

ITEM 4.22

CITY MANAGER'S REPORT APRIL 10, 2023, CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS FROM RIVER ISLANDS DEVELOPMENT, LLC FOR TRACTS 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT RIVER ISLANDS PARKWAY WITH ASSOCIATED CONDITION**

RECOMMENDATION: **Adopt Resolution to Accept Public Improvements from River Islands Development, LLC for Tracts 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, and Accept River Islands Parkway with Associated Condition**

SUMMARY:

River Island Development, LLC (RID) has completed construction of the public improvements listed in the GASB 34 reports (Attachment "C") for Tract 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, and 4111 ("Tracts"), in accordance with the associated Subdivision Improvement Agreements (SIA).

RID has also substantially completed construction for a portion of River Islands Parkway (RIP) from Somerston Parkway to Walera Drive in accordance with the SIA's for Tract 3834, 3908, and 4032. However, the lake connect line between Lake 10 and 11 requires repairs in order to be completely operational.

These improvements have been inspected by staff and deemed complete by the City Engineer, except for the repair of the lake connect pipe between Lake 10 and 11. RID provided one-year warranty bonds based on 10% of the completed improvement construction cost, and lien releases for the proposed accepted improvements. Vicinity Maps for the Tracts are included as Attachment "B".

Staff recommends City Council accept the completed Public Improvements for the Tracts and accept RIP from Somerston Parkway to Walera Drive, with the exception of a segment of RIP depicted in Attachment "D", contingent upon the repair of the lake connect pipe between Lake 10 and 11.

BACKGROUND:

On March 27, 2007, Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. The Tracts comply with the amended COA's of VTM 3694.

As required by the City's subdivision ordinance, the final maps for the Tracts within the Villages included a Subdivision Improvement Agreement (SIA) to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers are detailed in Table 1 below.

CITY MANAGER'S REPORT **PAGE 2**
APRIL 10, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FROM RID FOR TRACTS 3994, 3995, 4015,
4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT RIP WITH
ASSOCIATED CONDITION

Table 1: Council Approval Dates and Resolutions

| Village | Tract | Council Approval Date | Resolution Number |
|---------|-------|-----------------------|-------------------|
| T | 3994 | 10/8/2018 | 18-4461 |
| | 3995 | 12/9/2019 | 19-4661 |
| W | 4015 | 9/9/2019 | 19-4627 |
| | 4016 | 11/9/2020 | 20-4810 |
| X | 4020 | 11/9/2020 | 20-4811 |
| S | 4021 | 5/11/2020 | 20-4720 |
| | 4030 | 5/10/2021 | 21-4874 |
| | 4031 | 8/9/2021 | 21-4934 |
| | 4060 | 1/11/2021 | 21-4829 |
| | 4111 | 12/13/2021 | 21-5008 |

The Performance and Labor & Materials Bonds will be released and replaced with the Warranty Bonds upon acceptance of the improvements. The bond values and numbers are detailed in Table 2 below.

Table 2: Bond Values and Numbers

| Village | Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Warranty Bond Number/Value |
|---------|-------|-------------------------------|-------------------------------------|----------------------------|
| T | 3994 | 0757337/\$560,904 | 0757337/\$280,452 | 0757337/\$232,500 |
| | 3995 | 0757337/\$560,904 | 0757337/\$280,452 | |
| W | 4015 | 0757331/\$136,866 | 0757331/\$68,433 | 0757331/\$202,566 |
| | 4016 | 0757331/\$136,866 | 0757331/\$68,433 | |
| X | 4020 | 0757350/\$3,401,448 | 0757350/\$1,700,724 | 0757350/\$432,854 |
| S | 4021 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | 0757341/\$460,251 |
| | 4030 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4031 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4060 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4111 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |

Table 3 below details the Tracts that required the construction of River Islands Parkway as part of their SIA.

APRIL 10, 2023, CITY COUNCIL REGULAR MEETING

ACCEPT PUBLIC IMPROVEMENTS FROM RID FOR TRACTS 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT RIP WITH ASSOCIATED CONDITION

Table 3: Council Approval Dates and Resolutions

| Tract | Council Approval Date | Resolution Number | Guaranteed Portion of River Islands Parkway |
|----------------|------------------------------|--------------------------|--|
| 3834 Village M | 11/21/2016 | 16-4158 | From Somerston to Dell’Osso |
| 3908 Large Lot | 7/9/2018 | 18-4426 | From Dell’Osso to Stage 2B boundary |
| 4032 Large Lot | 6/8/2020 | 20-4739 | From Stage 2B boundary to Walera Drive |

To ensure that the unfinished improvements are completed, the bonds listed in Table 4 below will remain in place until all SIA requirements for Tract 3834, 3908, and 4032 are completed, inspected by staff, and deemed complete by the City Engineer. Upon completion the bonds will be released, and maintenance will begin.

Table 4: Bond Values and Numbers

| Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Warranty Bond Number/Value |
|----------------|--|--|--|
| 3834 Village M | Set-Aside Letter dated, April 23,2018 for \$52,889 | | 0799682/\$526,400 0757345/\$1,029,300 |
| 3908 Large Lot | Set-Aside Letter dated, June 26,2018 for \$450,000 | | |
| 4032 Large Lot | 0757345/ \$5,970,525 | 0757345/\$2,985,263 | |

REASON FOR RECOMMENDATION:

Staff has inspected the improvements listed in the GASB 34 Reports for the Tracts and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer.

Construction of the public improvements for River Islands Parkway from Somerston Parkway to Walera Drive is substantially complete and have been inspected by City staff to ensure conformance with the approved plans.

Staff recommends City Council accept the completed Public Improvements for the Tracts and accept RIP from Somerston Parkway to Walera Drive, with the exception of a segment of RIP depicted in Attachment “D”, contingent upon the repair of the lake connect pipe between Lake 10 and 11.

RID has submitted lien releases and one-year maintenance bonds for the improvements being accepted.

ACCEPT PUBLIC IMPROVEMENTS FROM RID FOR TRACTS 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT RIP WITH ASSOCIATED CONDITION

FISCAL IMPACT:

The City's maintenance costs will increase because of the additional improvements that have to be maintained. The warranty bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2013-1 has been established to fund City maintenance and operating costs.

ATTACHMENTS:

- A. Resolution to Accept Public Improvements from River Islands Development, LLC for Tracts 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111 and Accept River Islands Parkway with Associated Condition
- B. Vicinity Maps – Tracts and River Islands Parkway
- C. GASB 34 Reports
- D. Vicinity Map - Conditional Acceptance Vicinity Map for River Islands Parkway

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APRIL 10, 2023, CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FROM RID FOR TRACTS 3994, 3995, 4015,
4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT RIP WITH
ASSOCIATED CONDITION

APPROVALS:



Bellal Nabizadah
Assistant Engineer

3/30/23

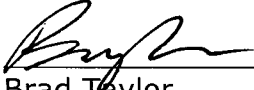
Date



Ken Reed
Senior Construction Manager

4-03-23

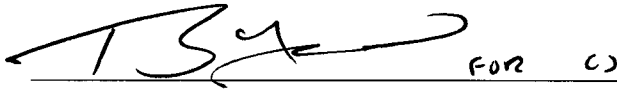
Date



Brad Taylor
City Engineer

4/3/2023

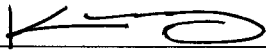
Date

 for ()

Cari James
Finance Director

3/31/2023

Date



Michael King
Assistant City Manager

3.30.2023

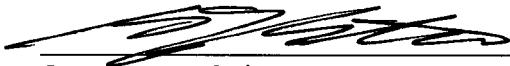
Date



Salvador Navarrete
City Attorney

3.30.2023

Date



Stephen J. Salvatore
City Manager

4.4.23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS FROM RIVER ISLANDS DEVELOPMENT, LLC FOR TRACTS 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, AND ACCEPT A PORTION OF RIVER ISLANDS PARKWAY WITH ASSOCIATED CONDITION

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. The Tracts comply with the amended COA's of VTM 3694; and

WHEREAS, required by the City's subdivision ordinance, the final maps for the Tracts within the Villages included a Subdivision Improvement Agreement (SIA) to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers are detailed in Table 1 below; and

