Bond Estimate
October 22, 2018**

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
EARTHWORK					
1	Clear and Grub w/ Tree Removal	56	ac	\$3,000.00	\$168,000
2	Excavation	213,700	cy	\$10.00	\$2,137,000
3	Import/ Bulking	30,000	cy	\$5.70	\$171,000
4	Finish Pads	113	ea	\$350.00	\$39,550
5	Geomax Retaining Walls	255	sff	\$25.00	\$6,375
6	Rockery Retaining Walls	6,527	sff	\$13.00	\$84,851
7	CMU Wall	303	sff	\$25.00	\$7,575
8	Tree Protection Fence	10,575	lf	\$3.60	\$38,070
				Subtotal	\$2,652,421
EROSION CONTROL AND FUGITIVE JUST					
9	Erosion Control & SWPPP	56	ac	\$2,000.00	\$112,000
10	Fugitive Dust Control	56	ac	\$625.00	\$35,000
				Subtotal	\$147,000
STREETS & MISCELLANEOUS					
11	6" AB Sewer Access Rd	32,927	sf	\$1.00	\$32,927
12	6" AB Service Road	4,000	sf	\$1.00	\$4,000
13	3" AC EID Tank Access Rd	1,090	sf	\$1.75	\$1,908
14	2.5" AC	39,913	sf	\$1.50	\$59,870
15	3" A.C.	102,558	sf	\$1.75	\$179,477
16	6" AB EID Tank Access Rd	1,090	sf	\$1.00	\$1,090
17	6" AB	39,913	sf	\$1.00	\$39,913
18	7.5" AB	75,171	sf	\$1.64	\$123,280
19	8" A.B.	27,387	sf	\$1.75	\$47,927
20	Caltrans Type E Dike	6,990	lf	\$5.00	\$34,950
21	Type 2 Curb and Gutter	1,003	lf	\$20.00	\$20,060
22	6" PCC Sidewalk/ 4" AB	4,634	sf	\$5.10	\$23,633
23	4' Pedestrian Trail	3,482	lf	\$5.00	\$17,410
24	Collapsible Bollards	4	ea	\$500.00	\$2,000
25	Street Light	2	ea	\$2,500.00	\$5,000
26	Pedestrian Ramps	3	ea	\$1,190.00	\$3,570
27	Street Barricade w/ Gate	4	ea	\$1,600.00	\$6,400
28	Stop Sign/Bar Striping	4	ea	\$680.00	\$2,720
29	Street/Misc. Signs	10	ea	\$380.00	\$3,800
30	No Parking Markings	3,490	lf	\$0.43	\$1,501
31	Remove Street Barricade	2	ea	\$350.00	\$700
				Subtotal	\$612,136
DRAINAGE					
32	12" HDPE	233	lf	\$35.00	\$8,155
33	18" HDPE	1,724	lf	\$45.00	\$77,580
34	24" HPDE	213	lf	\$61.00	\$12,993
35	18" CMP	62	lf	\$45.00	\$2,790
36	12" RCP CL III	114	lf	\$75.00	\$8,550
37	18" RCP CL III	74	lf	\$100.00	\$7,400

Lennar Winncrest, LLC
Exhibit A

**Improvement Plans for Bell Ranch Unit 1 (TM96-1321)
w/ Unit 2 Rough Grade and Hydropneumatic Pump
Bond Estimate
October 22, 2018**

