

Attachment E

Existing Lien Agreement

Recording Requested By:
First American Title Company
Homebuilder Services Division



Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

Recording Requested By:
The City of Victorville

DOC# 2022-0369306

When Recorded Please Return to:

City of Victorville
14343 Civic Drive
P O Box 5001
Victorville, CA 92393-5001

11/09/2022
10:24 AM
SAN

C5032

Titles: 1 Pages: 31

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

APN 3133-111-01

SPACE ABOVE FOR RECORDER'S USE
RECORDING OF THIS DOCUMENT IS FEE-EXEMPT
GOVERNMENT CODE SECTIONS 6103, 27383, AND 27388.1(2)(D)

1709385

LIEN AGREEMENT
As Subdivision Improvement Security for
Tract Map No. 20275
(ESUB21-00002)

THIS LIEN AGREEMENT ("Lien Agreement") is entered into this 14th day of September, 2022, by and among the City of Victorville, a municipal corporation and California charter city, hereinafter called "CITY" and KB Homes Greater Los Angeles Inc., a California corporation, hereinafter called "OWNER". CITY and OWNER are sometimes collectively referred to hereinafter as the "PARTIES," and individually as a "PARTY".

RECITALS

A. OWNER is the record fee owner of that certain real property situated in the City of Victorville, County of San Bernardino, State of California, as more particularly described in the attached Exhibit A. Said real property is hereinafter called the "Property".

B. OWNER has applied to CITY for approval of a final map for Tract Map No. 20275, referred to hereinafter as the "Map", pursuant to the Subdivision Map Act, *Gov. Code Section 66410 et seq.*, (the "Map Act"), and the ordinances and regulations of the City relating to the filing, approval, and recordation of subdivision maps and other City subdivision regulations, including without limitation, Title 17 and the applicable provisions of Title 16 of the Victorville Municipal Code (hereinafter the "VMC").

C. OWNER is required to enter into a secured agreement with the CITY known as a Subdivision Improvement Agreement (hereinafter "SIA") to perform certain acts and construct certain improvements as a condition of CITY's approval of said Map..

D. OWNER is further required by said SIA, Chapter 17.64 of VMC Title 17, and Sections 66462 and 66499 of the Map Act to provide security satisfactory to the CITY to secure OWNER's obligations under said SIA.

Recording Requested By:
First American Title Company
Homebuilder Services Division

Recording Requested By:
The City of Victorville

When Recorded Please Return to:

City of Victorville
14343 Civic Drive
P O Box 5001
Victorville, CA 92393-5001

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C. OWNER is required to enter into a secured agreement with the CITY known as a Subdivision Improvement Agreement (hereinafter "**SIA**") to perform certain acts and construct certain improvements as a condition of CITY's approval of said Map.

D. OWNER is further required by said SIA, Chapter 17.64 of VMC Title 17, and Sections 66462 and 66499 of the Map Act to provide security satisfactory to the CITY to secure OWNER's obligations under said SIA.

E. Map Act Section 66499(a)(4) empowers the CITY to adopt an ordinance to allow the use of lien agreements to secure subdivision agreements based upon the CITY finding that it would not be in the public interest to require the installation of the required improvements sooner than two (2) years after the recordation of the map.

F. Pursuant to Section 17.64.065 of VMC Title 17, CITY is authorized to accept a lien agreement recorded against the Property as security for the SIA based upon and subject to all the conditions, requirements, and restrictions contained therein.

G. The City Council of the CITY has found and determined that it would not be in the public interest to require the installation of the improvements required by the SIA sooner than two (2) years after the recordation of the Map.

H. OWNER warrants that OWNER has fee title interest to all of the individual lots in the Property as identified on the Map and has not sold any of the individual lots on the Property to be divided as identified on said Map.

I. OWNER has not commenced to install or construct any of the improvements required by the SIA, and has not been issued any construction permits, including without limitation, grading or building permits, on any of the Property as identified on the Map.

J. OWNER has provided a title insurance policy and current title report from a title company approved by the CITY and issued within the 45 days prior to the execution of this Lien Agreement documenting that the OWNER is the record owner of the Property, and the Property is not encumbered by any mortgages, deeds of trust, or liens.

K. OWNER represents and CITY has confirmed that OWNER has paid all outstanding fees pursuant to Chapter 17.12 of the VMC and has a deposit-based fee account in good standing with the CITY.

NOW, THEREFORE, incorporating the above recitals, and for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES hereto mutually agree as follows:

I. OWNER's Performance and Obligations:

A. OWNER hereby grants to CITY, in accordance with the terms and conditions of this Lien Agreement, a lien upon the Property described in Exhibit A, as security for all of the following obligations of OWNER:

(1) Construction of the improvements required by the SIA (hereinafter the "**Required Improvements**"), the total estimated cost of which equals \$6,941,616.17 [*Six Million, nine-hundred and forty-one thousand, six-hundred and sixteen dollars and seventeen cents*], as specified in the approved Engineer's Cost Estimate attached hereto as Exhibit B; provided, however, that OWNER's obligation under this Lien Agreement shall extend to the actual cost of construction

of the Required Improvements, notwithstanding that such costs may exceed the estimate set forth in Exhibit B.

(2) Payment of any fees, including fees for improvements, services, or applications described in VMC Title 17 (collectively, "Fees"), in the amount required in accordance with the VMC.

B. For so long as the Property remains subject to this Lien Agreement, OWNER shall not:

(1) request issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property;

(2) transfer, sell, or permit the transfer or sale of any lot shown on the Map, or any of the individual final tract maps which make up the Property, if any, except as specified in the provisions of Section III.B, hereof; or

(3) commence work on any portion of the Required Improvements except as necessary to correct or prevent threats to the public health, safety or general welfare and with the prior written consent or order of the CITY.

C. At the time OWNER executes this Lien Agreement, OWNER shall post with the CITY a cash deposit in the amount of Twelve Thousand Dollars (\$12,000) per tract map to be recorded, regardless of whether the project is to be subdivided by a single tract map or by multiple tract map recordings through phasing, for the purpose of reverting the property to acreage if OWNER breaches or is in default of the terms of this Lien Agreement, and to be used by CITY to reimburse CITY for any costs which CITY may incur in processing such reversion to acreage map initiated pursuant to this Lien Agreement as required for properties where none of the Required Improvements have been constructed. If there are no outstanding fees, any unused portion of such deposit shall be refunded to OWNER following completion of such reversion.

D. Prior to obtaining any construction permits, including but not limited to grading, construction excavation or water permits, or commencing the installation and construction of any portion of the Required Improvements under the SIA, OWNER shall:

(1) substitute other forms of security satisfactory to CITY in place of this Lien Agreement, in the amounts and for the purposes set forth in the SIA and Section 17.64.060 of the VMC, except that the amounts shall be calculated using the estimated cost of the Required Improvements at the time of substitution, as ascertained by the City Engineer; and

(2) deposit fees for inspections, tests, and other related purposes.

