

**CITY MANAGER'S REPORT  
APRIL 8, 2019, CITY COUNCIL REGULAR MEETING**

**ITEM: ACCEPTANCE OF RIVER ISLANDS PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838, 3912, 3913, 3914 AND 3938**

**RECOMMENDATION: Adopt Resolution Accepting River Islands Public Improvements for Tracts 3836, 3837, 3838, 3912, 3913, 3914 and 3938**

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**SUMMARY:**

River Island Development, LLC (RID), has completed construction of the public improvements listed in the GASB 34 reports (Attachment "C") for Tracts 3836, 3837, 3838, 3912, 3913, 3914 and 3938 ("Tracts") in accordance with their Subdivision Improvement Agreements (SIA). These improvements have been inspected by the City Engineer and have been deemed complete. The cost to maintain these public improvements will be covered through a combination of the existing City of Lathrop (City) and RIPFA Community Facilities Districts (CFDs).

One-year maintenance bonds, based on 10% of the construction costs per tract have been provided. Staff recommends City Council accept the public improvements for the Tracts for maintenance.

**BACKGROUND:**

Vesting Tentative Map (VTM) 3694 was approved by City Council on March 27, 2007, and amended on June 1, 2015, with updated conditions of approval. The Tracts, as proposed by RID, the Subdivider, complies with the amended conditions of approval of VTM 3694.

The land for the Tracts are within the geographic boundaries of Vesting Tentative Map (VTM) 3694 (Phase 1B), which included a Neighborhood Design Plan, Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the CSRB neighborhood with RID.

The following public facilities will be maintained by the City:

1. Streets (asphalt, sidewalks, striping and signage)
2. Utilities (water, sewer and storm)

As required by the City's subdivision ordinance, all final maps included a SIA to guarantee certain public improvements associated with the final map. The public improvements listed in Attachment C for the Tracts are complete.

**APRIL 8, 2019, CITY COUNCIL REGULAR MEETING**

**ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838 3912, 3913, 3914, AND 3938**

The following table is included to provide reference information for future inquires for these tracts. City Council's acceptance date for resolutions corresponding to each tract's final map, village letter, total number of lots, maintenance bond number and bond amount are provided for this reason.

<b>Village and Final Map Tract No.</b>	<b>Council Acceptance Date</b>	<b>Resolution #</b>	<b>Tracts Included</b>	<b>No. of Lots</b>	<b>Maintenance Bond # &amp; Amount</b>
Village O/3836	1/23/2017	17-4175	3836	26	681492/\$324,600
	1/29/2018	18-4434	3912	25	
	4/13/2018	18-4337	3913	24	
	8/13/2018	18-4383	3914	26	
Village P/3837	1/23/2017	18-4361	3837	46	757324/\$141,700
Village Q/3838	4/6/2017	17-4313	3838	39	681502/\$489,800
	10/8/2018	18-4459	3938	38	

**REASON FOR RECOMMENDATION:**

The City Engineer has inspected the Tracts and confirmed that the improvements listed in Attachment C have been completed in accordance with City specifications. Developer will submit a lien release for the improvements being accepted. Staff has received the one-year maintenance bonds and AutoCAD files for said improvements. Staff recommends accepting the improvements identified in Attachment C for the Tracts in order for the City to provide maintenance.

**FISCAL IMPACT:**

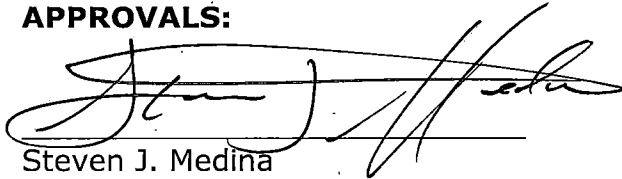
The City's maintenance costs will increase because of the additional improvements that have to be maintained. The one-year maintenance bonds cover repairs or replacements which may become necessary during the one-year period because of defective materials or workmanship in connection with the completed improvements. The City's Service Maintenance CFD 13-1 has been established to further fund City maintenance and operating costs. The developer is responsible for maintenance costs for the first year. The estimated revenues and appropriation will therefore be included in the Fiscal Year 19-20 budget. Maintenance costs that are the responsibility of RIPFA or RD 2062 will be funded by the RIPFA CFD 2013-1 and by direct assessments by RD 2062.