Table 1: Council Approval Dates and Resolutions

| Village | Tract | Council Approval Date | Resolution Number |
|----------------|--------------|------------------------------|--------------------------|
| T | 3994 | 10/8/2018 | 18-4461 |
| | 3995 | 12/9/2019 | 19-4661 |
| W | 4015 | 9/9/2019 | 19-4627 |
| | 4016 | 11/9/2020 | 20-4810 |
| X | 4020 | 11/9/2020 | 20-4811 |
| S | 4021 | 5/11/2020 | 20-4720 |
| | 4030 | 5/10/2021 | 21-4874 |
| | 4031 | 8/9/2021 | 21-4934 |
| | 4060 | 1/11/2021 | 21-4829 |
| | 4111 | 12/13/2021 | 21-5008 |

WHEREAS, the Performance and Labor & Materials Bonds will be released and replaced with the Warranty Bonds upon acceptance of the improvements. The bond values and numbers are detailed in Table 2 below; and

Table 2: Bond Values and Numbers

| Village | Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Warranty Bond Number/Value |
|---------|-------|-------------------------------|-------------------------------------|----------------------------|
| T | 3994 | 0757337/\$560,904 | 0757337/\$280,452 | 0757337/\$232,500 |
| | 3995 | 0757337/\$560,904 | 0757337/\$280,452 | |
| W | 4015 | 0757331/\$136,866 | 0757331/\$68,433 | 0757331/\$202,566 |
| | 4016 | 0757331/\$136,866 | 0757331/\$68,433 | |
| X | 4020 | 0757350/\$3,401,448 | 0757350/\$1,700,724 | 0757350/\$432,854 |
| S | 4021 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | 0757341/\$460,251 |
| | 4030 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4031 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4060 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |
| | 4111 | 0757341/\$4,602,505 | 0757341/\$2,301,253 | |

WHEREAS, Table 3 below details the Tracts that required the construction of River Islands Parkway as part of their SIA; and

Table 3: Council Approval Dates and Resolutions

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|----------------|-----------------------|-------------------|---|
| 3834 Village M | 11/21/2016 | 16-4158 | From Somerston to Dell'Osso |
| 3908 Large Lot | 7/9/2018 | 18-4426 | From Dell'Osso to Stage 2B boundary |
| 4032 Large Lot | 6/8/2020 | 20-4739 | From Stage 2B boundary to Walera Drive |

WHEREAS, to ensure that the unfinished improvements are completed, the bonds listed in Table 4 below will remain in place until all SIA requirements for Tract 3834, 3908, and 4032 are completed, inspected by staff, and deemed complete by the City Engineer. Upon completion the bonds will be released, and maintenance will begin; and

Table 4: Bond Values and Numbers

| Tract | Performance Bond Number/Value | Labor & Materials Bond Number/Value | Warranty Bond Number/Value |
|-------------------|--|--|--|
| 3834 Village M | Set-Aside Letter dated, April 23,2018 for \$52,889 | | 0799682/\$526,400 0757345/\$1,029,300 |
| 3908 Large Lot | Set-Aside Letter dated, June 26,2018 for \$450,000 | | |
| 4032 Large Lot | 0757345/ \$5,970,525 | 0757345/\$2,985,263 | |

WHEREAS, staff has inspected the improvements listed in the GASB 34 Reports for the Tracts and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer; and

WHEREAS, construction of the public improvements for portion of River Islands Parkway (RIP) from Somerston Parkway to Walera Drive is substantially complete and have been inspected by City staff to ensure conformance with the approved plans; and

WHEREAS, staff recommends City Council accept the completed Public Improvements for the Tracts and accept RIP from Somerston Parkway to Walera Drive, with the exception of a segment of RIP depicted in Attachment "D" of the City Manager's Report, contingent upon the repair of the lake connect pipe between Lake 10 and 11; and

WHEREAS, RID has submitted lien releases for the improvements being accepted, one-year warranty bonds, and as-built drawings for said improvements; and

WHEREAS, the City's maintenance costs will increase because of the additional improvements that have to be maintained. The warranty bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2013-1 has been established to fund City maintenance and operating costs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop accepts the above detailed public improvements from River Islands Development, LLC for Tracts 3994, 3995, 4015, 4016, 4020, 4021, 4030, 4031, 4060, 4111, and accepts River Islands Parkway from Somerston Parkway to Walera Drive, with the exception of a segment of RIP depicted in Attachment "D" of the City Manager's Report, contingent upon the repair of the lake connect pipe between Lake 10 and 11.

The foregoing resolution was passed and adopted this 10th day of April 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

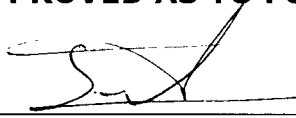
ABSENT:

Sonny Dhaliwal, Mayor

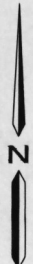
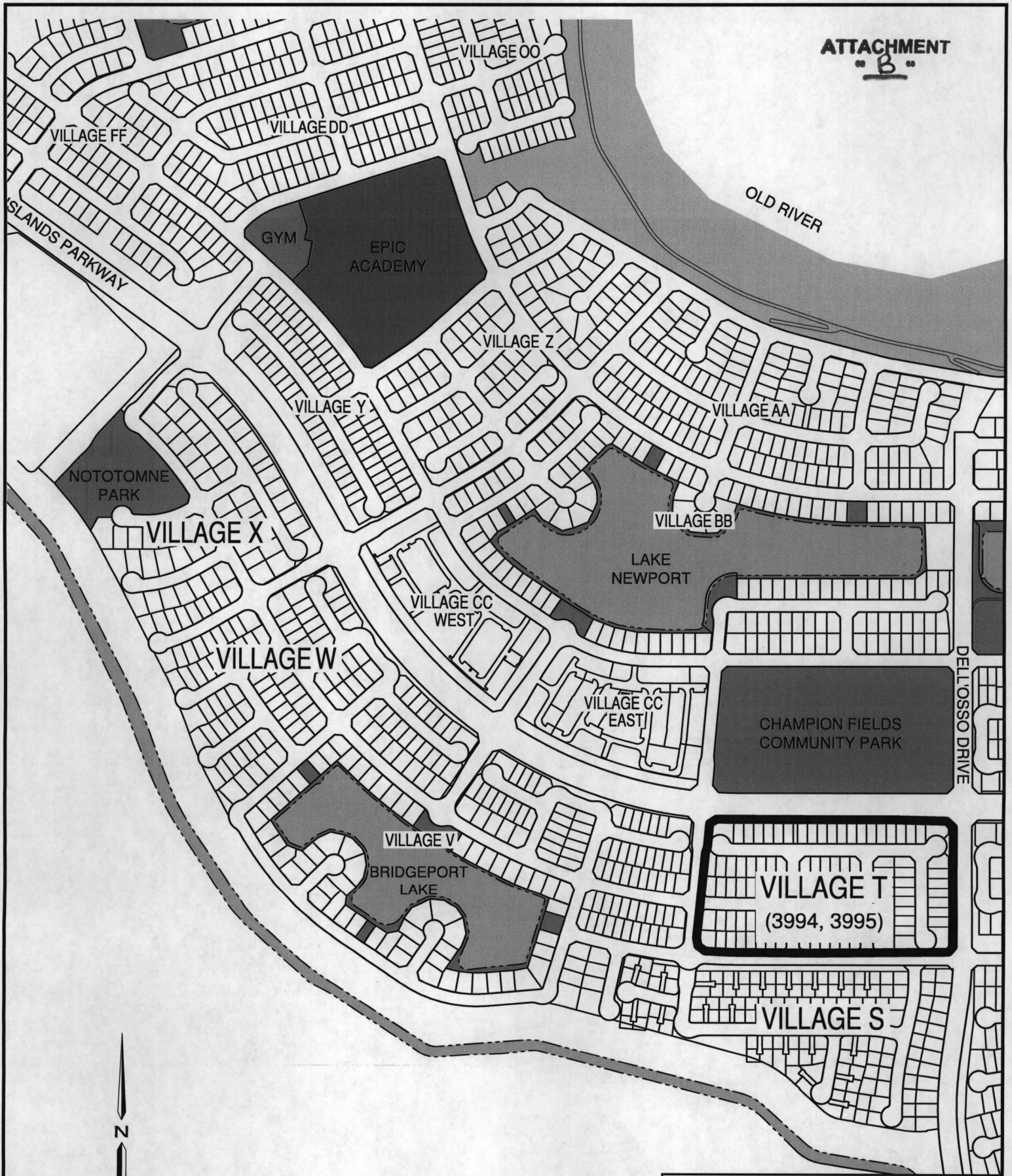
ATTEST:

Teresa Vargas, City Clerk

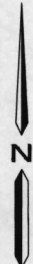
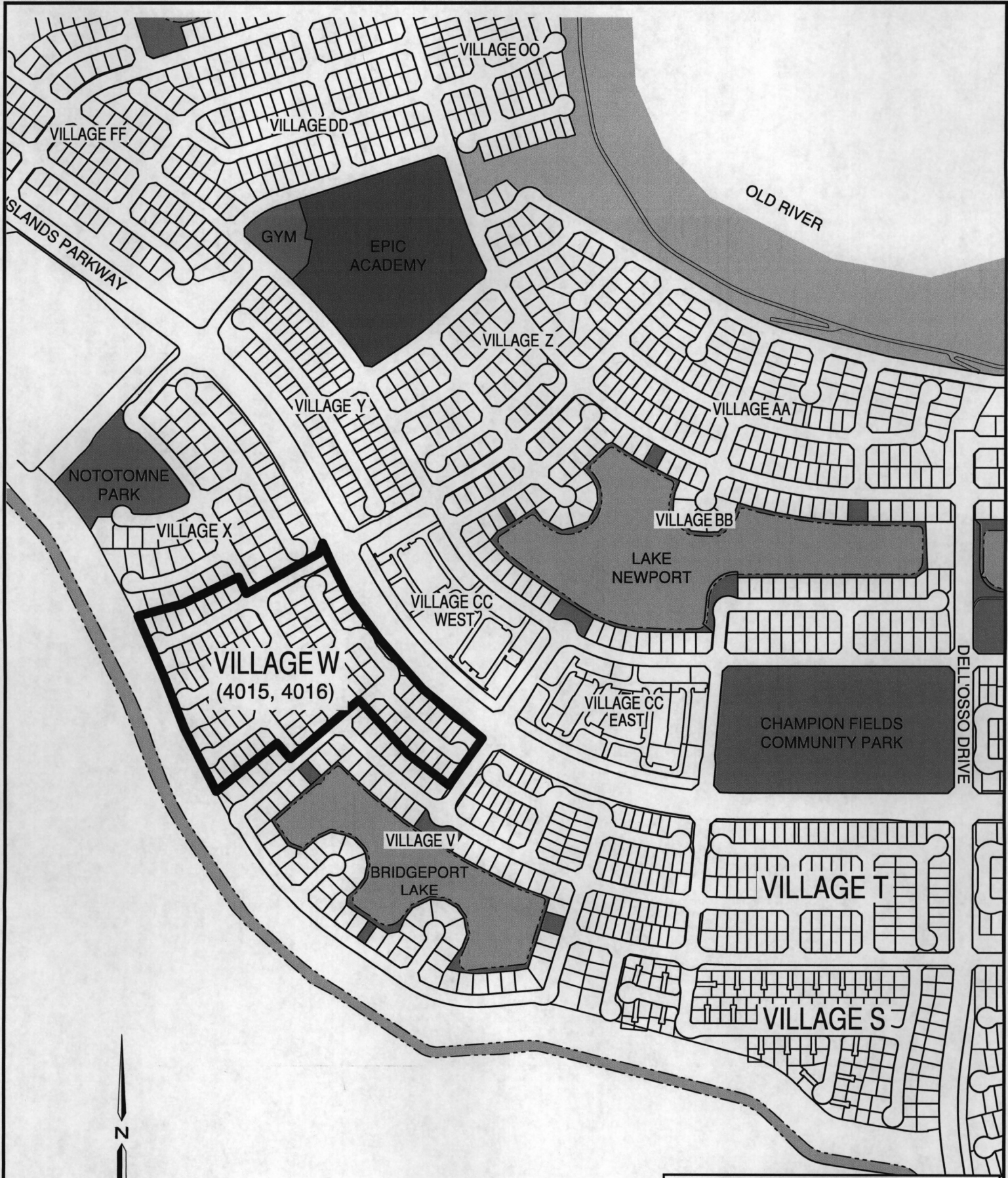
APPROVED AS TO FORM:



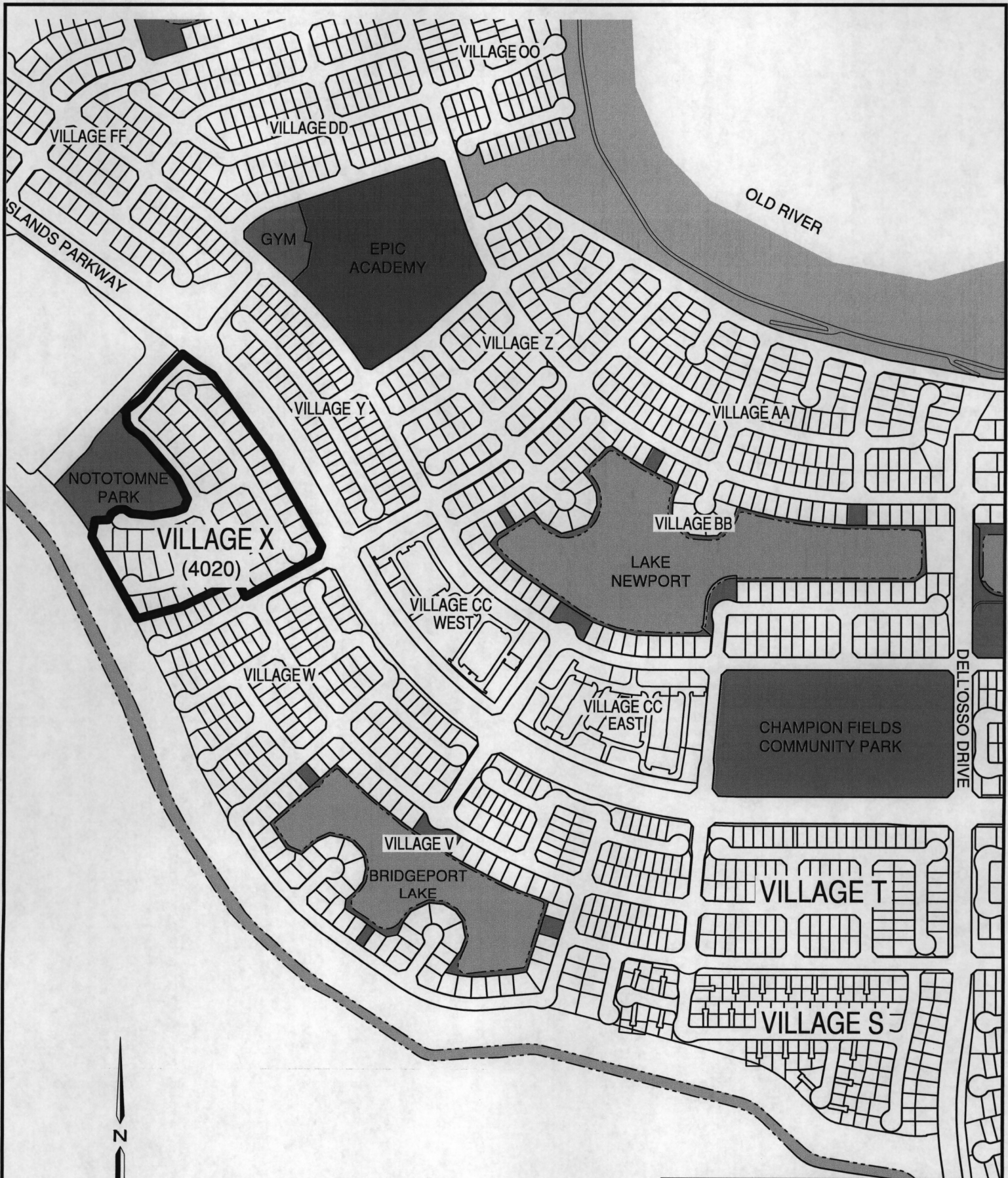
Salvador Navarrete, City Attorney



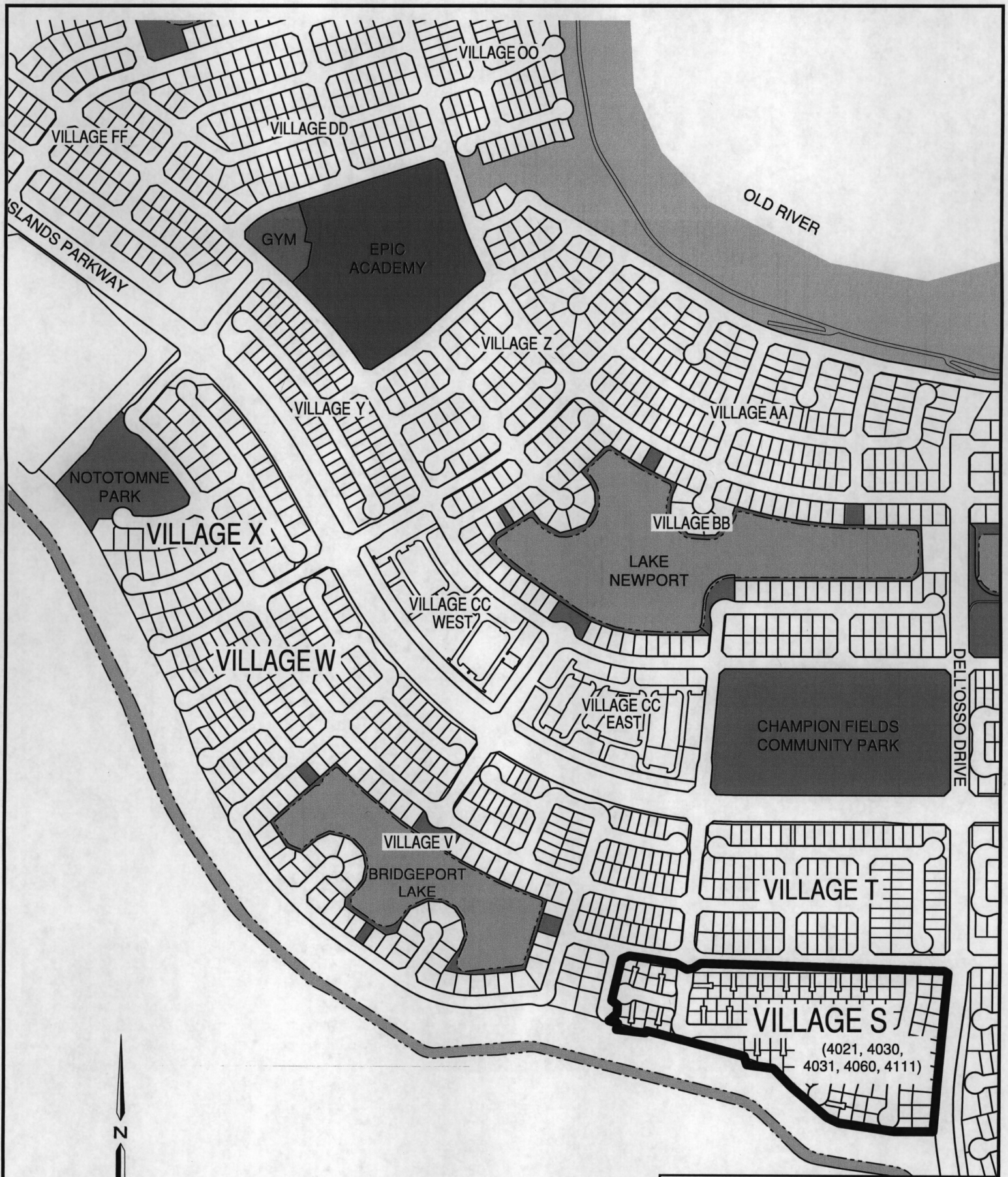
ATTACHMENT B
VILLAGE T
VICINITY MAP
MARCH 2023



ATTACHMENT B
VILLAGE W
VICINITY MAP
MARCH 2023



ATTACHMENT B
VILLAGE X
VICINITY MAP
MARCH 2023



ATTACHMENT B
VILLAGE S
VICINITY MAP
MARCH 2023

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/23/2023

Tract No.: River Islands Village T - Tract 3994 (51 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 31,400 | \$ 1.50 | \$ 47,100.00 |
| 4.5" AC Paving | SF | 118,200 | \$ 2.25 | \$ 265,950.00 |
| 4" Aggregate Base | SF | 149,600 | \$ 0.60 | \$ 89,760.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 3,960 | \$ 15.00 | \$ 59,400.00 |
| Rolled Curb and Gutter <i>(with AB cushion)</i> | LF | 4,800 | \$ 15.00 | \$ 72,000.00 |
| Concrete Sidewalk | SF | 43,500 | \$ 5.00 | \$ 217,500.00 |
| Driveway Approach | EA | 51 | \$ 600.00 | \$ 30,600.00 |
| Handicap Ramps | EA | 19 | \$ 2,500.00 | \$ 47,500.00 |
| Survey Monuments | EA | 13 | \$ 300.00 | \$ 3,900.00 |
| Traffic Striping & Signage | LF | 4,560 | \$ 5.00 | \$ 22,800.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 26 | \$ 2,400.00 | \$ 62,400.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 7 | \$ 2,800.00 | \$ 19,600.00 |
| Catch Basins <i>(type A inlet over type II manhole base)</i> | EA | 7 | \$ 5,000.00 | \$ 35,000.00 |
| Field Inlet | EA | 2 | \$ 1,200.00 | \$ 2,400.00 |
| 15" Storm Drain Pipe | LF | 1,320 | \$ 34.00 | \$ 44,880.00 |
| 18" Storm Drain Pipe | LF | 1,120 | \$ 46.00 | \$ 51,520.00 |
| 24" Storm Drain Pipe | LF | 640 | \$ 65.00 | \$ 41,600.00 |
| 30" Storm Drain Pipe | LF | 260 | \$ 80.00 | \$ 20,800.00 |
| 36" Storm Drain Pipe | LF | 520 | \$ 95.00 | \$ 49,400.00 |
| 42" Storm Drain Pipe | LF | 240 | \$ 120.00 | \$ 28,800.00 |
| Manholes <i>(type I)</i> | EA | 4 | \$ 3,000.00 | \$ 12,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 3,600 | \$ 28.00 | \$ 100,800.00 |
| Manholes | EA | 15 | \$ 4,000.00 | \$ 60,000.00 |
| 4" Sewer Service | EA | 50 | \$ 600.00 | \$ 30,000.00 |
| Plug & Stub | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 4,640 | \$ 32.00 | \$ 148,480.00 |
| 1-1/2" Water Service | EA | 50 | \$ 2,000.00 | \$ 100,000.00 |
| Fire Hydrants | EA | 9 | \$ 4,000.00 | \$ 36,000.00 |
| Blow Off Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Resilient Valve | EA | 31 | \$ 1,550.00 | \$ 48,050.00 |
| Water Plug & Stub | EA | 1 | \$ 1,000.00 | \$ 1,000.00 |
| | | | | |
| Civil Engineering/Design | LS | 1 | \$ 33,670.00 | \$ 33,670.00 |
| Surveying/Staking | LS | 1 | \$ 36,720.00 | \$ 36,720.00 |
| Joint Trench/Utilities | LS | 1 | \$ 25,500.00 | \$ 25,500.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 106,925.51 | \$ 106,925.51 |
| | | | Total | \$ 1,978,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/23/2023

Tract No.: River Islands Village T - Tract 3995 (52 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--------------------------------|-------------|------------|-------------------|----------------------|
| Driveway Approach | EA | 52 | \$ 600.00 | \$ 31,200.00 |
| 4" Sewer Service | EA | 52 | \$ 600.00 | \$ 31,200.00 |
| 1-1/2" Water Service | EA | 52 | \$ 2,000.00 | \$ 104,000.00 |
| Civil Engineering/Design | LS | 1 | \$ 34,330.00 | \$ 34,330.00 |
| Surveying/Staking | LS | 1 | \$ 37,440.00 | \$ 37,440.00 |
| Joint Trench/Utilities | LS | 1 | \$ 26,000.00 | \$ 26,000.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 109,022.09 | \$ 109,022.09 |
| | | | Total | \$ 373,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/23/2023