E. OWNER shall substitute acceptable security for this Lien Agreement (in the types and amounts specified in VMC Sections 17.64.060(a) and (b) and approved by the City Council) and commence to construct all Required Improvements imposed as conditions of approval on the Map as specified in the SIA within six (6) years following the

date of recordation of the Map. Upon request of the OWNER and upon approval by the City Engineer or his/her designee, the time for delivery of acceptable replacement and commencement of construction may be extended once for an additional period not to exceed (4) four years, provided all the provisions of VMC Section 17.64.065(h) are met. Assuming such extension is approved, the total amount of time a Lien Agreement may be used as security for the Property is ten (10) years.

F. Once this Lien Agreement has been replaced with acceptable security, in the types and amounts specified in VMC Sections 17.64.060(a) and (b) and approved by the City Council, substitution of a lien agreement for said security shall not be permitted.

G. OWNER agrees to appear in and defend any action or proceeding purporting to affect the CITY's lien upon the Property or the rights or powers of the CITY with respect to the Property; and also, if at any time the CITY is a party to or appears in any such action or proceeding, or in any action or proceeding to enforce any obligation hereby secured, to pay all costs and expenses paid or incurred by the CITY in connection therewith, including, but not limited to, cost of evidence of title and reasonable attorneys' fees. OWNER further agrees that upon entry of any judgment, all such costs, expenses and fees shall be taxed as costs and included in any judgment rendered.

H. OWNER agrees to indemnify, and hold harmless, the CITY, its officers, employees and agents from any liability whatsoever based or asserted upon any act or omission of OWNER, its officers, employees and agents relating to or in any way connected with the obligations arising under this Lien Agreement. As part of the foregoing indemnity, OWNER agrees to protect and defend at its own expense, including attorneys' fees, the CITY, its officers, employees, and agents in any legal action based upon such alleged acts or omissions

I. OWNER agrees to pay when due any and all taxes and assessments affecting the Property, and all encumbrances, charges and liens, with interest, on the Property or any part thereof, which appear to be prior or superior to the lien created by this Lien Agreement.

J. OWNER agrees at its sole cost and expense, to maintain and keep the Property in good condition and repair, including but not limited to maintaining storm water facilities, erosion control and fire prevention maintenance activities on the Property; to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property; not to commit or permit any waste thereof or any act upon the Property in violation of the law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general.

K. OWNER agrees that the choice of remedy or remedies for OWNER's default or breach of this Lien Agreement shall be in the sole discretion of the CITY.

II. CITY's Performance and Obligations:

A. Upon delivery by OWNER and acceptance by the City Council of one or more of the securities (as specified in Section 17.64.060 of the VMC and Section 10 of the SIA) in replacement of this Lien Agreement, and upon OWNER's request, the CITY shall release the Property from the provisions of this Lien Agreement and shall execute any necessary release in a form as required by law to enable the OWNER or its transferee, if any, to clear the record of title of the Property so release of the lien created by this Lien Agreement is achieved.

B. Upon delivery by OWNER and acceptance by the City Council of one or more of the securities (as specified in Section 17.64.060 of the VMC and Section 10 of the SIA) in replacement of this Lien Agreement, and upon OWNER's request, the CITY shall release all remaining amounts of the deposit paid pursuant to Section I.C hereof.

C. In no instance shall this Lien Agreement compel the CITY to construct the Required Improvements.

III. Effect of Lien Agreement.

A. This Lien Agreement creates and constitutes a secured obligation in the form of a lien against the Property for the purposes of securing OWNER's performance of this Lien Agreement and the SIA recorded concurrently herewith. From the date of recordation of this Lien Agreement, a lien shall attach to the entire Property which shall have the priority of a judgment lien in an amount necessary to discharge all obligations contained in the SIA, this Lien Agreement and any Fees. The CITY shall under no circumstances be obligated to subordinate the lien, but may do so in its sole and absolute discretion in a manner provided by law.

B. Except as specified in VMC Section 17.64.065(m), fee title to the entire Property encumbered by this Lien Agreement, or to all lots designated on any individual final map which is encumbered by this Lien Agreement, may be sold in the aggregate by OWNER to a single purchaser, provided that the proposed purchaser, prior to assuming title to the Property, either:

(1) Executes a new or replacement SIA in a form acceptable to CITY to assume the obligations of OWNER with respect to the Property encumbered by this Lien Agreement and delivers acceptable replacement security to the CITY (as set forth in VMC Section 17.64.065(g)) as a condition to development of the Property conveyed; or

(2) Executes a new or replacement SIA in a form acceptable to CITY to assume the obligations of OWNER with respect to the Property encumbered by this Lien Agreement and executes a new lien agreement in a form acceptable to the CITY as security (provided that the ten-year limit for which a lien agreement may be used as security for the Property has not been reached) to replace this Lien Agreement, which will encumber the Property conveyed. The foregoing sentence notwithstanding, as stated in Section I.F above, no new lien agreement

may be used as security if replacement security has already been provided as set forth in Section I.D of this Lien Agreement.

Any proposed purchaser shall also comply with all other applicable provisions of VMC Chapter 17.64 and Section 17.64.065.

C. Notwithstanding any provisions of VMC Title 17 to the contrary, so long as this Lien Agreement is utilized for security as described herein, the CITY is not obligated to accept offers of dedication for street or drainage purposes on the Property

IV. Events of Default; Breach.

Upon the occurrence of any one of the following events, OWNER shall be deemed in default hereunder if OWNER fails to cure such occurrence within thirty (30) days after receipt of written notice of default from the CITY; provided, however, that if such event is of such a nature that it cannot be cured within such thirty (30) day period, then OWNER shall not be in default if it commences a cure in good faith within such thirty (30) day period and thereafter diligently prosecutes the cure to completion:

A. Commencement of any work on any Required Improvements by OWNER, its agents or employees, prior to substitution of acceptable security with the CITY in place of this Lien Agreement, except as specifically authorized by CITY with prior authorization in writing or by order to correct or prevent threats to the public health, safety or general welfare;

B. Filing of any proceedings or action by or against OWNER to declare OWNER bankrupt or to appoint a receiver or trustee for OWNER or to reorganize OWNER or to make an assignment for the benefit of creditors or to do anything else of a similar nature or purpose under any state or federal bankruptcy or insolvency laws, if such proceedings or actions are not discharged within sixty (60) days;

C. Levy of any attachment or writ of execution against OWNER and the Property whereby the Property is taken or occupied or attempted to be taken or occupied by someone other than OWNER and such attachment or execution is not released within sixty (60) days;

D. Sale of any lot shown on the Map prior to release of the lien created by this Lien Agreement, except as provided in Section III.B hereof;

E. Request by OWNER of issuance by the Department of Real Estate of the Final Subdivision Public Report for the Property;

F. Allowing the Property to be maintained in manner that falls below the required maintenance satisfactory to the CITY or as required by Section I.J hereof;

G. The attachment of any other lien or judgment lien upon the Property;

H. Breach by OWNER of any other term or condition of this Lien Agreement or of the SIA, or OWNER's failure to fully and faithfully discharge its obligations hereunder within the time specified herein.

