



MAYOR AND COUNCIL COMMUNICATION

DATE: 12/1/15
REGULAR
ITEM #: 10
MOTION

AGENDA ITEM: Request to decrease letter of credit for Robert Engstrom Company
SUBMITTED BY: Clark Schroeder
THROUGH: Clark Schroeder
REVIEWED BY: Jack Griffin

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item.....Staff
- Report/PresentationStaff
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate..... Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates

PUBLIC POLICY STATEMENT POSSIBLE CHANGE IN DEVELOPER LETTER OF CREDIT POLICY

SUMMARY AND ACTION REQUESTED:

Staff has been approached by Robert Engstrom to allow a decrease in letter of credit for the Wildflower development in advance of any reduction that would otherwise be allowed through the current development agreement. This is not an atypical request by developers and is something which council could consider changing the policy. Instead of just addressing Mr. Engstrom’s request it is appropriate for council to consider the overall policy and if any changes should be addressed.

BACKGROUND AND STAFF REPORT: This is a summary of Mr. Engstroms’s request, which could apply to a number of different developers.

A letter of credit was given to the City of Lake Elmo in the amount of \$3,440,831 by the Robert Engstrom Companies for the Wildflower development to protect the city’s interest in case the company faltered or failed to complete the infrastructure required to support the development. Of this amount \$1,711,104 was required to secure the watermain, sanitary sewer and storm sewer, and storm water pond structure installation.

Mr. Engstrom is requesting a reduction in the letter of credit in the amount of \$1,236,826.96; an amount Mr. Engstrom has determined to represent 100% of the sanitary sewer, watermain, and storm sewer for the phase 1 development. Based upon an initial security in the amount of 125% of the estimated costs, this reduction in letter of credit would leave \$309,206.72 related to the utilities for any warranty

corrections. The difference in the amount of letter of credit addition relates to different estimates of the cost of utility installation and different engineers. The current policy requires 25% of the initial security to be held through the warranty period.

Mr. Engstrom is requesting a reduction in the letter of credit in advance of any reduction that would otherwise be allowed through the current development agreement. The current development agreement requires not only the full installation of each infrastructure component, but also all testing and verification procedures to ensure the installation is constructed as planned (the quality control processes). The current development agreement therefore identifies various letter of credit reduction milestones that align with the completion of the quality control review processes for each infrastructure component. Mr. Engstrom, along with other developers, continue to request letter of credit reductions once the infrastructure component is installed in the field, but before the quality control review processes have been completed. They cite difficulties with the additional waiting time since they need to make payments to the contractors for the work installed.

Mr. Engstrom has not yet provided a record plan or an as built record for the city to verify the proper installation of the utilities, including the correct depth, correct grade, and at the correct location. It is not uncommon after a record plan is submitted for engineering to identify some corrections to be made. This would be the responsibility of the developer to correct. The only case in which a letter of credit would be utilized to correct errors would be if the developer failed to make them and the city was left completing the project on its own.

Given the frequency of the request, staff is looking for council direction as it relates to the processing of letter of credit reduction requests. If so directed by council, policy changes could be implemented to reduce the letters of credit upon the installation of the infrastructure component at 100% installed, but not verified. Since the city has not yet received a record plan or in some cases completed testing, it is hard for staff to give a recommended exact dollar amount to decrease the security. Staff is unable at this point to certify to the city the acceptance of the improvement.

However, the developers are asking, does the city need to retain 100% of the letter of credit until the completion of the verification processes? They believe the city has adequate security to address issues that may arise.

City staff, if so directed by council could, suggest policy changes which would allow partial decreases in letters of credit.

RECOMMENDATION:

Staff recommends the City Council ... take the following action / with the following motion:

Move to direct staff to propose changes to development agreements that would allow decreases in letters of credit.

ATTACHMENT(S):

Wildflower at Lake Elmo reduction request & Wildflower LOC utilities.