Tract No.: River Islands Village W - Tract 4015 (44 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 52,800 | \$ 1.50 | \$ 79,200.00 |
| 4.5" AC Paving | SF | 65,600 | \$ 2.25 | \$ 147,600.00 |
| 6" Aggregate Base | SF | 21,800 | \$ 0.90 | \$ 19,620.00 |
| 7" Aggregate Base | SF | 31,100 | \$ 1.05 | \$ 32,655.00 |
| 8" Aggregate Base | SF | 65,600 | \$ 1.20 | \$ 78,720.00 |
| Vertical Curb and Gutter (with AB cushion) | LF | 2,590 | \$ 15.00 | \$ 38,850.00 |
| Rolled Curb and Gutter (with AB cushion) | LF | 4,040 | \$ 15.00 | \$ 60,600.00 |
| Concrete Sidewalk | SF | 33,750 | \$ 5.00 | \$ 168,750.00 |
| Driveway Approach | EA | 44 | \$ 600.00 | \$ 26,400.00 |
| Handicap Ramps | EA | 12 | \$ 2,500.00 | \$ 30,000.00 |
| Survey Monuments | EA | 16 | \$ 300.00 | \$ 4,800.00 |
| Traffic Striping & Signage | LF | 3,420 | \$ 5.00 | \$ 17,100.00 |
| Catch Basins (type A inlet) | EA | 19 | \$ 2,400.00 | \$ 45,600.00 |
| Catch Basins (type A inlet over type I manhole base) | EA | 2 | \$ 2,800.00 | \$ 5,600.00 |
| Catch Basins (type A inlet over type II manhole base) | EA | 2 | \$ 5,000.00 | \$ 10,000.00 |
| 15" Storm Drain Pipe | LF | 1,030 | \$ 34.00 | \$ 35,020.00 |
| 18" Storm Drain Pipe | LF | 380 | \$ 46.00 | \$ 17,480.00 |
| 24" Storm Drain Pipe | LF | 490 | \$ 65.00 | \$ 31,850.00 |
| 36" Storm Drain Pipe | LF | 200 | \$ 95.00 | \$ 19,000.00 |
| 42" Storm Drain Pipe | LF | 400 | \$ 120.00 | \$ 48,000.00 |
| Manholes (type I) | EA | 3 | \$ 3,000.00 | \$ 9,000.00 |
| Manholes (type II) | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| 8" Sanitary Sewer Pipe | LF | 3,130 | \$ 28.00 | \$ 87,640.00 |
| Manholes (type I) | EA | 13 | \$ 4,000.00 | \$ 52,000.00 |
| Manholes (drop/trunk) | EA | 1 | \$ 6,000.00 | \$ 6,000.00 |
| 4" Sewer Service | EA | 44 | \$ 600.00 | \$ 26,400.00 |
| 8" Water Line (including all appurtenances) | LF | 2,920 | \$ 32.00 | \$ 93,440.00 |
| 10" Water Line (including all appurtenances) | EA | 590 | \$ 40.00 | \$ 23,600.00 |
| 1-1/2" Water Service | EA | 44 | \$ 2,000.00 | \$ 88,000.00 |
| Fire Hydrants | EA | 6 | \$ 4,000.00 | \$ 24,000.00 |
| Blow Off Valve | EA | 8 | \$ 4,000.00 | \$ 32,000.00 |
| Air Release Valve | EA | 6 | \$ 2,500.00 | \$ 15,000.00 |
| 8" Resilient Valve | EA | 14 | \$ 1,550.00 | \$ 21,700.00 |
| 10" Resilient Valve | EA | 4 | \$ 2,500.00 | \$ 10,000.00 |
| Civil Engineering/Design | LS | 1 | \$ 28,642.00 | \$ 28,642.00 |
| Surveying/Staking | LS | 1 | \$ 31,680.00 | \$ 31,680.00 |
| Joint Trench/Utilities | LS | 1 | \$ 22,000.00 | \$ 22,000.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 77,551.43 | \$ 77,551.43 |
| Total | | | | \$ 1,570,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/23/2023

Tract No.: River Islands Village W - Tract 4016 (62 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|----------------------|
| 3" AC Paving | SF | 28,700 | \$ 1.50 | \$ 43,050.00 |
| 6" Aggregate Base | SF | 11,400 | \$ 0.90 | \$ 10,260.00 |
| 7" Aggregate Base | SF | 17,400 | \$ 1.05 | \$ 18,270.00 |
| Vertical Curb and Gutter (with AB cushion) | LF | 100 | \$ 15.00 | \$ 1,500.00 |
| Rolled Curb and Gutter (with AB cushion) | LF | 1,530 | \$ 15.00 | \$ 22,950.00 |
| Concrete Sidewalk | SF | 7,350 | \$ 5.00 | \$ 36,750.00 |
| Driveway Approach | EA | 62 | \$ 600.00 | \$ 37,200.00 |
| Survey Monuments | EA | 5 | \$ 300.00 | \$ 1,500.00 |
| Traffic Striping & Signage | LF | 680 | \$ 5.00 | \$ 3,400.00 |
| | | | | |
| Catch Basins (type A inlet) | EA | 6 | \$ 2,400.00 | \$ 14,400.00 |
| 15" Storm Drain Pipe | LF | 490 | \$ 34.00 | \$ 16,660.00 |
| 18" Storm Drain Pipe | LF | 30 | \$ 46.00 | \$ 1,380.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 670 | \$ 28.00 | \$ 18,760.00 |
| Manholes (type I) | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| 4" Sewer Service | EA | 60 | \$ 600.00 | \$ 36,000.00 |
| | | | | |
| 8" Water Line (including all appurtenances) | LF | 730 | \$ 32.00 | \$ 23,360.00 |
| 1-1/2" Water Service | EA | 60 | \$ 2,000.00 | \$ 120,000.00 |
| 3" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrants | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Blow Off Valve | EA | 4 | \$ 4,000.00 | \$ 16,000.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| 8" Resilent Valve | EA | 1 | \$ 1,550.00 | \$ 1,550.00 |
| | | | | |
| 8" Non-Potable Water Line (including all appurtenances) | LF | 470 | \$ 35.00 | \$ 16,450.00 |
| 3" Non-Potable Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Blow Off Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Resilent Valve | EA | 1 | \$ 1,550.00 | \$ 1,550.00 |
| | | | | |
| Civil Engineering/Design | LS | 1 | \$ 40,358.00 | \$ 40,358.00 |
| Surveying/Staking | LS | 1 | \$ 44,640.00 | \$ 44,640.00 |
| Joint Trench/Utilities | LS | 1 | \$ 31,000.00 | \$ 31,000.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 109,277.01 | \$ 109,277.01 |
| | | | Total | \$ 699,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/22/2023