**ATTACHMENTS:**

- A. Resolution Accepting River Islands Public Improvements for Tracts 3836, 3837, 3838, 3912, 3913, 3914, and 3938
- B. Location Map
- C. GASB 34 Reports

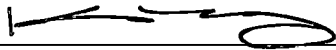
**CITY MANAGER'S REPORT**  
**APRIL 8, 2019, CITY COUNCIL REGULAR MEETING**  
**ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838**  
**3912, 3913, 3914, AND 3938**

**APPROVALS:**



Steven J. Medina  
Assistant Engineer

4/1/19  
Date



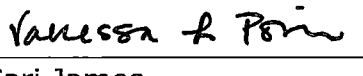
Michael King  
Assistant Director of Public Works

4-1-19  
Date

*For* 

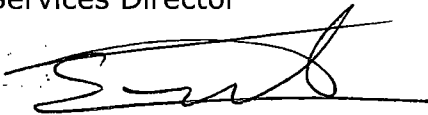
Glenn Gebhardt  
City Engineer

4-3-19  
Date

*for* 

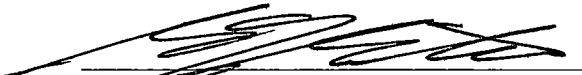
Cari James  
Finance & Administrative  
Services Director

4.3.19  
Date



Salvador Navarrete  
City Attorney

4-3-19  
Date



Stephen J. Salvatore  
City Manager

4.3.19  
Date

**RESOLUTION NO. 19-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP ACCEPTING RIVER ISLANDS PUBLIC IMPROVEMENTS FOR TRACTS 3836, 3837, 3838, 3912, 3913, 3914, AND 3938**

**WHEREAS**, on March 27, 2007, the City Council approved Vesting Tentative Map No. 3694 (VTM 3694) with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

**WHEREAS**, the land for the 3836, 3837, 3838, 3912, 3913, 3914, and 3938 ("Tracts") are within the geographic boundaries of Vesting Tentative Map (VTM) 3694 (Phase 1B), which included a Neighborhood Design Plan, Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the CSRB neighborhood with River Islands Development, LLC (RID); and

**WHEREAS**, as required by the subdivision ordinance, all final maps included a Subdivision Improvement Agreements (SIA) to guarantee certain public improvements associated with the final map; and

**WHEREAS**, the public improvements for the Tracts listed on Attachment C to the staff report dated April 8, 2019, have been inspected by the City Engineer and deemed complete; and

**WHEREAS**, the cost to maintain these public improvements will be covered through a combination of the existing City, River Islands Public Financing Authority (RIPFA) Community Facilities Districts (CFDs) and direct assessments by RD 2062; and

**WHEREAS**, one-year maintenance bonds have been received to secure RID's obligation to maintain all improvements and repair or correct any defective work; and

**WHEREAS**, staff is recommending the acceptance of public improvements in Attachment C, referenced above, for maintenance as part of the acceptance of the public improvements for the Tracts.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Lathrop approves Public Improvements for Tracts 3836, 3837, 3838, 3912, 3913, 3914, and 3938 in the River Islands Developer at Lathrop.

The foregoing resolution was passed and adopted this 8<sup>th</sup> day of April, 2019, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

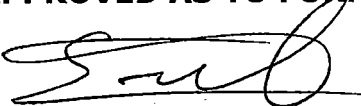
ABSENT:

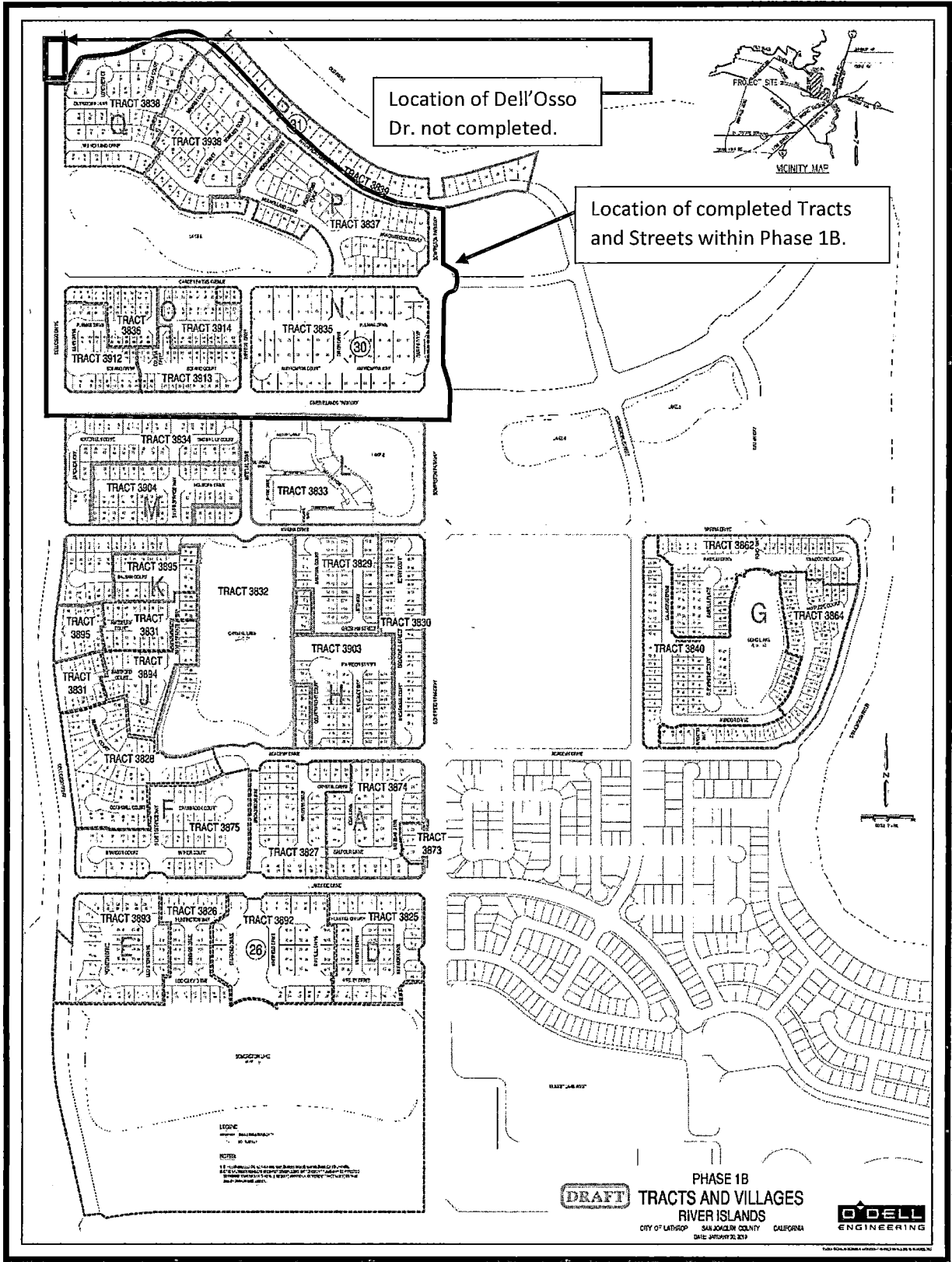
\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney



Location Map

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

Submitted by: O'Dell EngineeringDate: 3/20/2018Tract No.: River Islands Village O - Tract 3836 (26 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
4.5" AC Paving	SF	6,800	\$ 2.25	\$ 15,300.00
8" Aggregate Base	SF	6,800	\$ 1.20	\$ 8,160.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	460	\$ 15.00	\$ 6,900.00
Concrete Sidewalk	SF	2,300	\$ 5.00	\$ 11,500.00
Driveway Approach	EA	26	\$ 600.00	\$ 15,600.00
Signage & Striping	LF	230	\$ 5.00	\$ 1,150.00
15" Storm Drain Pipe	LF	230	\$ 34.00	\$ 7,820.00
4" Sewer Laterals	EA	26	\$ 600.00	\$ 15,600.00
8" Sanitary Sewer Pipe	LF	230	\$ 28.00	\$ 6,440.00
Sewer Manholes	EA	1	\$ 4,000.00	\$ 4,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	230	\$ 32.00	\$ 7,360.00
1-1/2" Water Services	EA	26	\$ 2,000.00	\$ 52,000.00
8" GV	EA	1	\$ 1,550.00	\$ 1,550.00
<b>Total</b>				<b>\$ 153,000.00</b>