38	18" RCP CL V	171	lf	\$120.00	\$20,520
39	24" RCP CL III	87	lf	\$140.00	\$12,180
40	36" RCP CL III	92	lf	\$155.00	\$14,260
41	24" Access Control Rack	2	ea	\$750.00	\$1,500
42	36" Access Control Rack	1	ea	\$1,000.00	\$1,000
43	12" FES	2	ea	\$762.00	\$1,524
44	18" FES	6	ea	\$900.00	\$5,400
45	Caltrans Type GO DI	13	ea	\$3,600.00	\$46,800
46	Caltrans Type GO DI w/ Pelican Gallery	1	ea	\$5,430.00	\$5,430
47	Flexstorm Post Construction PC Filter Bag	14	ea	\$750.00	\$10,500
48	Grated Inlet 115A	4	ea	\$3,800.00	\$15,200
49	Modified CalTrans OCPI Inlet	1	ea	\$5,000.00	\$5,000
50	48" Storm Drain Manhole	12	ea	\$4,700.00	\$56,400
51	8'x6'x6' Jensen Precast Box*	1	ea	\$14,000.00	\$14,000
52	RSP Backing #1 (Pad Downdrains)	500	cy	\$81.30	\$40,650
53	Type D1 Dissipater	72	ea	\$50.00	\$3,600
54	Rock Lined Ditch #1 Backing	222	cy	\$81.30	\$18,049
55	Rock Lined Ditch 1/4 Ton	557	cy	\$100.00	\$55,700
56	Fabric Lined Ditch	77,495	sf	\$2.00	\$154,990
57	Temporary Fabric Lined Ditch	20,375	sf	\$2.00	\$40,750
58	Temporary Rock Lined Ditch	47	cy	\$81.30	\$3,821
59	TV Storm Drain	2,763	lf	\$2.05	\$5,664
				Subtotal	\$650,406
DETENTION BASIN 1					
60	2.5" AC Access Road	2,271	sf	\$1.50	\$3,407
61	6" PCC Access Ramp	874	sf	\$11.00	\$9,614
62	6" AB Access Road	4,035	sf	\$1.00	\$4,035
63	Access Gate	1	ea	\$1,800.00	\$1,800
64	6' Pond Fence	1,262	lf	\$25.00	\$31,550
65	Outlet Structure (72" SDMH)	1	ea	\$25,000.00	\$25,000
66	42" RCP CL V Outlet	110	lf	\$170.00	\$18,700
67	Caltrans Headwall (D89) w/ Trash Rack	1	ls	\$8,000.00	\$8,000
68	Low Flow Channel	259	lf	\$33.00	\$8,547
69	4" PCC Spillway	6,429	sf	\$9.00	\$57,861
70	Spillway PCC Keyway	722	lf	\$36.00	\$25,992
71	Concrete Curb	38	lf	\$50.00	\$1,900
72	1/4 Ton RSP	93	cy	\$100.00	\$9,300
73	1/2 Ton RSP Spillway Dissipater	191	cy	\$100.00	\$19,100
				Subtotal	\$224,806
DETENTION BASIN 2					
74	6" PCC Access Ramp	905	sf	\$11.00	\$9,955
75	6" AB Access Road	6,575	sf	\$1.00	\$6,575
76	Access Gate	1	ea	\$1,800.00	\$1,800
77	6' Pond Fence	770	lf	\$25.00	\$19,250
78	Outlet Structure (Modified OCP)	1	ls	\$9,000.00	\$9,000
79	24" RCP CL V Outlet	93	lf	\$150.00	\$13,950
80	Caltrans Headwall (D89) w/ Trash Rack	1	ls	\$5,000.00	\$5,000
81	Low Flow Channel	88	lf	\$33.00	\$2,904



**Improvement Plans for Bell Ranch Unit 1 (TM96-1321)
w/ Unit 2 Rough Grade and Hydropneumatic Pump
Bond Estimate
October 22, 2018**

