

Exhibit H



BUCKEYE UNION SCHOOL DISTRICT

P.O. BOX 547, SHINGLE SPRINGS, CA 95682

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June 12, 2013

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

Re: Bass lake Hills Specific Plan

Dear Ms. Crawford:

I have reviewed the Draft Report for the Bass Lake Hills Specific Plan, Public Facilities Financing Plan, 2013 Update, dated April 24, 2013, prepared by EPS. In my previous correspondence of May 21, 2013 I identified the School District's concerns. Our concerns over the costs of the infrastructure were addressed by our consultant, Warren Consulting Engineers, in their letter of May 20, 2013 (attached).

It is my understanding that Mr. Norm Brown has requested that corrections be made to the April 24, Draft PFFP based upon the concerns we raised. The corrections were stated in an email by Mr. Brown to EPS, dated June 7, 2013 (attached). We concur with the Draft Bass Lake Hills PFFP, as long as the corrections contained in Mr. Brown's email of June 7th are included in the PFFP.

Thank you for allowing us to review the Bass Lake Hills Public Facilities Financing Plan.

Sincerely,

Ray Boike
Director of Facilities
Buckeye Union School District

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(530) 677-2277 • (916) 933-2333

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WARREN CONSULTING ENGINEERS, INC.

May 20, 2013

Ray Boike
Buckeye Union School District
P.O. Box 547
Shingle Springs, CA 95682

RE: Bass Lake Hills/Silver Dove Specific Plan

1117 Windfield Way

Dear Ray,

Suite 110

We have reviewed Appendix D of the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP) and costs associated with the future elementary school on Silver Dove Way. We offer the following comments and recommendations;

El Dorado Hills

California

Temporary School Sewer Improvements (Force Main)

95762

The new 4" sewer force main will be an EID force main with a significant amount of horizontal curvature, and for that reason, we believe the installation costs will be greater than that proposed in the Public Facilities Financing Plan (PFFP). The PFFP estimate of \$40.00/LF would be accurate if this were an on-site private force main but because this is an EID force main, the depth of trench will be 18" +/- deeper and the horizontal curvature will make installation more labor intensive. We suggest the estimate be increased by 25% to \$50.00/LF.

WCE Total Estimated Construction Costs w/ Soft Costs = \$591,785.00
(PFFP Total Estimated Construction Costs w/ Soft Costs = \$532,145.00)

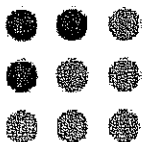
Phone
(916) 985-1870

Permanent School Water Improvements

Fax
(916) 985-1877

The proposed cost of the 12" domestic water line (including fittings) is low. EID will require PVC C900 CL150 water pipe which is currently priced at \$65.00/LF for just the pipe material. The PFFP estimate shows a total cost, including installation, of \$60.00/LF. The current installation cost (including material) for a 12" C900 pipe is \$85.00. Because this pipe will have horizontal curvature, EID will also require high deflection couplings at joints. We suggest using an estimate of \$100/LF of pipe installed.

Email
wce@wccinc.com



The 12" gate valve cost of \$1,200.00/ea is also low. EID will require the flanged gate valves which are much more costly. We estimate the current rate for a 12" flanged gate valve to be \$5,500.00.

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WCE Total Estimated Construction Costs w/ Soft Costs = **\$348,326.00**
(PFFP Total Estimated Construction Costs w/ Soft Costs = \$207,206.40)

Permanent School Sewer Improvements

We take no exceptions to the estimate as provided by the PFFP.

(PFFP Total Estimated Construction Costs w/ Soft Costs = \$150,782.70)

Wetland Mitigation

The Specific Plan did not include a cost for possible wetland mitigation. From an aerial view of the area it looks like the future alignment of Silver Dove Way will be crossing through an existing drainage channel. This may be considered a wetlands and permitting/mitigation with the Army Corp of Engineers will be required. An Army Corp permitting/mitigation cost should be worked into the estimate.

Right of Way/Easements

Table B-1 in the Specific Plan estimates all of the required right of way and easement costs associated with Silver Dove Way. These costs should be added to the utility construction estimate.

Hard Rock

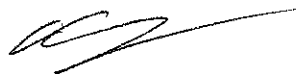
During road and utility excavation it should be assumed that hard rock will be encountered. A contingency should be added for possible hard rock removal.

Inflation

Depending on when the school is constructed, an inflation cost should be worked into the estimate. As an example, over the past 10 years the cumulative rate of inflation is over 25%. An estimated construction start date should be determined and an inflation percentage worked into the estimate.

If you have any questions, please feel free to call me at (916) 985-1870.

Thank you,



Anthony J. Tassano



Ray Boike <rboike@buckeyeusd.org>

PFFP School Infrastructure

1 message

Norm Brown <ncbrown2000@comcast.net>

Fri, Jun 7, 2013 at 7:39 PM

To: ballen@ctaes.net, Jesse Walker <JWalker@epssac.com>

Cc: Ray Boike <rboike@buckeyeusd.org>, George Carpenter <georgemcarpenter@comcast.net>, Eileen Crawford <eileen.crawford@edcgov.us>

Brian and Jesse:

We need to amend the Draft PFFP to incorporate the comments of Ray Boike of the Buckeye School District. Specifically there are three cost items we need to modify and we also need to add a line item for permitting costs. Please work together to modify the costs in the appropriate Tables. Jesse the increased cost will have to be transferred throughout the document where appropriate as the PFFP fee will increase.

The line items are:

- 1) The 12 inch water line should be increased to \$75 per foot for the entire 2,177 feet
- 2) The 12 inch gate valve should be \$2,500 each.
- 3) The 4 inch force main should be \$50 per foot for it's entire length.

Additionally we need to add a new line item to the Table in Appendix D entitled "School Infrastructure –Temporary School Sewer Improvements". This is to cover the potential costs of a Army Corps of Engineers 404 permit to cross the drainage. According to Foothill and Associates this cost would be approximately \$21,000. For our purposes it would be prudent to be conservative and put in \$40,000 for permitting. Therefore we would add a line item: "Associated 404 Permitting Costs - \$40,000". Brian you can then amend Footnote Number 2 to remove the statement: "Assumes Permitted wetland crossing".

We will need to clarify the 404 permitting issue within the text. I would add the clarification to the last paragraph within the "Schools" section of Chapter 6. I would suggest a statement that effectively states: "An early project will be conditioned to apply for an Army Corps of Engineers 404 permit, with any ancillary permits, for any and all wetland crossings to accommodate the School Force Main and or Water Line. This would be a complete application. The "applicant" will be either the County or the School District. The early project will be responsible to fund all costs for the application, however the actual permit may take time to acquire and can be continued by either a later project, the School District or the County. The Army Corps 404 Permit, and any ancillary permits, must be acquired before the 300th Building Permit within the Buckeye School District; unless this requirement is either waived or modified by the School District."

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Thanks

Norm Brown