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

Submitted by: O'Dell Engineering

Date 5/7/2018

Tract No.: River Islands Village P - Tract 3837 (46 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	30,700	\$ 1.50	\$ 46,050.00
4.5" AC Paving	SF	39,400	\$ 2.25	\$ 88,650.00
6" Aggregate Base	SF	8,750	\$ 0.90	\$ 7,875.00
7" Aggregate Base	SF	21,950	\$ 1.05	\$ 23,047.50
8" Aggregate Base	SF	39,400	\$ 1.20	\$ 47,280.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	970	\$ 15.00	\$ 14,550.00
Roll Curb and Gutter <i>(with AB cushion)</i>	LF	2,950	\$ 15.00	\$ 44,250.00
Median Vertical Curb <i>(with AB cushion)</i>	LF	180	\$ 18.00	\$ 3,240.00
Valley Gutter <i>(4' wide)</i>	LF	45	\$ 35.00	\$ 1,575.00
Concrete Sidewalk	SF	23,100	\$ 5.00	\$ 115,500.00
Driveway Approach	EA	42	\$ 600.00	\$ 25,200.00
Handicap Ramps	EA	7	\$ 2,500.00	\$ 17,500.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Traffic Striping & Signage	LF	1,910	\$ 5.00	\$ 9,550.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	12	\$ 2,800.00	\$ 33,600.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 5,000.00	\$ 5,000.00
15" Storm Drain Pipe	LF	560	\$ 34.00	\$ 19,040.00
18" Storm Drain Pipe	LF	620	\$ 46.00	\$ 28,520.00
24" Storm Drain Pipe	LF	130	\$ 65.00	\$ 8,450.00
36" Storm Drain Pipe	LF	70	\$ 95.00	\$ 6,650.00
42" Storm Drain Pipe	LF	90	\$ 120.00	\$ 10,800.00
Manholes <i>(type I)</i>	EA	1	\$ 3,000.00	\$ 3,000.00
8" Sanitary Sewer Pipe	LF	1,860	\$ 28.00	\$ 52,080.00
Sewer Service	EA	43	\$ 600.00	\$ 25,800.00
Manholes	EA	10	\$ 4,000.00	\$ 40,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,970	\$ 32.00	\$ 63,040.00
1-1/2" Water Services	EA	47	\$ 2,000.00	\$ 94,000.00
Fire Hydrants	EA	4	\$ 4,000.00	\$ 16,000.00
2" Water Service Stub	EA	2	\$ 2,000.00	\$ 4,000.00
Blow Off Valve	EA	2	\$ 4,000.00	\$ 8,000.00
Air Release Valve	EA	2	\$ 2,500.00	\$ 5,000.00
Resilient Valve	EA	10	\$ 1,550.00	\$ 15,500.00
			<b>Total</b>	<b>\$ 885,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 3/21/2018

Tract No.: River Islands Village Q - Tract 3838 (39 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	21,300	\$ 1.50	\$ 31,950.00
4.5" AC Paving	SF	34,600	\$ 2.25	\$ 77,850.00
6" Aggregate Base	SF	21,300	\$ 0.90	\$ 19,170.00
8" Aggregate Base	SF	34,600	\$ 1.20	\$ 41,520.00
Vertical Curb and Gutter <i>(With AB Cushion)</i>	LF	400	\$ 15.00	\$ 6,000.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	2,910	\$ 15.00	\$ 43,650.00
Concrete Sidewalk	SF	16,400	\$ 5.00	\$ 82,000.00
Driveway Approach	EA	39	\$ 600.00	\$ 23,400.00
Handicap Ramps	EA	4	\$ 2,500.00	\$ 10,000.00
Signage & Striping	LF	1,580	\$ 5.00	\$ 7,900.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Catch Basins <i>(Type A Inlet)</i>	EA	6	\$ 2,400.00	\$ 14,400.00
Catch Basins <i>(Type A Inlet over Type I Manhole Base)</i>	EA	4	\$ 2,800.00	\$ 11,200.00
15" Storm Drain Pipe	LF	890	\$ 34.00	\$ 30,260.00
18" Storm Drain Pipe	LF	260	\$ 46.00	\$ 11,960.00
24" Storm Drain Pipe	LF	220	\$ 65.00	\$ 14,300.00
4" Sewer Laterals	EA	39	\$ 600.00	\$ 23,400.00
8" Sanitary Sewer Pipe	LF	1,510	\$ 28.00	\$ 42,280.00
Sewer Manholes	EA	9	\$ 4,000.00	\$ 36,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,650	\$ 32.00	\$ 52,800.00
1-1/2" Water Services	EA	39	\$ 2,000.00	\$ 78,000.00
Fire Hydrants	EA	4	\$ 4,000.00	\$ 16,000.00
Blow Off Valve	EA	2	\$ 4,000.00	\$ 8,000.00
Air Release Valve	EA	2	\$ 2,500.00	\$ 5,000.00
8" Gate Valve	EA	7	\$ 1,550.00	\$ 10,850.00
<b>Total</b>				<b>\$ 701,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 3/20/2018