82	4" PCC Spillway	2,544	sf	\$9.00	\$22,896
83	Spillway PCC Keyway	492	lf	\$36.00	\$17,712
84	Concrete Curb	43	lf	\$50.00	\$2,150
85	#1 Backing RSP	11.5	cy	\$81.30	\$935
86	1/2 Ton RSP Spillway Dissipater	55	cy	\$100.00	\$5,500
				Subtotal	\$117,627
DETENTION BASIN 3					
87	6" PCC Access Ramp	1,024	sf	\$11.00	\$11,264
88	6" AB Access Road	4,193	sf	\$1.00	\$4,193
89	Access Gate	1	ea	\$1,800.00	\$1,800
90	6' Pond Fence	933	lf	\$25.00	\$23,325
91	Outlet Structure (60" SDMH)	1	ls	\$22,000.00	\$22,000
92	30" RCP CL V Outlet	86	lf	\$160.00	\$13,760
93	Caltrans Headwall (D89) w/ Trash Rack	1	ls	\$6,500.00	\$6,500
94	Low Flow Channel	195	lf	\$33.00	\$6,435
95	4" PCC Spillway	2,593	sf	\$9.00	\$23,337
96	Spillway PCC Keyway	402	lf	\$36.00	\$14,472
97	Concrete Curb	50	lf	\$50.00	\$2,500
98	Concrete Lined Ditch (above Ret Wall)	336	sf	\$9.00	\$3,024
99	1/2 Ton RSP	194	cy	\$100.00	\$19,400
100	2 Ton RSP Spillway Dissipater	196	cy	\$100.00	\$19,600
				Subtotal	\$171,610
DETENTION BASIN 4					
101	6" AB Access Road	158	sf	\$1.00	\$158
102	Access Gate	1	ea	\$1,800.00	\$1,800
103	6' Pond Fence	336	lf	\$25.00	\$8,400
104	Outlet Structure (Modified OCP)	1	ls	\$9,000.00	\$9,000
105	18" HDPE Outlet	16	lf	\$120.00	\$1,920
106	Low Flow Channel	70	lf	\$33.00	\$2,310
107	4" PCC Spillway	33	sf	\$9.00	\$297
				Subtotal	\$23,885
SANITARY SEWER					
108	6" Sewer Line	6,428	lf	\$59.00	\$379,252
109	48" Sanitary Sewer Manhole	19	ea	\$6,645.00	\$126,255
110	48" Sanitary Sewer Manhole W/ Lining	7	ea	\$9,986.00	\$69,902
111	60" Sanitary Sewer Manhole W/ Lining	1	ea	\$12,265.00	\$12,265
112	SSCO	1	ea	\$848.00	\$848
113	Connect to Existing Sewer Line	2	ea	\$1,500.00	\$3,000
114	Gravity Sewer Services	63	ea	\$1,766.00	\$111,258
115	Sewer Placards	2	ea	\$50.00	\$100
116	T.V. Sewer Line	6,421	lf	\$2.05	\$13,163
				Subtotal	\$716,043
DOMESTIC WATER					
117	8" Line Including Fittings	4,084	lf	\$49.00	\$200,116
118	12" Line Including Fittings	369	lf	\$61.00	\$22,509
119	8" Gate Valve	16	ea	\$1,843.00	\$29,488



**Improvement Plans for Bell Ranch Unit 1 (TM96-1321)
w/ Unit 2 Rough Grade and Hydropneumatic Pump
Bond Estimate
October 22, 2018**

120	8" Normally Closed Valve	1	ea	\$1,843.00	\$1,843
121	12" Gate Valve	1	ea	\$2,787.00	\$2,787
122	1" Air Release Valve	3	ea	\$3,086.00	\$9,258
123	2" Blowoff Valve	3	ea	\$1,842.00	\$5,526
124	4" Blowoff Valve	1	ea	\$3,575.00	\$3,575
125	Fire Hydrant Assembly (Incl. Valve & Line)	10	ea	\$5,855.00	\$58,550
126	Water Service	51	ea	\$1,452.00	\$74,052
127	Remove Existing 12" Water Line	374	lf	\$15.00	\$5,610
128	Hydro-pneumatic Pump Station (All tank site work incl dry utilities)	1	ls	\$750,000.00	\$750,000
129	Connect to Existing Water Line	5	ea	\$1,500.00	\$7,500
				Subtotal	\$1,170,814
DRY UTILITIES					
130	Services, Mainline, & Trenching	63	lot	\$7,000.00	\$441,000
				Subtotal	\$441,000
				Estimated Direct Construction Cost	\$6,927,747
				Mobilization (5% of Estimated Direct Construction Cost)	\$346,387
				Total Hard Cost	\$7,274,134
SOFT COSTS					
A	Bond Enforcement Costs	2%			\$145,482.68
B	Construction Staking	4%			\$290,965.36
C	Construction Management & Inspection	10%			\$727,413.40
D	Contingency	10%			\$727,413.40
				Subtotal Soft Costs	\$1,891,275
				Total Estimated Cost	\$9,165,409