November 17, 2015

Clark Schroeder
City Administrator
Lake Elmo

Re: Wildflower at Lake Elmo LOC

Clark:

As a follow up of my previous letter and conversation, we are requesting the amount of \$1,236,826.96 for a letter of credit reduction for our Wildflower at Lake Elmo Development.

The engineers estimate for this amount is attached. This represents the 100% completion of the installation of the sanitary sewer, water and storm sewer. 25% of the Letter of Credit or \$309,206.72 is still remaining on the LOC which certainly is enough for any issues on a project where there are two city inspectors.

As I mentioned before, because of the FDIC stringent requirements for bank balancing, the lender is unable to release any funds to pay the contractor until the LOC is reduced.

Please call if you need any further information.

Thank you.

Bob Engstrom
952-893-1001

**ENGINEER'S ESTIMATE
FOR
UTILITY AND STREET CONSTRUCTION
WILDFLOWER AT LAKE ELMO - 1st PHASE
IN
LAKE ELMO, MN
November 17, 2015
Plan Date: 08-25-15 - contract pricing**

Section A1 - Sanitary Sewer - 1st Phase				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
SS-1	8" PVC SDR 35, 10'-12' Depth	LF	\$30.25	922	\$27,890.50
SS-2	8" PVC SDR 35, 12'-14' Depth	LF	\$30.25	565	\$17,091.25
SS-3	8" PVC SDR 35, 14'-16' Depth	LF	\$30.25	204	\$6,171.00
SS-4	8" PVC SDR 35, 16'-18' Depth	LF	\$30.25	601	\$18,180.25
SS-5	8" PVC SDR 35, 18'-20' Depth	LF	\$30.25	210	\$6,352.50
SS-6	8" PVC SDR 26, 10'-12' Depth	LF	\$37.75	114	\$4,303.50
SS-7	8" PVC SDR 26, 14'-16' Depth	LF	\$37.75	70	\$2,642.50
SS-8	8" PVC SDR 26, 16'-18' Depth	LF	\$37.75	261	\$9,852.75
SS-9	8" PVC SDR 26, 18'-20' Depth	LF	\$37.75	48	\$1,812.00
SS-10	8" PVC SDR 26, 20'-22' Depth	LF	\$37.75	82	\$3,095.50
SS-11	8" PVC SDR 26, 22'-24' Depth	LF	\$37.75	35	\$1,321.25
SS-12	8" PVC SDR 26, 24'-26' Depth	LF	\$44.00	22	\$968.00
SS-13	10" PVC SDR 26, 14'-16' Depth	LF	\$58.00	55	\$3,190.00
SS-14	10" PVC SDR 26, 16'-18' Depth	LF	\$58.00	736	\$42,688.00
SS-15	10" PVC SDR 26, 18'-20' Depth	LF	\$58.00	390	\$22,620.00
SS-16	10" PVC SDR 26, 20'-22' Depth	LF	\$58.00	37	\$2,146.00
SS-17	4" PVC SDR 26 Service Pipe	LF	\$13.50	3,235	\$43,672.50
SS-18	4" PVC Clean Outs	EA	\$135.00	4	\$540.00
SS-19	4" PVC SDR 26 Riser Pipe	VF	\$17.00	163	\$2,771.00
SS-20	8"x4" PVC Service WYE	EA	\$105.00	52	\$5,460.00
SS-21	10"x4" PVC Service WYE	EA	\$210.00	18	\$3,780.00
SS-22	Sanitary Sewer Manhole (0'-10' Depth)	EA	\$2,334.00	23	\$53,682.00
SS-23	Sanitary Sewer Manhole Extra Depth	VF	\$95.00	92.81	\$8,816.95
SS-24	Televise Sanitary Sewer	LF	\$2.00	4,315	\$8,630.00
SS-25	Sanitary Sewer Test	LF	\$0.50	4,315	\$2,157.50
SS-26	4" PVC C-900 Force Main	LF	\$23.50	450	\$10,575.00
Total Sanitary Sewer Estimate Amount					\$310,409.95