Tract No.: River Islands Village O - Tract 3912 (25 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	10,000	\$ 1.50	\$ 15,000.00
4.5" AC Paving	SF	17,600	\$ 2.25	\$ 39,600.00
7" Aggregate Base	SF	10,000	\$ 1.05	\$ 10,500.00
8" Aggregate Base	SF	17,600	\$ 1.20	\$ 21,120.00
Vertical Curb and Gutter <i>(With AB Cushion)</i>	LF	630	\$ 15.00	\$ 9,450.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	1,010	\$ 15.00	\$ 15,150.00
Concrete Sidewalk	SF	8,200	\$ 5.00	\$ 41,000.00
Driveway Approach	EA	25	\$ 600.00	\$ 15,000.00
Signage & Striping	LF	830	\$ 5.00	\$ 4,150.00
Survey Monuments	EA	2	\$ 300.00	\$ 600.00
Catch Basins <i>(Type A Inlet over Type I Manhole Base)</i>	EA	4	\$ 2,800.00	\$ 11,200.00
15" Storm Drain Pipe	LF	370	\$ 34.00	\$ 12,580.00
4" Sewer Laterals	EA	25	\$ 600.00	\$ 15,000.00
8" Sanitary Sewer Pipe	LF	530	\$ 28.00	\$ 14,840.00
Sewer Manholes	EA	3	\$ 4,000.00	\$ 12,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	840	\$ 32.00	\$ 26,880.00
1-1/2" Water Services	EA	25	\$ 2,000.00	\$ 50,000.00
Fire Hydrants	EA	2	\$ 4,000.00	\$ 8,000.00
8" GV	EA	2	\$ 1,550.00	\$ 3,100.00
			<b>Total</b>	<b>\$ 325,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 3/20/2018

Tract No.: River Islands Village O - Tract 3913 (24 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	20,600	\$ 1.50	\$ 30,900.00
4.5" AC Paving	SF	5,800	\$ 2.25	\$ 13,050.00
7" Aggregate Base	SF	20,600	\$ 1.05	\$ 21,630.00
8" Aggregate Base	SF	2,800	\$ 1.20	\$ 3,360.00
Vertical Curb and Gutter <i>(With AB Cushion)</i>	LF	440	\$ 15.00	\$ 6,600.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	1,110	\$ 15.00	\$ 16,650.00
Concrete Sidewalk	SF	7,600	\$ 5.00	\$ 38,000.00
Driveway Approach	EA	24	\$ 600.00	\$ 14,400.00
Handicap Ramps	EA	2	\$ 2,500.00	\$ 5,000.00
Signage & Striping	LF	740	\$ 5.00	\$ 3,700.00
Survey Monuments	EA	3	\$ 300.00	\$ 900.00
Catch Basins <i>(Type A Inlet over Type I Manhole Base)</i>	EA	5	\$ 2,800.00	\$ 14,000.00
15" Storm Drain Pipe	LF	550	\$ 34.00	\$ 18,700.00
24" Storm Drain Pipe	LF	180	\$ 65.00	\$ 11,700.00
Storm Drain Manholes <i>(Type I)</i>	EA	1	\$ 3,000.00	\$ 3,000.00
4" Sewer Laterals	EA	24	\$ 600.00	\$ 14,400.00
8" Sanitary Sewer Pipe	LF	880	\$ 28.00	\$ 24,640.00
Sewer Manholes	EA	3	\$ 4,000.00	\$ 12,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	900	\$ 32.00	\$ 28,800.00
1-1/2" Water Services	EA	24	\$ 2,000.00	\$ 48,000.00
Fire Hydrants	EA	2	\$ 4,000.00	\$ 8,000.00
Water Blow Off Valve	EA	1	\$ 4,000.00	\$ 4,000.00
8" GV	EA	4	\$ 1,550.00	\$ 6,200.00
			<b>Total</b>	<b>\$ 348,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 3/20/2018