V. CITY's Remedies.

A. Upon the occurrence of any of the events described in Section IV, above, CITY may declare a breach of this Lien Agreement if OWNER fails to cure or to diligently prosecute the cure to completion, and the CITY, at CITY's option, may exercise any one or more of the following remedies:

(1) Pursue any or all of the remedies provided in the SIA and all remedies available to it by law;

(2) Enforce this lien by appropriate action in court or as provided by law and in the event the enforcement is by action in court, the OWNER agrees that the amount of said lien shall include reasonable attorneys' fees which shall be taxed as a cost in any suit for such enforcement;

(3) Estimate the cost of the work required to complete the Required Improvements, and all Fees, and foreclose said lien in said amount;

(4) Rescind the approval of any and all entitlements, permits or licenses associated with the Map;

(5) Initiate proceedings for reversion of the Property to acreage, at the expense of OWNER, in accordance with the provisions of the Map Act and Chapter 17.92 of the VMC;

(6) Pursue any other remedy, legal or equitable, for the foreclosure of a lien. OWNER, its heirs and assigns, shall pay reasonable attorneys' fees to be taxed as a cost in said proceedings.

B. The failure of the CITY to take an enforcement action with respect to a default, or to declare a default or breach, shall not constitute a waiver of that default or breach, or any subsequent default or breach of OWNER.

VI. General Provisions.

A. Recordation. This Lien Agreement shall be recorded, concurrently with the SIA, by the CITY in the office of the County Recorder of San Bernardino County immediately following execution of this Lien Agreement and shall be indexed by the names of all record title owners of the Property as specified on the Map.

B. Contingency. This Lien Agreement shall not take effect until both it and the SIA have been approved by the City Council of the CITY and have been recorded against the Property.

C. Final Integrated Agreement. This Lien Agreement, together with all exhibits, the SIA, and the Map expressly referred to herein, is intended to be the final expression of understanding between the Parties and supersedes any and all prior restrictions, promises, representations, warranties, agreements, understandings and undertakings between the Parties with respect to the within subject matter. No other statement or representation, written or oral, express or implied, has been received or relied upon entering into this Lien Agreement. All prior discussions, statements and negotiations shall be deemed merged into this Lien Agreement and the SIA which it secures.

D. Further Assurances. The PARTIES agree to perform such further acts and to execute and deliver such additional documents and instruments as may be reasonably required in order to carry out the provisions of this Lien Agreement and the intentions of the PARTIES.

E. Governing Law. This Lien Agreement shall be governed, interpreted, construed and enforced in accordance with the laws of the State of California. The PARTIES agree that all actions or proceedings arising in connection with this Lien Agreement shall be tried and litigated only in the state courts located in the County of San Bernardino, State of California, or federal courts located in the Central District of California.

F. Headings. The captions and Section headings used in this Lien Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

G. Modification, Waiver and Amendment. No breach of this Lien Agreement or of any provision herein may be waived except by an express written waiver executed by the PARTY waiving such breach. Waiver of any one breach shall not be deemed a waiver of any other breach or provision of this Lien Agreement. This Lien Agreement may be amended, altered, modified or otherwise changed only by a writing duly executed by the PARTIES hereto or their authorized representatives. No modification, waiver, amendment or discharge of this Lien Agreement shall be valid unless the same is in writing and signed by all PARTIES.

H. No Other Inducement. The making, execution and delivery of this Lien Agreement by the PARTIES hereto has been induced by no representations, statements, warranties or agreements other than those expressed herein.

I. Severability. If any term, provision, covenant or condition of this Lien Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Lien Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Lien Agreement shall be valid and enforceable to the fullest extent permitted by law.

J. Successors and Assigns. This Lien Agreement shall run with the land and inure to the benefit of and bind all PARTIES hereto, their heirs, devisees, administrators, executors, successors and assigns.

K. Attorney Fees. In the event any action at law or in equity is brought to enforce the terms of this Lien Agreement, the prevailing PARTY shall be entitled to litigation costs and reasonable attorney fees

L. OWNER not Agent of CITY. Neither OWNER nor any of OWNER's officers, directors, agents, employees, contractors, or successors in interest are or shall be considered to be agents of the CITY in connection with the performance of any of the OWNER's obligations under this Lien Agreement.

M. Notice. All notices required by or provided under this Lien Agreement shall be in writing and delivered in person or sent by certified or registered mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail.

Notice to CITY: City of Victorville
14343 Civic Drive
Victorville, CA 92392
Attn: City Engineer

Notice to OWNER: KB Home Greater Los Angeles Inc., a California corporation
36310 Inland Valley Drive
Wildomar, CA 92595
Attn: Jonathon Siemsen

With Copy to: City Attorney, City of Victorville
Green de Bortnowsky, LLP
30077 Agoura Court, Suite 210
Agoura Hills, CA 91301-2713
Attn: Andre de Bortnowsky

N. Counterparts. This Lien Agreement may be executed in counterparts, each of which shall be deemed as original but all of which shall constitute one and the same instrument.

O. Authority. Each person signing this Lien Agreement warrants that s/he is duly authorized to execute this Lien Agreement on behalf of and bind the PARTY each purports to represent.

P. Incorporation of Exhibits. The following exhibits are attached to this Lien Agreement and incorporated herein by this reference:

Exhibit A: Legal Description of Property
Exhibit B: Engineer's Cost Estimate

[END OF THIS PAGE – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the PARTIES hereto have executed this Lien Agreement.

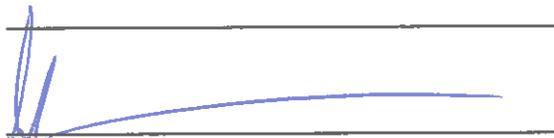
OWNER:

KB Home Greater Los Angeles Inc., a California corporation

CITY:

CITY OF VICTORVILLE

By:



Print Name

Scott Hansen

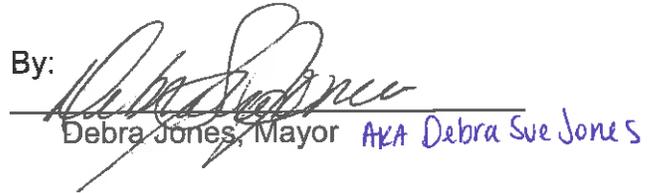
VP of FORWARD PLANNING & DEVELOPMENT

Print Title

AUGUST 3, 2020
Date

(Notarization of Owner's Signature is required and must be attached)

By:


Debra Jones, Mayor AKA Debra Sue Jones

(Notarization of Mayor's Signature is required and shall be attached)

ATTEST:

By:


Jennifer Thompson, City Clerk

APPROVED AS TO FORM:


Andre de Bortnowsky, City Attorney


Lee Brown, City Risk Manager

Lien Agreement

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.

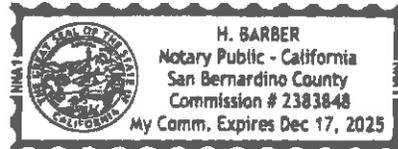
State of California
County of San Bernardino)

On September 14, 2022 before me, H. Barber, Notary Public
(insert name and title of the officer)

personally appeared Debra Sue Jones
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 H. Barber

(Seal)

CALIFORNIA ALL-PURPOSE 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.