Section A2 - Sanitary Sewer - Entrance Road STA:-5+50 to 0+00

				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
SS2-1	10" PVC SDR 26, 16'-18' Depth	LF	\$58.00	75	\$4,350.00
SS2-2	10" PVC SDR 26, 18'-20' Depth	LF	\$58.00	78	\$4,524.00
SS2-3	10" PVC SDR 26, 20'-22' Depth	LF	\$58.00	128	\$7,424.00
SS2-4	10" PVC SDR 26, 22'-24' Depth	LF	\$58.00	182	\$10,556.00
SS2-5	Sanitary Sewer Manhole (0'-10' Depth)	EA	\$2,334.00	1	\$2,334.00
SS2-6	Sanitary Sewer Manhole Extra Depth	VF	\$95.00	11.66	\$1,107.70
SS2-7	Televise Sanitary Sewer	LF	\$2.00	463	\$926.00
SS2-8	Sanitary Sewer Test	LF	\$0.50	463	\$231.50
SS2-9	Connect to Existing	EA	\$1,600.00	1	\$1,600.00

Total Sanitary Sewer Estimate Amount **\$33,053.20**

Section A3 - Sanitary Sewer - Entrance Road STA:0+00 to 1+94.17

				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
SS3-1	8" PVC SDR 26, 20'-22' Depth	LF	\$37.75	79	\$2,982.25
SS3-2	10" PVC SDR 26, 20'-22' Depth	LF	\$58.00	106	\$6,148.00
SS3-3	10" PVC SDR 26, 22'-24' Depth	LF	\$58.00	87	\$5,046.00
SS3-4	Sanitary Sewer Manhole (0'-10' Depth)	EA	\$2,334.00	2	\$4,668.00
SS3-5	Sanitary Sewer Manhole Extra Depth	VF	\$95.00	24.10	\$2,289.50
SS3-6	Televise Sanitary Sewer	LF	\$2.00	272	\$544.00
SS3-7	Sanitary Sewer Test	LF	\$0.50	272	\$136.00

Total Sanitary Sewer Estimate Amount **\$21,813.75**

Section B1 - Watermain - 1st Phase

				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
WM-1	6" D.I.P. Class 52	LF	\$26.50	138	\$3,657.00
WM-2	8" D.I.P. Class 52	LF	\$32.00	4,586	\$146,752.00
WM-3	12" D.I.P. Class 52	LF	\$50.00	587	\$29,350.00
WM-4	Fire Hydrant w/6" Gate Valve	EA	\$4,890.00	12	\$58,680.00
WM-5	D.I.P. Fittings	LB	\$1.75	7,040	\$12,320.00
WM-6	1" Corporation Stop	EA	\$108.00	71	\$7,668.00
WM-7	1" Curb Stop & Box	EA	\$166.00	71	\$11,786.00
WM-8	1" Copper (Type-K) Service Pipe	LF	\$16.50	3,235	\$53,377.50
WM-9	8" Gate Valve & Box	EA	\$1,426.00	13	\$18,538.00
WM-10	12" Gate Valve & Box	EA	\$2,900.00	2	\$5,800.00
WM-11	Watermain Test	LS	\$4,822.00	1	\$4,822.00
WM-12	4" Ridgid Insulation	SF	\$3.00	448	\$1,344.00