Tract No.: River Islands Village O - Tract 3914 (26 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	-	\$ 1.50	\$ -
4.5" AC Paving	SF	56,400	\$ 2.25	\$ 126,900.00
7" Aggregate Base	SF	-	\$ 1.05	\$ -
8" Aggregate Base	SF	56,400	\$ 1.20	\$ 67,680.00
Vertical Curb and Gutter <i>(With AB Cushion)</i>	LF	1,680	\$ 15.00	\$ 25,200.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	1,610	\$ 15.00	\$ 24,150.00
Median Vertical Curb <i>(With AB Cushion)</i>	LF	380	\$ 15.00	\$ 5,700.00
Concrete Sidewalk	SF	14,300	\$ 5.00	\$ 71,500.00
Driveway Approach	EA	26	\$ 600.00	\$ 15,600.00
Handicap Ramps	EA	7	\$ 2,500.00	\$ 17,500.00
Signage & Striping	LF	1,180	\$ 5.00	\$ 5,900.00
Survey Monuments	EA	3	\$ 300.00	\$ 900.00
Catch Basins <i>(Type A Inlet over Type I Manhole Base)</i>	EA	8	\$ 2,800.00	\$ 22,400.00
Catch Basins <i>(Type A Inlet over Type II Manhole Base)</i>	EA	2	\$ 5,000.00	\$ 10,000.00
15" Storm Drain Pipe	LF	520	\$ 34.00	\$ 17,680.00
18" Storm Drain Pipe	LF	220	\$ 46.00	\$ 10,120.00
24" Storm Drain Pipe	LF	360	\$ 65.00	\$ 23,400.00
30" Storm Drain Pipe	LF	250	\$ 80.00	\$ 20,000.00
36" Storm Drain Pipe	LF	140	\$ 95.00	\$ 13,300.00
42" Storm Drain Pipe	LF	70	\$ 120.00	\$ 8,400.00
Storm Drain Manholes <i>(Type II)</i>	EA	3	\$ 5,000.00	\$ 15,000.00
4" Sewer Laterals	EA	27	\$ 600.00	\$ 16,200.00
8" Sanitary Sewer Pipe	LF	1,750	\$ 28.00	\$ 49,000.00
Sewer Manholes	EA	8	\$ 4,000.00	\$ 32,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	820	\$ 32.00	\$ 26,240.00
10" Water Line	LF	970	\$ 40.00	\$ 38,800.00
1" Water Services	EA	1	\$ 800.00	\$ 800.00
1-1/2" Water Services	EA	26	\$ 2,000.00	\$ 52,000.00
2" Water Services	EA	2	\$ 2,000.00	\$ 4,000.00
4" Water Service	EA	1	\$ 2,000.00	\$ 2,000.00
Fire Hydrants	EA	3	\$ 4,000.00	\$ 12,000.00
8" GV	EA	10	\$ 1,550.00	\$ 15,500.00
6" Non-Potable Line	LF	12	\$ 35.00	\$ 420.00
16" Non-Potable Line	LF	970	\$ 80.00	\$ 77,600.00
4" Non-Potable Service	EA	1	\$ 2,000.00	\$ 2,000.00
GV	EA	1	\$ 2,500.00	\$ 2,500.00
Butterfly Valve	EA	1	\$ 4,000.00	\$ 4,000.00
			<b>Total</b>	<b>\$ 836,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 3/21/2018