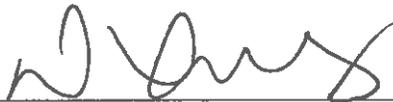
State of California }

County of Riverside }

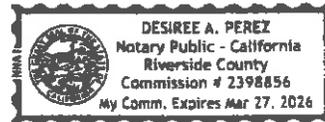
On August 3, 2022, before me, Desiree A. Perez, Notary Public, personally appeared Scott Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Desiree A. Perez



(SEAL)

Exhibit A

Legal Description of Property

Real property in the City of Victorville, County of San Bernardino, State of California, described as follows:

The northwest 1/4 of the southwest 1/4 of Section 29, Township 5 North, Range 5 West, San Bernardino Meridian, in the City of Victorville, County of San Bernardino, State of California, according to the official plat thereof.

APN: 3133-111-01

Exhibit B

Engineer's Cost Estimate

ENGINEER'S COST ESTIMATE FOR OFF-SITE PUBLIC IMPROVEMENTS ONLY

TOTAL TRAFFIC SIGNAL EST.:	\$0.00
Faithful Performance Security Amount*:	\$0.00
Labor & Material Security Amount*:	\$0.00
TRAFFIC SIGNAL PLAN CHECKING FEE:	\$0.00
TRAFFIC SIGNAL CONST. PERMIT & INSP. FEE:	\$0.00
TOTAL WATER COST EST.:	\$1,055,083.70
Faithful Performance Security Amount*:	\$1,055,083.70
Labor & Material Security Amount*:	\$527,541.85
WATER PLAN CHECKING FEE:	\$34,652.51
WATER CONST. PERMIT & INSPECTION FEE:	\$34,652.51
TOTAL RECLAIM WATER COST EST.:	\$0.00
Faithful Performance Security Amount*:	\$0.00
Labor & Material Security Amount*:	\$0.00
REC. WATER PLAN CHECKING FEE:	\$0.00
REC. WTR CONST. PERMIT & INSPECTION FEE:	\$0.00
TOTAL DRAINAGE COST EST.:	\$1,454,683.43
Faithful Performance Security Amount*:	\$1,454,683.43
Labor & Material Security Amount*:	\$727,341.71
DRAINAGE PLAN CHECKING FEE:	\$46,640.50
DRAINAGE CONST. PERMIT & INSPECTION FEE:	\$46,640.50
TOTAL SEWER COST EST.:	\$1,392,380.00
Faithful Performance Security Amount*:	\$1,392,380.00
Labor & Material Security Amount*:	\$696,190.00
SEWER PLAN CHECKING FEE:	\$44,771.40
SEWER CONST. PERMIT & INSPECTION FEE:	\$44,771.40
TOTAL STREET COST EST:	\$2,987,219.04
Faithful Performance Security Amount*:	\$2,987,219.04
Labor & Material Security Amount*:	\$1,493,609.52
STREET PLAN CHECKING FEE:	\$92,616.57
STREET CONST. PERMIT & INSPECTION FEE:	\$92,616.57
TOTAL MONUMENTATION COST:	\$52,250.00
Faithful Performance Security Amount*:	\$52,250.00
MONUMENTATION INSPECTION FEE:	\$296.00

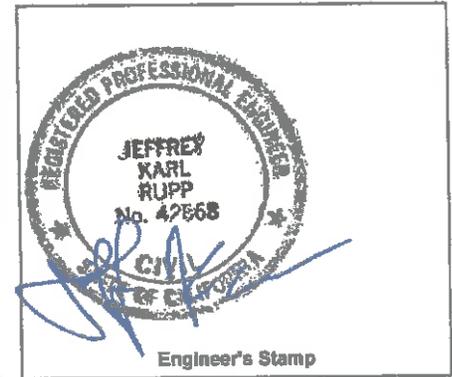
DRY UTILITY TRENCHING INSPECTION FEE:	\$0.00
TOTAL LINEAR FOOTAGE	
0 LF-100 LF = \$78.00 Min	\$0.00
101 LF-200 LF = \$78.00 + \$0.24/LF	\$0.00
201 LF += \$102.00 + \$0.16/LF	\$0.00

*Securitles shall be provided in accordance with Victorville Municipal Code, §17.64.060. The Faithful Performance portion shall be at 100% of the approved Engineer's Cost Estimate of the required improvement. The Labor & Material portion shall be at 50% of the approved Engineer's Cost Estimate of the required improvement.

TOTAL PLAN CHECKING FEE**
\$218,680.99

TOTAL CONSTRUCTION PERMIT & INSPECTION FEE**
\$219,036.99

** There may be additional fees that pertain to your project. Please see the Engineering Schedule of Fees and Charges for Services for a complete list of fees required for your project.



Engineer's Stamp

42868
R.C.E. #

3/31/22
Exp. Date

ESUB21-00002

PLACE ENG/WTR CASE LABEL HERE

Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 05/20/2021



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: Tract No 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 3/31/2021
 BY: Jeff Rupp

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
PAVEMENT				
3" Asphalt Concrete	245,418	\$1.31	S.F.	\$322,111.13
3.5" Asphalt Concrete	42,806	\$1.53	S.F.	\$65,546.69
4" Asphalt Concrete		\$1.75	S.F.	\$0.00
5" Asphalt Concrete		\$2.19	S.F.	\$0.00
5.5" Asphalt Concrete	43,050	\$2.41	S.F.	\$103,589.06
6" Asphalt Concrete		\$2.63	S.F.	\$0.00
7" Asphalt Concrete		\$3.06	S.F.	\$0.00
8" Asphalt Concrete		\$3.50	S.F.	\$0.00
Crushed Aggregate Base	8,180	\$30.00	CY	\$245,400.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Crushed Aggregate Base		\$0.21	CY	\$0.00
Asphalt Concrete &/or P.C.C. Removal		\$60.00	C.Y	\$0.00
A.C. Curb	1,240	\$15.00	L.F.	\$18,600.00
A.C. Repair		\$200.00	C.Y.	\$0.00
Slurry Seal, Type I		\$0.50	S.F.	\$0.00
Slurry Seal, Type II		\$0.75	S.F.	\$0.00
Graded Access Driveway		\$5.00	S.F.	\$0.00
				\$0.00
				\$0.00
				\$0.00
Sub Total Pavement:				\$755,246.88
CURB & GUTTER				
6" Curb & Gutter, per City Standard S-09		\$20.00	L.F.	\$0.00
8" Curb & Gutter, per City Standard S-09	12,151	\$25.00	L.F.	\$303,775.00
Cross Gutter, per City Standard S-05	6,045	\$5.50	S.F.	\$33,247.50
Cross Gutter with Spandrels		\$8.74	S.F.	\$0.00
P.C.C. Alley Gutter		\$10.25	L.F.	\$0.00
6" Curb Only per City Standard H-01		\$12.00	L.F.	\$0.00
3" PVC Drain per City Standard H-03		\$500.00	EA	\$0.00
Gutter Local Depression per D-02	14	\$300.00	EA	\$4,200.00
				\$0.00
Sub Total Curb & Gutter:				\$341,222.50
P.C. CONCRETE				
4" Thick Residential Sidewalk (6' wide)	75,148	\$7.50	S.F.	\$563,610.00
4" Thick Concrete		\$7.50	S.F.	\$0.00
6" Thick Residential Drive Approach, per City Standard S-02 (12' wide)		\$6.13	S.F.	\$0.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: _____ Tract No 20275
 LOCATION: _____ Monte Vista Road & Luna Road
 DATE: _____ 3/31/2021
 BY: _____ Jeff Rupp