Tract No.: River Islands Village X - Tract 4020 (57 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 73,500 | \$ 1.50 | \$ 110,250.00 |
| 4.5" AC Paving | SF | 35,500 | \$ 2.25 | \$ 79,875.00 |
| 6" Aggregate Base | SF | 34,300 | \$ 0.90 | \$ 30,870.00 |
| 7" Aggregate Base | SF | 39,200 | \$ 1.05 | \$ 41,160.00 |
| 8" Aggregate Base | SF | 35,500 | \$ 1.20 | \$ 42,600.00 |
| Vertical Curb and Gutter (with AB cushion) | LF | 1,960 | \$ 15.00 | \$ 29,400.00 |
| Rolled Curb and Gutter (with AB cushion) | LF | 4,330 | \$ 15.00 | \$ 64,950.00 |
| Concrete Sidewalk | SF | 26,900 | \$ 5.00 | \$ 134,500.00 |
| Driveway Approach | EA | 57 | \$ 600.00 | \$ 34,200.00 |
| Handicap Ramps | EA | 8 | \$ 2,500.00 | \$ 20,000.00 |
| Survey Monuments | EA | 16 | \$ 300.00 | \$ 4,800.00 |
| Traffic Striping & Signage | LF | 3,100 | \$ 5.00 | \$ 15,500.00 |
| | | | | |
| Catch Basins (type A inlet) | EA | 11 | \$ 2,400.00 | \$ 26,400.00 |
| Catch Basins (type A inlet over type I manhole base) | EA | 8 | \$ 2,800.00 | \$ 22,400.00 |
| Catch Basins (type A inlet over type II manhole base) | EA | 2 | \$ 5,000.00 | \$ 10,000.00 |
| Field Inlet | EA | 1 | \$ 1,200.00 | \$ 1,200.00 |
| 15" Storm Drain Pipe | LF | 490 | \$ 34.00 | \$ 16,660.00 |
| 18" Storm Drain Pipe | LF | 660 | \$ 46.00 | \$ 30,360.00 |
| 24" Storm Drain Pipe | LF | 650 | \$ 65.00 | \$ 42,250.00 |
| 30" Storm Drain Pipe | LF | 270 | \$ 80.00 | \$ 21,600.00 |
| 36" Storm Drain Pipe | LF | 160 | \$ 95.00 | \$ 15,200.00 |
| Manholes (type I) | EA | 2 | \$ 3,000.00 | \$ 6,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 3,100 | \$ 28.00 | \$ 86,800.00 |
| 4" Sewer Service | EA | 59 | \$ 600.00 | \$ 35,400.00 |
| Manholes (type I) | EA | 12 | \$ 4,000.00 | \$ 48,000.00 |
| | | | | |
| 8" Water Line (including all appurtenances) | LF | 3,170 | \$ 32.00 | \$ 101,440.00 |
| 1" Water Service | EA | 1 | \$ 800.00 | \$ 800.00 |
| 1-1/2" Water Service | EA | 57 | \$ 2,000.00 | \$ 114,000.00 |
| 2" Water Service | EA | 2 | \$ 2,000.00 | \$ 4,000.00 |
| 3" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrants | EA | 8 | \$ 4,000.00 | \$ 32,000.00 |
| Water Sampling Station | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Blow Off Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Resilient Valve | EA | 15 | \$ 1,550.00 | \$ 23,250.00 |
| | | | | |
| 8" Non-Potable Water Line (including all appurtenances) | LF | 920 | \$ 35.00 | \$ 16,450.00 |
| 3" Non-Potable Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Blow Off Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| Resilient Valve | EA | 1 | \$ 1,550.00 | \$ 1,550.00 |
| | | | | |
| Civil Engineering/Design | LS | 1 | \$ 37,000.00 | \$ 37,000.00 |
| Surveying/Staking | LS | 1 | \$ 40,320.00 | \$ 40,320.00 |
| Joint Trench/Utilities | LS | 1 | \$ 28,500.00 | \$ 28,500.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 132,938.82 | \$ 132,938.82 |
| | | | | |
| | | | Total | \$ 1,541,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/24/2023

Tract No.: River Islands Village S - Tract 4021 (44 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|------------------------|
| 3" AC Paving | SF | 29,900 | \$ 1.50 | \$ 44,850.00 |
| 4.5" AC Paving | SF | 71,600 | \$ 2.25 | \$ 161,100.00 |
| 6" Aggregate Base | SF | 13,900 | \$ 0.90 | \$ 12,510.00 |
| 7" Aggregate Base | SF | 16,000 | \$ 1.05 | \$ 16,800.00 |
| 8" Aggregate Base | SF | 71,600 | \$ 1.20 | \$ 85,920.00 |
| Vertical Curb and Gutter (with AB cushion) | LF | 1,700 | \$ 15.00 | \$ 25,500.00 |
| Rolled Curb and Gutter (with AB cushion) | LF | 4,040 | \$ 15.00 | \$ 60,600.00 |
| Concrete Sidewalk | SF | 32,500 | \$ 5.00 | \$ 162,500.00 |
| Driveway Approach | EA | 36 | \$ 600.00 | \$ 21,600.00 |
| Handicap Ramps | EA | 10 | \$ 2,500.00 | \$ 25,000.00 |
| Survey Monuments | EA | 12 | \$ 300.00 | \$ 3,600.00 |
| Traffic Striping & Signage | LF | 2,850 | \$ 5.00 | \$ 14,250.00 |
| | | | | |
| Catch Basins (type A inlet over type I manhole base) | EA | 4 | \$ 2,800.00 | \$ 11,200.00 |
| Catch Basins (type A inlet over type II manhole base) | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| Field Inlet (type C inlet over type I manhole base) | EA | 20 | \$ 2,800.00 | \$ 56,000.00 |
| Field Inlet (type C inlet over type II manhole base) | EA | 2 | \$ 5,000.00 | \$ 10,000.00 |
| 15" Storm Drain Pipe | LF | 2,260 | \$ 18.00 | \$ 40,680.00 |
| 18" Storm Drain Pipe | LF | 710 | \$ 20.00 | \$ 14,200.00 |
| 24" Storm Drain Pipe | LF | 770 | \$ 31.00 | \$ 23,870.00 |
| 30" Storm Drain Pipe | LF | 770 | \$ 45.00 | \$ 34,650.00 |
| 36" Storm Drain Pipe | LF | 290 | \$ 55.00 | \$ 15,950.00 |
| Manholes (type I) | EA | 2 | \$ 3,000.00 | \$ 6,000.00 |
| Manholes (type II) | EA | 5 | \$ 5,000.00 | \$ 25,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 3,430 | \$ 28.00 | \$ 96,040.00 |
| Manholes (type I) | EA | 12 | \$ 4,000.00 | \$ 48,000.00 |
| Cleanouts | EA | 47 | \$ 500.00 | \$ 23,500.00 |
| 4" Sewer Service Lateral | EA | 1 | \$ 600.00 | \$ 600.00 |
| 6" Sewer Service Line | EA | 11 | \$ 1,000.00 | \$ 11,000.00 |
| | | | | |
| 8" Water Line (including all appurtenances) | LF | 3,820 | \$ 32.00 | \$ 122,240.00 |
| Water Service (one 2" water service and one water manifold with two 1" water meters for each pod) | EA | 72 | \$ 2,000.00 | \$ 144,000.00 |
| 2" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrants | EA | 10 | \$ 4,000.00 | \$ 40,000.00 |
| Blow Off Valve | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| 8" Resilient Valve | EA | 18 | \$ 1,550.00 | \$ 27,900.00 |
| | | | | |
| Civil Engineering/Design | LS | 1 | \$ 63,385.00 | \$ 63,385.00 |
| Surveying/Staking | LS | 1 | \$ 26,462.00 | \$ 26,462.00 |
| Joint Trench/Utilities | LS | 1 | \$ 25,846.00 | \$ 25,846.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 23,925.62 | \$ 23,925.62 |
| | | | | |
| | | | Total | \$ 1,538,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/24/2023

Tract No.: River Islands Village S - Tract 4030 (43 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--------------------------------|-------------|------------|-------------------|----------------------|
| Cleanouts | EA | 11 | \$ 500.00 | \$ 5,500.00 |
| 6" Sewer Service Line | EA | 11 | \$ 1,000.00 | \$ 11,000.00 |
| Civil Engineering/Design | LS | 1 | \$ 61,944.00 | \$ 61,944.00 |
| Surveying/Staking | LS | 1 | \$ 25,860.00 | \$ 25,860.00 |
| Joint Trench/Utilities | LS | 1 | \$ 25,259.00 | \$ 25,259.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 23,381.85 | \$ 23,381.85 |
| | | | Total | \$ 153,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/24/2023

Tract No.: River Islands Village S - Tract 4031 (48 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--------------------------------|-------------|------------|-------------------|----------------------|
| Cleanouts | EA | 12 | \$ 500.00 | \$ 6,000.00 |
| 6" Sewer Service Line | EA | 12 | \$ 1,000.00 | \$ 12,000.00 |
| Civil Engineering/Design | LS | 1 | \$ 69,147.00 | \$ 69,147.00 |
| Surveying/Staking | LS | 1 | \$ 28,867.00 | \$ 28,867.00 |
| Joint Trench/Utilities | LS | 1 | \$ 28,196.00 | \$ 28,196.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 26,100.68 | \$ 26,100.68 |
| | | | Total | \$ 170,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/24/2023