Tract No.: River Islands Village Q - Tract 3938 (38 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	27,300	\$ 1.50	\$ 40,950.00
4.5" AC Paving	SF	31,700	\$ 2.25	\$ 71,325.00
6" Aggregate Base	SF	27,300	\$ 0.90	\$ 24,570.00
8" Aggregate Base	SF	31,700	\$ 1.20	\$ 38,040.00
Vertical Curb and Gutter <i>(With AB Cushion)</i>	LF	480	\$ 15.00	\$ 7,200.00
Roll Curb and Gutter <i>(With AB Cushion)</i>	LF	2,920	\$ 15.00	\$ 43,800.00
Concrete Sidewalk	SF	16,900	\$ 5.00	\$ 84,500.00
Driveway Approach	EA	38	\$ 600.00	\$ 22,800.00
Handicap Ramps	EA	6	\$ 2,500.00	\$ 15,000.00
Signage & Striping	LF	1,680	\$ 5.00	\$ 8,400.00
Survey Monuments	EA	17	\$ 300.00	\$ 5,100.00
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	3	\$ 5,000.00	\$ 15,000.00
15" Storm Drain Pipe	LF	170	\$ 34.00	\$ 5,780.00
24" Storm Drain Pipe	LF	710	\$ 65.00	\$ 46,150.00
30" Storm Drain Pipe	LF	230	\$ 80.00	\$ 18,400.00
36" Storm Drain Pipe	LF	250	\$ 95.00	\$ 23,750.00
4" Sewer Laterals	EA	38	\$ 600.00	\$ 22,800.00
8" Sanitary Sewer Pipe	LF	1,740	\$ 28.00	\$ 48,720.00
Sewer Manholes	EA	10	\$ 4,000.00	\$ 40,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,740	\$ 32.00	\$ 55,680.00
1-1/2" Water Services	EA	38	\$ 2,000.00	\$ 76,000.00
Fire Hydrants	EA	3	\$ 4,000.00	\$ 12,000.00
Water Sampling Station	EA	1	\$ 3,000.00	\$ 3,000.00
Blow Off Valve	EA	2	\$ 4,000.00	\$ 8,000.00
Air Release Valve	EA	2	\$ 2,500.00	\$ 5,000.00
8" Gate Valve	EA	10	\$ 1,550.00	\$ 15,500.00
<b>Total</b>				<b>\$ 777,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 5/7/2018

Tract No.: River Islands - Phase 1D1 Somerston Parkway North

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
4.5" AC Paving	SF	45,100	\$ 2.25	\$ 101,475.00
8" Aggregate Base	SF	3,930	\$ 1.20	\$ 4,716.00
10" Aggregate Base	SF	41,200	\$ 1.50	\$ 61,800.00
Roundabout Concrete	SF	1,900	\$ 5.00	\$ 9,500.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,200	\$ 15.00	\$ 33,000.00
Type F Median Curb <i>(with AB cushion)</i>	LF	2,200	\$ 18.00	\$ 39,600.00
Concrete Sidewalk	SF	14,500	\$ 5.00	\$ 72,500.00
Handicap Ramps	EA	8	\$ 2,500.00	\$ 20,000.00
Survey Monuments	EA	1	\$ 300.00	\$ 300.00
Traffic Striping & Signage	LF	1,270	\$ 5.00	\$ 6,350.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	6	\$ 2,800.00	\$ 16,800.00
15" Storm Drain Pipe	LF	490	\$ 34.00	\$ 16,660.00
18" Storm Drain Pipe	LF	210	\$ 46.00	\$ 9,660.00
24" Storm Drain Pipe	LF	580	\$ 65.00	\$ 37,700.00
Manholes <i>(type I)</i>	EA	1	\$ 3,000.00	\$ 3,000.00
8" Sanitary Sewer Pipe	LF	1,120	\$ 28.00	\$ 31,360.00
Manholes	EA	4	\$ 4,000.00	\$ 16,000.00
Sanitary Sewer Plug & Stub	EA	3	\$ 1,000.00	\$ 3,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	120	\$ 32.00	\$ 3,840.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,240	\$ 40.00	\$ 49,600.00
Fire Hydrants	EA	3	\$ 4,000.00	\$ 12,000.00
Water Plug & Stub	EA	2	\$ 1,000.00	\$ 2,000.00
Blow Off Valve	EA	2	\$ 4,000.00	\$ 8,000.00
Resilient Valve	EA	8	\$ 1,550.00	\$ 12,400.00
16" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	670	\$ 80.00	\$ 53,600.00
Butterfly Valve	EA	1	\$ 4,000.00	\$ 4,000.00
			<b>Total</b>	<b>\$ 629,000.00</b>