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
P.C. CONCRETE CONT'D				
6" Thick Residential Drive Approach, per City Standard S-02 (18' wide)	24,300	\$6.13	S.F.	\$148,959.00
6" Thick Residential Drive Approach for Knuckles & Cul-de-Sacs, per City Standard S-02A (24' wide)		\$6.13	S.F.	\$0.00
6" Thick Residential Drive Approach, per City Standard S-02 (24' wide)		\$6.13	S.F.	\$0.00
8" Thick Commercial Drive Approach, Type 1, per City Standard S-03		\$12.50	S.F.	\$0.00
8" Thick Commercial Drive Approach, Type 2, per City Standard S-03		\$12.50	S.F.	\$0.00
8" Thick Commercial Drive Approach, Type 3, per City Standard S-03		\$12.50	S.F.	\$0.00
Curb Ramp per City Standard S-11B	21	\$5,000.00	EA	\$105,000.00
P.C.C. Alley Intersection		\$9.50	S.F.	\$0.00
Reinforced Concrete		\$575.00	C.Y.	\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Sub Total P.C. Concrete:				\$817,569.00
MISCELLANEOUS UTILITIES				
Dry Utility Trenching			L.F.	\$0.00
				\$0.00
				\$0.00
Sub Total Miscellaneous Utilities				\$0.00
UNDERGROUNDING EXIST. UTILITIES				
Relocate Power Poles		\$30,000.00	EA	\$0.00
Remove Power Poles			EA	\$0.00
				\$0.00
				\$0.00
Sub Total Undergrounding of Existing Utilities				\$0.00
MISCELLANEOUS				
Earthwork Cut	8,000	\$18.00	C.Y.	\$144,000.00
Earthwork Fill	7,000	\$25.00	C.Y.	\$175,000.00
Trenching		\$3.50	L.F.	\$0.00
Backfill		\$3.50	L.F.	\$0.00
Crushed A.B. under Sidewalk	75,148	\$5.00	SF	\$375,740.00
Adjust Manhole to Grade	34	\$250.00	EA	\$8,500.00
Saw Cut	292	\$0.75	L.F.	\$219.00
Truncated Dome Panels per APWA Standard 111-3		\$600.00	EA	\$0.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: Tract No 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 3/31/2021
 BY: Jeff Rupp

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
Tree Removal		\$665.00	EA	\$0.00
MISCELLANEOUS CONT'D				
Tree Wells & Covers		\$85.00	EA	\$0.00
Hand Railings		\$45.00	LF	\$0.00
Street Lighting	30	\$2,500.00	AC	\$75,000.00
Relocate Private Mail Boxes		\$250.00	EA	\$0.00
6' Tall Commercial Grade Wrought Iron		\$200.00	LF	\$0.00
Knox Box per Fire Std A-3		\$150.00	EA	\$0.00
Adjust Water Valve to Grade	56	\$100.00	EA	\$5,600.00
Sub Total Miscellaneous:				\$784,059.00

TRAFFIC CONTROL				
Item Description	Quantity	Unit Cost	Unit	Cost
Striping Removals		\$2.00	L.F.	\$0.00
2" to 4" wide Pavement Striping		\$2.00	L.F.	\$0.00
4" wide Pavement Striping	2,457	\$1.00	L.F.	\$2,457.00
6" wide Pavement Striping	2,521	\$2.00	L.F.	\$5,042.00
12" wide Pavement Striping	154	\$3.00	L.F.	\$462.00
Pavement Markings	4	\$250.00	EA	\$1,000.00
Traffic Signs		\$275.00	EA	\$0.00
Street Name Signs	10	\$383.33	EA	\$3,833.30
Sign Removals		\$175.00	EA	\$0.00
Replace Vehicle Detector Loops		\$400.00	EA	\$0.00
Guard Rail/Barricade		\$48.00	L.F.	\$0.00
Guide Markers		\$18.00	EA	\$0.00
Remove Temporary Turnaround		\$710.00	EA	\$0.00
Construct Temporary Turnaround		\$1,400.00	EA	\$0.00
Traffic Control Plans			L.S.	\$0.00
Install Carsonite Markers 5' OC		\$50.00	EA	\$0.00
R-1 Stop Sign	10	\$250.00	EA	\$2,500.00
Lane line detail 12 and 38	524	\$0.50	LF	\$262.00
Misc Signs	8	\$250.00	EA	\$2,000.00
Sub Total Traffic Control:				\$17,556.30

Sub-Total Streets: \$2,715,653.68

10% Contingency: \$271,565.37

TOTAL STREET COST: \$2,987,219.04

PLAN & PERMIT FEE CALCULATION FORMULA	
	\$92,616.57
\$0-\$50,000 is 5% of Cost Est.	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$8,000.00
\$250,001 + is 3% of Cost Est.	\$82,116.57



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 3/31/2021
 BY: Jeff Rupp

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
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PIPES				
8" R.C.P.		\$ 69.00	L.F.	\$ -
12" R.C.P.		\$ 72.67	L.F.	\$ -
15" R.C.P.		\$ 84.25	L.F.	\$ -
18" R.C.P.	751	\$ 97.33	L.F.	\$ 73,095
21" R.C.P.		\$ 96.80	L.F.	\$ -
24" R.C.P.	1,268	\$ 113.83	L.F.	\$ 144,336
27" R.C.P.		\$ 99.33	L.F.	\$ -
30" R.C.P.	213	\$ 129.17	L.F.	\$ 27,513
33" R.C.P.		\$ 136.50	L.F.	\$ -
36" R.C.P.	943	\$ 130.00	L.F.	\$ 122,590
39" R.C.P.		\$ 149.50	L.F.	\$ -
42" R.C.P.	931	\$ 145.00	L.F.	\$ 134,995
45" R.C.P.		\$ 170.00	L.F.	\$ -
48" R.C.P.	463	\$ 160.00	L.F.	\$ 74,080
51" R.C.P.		\$ 197.50	L.F.	\$ -
54" R.C.P.		\$ 200.00	L.F.	\$ -
57" R.C.P.	1,240	\$ 235.00	L.F.	\$ 291,400
60" R.C.P.		\$ 240.00	L.F.	\$ -
84" R.C.P.		\$ 280.00	L.F.	\$ -
96" R.C.P.		\$ 320.00	L.F.	\$ -
96" CMP		\$ 230.00	L.F.	\$ -
120" CMP		\$ 245.00	L.F.	\$ -
Pipe Size -			L.F.	\$ -
Pipe Size -			L.F.	\$ -
18" CSP		40	L.F.	\$ -
				\$ -
Sub Total Pipes:				\$ 868,009

MANHOLES				
Standard Manhole, 36" pipe or less, per Standard D-04 or APWA 321-1	3	\$ 7,500.00	EA	\$ 22,500
Standard Manhole, Greater than 36" pipe, per Standard D-04 or APWA 320-1	4	\$ 8,000.00	EA	\$ 32,000
Pre-Cast Storm Drain Manhole, per Standard D-05 or APWA 322-1	2	\$ 8,500.00	EA	\$ 17,000
Adjust Manhole to grade		\$ 400.00	EA	\$ -
Concrete Collar (up to 48")	4	\$ 300.00	EA	\$ 1,200
				\$ -
				\$ -
Sub Total Manholes:				\$ 72,700