Total Watermain Estimate Amount **\$354,094.50**

Section B2 - Watermain - Entrance Road					
				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
WM2-1	6" D.I.P. Class 52	LF	\$26.50	23	\$609.50
WM2-2	8" D.I.P. Class 52	LF	\$32.00	550	\$17,600.00
WM2-3	12" D.I.P. Class 52	LF	\$50.00	182	\$9,100.00
WM2-4	Fire Hydrant w/6" Gate Valve	EA	\$4,890.00	2	\$9,780.00
WM2-5	D.I.P. Fittings	LB	\$1.75	1,500	\$2,625.00
WM2-6	8" Gate Valve & Box	EA	\$1,426.00	2	\$2,852.00
WM2-7	12" Gate Valve & Box	EA	\$2,900.00	2	\$5,800.00
WM2-8	Connect To Existing Watermain	EA	\$500.00	1	\$500.00
WM2-9	Watermain Test	LS	\$2,000.00	1	\$2,000.00
WM2-10	4" Ridgid Insulation	SF	\$3.00	128	\$384.00
Total Watermain Estimate Amount					\$51,250.50

Section C1 - Storm Sewer - 1st Phase					
				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
ST-1	12" RCP Class 5	LF	\$28.00	606	\$16,968.00
ST-2	15" RCP Class 5	LF	\$29.00	2,487	\$72,123.00
ST-3	18" RCP Class 5	LF	\$31.50	352	\$11,088.00
ST-4	21" RCP Class 4	LF	\$34.00	452	\$15,368.00
ST-5	24" RCP Class 3	LF	\$36.50	250	\$9,125.00
ST-6	27" RCP Class 3	LF	\$45.00	1,400	\$63,000.00
ST-7	30" RCP Class 3	LF	\$51.00	144	\$7,344.00
ST-8	33" RCP Class 3	LF	\$66.00	22	\$1,452.00
ST-9	36" RCP Class 3	LF	\$67.50	246	\$16,605.00
ST-10	15" FES w/Trash Guard	EA	\$800.00	12	\$9,600.00
ST-11	18" FES w/Trash Guard	EA	\$903.00	2	\$1,806.00
ST-12	24" FES w/Trash Guard	EA	\$1,300.00	4	\$5,200.00
ST-13	30" FES w/Trash Guard	EA	\$1,450.00	2	\$2,900.00
ST-14	36" x 24" Catch Basin	EA	\$1,551.00	20	\$31,020.00
ST-15	48" Catch Basin Manhole (0'-10' Depth)	EA	\$2,704.00	26	\$70,304.00
ST-16	48" Manhole (0'-10' Depth)	EA	\$2,650.00	4	\$10,600.00
ST-17	48" Manhole Extra Depth	VF	\$99.00	9.39	\$929.61
ST-18	60" Catch Basin Manhole (0'-10' Depth)	EA	\$4,126.00	3	\$12,378.00
ST-19	60" Manhole (0'-10' Depth)	EA	\$3,677.00	2	\$7,354.00
ST-20	60" Manhole Extra Depth	VF	\$154.00	18.70	\$2,879.80
ST-21	72" Catch Basin Manhole (0'-10' Depth)	EA	\$6,204.00	2	\$12,408.00
ST-22	72" Manhole (0'-10' Depth)	EA	\$5,035.00	1	\$5,035.00
ST-23	72" Manhole Extra Depth	VF	\$210.00	5.44	\$1,142.40
ST-24	48" Pond Control Structure	EA	\$4,100.00	4	\$16,400.00
ST-25	60" Pond Control Structure	EA	\$4,600.00	1	\$4,600.00
ST-26	RIP RAP Class III	CY	\$75.00	72	\$5,392.50
ST-27	Catchbasin Inlet Protection & Maintained (Grass)	EA	\$200.00	9	\$1,800.00
ST-28	Catchbasin Inlet Protection & Maintained (Street)	EA	\$100.00	40	\$4,000.00
ST-29	4" PVC Slotted Drain Tile (Fittings Incidental) -Streets	LF	\$8.00	2,364	\$18,912.00
ST-30	4" Drain Tile Clean Out	EA	\$75.00	24	\$1,800.00
ST-31	Plug Stub/Opening	EA	\$500.00	2	\$1,000.00
Total Storm Sewer Estimate Amount					\$440,534.31