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

Submitted by: O'Dell Engineering

Date: 5/7/2018

Tract No.: River Islands - Dell'Osso Drive

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving ( <i>pavement trail</i> )	SF	69,000	\$ 1.50	\$ 103,500.00
4.5" AC Paving	SF	182,600	\$ 2.25	\$ 410,850.00
4" Aggregate Base ( <i>pavement trail</i> )	SF	69,000	\$ 0.60	\$ 41,400.00
10" Aggregate Base	SF	182,600	\$ 1.50	\$ 273,900.00
Roundabout Concrete	SF	1,900	\$ 5.00	\$ 9,500.00
Vertical Curb and Gutter ( <i>with AB cushion</i> )	LF	9,200	\$ 15.00	\$ 138,000.00
Type F Median Curb ( <i>with AB cushion</i> )	LF	530	\$ 18.00	\$ 9,540.00
Concrete Sidewalk	SF	72,650	\$ 5.00	\$ 363,250.00
Curb Cut Apron	SF	1,680	\$ 5.50	\$ 9,240.00
Handicap Ramps	EA	24	\$ 2,500.00	\$ 60,000.00
Survey Monuments	EA	11	\$ 300.00	\$ 3,300.00
Traffic Striping & Signing	LF	5,020	\$ 5.00	\$ 25,100.00
Field Inlets ( <i>d &lt; 8'</i> )	EA	12	\$ 1,200.00	\$ 14,400.00
Catch Basins ( <i>type A inlet over type I manhole base</i> )	EA	2	\$ 2,800.00	\$ 5,600.00
15" Storm Drain Pipe	LF	3,120	\$ 34.00	\$ 106,080.00
18" Storm Drain Pipe	LF	30	\$ 46.00	\$ 1,380.00
Manholes ( <i>type I</i> )	EA	2	\$ 3,000.00	\$ 6,000.00
8" Water Line ( <i>including all appurtenances</i> )	LF	380	\$ 32.00	\$ 12,160.00
10" Water Line ( <i>including all appurtenances</i> )	LF	210	\$ 40.00	\$ 8,400.00
16" Water Line ( <i>including all appurtenances</i> )	LF	4,700	\$ 80.00	\$ 376,000.00
20" Water Line ( <i>including all appurtenances</i> )	LF	70	\$ 100.00	\$ 7,000.00
Blow Off Valve	EA	10	\$ 4,000.00	\$ 40,000.00
Air Release Valve	EA	1	\$ 2,500.00	\$ 2,500.00
Resilient Valve	EA	16	\$ 1,550.00	\$ 24,800.00
Butterfly Valve	EA	17	\$ 4,000.00	\$ 68,000.00
Fire Hydrants	EA	11	\$ 4,000.00	\$ 44,000.00
Water Service	EA	1	\$ 2,000.00	\$ 2,000.00
1" Water Service Stub	EA	1	\$ 800.00	\$ 800.00
2" Water Service Stub	EA	5	\$ 2,000.00	\$ 10,000.00
3" Water Service Stub	EA	5	\$ 2,000.00	\$ 10,000.00
12" Recycled Water Line ( <i>including all appurtenances</i> )	LF	10	\$ 55.00	\$ 550.00
16" Recycled Water Line ( <i>including all appurtenances</i> )	LF	2,900	\$ 65.00	\$ 188,500.00
Blow Off Valve	EA	1	\$ 4,000.00	\$ 4,000.00
Air Release Valve	EA	1	\$ 2,500.00	\$ 2,500.00
Butterfly Valve	EA	7	\$ 4,000.00	\$ 28,000.00



8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,200	\$ 35.00	\$ 42,000.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	60	\$ 45.00	\$ 2,700.00
12" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	50	\$ 50.00	\$ 2,500.00
16" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	3,740	\$ 80.00	\$ 299,200.00
2" Non-Potable Water Service Stub	EA	4	\$ 2,000.00	\$ 8,000.00
3" Non-Potable Water Service Stub	EA	5	\$ 2,000.00	\$ 10,000.00
Blow Off Valve	EA	8	\$ 4,000.00	\$ 32,000.00
Resilient Valve	EA	10	\$ 1,550.00	\$ 15,500.00
Butterfly Valve	EA	14	\$ 4,000.00	\$ 56,000.00
16" Lake Fill Line <i>(including all appurtenances)</i>	LF	2,680	\$ 65.00	\$ 174,200.00
Blow Off Valve	EA	4	\$ 4,000.00	\$ 16,000.00
Butterfly Valve	EA	9	\$ 4,000.00	\$ 36,000.00
			<b>Total</b>	<b>\$ 3,104,000.00</b>

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