Tract No.: River Islands Village S - Tract 4111 (8 Lots)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--------------------------------|-------------|------------|-------------------|---------------------|
| Cleanouts | EA | 2 | \$ 500.00 | \$ 1,000.00 |
| 6" Sewer Service Line | EA | 2 | \$ 1,000.00 | \$ 2,000.00 |
| Civil Engineering/Design | LS | 1 | \$ 11,524.00 | \$ 11,524.00 |
| Surveying/Staking | LS | 1 | \$ 4,811.00 | \$ 4,811.00 |
| Joint Trench/Utilities | LS | 1 | \$ 4,699.00 | \$ 4,699.00 |
| Plan Check and Inspection Fees | LS | 1 | \$ 4,350.11 | \$ 4,350.11 |
| | | | Total | \$ 28,000.00 |

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 3/23/2023

Tract No.: River Islands - River Islands Parkway (From Somerston Parkway to Walera Drive)

| <u>Item</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|-------------|------------|-------------------|-----------------|
| Phase 1B (Somerston Parkway to Dell'Osso Drive) | | | | |
| 5.5" AC Paving | SF | 166,920 | \$ 2.75 | \$ 459,030.00 |
| 19" Aggregate Base | SF | 166,920 | \$ 2.85 | \$ 475,722.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 4,110 | \$ 15.00 | \$ 61,650.00 |
| Type F Median Curb <i>(with AB cushion)</i> | LF | 4,040 | \$ 18.00 | \$ 72,720.00 |
| Concrete Sidewalk | SF | 33,700 | \$ 5.00 | \$ 168,500.00 |
| Handicap Ramps | EA | 6 | \$ 2,500.00 | \$ 15,000.00 |
| Survey Monuments | EA | 2 | \$ 300.00 | \$ 600.00 |
| Traffic Striping & Signage | LF | 2,250 | \$ 5.00 | \$ 11,250.00 |
| Bus Stops | LS | 1 | \$10,000 | \$ 10,000.00 |
| | | | | |
| Catch Basins <i>(type A inlet)</i> | EA | 3 | \$ 2,400.00 | \$ 7,200.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 5 | \$ 2,800.00 | \$ 14,000.00 |
| Catch Basins <i>(type C inlet over type I manhole base)</i> | EA | 1 | \$ 2,400.00 | \$ 2,400.00 |
| Catch Basins <i>(type C inlet over type II manhole base)</i> | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| 15" Storm Drain Pipe | LF | 1,060 | \$ 34.00 | \$ 36,040.00 |
| 18" Storm Drain Pipe | LF | 430 | \$ 46.00 | \$ 19,780.00 |
| 24" Storm Drain Pipe | LF | 370 | \$ 65.00 | \$ 24,050.00 |
| 30" Storm Drain Pipe | LF | 110 | \$ 80.00 | \$ 8,800.00 |
| 36" Storm Drain Pipe | LF | 180 | \$ 95.00 | \$ 17,100.00 |
| Manholes <i>(type I)</i> | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| Manholes <i>(type II)</i> | EA | 1 | \$ 5,000.00 | \$ 5,000.00 |
| | | | | |
| 8" Sanitary Sewer Pipe | LF | 230 | \$ 28.00 | \$ 6,440.00 |
| 12" Sanitary Sewer Pipe | LF | 120 | \$ 42.00 | \$ 5,040.00 |
| 30" Sanitary Sewer Pipe | LF | 2,250 | \$ 180.00 | \$ 405,000.00 |
| Manholes <i>(type I)</i> | EA | 7 | \$ 4,000.00 | \$ 28,000.00 |
| | | | | |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 240 | \$ 32.00 | \$ 7,680.00 |
| 20" Water Line <i>(including all appurtenances)</i> | LF | 2,310 | \$ 100.00 | \$ 231,000.00 |
| 2" Water Service | EA | 3 | \$ 2,000.00 | \$ 6,000.00 |
| 3" Water Service | EA | 1 | \$ 3,000.00 | \$ 3,000.00 |
| 4" Water Service | EA | 1 | \$ 4,000.00 | \$ 4,000.00 |
| Fire Hydrants | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Blow Off Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Air Release Valve | EA | 4 | \$ 2,500.00 | \$ 10,000.00 |
| Resilient Valve | EA | 4 | \$ 1,550.00 | \$ 6,200.00 |
| Butterfly Valve | EA | 6 | \$ 2,500.00 | \$ 15,000.00 |
| | | | | |
| 12" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 2,310 | \$ 60.00 | \$ 138,600.00 |
| 1 1/2" NPW Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 2" NPW Service | EA | 3 | \$ 2,000.00 | \$ 6,000.00 |
| 4" NPW Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Blow Off Valve | EA | 7 | \$ 4,000.00 | \$ 28,000.00 |
| Air Release Valve | EA | 7 | \$ 2,500.00 | \$ 17,500.00 |
| Butterfly Valve | EA | 4 | \$ 4,000.00 | \$ 16,000.00 |
| | | | | |
| 12" Recycled Water Line <i>(including all appurtenances)</i> | LF | 2,310 | \$ 55.00 | \$ 127,050.00 |
| Blow Off Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| Air Release Valve | EA | 5 | \$ 2,500.00 | \$ 12,500.00 |
| Butterfly Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| | | | | |
| 14" Lake Fill Line <i>(including all appurtenances)</i> | LF | 420 | \$ 35.00 | \$ 14,700.00 |
| 3" Aeration Line <i>(including all appurtenances)</i> | LF | 420 | \$ 4.00 | \$ 1,680.00 |
| | | | | |
| | | | Subtotal | \$ 2,590,232.00 |

Stage 2A (Deil'Osso Drive to Aquarius Avenue/Norbeck Street)

| | | | | |
|--|----|---------|--------------|-----------------|
| 7" AC Paving | SF | 317,500 | \$ 3.50 | \$ 1,111,250.00 |
| 11" Aggregate Base | SF | 299,200 | \$ 1.65 | \$ 493,680.00 |
| 13" Aggregate Base | SF | 18,400 | \$ 1.95 | \$ 35,880.00 |
| 12" Lime Treatment | SF | 299,200 | \$ 1.10 | \$ 329,120.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 9,600 | \$ 15.00 | \$ 144,000.00 |
| Type F Median Curb <i>(with AB cushion)</i> | LF | 9,100 | \$ 18.00 | \$ 163,800.00 |
| Roundabout Concrete | SF | 2,400 | \$ 5.00 | \$ 12,000.00 |
| Bus Stop | EA | 3 | \$ 10,000.00 | \$ 30,000.00 |
| Concrete Sidewalk | SF | 77,400 | \$ 5.00 | \$ 387,000.00 |
| Handicap Ramps | EA | 20 | \$ 2,500.00 | \$ 50,000.00 |
| Survey Monuments | EA | 7 | \$ 300.00 | \$ 2,100.00 |
| Traffic Striping & Signing | LF | 4,710 | \$ 5.00 | \$ 23,550.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 24 | \$ 2,400.00 | \$ 57,600.00 |
| 15" Storm Drain Pipe | LF | 1,110 | \$ 34.00 | \$ 37,740.00 |
| 18" Storm Drain Pipe | LF | 220 | \$ 46.00 | \$ 10,120.00 |
| 24" Storm Drain Pipe | LF | 780 | \$ 65.00 | \$ 50,700.00 |
| 8" Sanitary Sewer Pipe | LF | 340 | \$ 28.00 | \$ 9,520.00 |
| 12" Sanitary Sewer Pipe | LF | 1,610 | \$ 42.00 | \$ 67,620.00 |
| 15" Sanitary Sewer Pipe | LF | 710 | \$ 60.00 | \$ 42,600.00 |
| 18" Sanitary Sewer Pipe | LF | 1,120 | \$ 80.00 | \$ 89,600.00 |
| 24" Sanitary Sewer Pipe | LF | 390 | \$ 150.00 | \$ 58,500.00 |
| 30" Sanitary Sewer Pipe | LF | 4,490 | \$ 180.00 | \$ 808,200.00 |
| Manholes (Trunk) | EA | 24 | \$ 4,000.00 | \$ 96,000.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 740 | \$ 32.00 | \$ 23,680.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 280 | \$ 40.00 | \$ 11,200.00 |
| 20" Water Line <i>(including all appurtenances)</i> | LF | 4,630 | \$ 100.00 | \$ 463,000.00 |
| Fire Hydrants | EA | 16 | \$ 4,000.00 | \$ 64,000.00 |
| 2" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 3" Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 4" Water Service | EA | 4 | \$ 3,000.00 | \$ 12,000.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| Blow Off Valve | EA | 15 | \$ 4,000.00 | \$ 60,000.00 |
| 20" Butterfly Valve | EA | 11 | \$ 5,250.00 | \$ 57,750.00 |
| 8" Recycled Water Flushing Line <i>(including all appurtenances)</i> | LF | 80 | \$ 45.00 | \$ 3,600.00 |
| 12" Recycled Water Drain Line <i>(including all appurtenances)</i> | LF | 150 | \$ 55.00 | \$ 8,250.00 |
| 16" Recycled Water Line <i>(including all appurtenances)</i> | LF | 4,650 | \$ 65.00 | \$ 302,250.00 |
| Butterfly Valve | EA | 5 | \$ 4,000.00 | \$ 20,000.00 |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 650 | \$ 35.00 | \$ 22,750.00 |
| 16" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 4,660 | \$ 80.00 | \$ 372,800.00 |
| 2" Non-Potable Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 3" Non-Potable Water Service | EA | 1 | \$ 2,000.00 | \$ 2,000.00 |
| 4" Non-Potable Water Service | EA | 4 | \$ 3,000.00 | \$ 12,000.00 |
| Blow Off Valve | EA | 7 | \$ 4,000.00 | \$ 28,000.00 |
| 16" Butterfly Valve | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| 16" Lake Fill Line <i>(including all appurtenances)</i> | LF | 4,820 | \$ 50.00 | \$ 241,000.00 |
| 3" Aeration Line <i>(including all appurtenances)</i> | LF | 4,820 | \$ 4.00 | \$ 19,280.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| Blow Off Valve | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Butterfly Valve | EA | 4 | \$ 4,000.00 | \$ 16,000.00 |
| | | | Subtotal | \$ 5,877,140.00 |