Section C2 - Storm Sewer - Entrance Road				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
ST2-1	12" RCP Class 5	LF	\$28.00	26	\$728.00
ST2-2	15" RCP Class 5	LF	\$29.00	562	\$16,298.00
ST2-3	18" RCP Class 5	LF	\$31.50	52	\$1,638.00
ST2-4	21" RCP Class 4	LF	\$34.00	205	\$6,970.00
ST2-5	21" FES w/Trash Guard	EA	\$1,200.00	1	\$1,200.00
ST2-6	36" x 24" Catch Basin	EA	\$1,551.00	2	\$3,102.00
ST2-7	48" Catch Basin Manhole (0'-10' Depth)	EA	\$2,704.00	4	\$10,816.00
ST2-8	48" Manhole (0'-10' Depth)	EA	\$2,650.00	2	\$5,300.00
ST2-9	RIP RAP Class III	CY	\$75.00	7	\$532.50
ST2-10	Catchbasin Inlet Protection & Maintained (Street)	EA	\$100.00	6	\$600.00
ST2-11	Connect to Existing	EA	\$300.00	1	\$300.00
Total Storm Sewer Estimate Amount					\$47,484.50

Section C3 - Storm Sewer - Basin 3N Outlet				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
ST3-1	15" RCP Class 5	LF	\$29.00	704	\$20,416.00
ST3-2	18" RCP Class 5	LF	\$31.50	135	\$4,252.50
ST3-3	36" RCP Class 3	LF	\$67.50	237	\$15,997.50
ST3-4	54" RCP Class 3	LF	\$150.00	93	\$13,950.00
ST3-5	15" FES w/Trash Guard	EA	\$800.00	1	\$800.00
ST3-6	54" FES w/Trash Guard	EA	\$3,250.00	1	\$3,250.00
ST3-7	48" Catch Basin Manhole (0'-10' Depth)	EA	\$2,704.00	3	\$8,112.00
ST3-8	48" Manhole (0'-10' Depth)	EA	\$2,650.00	1	\$2,650.00
ST3-9	60" Catch Basin Manhole (0'-10' Depth)	EA	\$4,126.00	1	\$4,126.00
ST3-10	60" Manhole Extra Depth	VF	\$154.00	9.1	\$1,401.40
ST3-11	78" Catch Basin Manhole (0'-10' Depth)	EA	\$6,324.00	1	\$6,324.00
ST3-12	78" Manhole Extra Depth	VF	\$291.00	4.8	\$1,382.25
ST3-13	84" Catch Basin Manhole (0'-10' Depth)	EA	\$6,661.00	1	\$6,661.00
ST3-14	84" Manhole (0'-10' Depth)	EA	\$6,511.00	1	\$6,511.00
ST3-15	84" Manhole Extra Depth	VF	\$325.00	9.9	\$3,217.50
ST3-16	48" Pond Control Structure	EA	\$4,100.00	1	\$4,100.00
ST3-17	RIP RAP Class III	CY	\$75.00	25	\$1,875.00
ST3-18	Catchbasin Inlet Protection & Maintained (Grass)	EA	\$200.00	3	\$600.00
ST3-19	Catchbasin Inlet Protection & Maintained (Street)	EA	\$100.00	3	\$300.00
Total Storm Sewer Estimate Amount					\$105,926.15