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
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 BY: Jeff Rupp

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
STRUCTURES/BOXES				
Junction Structure per APWA 333-1	7	\$ 6,500.00	EA	\$ 45,500
Junction Structure per APWA 333-2		\$ 6,500.00	EA	\$ -
Junction Structure per APWA 334-1		\$ 4,000.00	EA	\$ -
Junction Structure per APWA 332-1		\$ 4,000.00	EA	\$ -
Transition Structure per APWA 340-1	2	\$ 10,000.00	EA	\$ 20,000
				\$ -
				\$ -
				\$ -
Headwalls (to nearest 1/2 C.Y.)	21	\$ 500.00	C.Y.	\$ 10,500
Concrete Slope Anchor		\$ 500.00	EA	\$ -
				\$ -
				\$ -
Reinforced Concrete Box (4'x12')		\$ 500.00	L.F.	\$ -
Reinforced Concrete Box (7'x12')		\$ 1,800.00	L.F.	\$ -
Reinforced Concrete Box (10.5'x15.5')		\$ 2,200.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Structures/Boxes:				\$ 76,000
BASINS				
Catch Basin W = 4', V=7'		\$ 3,500.00	EA	\$ -
Catch Basin W = 7', V=7'		\$ 5,500.00	EA	\$ -
Catch Basin W = 10', V=7'		\$ 10,000.00	EA	\$ -
Catch Basin W = 14', V=7'		\$ 15,000.00	EA	\$ -
Catch Basin W = 21', V=7'		\$ 18,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Basins:				\$ -
INLETS/OUTLETS				
Standard Drop Inlet, per Standard D-02	14	\$ 3,500.00	EA	\$ 49,000
Standard Drop Inlet, per Standard D-03		\$ 3,500.00	EA	\$ -
Side Inlet for Standard Drop Inlet		\$ 2,500.00	EA	\$ -
36" CMP Inlet		\$ 3,500.00	EA	\$ -
CSP Drop Inlet		\$ 3,500.00	EA	\$ -
Inlet Structure			L.F.	\$ -
Outlet Structure			L.F.	\$ -
18" Metal Flared End		\$ 500.00	EA	\$ -
Trash Rack per SPPWC 361-2	4	\$ 2,500.00		\$ 10,000
Sub Total Inlets/Outlets:				\$ 59,000



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
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 DATE: 3/31/2021
 BY: Jeff Rupp

DRAINAGE				
Item Description	Quantity	Unit Cost	Unit	Cost
CROSSINGS				
Standard Wash Crossing, per Std D-01A		\$ 4,000.00	EA	\$ -
Channel Crossing for Exist. Rural Residential, per Standard D-01B		\$ 6,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Crossings:				\$ -
DRYWELLS				
Drywell System, per Standard D-06		\$ 25,000.00	EA	\$ -
Drywell & Interceptor, per Standard D-07		\$ 30,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Drywells:				\$ -
DRAINS				
Curb Drain		\$ 1,500.00	EA	\$ -
Under sidewalk Drain		\$ 2,500.00	EA	\$ -
Parkway Drain per APWA 151-1 Type 2		\$ 3,500.00	EA	\$ -
Parkway Culvert		\$ 47.50	L.F.	\$ -
Rail top Culvert: S=		\$ 300.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Drains:				\$ -
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.			S.F.	\$ -
Traffic Control - Storm Drain			L.S.	\$ -
P.C.C. Access Drive		\$ 7.50	S.F.	\$ -
Perimeter Masonry Wall		\$ 15.00	L.F.	\$ -
Perimeter Wrought Iron Fence		\$ 6.00	L.F.	\$ -
Wrought Iron Gates - 5' Pedestrian			L.S.	\$ -
Wrought Iron Gates - 20'			L.S.	\$ -
Pump			EA	\$ -
Water Valve			EA	\$ -
Slope Protection		\$ 0.45	S.F.	\$ -
Rip Rap		\$ 11.00	C.Y.	\$ -
Grouted Rip Rap	917	\$ 150.00	C.Y.	\$ 137,550
5" Thick Spillway	3,740	\$ 7.00	S.F.	\$ 26,180
Detention Basin Grading	1	\$ 80,000.00	L.S.	\$ 80,000
				\$ -
Sub Total Miscellaneous:				\$ 243,730



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 3/31/2021
 BY: Jeff Rupp

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
CHANNEL SYSTEM				
Concrete Slope, 6" Thick			C.Y.	\$ -
Reinforcing Steel			L.F.	\$ -
			\$	-
			\$	-
			\$	-
Sub Total Channel System:				\$ -
MS4 PERMIT COMPLIANCE				
NPDES/SWPPP	1	\$ 3,000.00	LS	\$ 3,000
			\$	-
			\$	-
			\$	-
Sub Total MS4 Permit Compliance:				\$ 3,000

Sub-Total Drainage: \$ 1,322,439

10% Contingencies: \$ 132,244

TOTAL DRAINAGE COST: \$ 1,454,683

PLAN & PERMIT FEE CALCULATION FORMULA	
	\$46,640.50
\$0-\$50,000 is 5% of Cost Est	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est	\$8,000.00
\$250,001 + is 3% of Cost Est	\$36,140.50



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 1/19/2021
 BY: Jeff Rupp

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
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PIPES

4" PVC/VCP Lateral per Standard SS-03	4,050	\$ 60.00	L.F.	\$ 243,000
6" PVC/VCP Lateral Per Standard SS-03		\$ 65.00	L.F.	\$ -
				\$ -
8" PVC/VCP Sewer Main	6,548	\$ 75.00	L.F.	\$ 491,100
10" PVC/VCP Sewer Main		\$ 80.00	L.F.	\$ -
12" PVC/VCP Sewer Main		\$ 85.00	L.F.	\$ -
15" PVC/VCP Sewer Main		\$ 100.00	L.F.	\$ -
18" PVC/VCP Sewer Main		\$ 120.00	L.F.	\$ -
21" PVC/VCP Sewer Main		\$ 145.00	L.F.	\$ -
24" PVC/VCP Sewer Main		\$ 170.00	L.F.	\$ -
27" PVC/VCP Sewer Main		\$ 185.00	L.F.	\$ -
30" PVC/VCP Sewer Main		\$ 195.00	L.F.	\$ -
33" PVC/VCP Sewer Main		\$ 210.00	L.F.	\$ -
36" PVC/VCP Sewer Main		\$ 225.00	L.F.	\$ -
39" PVC/VCP Sewer Main		\$ 240.00	L.F.	\$ -
42" PVC/VCP Sewer Main		\$ 260.00	L.F.	\$ -
45" PVC/VCP Sewer Main	1,240	\$ 280.00	L.F.	\$ 347,200
48" PVC/VCP Sewer Main		\$ 300.00	L.F.	\$ -
				\$ -
Cast Iron Pipe		\$ 8.25	L.F.	\$ -
				\$ -
				\$ -