[Signature] 10-30-18
EDC - CDA - DOT: No Exceptions Taken

[Signature] 10-24-18
EID: No Exceptions Taken





Civil Engineering ▣ Land Surveying ▣ Land Planning

ENGINEERING SOLUTIONS ▣



IMPROVEMENT PLANS FOR MORRISON ROAD
ENGINEER'S BOND ESTIMATE
July 8, 2019

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
ONSITE					
1	Clear and Grub	6.00	AC	\$1,800.00	\$9,800.00
2	Excavation	7,850	CY	\$15.25	\$119,712.50
3	Trench and Excavation Safety	1	LS	\$5,000.00	\$5,000.00
4	3" A.C.	3,045	SF	\$2.15	\$6,548.75
5	4" A.C.	93,615	SF	\$2.90	\$271,483.50
6	8" A.B.	3,045	SF	\$2.15	\$6,548.75
7	8.5" A.B.	93,615	SF	\$2.30	\$215,314.50
8	6" Sidewalk	28,370	SF	\$5.10	\$134,487.00
9	Sidewalk Ramps	8	EA	\$1,500.00	\$12,000.00
10	Type 2 Curb & Gutter	5,810	LF	\$20.00	\$116,200.00
11	Driveway Ramps	10	EA	\$1,200.00	\$12,000.00
12	Misc. Concrete	143	SF	\$15.00	\$2,145.00
13	2" Grind & Overlay	145	SY	\$25.00	\$3,625.00
14	Remove Existing Street Barricade	1	EA	\$250.00	\$250.00
15	Remove Existing Signs	1	LS	\$100.00	\$100.00
16	Remove Existing AC Dike	615	LF	\$3.00	\$1,845.00
17	Remove Existing Curb and Gutter	29	LF	\$15.00	\$435.00
18	Remove Existing Storm Drain Pipe	355	LF	\$15.00	\$5,325.00
19	Abandon Existing Storm Drain Pipe	105	LF	\$35.00	\$3,675.00
20	Remove Existing Grated Inlet	1	EA	\$200.00	\$200.00
21	Remove Existing RSP	653	SF	\$5.00	\$3,265.00
22	Remove Existing Striping	150	LF	\$0.90	\$135.00
23	Street Barricade	2	EA	\$500.00	\$1,000.00
24	Sidewalk Barricade	11	EA	\$225.00	\$2,475.00
25	Stop Sign/Bar	1	EA	\$782.00	\$782.00
26	Street Signs	1	EA	\$380.00	\$380.00
27	Traffic Signs	11	EA	\$380.00	\$4,180.00
28	Street Light	1	EA	\$3,500.00	\$3,500.00
29	Striping Detail #22	2,282	LF	\$1.20	\$2,738.40
30	Striping Detail #29	1,293	LF	\$1.20	\$1,551.60
31	Striping Detail #38	650	LF	\$1.20	\$780.00
32	Striping Detail #39	5,670	LF	\$1.20	\$6,804.00
33	Striping Detail #39A	450	LF	\$1.20	\$540.00
34	Thermoplastic 12" Solid Line Stripe	630	LF	\$1.20	\$756.00
35	Pavement Markings	375	SF	\$10.00	\$3,750.00
36	Tree Fencing	1,945	LF	\$3.60	\$7,002.00
37	Relocate Existing Mailbox & Sign	1	LS	\$1,000.00	\$1,000.00
38	3" Irrigation Sleeves	158	LF	\$15.00	\$2,340.00
39	6" Irrigation Sleeves	156	LF	\$15.00	\$2,340.00
40	12" HDPE	83	LF	\$35.00	\$2,205.00
41	18" HDPE	930	LF	\$45.00	\$41,850.00
42	24" HDPE	764	LF	\$61.00	\$46,804.00
43	18" FES	6	EA	\$900.00	\$5,400.00
44	24" FES	2	EA	\$1,018.00	\$2,032.00
45	15" RCP Class III	14	LF	\$45.00	\$630.00
46	18" RCP Class III	326	LF	\$60.00	\$19,560.00
47	24" RCP Class III	80	LF	\$140.00	\$11,200.00
48	Fabric Lined Ditch	181	SF	\$2.50	\$452.50
49	Fabric Lined Ditch "Ditch Detail 1"	2,288	LF	\$25.00	\$56,700.00
50	Drain Inlet Type 'GO'	11	EA	\$3,600.00	\$39,600.00
51	Drain Inlet w/ 4A Curb Top	3	EA	\$3,600.00	\$10,800.00
52	12" Pelican Gallery	3	EA	\$5,000.00	\$15,000.00
53	48" SDMH	9	EA	\$4,700.00	\$42,300.00