Section D1 - Streets - 1st Phase				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
RD-1	Mobilization	EA	\$37,778.00	2.00	\$75,556.00
RD-2	Subgrade Preparation	SY	\$0.95	24,801	\$23,560.95
RD-3	12" Select Granular Borrow (MnDOT 3149.2B)	SY	\$6.18	24,584	\$151,929.12
RD-4	Additional 12" Select Granular Borrow (MnDOT 3149.2B)	SY	\$5.23	0	\$0.00
RD-5	Additional Geotextile Fabric (xxx)	SY	\$1.75	0	\$0.00
RD-6	Additional Subcut Street for Additional Street Section	CY	\$2.80	0	\$0.00
RD-7	6" Class 5 100% Crushed Stone Aggregate (MnDOT 3138)	SY	\$4.25	21,065	\$89,526.25
RD-8	2" Non-Wearing Bit Base (MnDOT 2360)	SY	\$7.20	16,284	\$117,244.80
RD-9	Tack Coat (MnDOT 2357)	GL	\$2.05	950	\$1,947.50
RD-10	2" Bit Wearing Course (MnDOT 2360)	SY	\$7.70	16,284	\$125,386.80
RD-11	ACCESS DRIVE Subgrade Preparation	SY	\$0.95	1,004	\$953.80
RD-12	ACCESS DRIVE 12" Select Granular Borrow (MnDOT 3149.2B)	SY	\$6.18	950	\$5,871.00
RD-13	ACCESS DRIVE 6" Class 5 100% Crushed Stone Aggregate (MnD	SY	\$4.25	895	\$3,803.75
RD-14	ACCESS DRIVE 2" Non-Wearing Bit Base (MnDOT 2360)	SY	\$7.20	841	\$6,055.20
RD-15	ACCESS DRIVE Tack Coat (MnDOT 2357)	GL	\$2.05	42	\$86.10
RD-16	ACCESS DRIVE 2" Bit Wearing Course (MnDOT 2360)	SY	\$7.70	841	\$6,475.70
RD-17	Concrete Mountable Curb & Gutter	LF	\$10.55	6,648	\$70,136.40
RD-18	Concrete B618 Curb & Gutter	LF	\$10.55	6,955	\$73,375.25
RD-19	Adjust Gate Valve Box	EA	\$115.00	14	\$1,610.00
RD-20	Adjust Catch Basin Casting	EA	\$115.00	44	\$5,060.00
RD-21	Adjust Manhole Casting	EA	\$425.00	28	\$11,900.00
RD-22	Backfill Curb & Gutter and Grade Boulevard	LF	\$1.30	13,603	\$17,683.90
RD-23	Sod 3' Behind Back of Curb	SY	\$3.70	4,534	\$16,775.80
RD-24	Install Bituminous Wedge	LF	\$3.85	13,603	\$52,371.55
RD-25	Remove Bituminous Wedge	LF	\$1.90	13,603	\$25,845.70
RD-26	3-4" PVC Conduit X-ing	EA	\$1,068.00	10	\$10,680.00
RD-27	5" Concrete Sidewalk w/ 4" Select Granular Base	SY	\$35.00	2,452	\$85,820.00
RD-28	Ped Ramp	EA	\$797.00	32	\$25,504.00
RD-29	2 1/4" Trail Bituminous (Main Site)	SY	\$11.00	6,457	\$71,027.00
RD-30	8" Trail Class 5 (Main Site)	SY	\$6.20	7,217	\$44,745.40
RD-31	3" Trail Bituminous (C.R.-17 R/W)	SY	\$16.50	533	\$8,794.50
RD-32	8" Trail Class 5 (C.R.-17 R/W)	SY	\$6.20	596	\$3,695.20
RD-33	Street Name Signs (Plates)	EA	\$330.00	10	\$3,300.00
RD-34	Stop Signs (R1-1)	EA	\$280.00	4	\$1,120.00
RD-35	No Parking Signs (R8-3A)	EA	\$150.00	17	\$2,550.00
RD-36	Keep Right Signs (R4-7) & (X4-2)	EA	\$150.00	1	\$150.00
RD-37	Type 3 Barricades w/ Future Street Sign	EA	\$306.00	10	\$3,060.00
RD-38	Structure Markers	EA	\$77.00	12	\$924.00
RD-39	Wetland Buffer /Conservation Area Signs	EA	\$77.00	10	\$770.00
Total Street Estimate Amount					\$1,145,295.67