Sub Total Pipes: \$ 1,081,300

MANHOLES

48" Diameter Manhole per Standard SS-01	16	\$ 2,500.00	EA	\$ 40,000
60" Diameter Manhole per Standard SS-01	8	\$ 7,500.00	EA	\$ 60,000
48" Sewer Drop Manhole per Standard SS-07		\$ 3,250.00	EA	\$ -
60" Drop Manhole per SS-07A		\$ 5,750.00	EA	\$ -
Sewer Manhole w/Internal Sewer Main Drop per Standard SS-07A		\$ 8,000.00	EA	\$ -
Adjust Manhole To Grade		\$ 400.00	EA	\$ -
Connect to Exist. Manhole		\$ 2,500.00	EA	\$ -
Reconstruct Manhole Bottom		\$ 1,000.00	EA	\$ -
Concrete, Class 1, 3250 PSI (Manhole Bases, Sewer Saddles, etc.)			C.Y.	\$ -
				\$ -
				\$ -

Sub Total Manholes: \$ 100,000



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 1/19/2021
 BY: Jeff Rupp

SEWER				
Item Description	Quantity	Unit Cost	Unit	Cost
SADDLES/REPAIR				
Sewer Saddle per Standard SS-09		\$ 250.00	EA	\$ -
Sewer Clean Out per Standard SS-04	135	\$ 600.00	EA	\$ 81,000
Saddle Connection		\$ 1,000.00	EA	\$ -
Adjust Cleanout To Grade		\$ 200.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
Remove Sewer Plug and join Exist. 8" sewer		\$ 2,500.00	EA	\$ -
				\$ -
Sub Total Saddies/Repair:				\$ 81,000
SPECIAL CONSTRUCTION				
Extra Depth Construction (10'-12')		\$ 4.15	L.F.	\$ -
Extra Depth Construction (12'-14')		\$ 7.00	L.F.	\$ -
Extra Depth Construction (14'-16')		\$ 10.00	L.F.	\$ -
Extra Depth Construction (16'-18')		\$ 13.00	L.F.	\$ -
Extra Depth Construction (18'-20')		\$ 16.00	L.F.	\$ -
Extra Depth Construction (20'-22')		\$ 19.00	L.F.	\$ -
Extra Depth Construction (22'-24')		\$ 22.00	L.F.	\$ -
Extra Depth Construction (24'-26')		\$ 25.00	L.F.	\$ -
				\$ -
Jack and Bore Operations		\$ 1,100.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Special Construction:				\$ -
CASING				
16" Steel Casing		\$ 80.00	L.F.	\$ -
24" Steel Casing		\$ 100.00	L.F.	\$ -
30" Steel Casing		\$ 125.00	L.F.	\$ -
36" Steel Casing		\$ 150.00	L.F.	\$ -
				\$ -
Concrete Encasement		\$ 25.00	L.F.	\$ -
Special Encasement		\$ 35.00	L.F.	\$ -
20" x 3/8" thick sewer casing with insulators		\$ 90.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Casing:				\$ -
BEDDING				
Pipe Bedding, Less than 18"		\$ 2.50	L.F.	\$ -
Pipe Bedding, Greater than 18"		\$ 5.00	L.F.	\$ -
Unstable Bedding		\$ 7.00	L.F.	\$ -
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
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PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
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 BY: Jeff Rupp

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
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BEDDING CONT'D				
				\$ -
Sub Total Bedding:				\$ -

MISCELLANEOUS

Breaking Pavement & Resurface - A.C.		\$ 7.00	S.F.	\$ -
Breaking Pavement & Resurface - Concrete		\$ 13.00	S.F.	\$ -
Stub & Plug Ends		\$ 100.00	EA	\$ -
Chimneys		\$ 900.00	EA	\$ -
Backwater Valve	10	\$ 350.00	EA	\$ 3,500
Tees & Wyes		\$ 90.00	EA	\$ -
TV Inspections		\$ 1.75	L.F.	\$ -
Traffic Control			LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 3,500

Sub-Total Sewer:	\$	1,265,500
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10% Contingency:	\$	126,550
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TOTAL SEWER COST:	\$	1,392,050
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PLAN & PERMIT FEE CALCULATION FORMULA	\$44,771.40
\$0-\$50,000 is 5% of Cost Est.	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$6,000.00
\$250,001 + is 3% of Cost Est.	\$34,271.40



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 4/5/2021
 BY: Jeff Rupp

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
MAINLINE				
4" PVC C-900, Class 305		\$ 31.00	L.F.	\$0.00
6" PVC C-900, Class 305	56	\$ 42.00	L.F.	\$2,352.00
8" PVC C-900, Class 305	6,078	\$ 55.00	L.F.	\$334,290.00
10" PVC C-900, Class 305		\$ 62.00	L.F.	\$0.00
12" PVC C-900, Class 305		\$ 68.00	L.F.	\$0.00
16" PVC C-905, Class 235		\$ 84.00	L.F.	\$0.00
18" PVC C-905, Class 235		\$ 106.00	L.F.	\$0.00
20" PVC C-905, Class 235		\$ 124.00	L.F.	\$0.00
24" PVC C-905, Class 235		\$ 289.00	L.F.	\$0.00
				\$0.00
4" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 31.00	L.F.	\$0.00
6" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 42.00	L.F.	\$0.00
8" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 55.00	L.F.	\$0.00
10" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 62.00	L.F.	\$0.00
12" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 68.00	L.F.	\$0.00
16" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 84.00	L.F.	\$0.00
18" CMLC Pipe, 10GA Min. Steel Wall Thickness	1,240	\$ 106.00	L.F.	\$131,440.00
20" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 124.00	L.F.	\$0.00
24" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 289.00	L.F.	\$0.00
				\$0.00
4"CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 31.00	L.F.	\$0.00
6" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 42.00	L.F.	\$0.00
8" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 55.00	L.F.	\$0.00
10" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 62.00	L.F.	\$0.00
12" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 68.00	L.F.	\$0.00
MAINLINE (cont'd)				
16" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 84.00	L.F.	\$0.00
18" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 106.00	L.F.	\$0.00
20" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 124.00	L.F.	\$0.00
24" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 289.00	L.F.	\$0.00
Abandon Existing 6" Water Main		\$ 1.00	L.F.	\$0.00
				\$0.00
Sub Total Mainline:				\$468,082.00
HOT TAP				
Hot Tap - 4"		\$ 1,750.00	EA	\$0.00
Hot Tap - 6"		\$ 2,000.00	EA	\$0.00
Hot Tap - 8"		\$ 2,250.00	EA	\$0.00
Hot Tap - 10"		\$ 2,500.00	EA	\$0.00
Hot Tap - 12"	2	\$ 2,750.00	EA	\$5,500.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 4/5/2021
 BY: Jeff Rupp

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
HOT TAP CONT'D				
				\$0.00
				\$0.00
Sub Total Hot Tap:				\$5,500.00
METERS & SERVICE LINES				
3/4" Water Meter with Service Line		\$ 1,830.00	EA	\$0.00
3/4" Water Meter without Service Line		\$ 479.00	EA	\$0.00
1" Water Meter with Service Line	135	\$ 2,031.00	EA	\$274,185.00
1" Water Meter without Service Line		\$ 651.00	EA	\$0.00
1-1/2" Water Meter with Service Line		\$ 2,951.00	EA	\$0.00
1-1/2" Water Meter without Service Line		\$ 1,215.00	EA	\$0.00
2" Water Meter with Service Line		\$ 3,234.00	EA	\$0.00
2" Water Meter without Service Line		\$ 1,786.00	EA	\$0.00
3" Water Meter with strainer		\$ 2,386.00	EA	\$0.00
4" Water Meter with strainer		\$ 3,270.00	EA	\$0.00
6" Water Meter with strainer		\$ 5,045.00	EA	\$0.00
8" Water Meter with strainer		\$ 6,462.00	EA	\$0.00
				\$0.00
Sub Total Meters & Service Lines:				\$274,185.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 4/5/2021
 BY: Jeff Rupp