3233 Monier Circle ▣ Rancho Cordova, CA 95742 ▣ T (916) 638-0919 ▣ F (916) 638-2479 ▣ www.ctaes.net

Lennar Winncrest, LLC
Exhibit B

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
54	Grated Inlet	5	EA	\$3,800.00	\$18,000.00
55	Connect to Existing Storm Drain	3	EA	\$1,000.00	\$3,000.00
56	Pipe Outlet Protection (T504)	380	SF	\$5.60	\$2,128.00
57	T.V. Storm Drain	2,185	LF	\$2.05	\$4,479.25
58	6" Sewer Line	120	LF	\$59.00	\$7,080.00
59	8" Sewer Line	79	LF	\$76.00	\$6,004.00
60	SSCO	2	EA	\$850.00	\$1,700.00
61	48" SSMH w/Lining	1	EA	\$9,986.00	\$9,986.00
62	Remove Existing Sewer Line	105	LF	\$15.00	\$1,575.00
63	Remove Existing SSCO	1	EA	\$575.00	\$575.00
64	Connect to Existing Sewer Line	1	EA	\$1,500.00	\$1,500.00
65	T.V. Sewer Line	199	LF	\$2.05	\$407.95
66	8" Water Including Fittings	2,314	LF	\$49.00	\$113,386.00
67	8" Gate Valve	7	EA	\$1,843.00	\$12,901.00
68	Water Service	12	EA	\$1,452.00	\$17,424.00
69	Landscape Irrigation Service (2" POC)	1	EA	\$1,980.00	\$1,980.00
70	1" ARV	3	EA	\$3,086.00	\$9,258.00
71	2" ARV	1	EA	\$4,627.00	\$4,627.00
72	2" Blow Off Valve	4	EA	\$1,842.00	\$7,368.00
73	Remove Existing Water Appurtenances	8	EA	\$400.00	\$3,200.00
74	Fire Hydrant Assembly (Incl. Valve & Line)	7	EA	\$5,855.00	\$40,985.00
75	Connect to Existing Water Line (Incl. Valve & Line)	1	EA	\$1,500.00	\$1,500.00
Subtotal					\$1,535,187.70
OFFSITE					
1	Clear and Grub	2.3	AC	\$1,600.00	\$3,680.00
2	Excavation	3,250	CY	\$15.25	\$49,562.50
3	2.5" A.C.	1,682	SF	\$2.15	\$3,616.30
4	4" A.C.	43,802	SF	\$2.90	\$127,025.80
5	4" A.B.	1,682	SF	\$2.15	\$3,616.30
6	8.5" A.B.	43,802	SF	\$2.30	\$100,744.60
7	2" Grind & Overlay	145	SY	\$25.00	\$3,625.00
8	Remove Existing Pavement	4,217	SF	\$1.10	\$4,638.70
9	Fencing Barbed Wire (Metal Post)	1,091	LF	\$10.00	\$10,910.00
10	Street Barricade	1	EA	\$500.00	\$500.00
11	Stop Sign/Bar	3	EA	\$762.00	\$2,286.00
12	Street Signs	1	EA	\$380.00	\$380.00
13	Traffic Signs	8	EA	\$380.00	\$3,040.00
14	Street Light	1	EA	\$3,500.00	\$3,500.00
15	Tree Fencing	546	LF	\$3.80	\$1,965.60
16	Striping Detail #22	1,352	LF	\$1.20	\$1,622.40
17	Striping Detail #39	2,659	LF	\$1.20	\$3,190.80
18	Pavement Markings	77	SF	\$10.00	\$770.00
19	18" RCP Class III	265	LF	\$60.00	\$15,900.00
20	18" FES	3	EA	\$900.00	\$2,700.00
21	Fabric Lined Ditch	1,784	SF	\$2.50	\$4,410.00
22	Grated Inlet	3	EA	\$3,600.00	\$10,800.00
23	Pipe Outlet Protection (T504)	140	SF	\$5.60	\$784.00
24	T.V. Storm Drain	265	LF	\$2.05	\$543.25
25	Remove Existing Water Appurtenances	1	EA	\$400.00	\$400.00
26	Fire Hydrant Assembly (Incl. Valve & Line)	1	EA	\$5,855.00	\$5,855.00
Subtotal					\$366,066.25
Subtotal Estimated Direct Construction Cost					\$1,901,253.95
Mobilization				5%	\$95,062.70
Total Estimated Direct Construction Cost					\$1,996,316.65