Section D2 - Streets - Entrance Road STA: -5+50 to 1+94.17

				Bid Estimate	
Item #	Contract Item	Unit	Unit Price	Quantity	Amount
RD2-1	Mobilization	EA	\$4,718.00	2.00	\$9,436.00
RD2-2	Subgrade Preparation	SY	\$0.95	2,632	\$2,500.40
RD2-3	12" Select Granular Borrow (MnDOT 3149.2B)	SY	\$6.18	2,554	\$15,783.72
RD2-4	Additional 12" Select Granular Borrow (MnDOT 3149.2B)	SY	\$5.23	2,432	\$12,719.36
RD2-5	Additional Geotextile Fabric (xxx)	SY	\$1.75	2,432	\$4,256.00
RD-6	Additional Subcut Street for Additional Street Section	CY	\$2.80	811	\$2,270.80
RD2-4	6" Class 5 100% Crushed Stone Aggregate (MnDOT 3138)	SY	\$4.25	2,477	\$10,527.25
RD2-5	2" Non-Wearing Bit Base (MnDOT 2360)	SY	\$7.20	2,034	\$14,644.80
RD2-6	Tack Coat (MnDOT 2357)	GL	\$2.05	136	\$278.80
RD2-7	2" Bit Wearing Course (MnDOT 2360)	SY	\$7.70	2,034	\$15,661.80
RD2-8	Concrete B618 Curb & Gutter	LF	\$10.55	1,350	\$14,242.50
RD2-9	Adjust Gate Valve Box	EA	\$115.00	5	\$575.00
RD2-10	Adjust Catch Basin Casting	EA	\$115.00	6	\$690.00
RD2-11	Adjust Manhole Casting	EA	\$425.00	4	\$1,700.00
RD2-12	Backfill Curb & Gutter and Grade Boulevard	LF	\$1.30	1,350	\$1,755.00
RD2-13	Sod 3' Behind Back of Curb	SY	\$3.70	450	\$1,665.00
RD2-14	Install Bituminous Wedge	LF	\$3.85	1,350	\$5,197.50
RD2-15	Remove Bituminous Wedge	LF	\$1.90	1,350	\$2,565.00
RD2-16	3-4" PVC Conduit X-ing	EA	\$1,068.00	2	\$2,136.00
RD2-17	Ped Ramp	EA	\$797.00	2	\$1,594.00
RD2-18	2 1/4" Trail Bituminous (Entrance)	SY	\$11.00	631	\$6,941.00
RD2-19	8" Trail Class 5 (Entrance)	SY	\$7.95	6,364	\$50,593.80
RD2-20	Street Name Signs (Plates)	EA	\$330.00	4	\$1,320.00
RD2-21	Stop Signs	EA	\$280.00	2	\$560.00
RD2-22	Bituminous Milled Lap Joint	LF	\$10.00	78	\$780.00
Total Street Estimate Amount					\$180,393.73

1st Phase				
Total Sanitary Sewer Estimate Amount				\$310,409.95
Total Watermain Estimate Amount				\$354,094.50
Total Storm Sewer Estimate Amount				\$440,534.31
Total Street Estimate Amount				\$1,145,295.67
TOTAL AMOUNT				\$2,250,334.43

Total Phase 1 Utility Amount \$1,105,038.76
 Utility and Streets Per Lot @ 60 Lots \$37,505.57

Entrance Road				
Total Sanitary Sewer Estimate Amount				\$33,053.20
Total Watermain Estimate Amount				\$51,250.50
Total Storm Sewer Estimate Amount				\$47,484.50
Total Street Estimate Amount				\$180,393.73
TOTAL AMOUNT				\$312,181.93

Total Entrance Road Utility Amount \$131,788.20

GRAND TOTAL AMOUNT				\$2,562,516.36
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Grand Total Utility Amount \$1,236,826.96
 Utility and Streets Per Lot @ 60 Lots \$42,708.61