Stage 2B (Aquarius Avenue/Norbeck Street to Walera Drive)

| | | | | |
|---|----|---------|-------------|-----------------|
| 7" AC Paving | SF | 261,400 | \$ 3.50 | \$ 914,900.00 |
| 13" Aggregate Base | SF | 261,400 | \$ 1.95 | \$ 509,730.00 |
| 12" Lime Treatment | SF | 261,400 | \$ 1.10 | \$ 287,540.00 |
| Vertical Curb and Gutter <i>(with AB cushion)</i> | LF | 7,800 | \$ 15.00 | \$ 117,000.00 |
| Type F Median Curb <i>(with AB cushion)</i> | LF | 7,300 | \$ 18.00 | \$ 131,400.00 |
| Concrete Sidewalk | SF | 62,720 | \$ 5.00 | \$ 313,600.00 |
| Handicap Ramps | EA | 13 | \$ 2,500.00 | \$ 32,500.00 |
| Survey Monuments | EA | 7 | \$ 300.00 | \$ 2,100.00 |
| Traffic Striping & Signing | LF | 4,000 | \$ 5.00 | \$ 20,000.00 |
| Catch Basins <i>(type A inlet)</i> | EA | 10 | \$ 2,400.00 | \$ 24,000.00 |
| Catch Basins <i>(type A inlet over type I manhole base)</i> | EA | 4 | \$ 2,800.00 | \$ 11,200.00 |
| Catch Basins <i>(type A inlet over type III manhole base)</i> | EA | 2 | \$ 7,500.00 | \$ 15,000.00 |
| 15" Storm Drain Pipe | LF | 730 | \$ 34.00 | \$ 24,820.00 |
| 18" Storm Drain Pipe | LF | 390 | \$ 46.00 | \$ 17,940.00 |
| 24" Storm Drain Pipe | LF | 170 | \$ 65.00 | \$ 11,050.00 |
| 60" Storm Drain Pipe | LF | 130 | \$ 140.00 | \$ 18,200.00 |
| 8" Sanitary Sewer Pipe | LF | 135 | \$ 28.00 | \$ 3,780.00 |
| 10" Sanitary Sewer Pipe | LF | 95 | \$ 35.00 | \$ 3,325.00 |
| 10" Sanitary Sewer Force Main Pipe | LF | 2,010 | \$ 85.00 | \$ 170,850.00 |
| 12" Sanitary Sewer Pipe | LF | 95 | \$ 42.00 | \$ 3,990.00 |
| 24" Sanitary Sewer Pipe | LF | 2,860 | \$ 150.00 | \$ 429,000.00 |
| Manholes (Trunk) | EA | 9 | \$ 6,000.00 | \$ 54,000.00 |
| Force Main Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| 8" Water Line <i>(including all appurtenances)</i> | LF | 170 | \$ 32.00 | \$ 5,440.00 |
| 10" Water Line <i>(including all appurtenances)</i> | LF | 150 | \$ 40.00 | \$ 6,000.00 |
| 20" Water Line <i>(including all appurtenances)</i> | LF | 4,000 | \$ 100.00 | \$ 400,000.00 |
| Fire Hydrants | EA | 14 | \$ 4,000.00 | \$ 56,000.00 |
| 2" Water Service | EA | 12 | \$ 2,000.00 | \$ 24,000.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Blow Off Valve | EA | 9 | \$ 4,000.00 | \$ 36,000.00 |
| 8" Gate Valve | EA | 7 | \$ 2,000.00 | \$ 14,000.00 |
| 10" Gate Valve | EA | 3 | \$ 2,700.00 | \$ 8,100.00 |
| 20" Butterfly Valve | EA | 13 | \$ 6,000.00 | \$ 78,000.00 |
| 16" Recycled Water Line <i>(including all appurtenances)</i> | LF | 3,980 | \$ 65.00 | \$ 258,700.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Blow Off Valve | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Butterfly Valve | EA | 7 | \$ 4,000.00 | \$ 28,000.00 |
| 8" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 140 | \$ 35.00 | \$ 4,900.00 |
| 10" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 120 | \$ 50.00 | \$ 6,000.00 |
| 16" Non-Potable Water Line <i>(including all appurtenances)</i> | LF | 3,990 | \$ 80.00 | \$ 319,200.00 |
| 2" Non-Potable Water Service | EA | 12 | \$ 2,000.00 | \$ 24,000.00 |
| Air Release Valve | EA | 2 | \$ 2,500.00 | \$ 5,000.00 |
| Blow Off Valve | EA | 8 | \$ 4,000.00 | \$ 32,000.00 |
| 8" Gate Valve | EA | 2 | \$ 2,000.00 | \$ 4,000.00 |
| 10" Gate Valve | EA | 2 | \$ 2,700.00 | \$ 5,400.00 |
| 16" Butterfly Valve | EA | 10 | \$ 4,500.00 | \$ 45,000.00 |
| 16" Lake Fill Line <i>(including all appurtenances)</i> | LF | 1,160 | \$ 50.00 | \$ 58,000.00 |
| 3" Aeration Line <i>(including all appurtenances)</i> | LF | 1,160 | \$ 4.00 | \$ 4,640.00 |
| Air Release Valve | EA | 1 | \$ 2,500.00 | \$ 2,500.00 |
| Blow Off Valve | EA | 2 | \$ 4,000.00 | \$ 8,000.00 |
| Butterfly Valve | EA | 3 | \$ 4,000.00 | \$ 12,000.00 |
| | | | | \$ 4,583,805.00 |

Soft Cost

| | | | | |
|--------------------------------|----|----------|----------------------|-------------------------|
| Civil Engineering/Design | LS | <u>1</u> | <u>\$ 335,000.00</u> | <u>\$ 335,000.00</u> |
| Surveying/Staking | LS | <u>1</u> | <u>\$ 151,750.00</u> | <u>\$ 151,750.00</u> |
| Joint Trench/Utilities | LS | <u>1</u> | <u>\$ 109,500.00</u> | <u>\$ 109,500.00</u> |
| Plan Check and Inspection Fees | LS | <u>1</u> | <u>\$ 879,042.44</u> | <u>\$ 879,042.44</u> |
| | | | Subtotal | \$ 1,475,292.44 |
| | | | Total | \$ 14,526,000.00 |

**ATTACHMENT
"D"**



CONDITIONAL
ACCEPTANCE
AREA



**ATTACHMENT D
RIVER ISLANDS PKWY.
CONDITIONAL ACCEPTANCE
VICINITY MAP
MARCH 2023**

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