Lennar Winncrest, LLC
Exhibit B

Item No.	Description	Quantity	Unit	Unit Price	Total Amount
SOFT COSTS					
A	Bond Enforcement Costs	2%			\$39,926.33
B	Construction Staking	4%			\$79,852.67
C	Construction Management and Inspection	10%			\$199,831.66
D	Contingency	10%			\$199,831.66
Total Soft Costs					\$519,042.33
Total Estimated Cost					\$2,515,358.98

Alan J. Ben 7-10-19
EDC - DOT: No Exceptions Taken DATE

[Signature] 7-10-19
EID: No Exceptions Taken DATE



Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for Bell Ranch, Unit 1 - TM 96-1321 have been completed, to wit:

	Total Amount	Percent Completed	Remaining Amount
Bell Ranch Improvements			
Grading	\$ 2,652,421.00	95%	\$ 132,621.05
Erosion Control & Fugitive Dust	\$ 147,000.00	70%	\$ 44,100.00
Streets & Misc Improvements	\$ 612,135.00	0%	\$ 612,135.00
Drainage Improvements	\$ 650,406.00	80%	\$ 130,081.20
Detention Basin 1	\$ 224,806.00	100%	\$ -
Detention Basin 2	\$ 117,627.00	100%	\$ -
Detention Basin 3	\$ 171,610.00	100%	\$ -
Detention Basin 4	\$ 23,885.00	100%	\$ -
Sewer Improvements	\$ 716,043.00	70%	\$ 214,812.90
Domestic Water	\$ 1,170,814.00	25%	\$ 878,110.50
Dry Utilities	\$ 441,000.00	0%	\$ 441,000.00
Mobilization (5%)	\$ 346,387.00		\$ 122,643.03
Total Bell Ranch Estimated Direct Construction Cost*	\$ 7,274,134.00		\$ 2,575,504.00
Morrison Road Improvements			
Morrison Road Onsite Subtotal	\$ 1,535,187.70	0%	\$ 1,535,187.70
Morrison Road Offsite Subtotal	\$ 366,066.25	0%	\$ 366,066.25
Morrison Road Mobilization (5%)	\$ 95,062.70		\$ 95,062.70
Total Morrison Rd. Estimated Direct Construction Cost*	\$ 1,996,317.00		\$ 1,996,317.00
Total Estimated Direct Construction Cost*	\$ 9,270,451.00		\$ 4,571,821.00
Bond Enforcement Costs (2%)	\$ 185,409.01		\$ 91,436.42
Construction Staking (4%)	\$ 370,818.03		\$ 182,872.84
Construction Mgmt. and Inspection (10%)	\$ 927,045.06		\$ 457,182.10
Contingency (10%)	\$ 927,045.06		\$ 457,182.10
Total*	\$ 11,680,768.00		\$ 5,760,494.00

*rounded to the nearest whole dollar

I estimate the total cost of completing the improvements agreed to be performed by the Owner to be Eleven Million Six Hundred Eighty Thousand Seven Hundred Sixty-Eight Dollars and Zero Cents (\$11,680,768.00).

I estimate the total cost of completing the remainder of the improvements to be Five Million Seven Hundred Sixty Thousand Four Hundred Ninety-Four Dollars and Zero Cents (\$5,760,494.00) and the total cost of the completed work to be Five Million Nine Hundred Twenty Thousand Two Hundred Seventy-Four Dollars and Zero Cents (\$5,920,274.00).

The amount of the Performance Bond is Five Million Seven Hundred Sixty Thousand Four Hundred Ninety-Four Dollars and Zero Cents (\$5,760,494.00), representing 100% of the Total Remaining Amount.


The amount of the Laborers and Materialmens Bond is Five Million Eight Hundred Forty-Four Dollars and Zero Cents (\$5,840,384.00), which is 100% of the Total Remaining Amount of the Improvements.

DATED: 8-1-19


 Brian M. Allen
 CTA Engineering & Surveying
 3233 Monier Circle
 Rancho Cordova, CA 95670
 REGISTERED PROFESSIONAL ENGINEER
 BRIAN W. ALLEN
 00764
 Exp. 12-31-20
 CIVIL
 STATE OF CALIFORNIA

ACCEPTED BY THE COUNTY OF EL DORADO

DATED: 8/1/19


 Andrew S. Gaber, P.E.
 Deputy Director
 Development/ROW/Environmental