WATER				
Item Description	Quantity	Unit Cost	Unit	Cost
VALVES				
4" Gate Valve		\$ 700.00	EA	\$0.00
6" Gate Valve	4	\$ 1,000.00	EA	\$4,000.00
8" Gate Valve	27	\$ 1,350.00	EA	\$36,450.00
12" Gate Valve	2	\$ 2,200.00	EA	\$4,400.00
				\$0.00
12" Butterfly Valve		\$ 2,200.00	EA	\$0.00
16" Butterfly Valve		\$ 4,500.00	EA	\$0.00
18" Butterfly Valve		\$ 6,800.00	EA	\$0.00
20" Butterfly Valve		\$ 8,000.00	EA	\$0.00
				\$0.00
1" Air Vacuum Valve	3	\$ 3,000.00	EA	\$9,000.00
2" Air Vacuum Valve		\$ 5,000.00	EA	\$0.00
4" Blow Off Valve	0	\$ 1,600.00	EA	\$0.00
				\$0.00
Sub Total Valves:				\$53,850.00
BACKFLOWS				
3/4" Reduced Pressure Backflow Device		\$ 1,700.00	EA	\$0.00
1" Reduced Pressure Backflow Device		\$ 2,000.00	EA	\$0.00
1-1/2" Reduced Pressure Backflow Device		\$ 2,800.00	EA	\$0.00
2" Reduced Pressure Backflow Device		\$ 3,500.00	EA	\$0.00
3" Reduced Pressure Backflow Device			EA	\$0.00
4" Reduced Pressure Backflow Device			EA	\$0.00
6" Reduced Pressure Backflow Device			EA	\$0.00
8" Reduced Pressure Backflow Device			EA	\$0.00
				\$0.00
Backflow Test (RP)		\$ 65.00	EA	\$0.00
				\$0.00
				\$0.00
Sub Total Backflows:				\$0.00
FIRE SERVICE				
RPDCA, Reduced Pressure Backflow Device for Fire Services		\$ 25,000.00	EA	\$0.00
Standard Fire Hydrant, High-Pressure Dry Barrel w/Traffic Break Away, Mueller or American Flow Control, Model Super Centurion, American Darling or Waterous	30	\$ 4,750.00	EA	\$142,500.00
Fire Hydrant Marker W-13	30	\$ 150.00	EA	\$4,500.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 4/5/2021
 BY: Jeff Rupp

WATER				
Item Description	Quantity	Unit Cost	Unit	Cost
FIRE SERVICE (cont'd)				
				\$0.00
				\$0.00
Sub Total Fire Service:				\$147,000.00
MISCELLANEOUS				
Water Sampler Station		\$ 500.00	EA	\$0.00
Thrust Block		\$ 350.00	EA	\$0.00
Remove Thrust Block		\$ 200.00	EA	\$0.00
Adjust water valve can to grade		\$ 300.00	EA	\$0.00
Trench Repair		\$ 3.50	S.F.	\$0.00
Pump Station		\$ 1,100.00	GPM	\$0.00
Disinfection Facilities (CL & NH ₃ System)		\$ 500,000.00	EA	\$0.00
Regulating Facilities		\$ 250,000.00	EA	\$0.00
Water Storage Tank		\$ 1.25	GAL	\$0.00
Blow Off		\$ 5,000.00	EA	\$0.00
Traffic Control			L.S.	\$0.00
8" Tees, Bends, Elbows, reducers	21	\$ 250.00	EA	\$5,250.00
12" Tees, Bends, Elbows	1	\$ 300.00	EA	\$300.00
Water Undercrossing per City Std. W-38	1	\$ 5,000.00	EA	\$5,000.00
Sub Total Miscellaneous:				\$10,550.00

Sub-Total Water: \$959,187.00

10% Contingency: \$95,916.70

TOTAL WATER COST: \$1,055,083.70

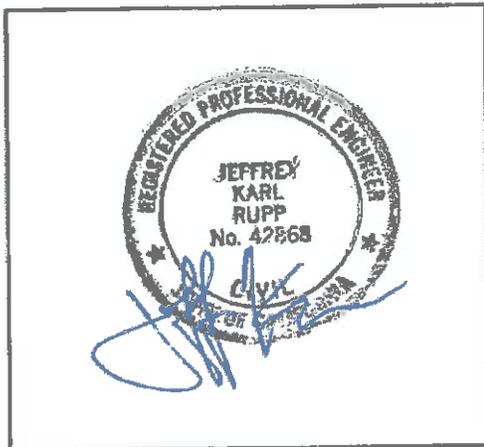
PLAN & PERMIT FEE CALCULATION FORMULA	\$34,852.51
\$0-\$50,000 is 5% of Cost Est	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est	\$8,000.00
\$250,001 + is 3% of Cost Est	\$24,152.51



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT
ENGINEER'S COST ESTIMATE

PROJECT NO: Tract 20275
 LOCATION: Monte Vista Road & Luna Road
 DATE: 1/19/2021
 BY: Jeff Rupp

MONUMENTATION



Engineer's Stamp

135 20275
 No. of Lots Subdivision No.
 Prepared By Jeff Rupp
42868 3/31/2022
 R.C.E. Number Expiration Date

Item Description	Quantity	Unit Cost	Unit	Cost
PROPERTY BOUNDARIES				
2" Iron Pipe or Lead w/Brass Tag for setting Tract Boundary Corners	8	\$1,000.00	EA	\$8,000.00
1" Iron Pipe or Nail w/Brass Tag for setting in Face or Top of Wall for Rear Lot Corners	135	\$100.00	EA	\$13,500.00
Nail for setting at Top of Curb on prolongation of Side Lot Lines	135	\$100.00	EA	\$13,500.00
	1,240			\$0.00
				\$0.00
Sub Total Property Boundaries:				\$35,000.00

INTERSECTIONS/CENTERLINES/BCR's/ECR's				
1" Iron Pipe or Lead w/Brass Tag for setting all Street Intersections, Street Centerlines, BC's, EC's, & PRC's	25	\$500.00	EA	\$12,500.00
				\$0.00
				\$0.00
Sub Total Intersections/Centerlines/BCR's/ECR's:				\$12,500.00

Sub-Total Monumentation: \$47,500.00

10% Contingencies: \$4,750.00

TOTAL MONUMENTATION COST: \$52,250.00

10. 4. 2021

INSPECTION & PERMIT FEE CALCULATION FORMULA	\$296.00
1 LOTS -100 LOTS @ \$240.00	\$240.00
101 LOTS - 200 LOTS @ \$240.00 + \$1.60/LOT	\$56.00
201 LOTS PLUS @ \$400.00 + \$1.00/LOT	\$0.00