

**CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR HAMPTON TOWNHOMES**

This Agreement (hereinafter the “Agreement”) is dated as of this _____ day of _____, 2020 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and Platinum Land LLC, a Limited Liability Corporation under the laws of Minnesota (the “**PERMITTEE**”).

Recitals

- A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the “Subject Property”).
- B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as HAMPTON TOWNHOMES (the “Plat”).

Agreement

- 1. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
- 2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
 - a. The **PERMITTEE’S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.
 - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.

- c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing board(s) of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.
3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Hakanson Anderson, dated August 10, 2020; revised _____ . The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letters and ProjectDox comments have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.
 4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:
 - a. Trunk and lateral sanitary sewer.
 - b. Trunk and lateral water main.
 - c. Storm drainage facilities (when specified).
 - d. Stormwater maintenance through 90 percent buildout.
 - e. Streets.
 - f. Concrete curb and gutter (urban).
 - g. Lot grading.
 - h. Trail development.
 - i. Sidewalks.
 - j. Electricity (within one-fourth mile).
 - k. Phone (within one-fourth mile).
 - l. Natural gas (within one-fourth mile).
 - m. Boulevard sodding.
 - n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in Section 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.
6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary

permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible “As Built” plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.
8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY’S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY’S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY’S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY’S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guarantee to lapse, expire or otherwise terminate.
9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY’S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE’S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.
10. Stage II CITY Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:
 - a. Street lights per agreement with Connexus Energy
 - b. Installation of survey monumentation
 - c. Street striping and signage

(the “Stage II Improvements”). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in Section 12 until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:
 - a. Sanitary sewer

- b. Water
- c. Storm drainage facilities
- d. Stormwater maintenance
- e. Private street
- f. Concrete curb and gutter
- g. Lot grading
- h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **NINE HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED FORTY FOUR DOLLARS AND NO CENTS (\$924,844.00)**, which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee.
13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **THIRTY SIX THOUSAND NINE HUNDRED NINETY FOUR DOLLARS AND NO CENTS (\$36,994.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.
14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **ONE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED SIXTY NINE DOLLARS AND NO CENTS (\$184,969.00)**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.
15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **\$9,922.00** [# plantings (83 trees) x cost/planting (\$300/tree x 30% average non-survival rate, (109 shrubs) x cost/planting \$75/shrub x 30% average non-survival rate)], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request the **CITY** complete an inspection of the landscaping to verify survival of plantings and/or that plantings have been replaced. Upon approval of said inspection, the maintenance guarantee shall be returned

to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE**'s default.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE**'S responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.
17. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, and Stormwater Management Fees. Note that Fees collected are at the rate in effect at time of payment.
18. Requirements for Building and Occupancy Permits.
 - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**; and
 - b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod required as a part of the Stage I Improvements.
19. **PERMITTEE Defaults.** If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE**'S obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

- a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;
- b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;
- c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and
- d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

20. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

- c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

- d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

- e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

- g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

- i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

- j. Reimbursement to the CITY. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

- k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

- l. Nowthen Boulevard Improvements Cost Share. The safety improvements (turn lane for northbound traffic on Nowthen Boulevard to westbound 146th Avenue) shall be completed by the **PERMITTEE**. The **CITY** shall contribute thirty percent (30%) of the cost of the northbound turn lane on Nowthen Blvd NW to westbound 146th Ave NW with a not-to-exceed cost of \$58,096.00 (based on the approved Engineer's Estimate, attached as Exhibit C).

- m. Construction of Dwelling Units. The **PERMITTEE** agrees to construct each of the dwelling units with year round climate control as recommended by the Noise Study, completed by SBP Associates Inc. on July 22, 2020 to ensure that the projected noise levels remain within current state standards.

- n. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Platinum Land LLC
Attn: Jason Bebeau
15363 Radium St NW
Ramsey, MN 55303

TO THE CITY:

City of Ramsey

Attn: Community Development Director

7550 Sunwood Drive NW

Ramsey, MN 55303

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EXHIBIT A

Legal Description of the Subject Property

That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the west quarter corner of said section, thence north 90 degrees east along south line of said quarter 829.6 feet, thence north 30 degrees 49 minutes, 30 seconds west 401.96 feet, thence north 29 degrees, 55 minutes 10 seconds west 214.2 feet to point of beginning, thence continue north 29 degrees 55 minutes 10 seconds west 288.37 feet, thence north 60 degrees 04 minutes 50 seconds east 247.03 feet more or less to centerline of CSAH No 5, thence south 29 degrees 55 minutes 10 seconds east along said centerline 416.97 feet, thence south 87 degrees 34 minutes 50 seconds west 278.5 feet more or less to point of beginning except roads subject to easement of record

-and-

That part of Southwest Quarter of Northwest Quarter of Section 25, Township 32, Range 25, Anoka County, Minnesota described as follows: commencing at the west quarter corner of said section, thence east along south line of said quarter 829.6 feet, thence north 30 degrees 49 minutes 30 seconds west 401.96 feet, thence north 29 degrees 55 minutes 10 seconds west 37.2 feet to point of beginning, thence continue north 29 degrees 55 minutes 10 seconds west 177 feet, thence north 87 degrees 34 minutes 50 seconds east 278.5 feet more or less to centerline of CSAH No 5, thence south 29 degrees 55 minutes 10 seconds east along said centerline 177 feet, thence south 87 degrees 34 minutes 50 seconds west 278.5 feet more or less to point of beginning, except road, subject to easement of record.

-and-

Unplatted Ramsey Township that part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 32, Range 25 Anoka County, Minnesota described as follows: Commencing at the west quarter corner of said section 25, thence north 90 degrees 00 minutes east along the southerly line of said Northwest Quarter a distance of 829.6 feet to the actual point of beginning, thence north 30 degrees 49 minutes 30 seconds west a distance of 401.96 feet, thence north 87 degrees 34 minutes 50 seconds east a distance of 278.5 feet more or less to the centerline of County State Aid Highway No 5, thence southeasterly along the centerline of said Highway No 5 a distance of 430.2 feet more or less to said southerly line of Northwest Quarter, thence westerly along said southerly line a distance of 310.0 feet more or less to the point of beginning subject to County State Aid Highway No 5

Or upon recording

Lots 1 – 27 (inclusive), and Outlot A, Hampton Townhomes, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

Development Agreement Items	Amount
Financial Surety (Item 12)	\$924,844.00 (Cash or Letter of Credit)
Engineering Inspection Fee (Item 13)	\$36,994.00 (Cash Escrow)
One Year Warranty (Item 14)	\$184,969
Landscape Maintenance Guarantee (Item 15)	\$9,922
Residential Fees (2020)	Amount
Park Dedication (0 – 12 units per acre), \$3,500 per unit	\$91,000
Trail Development, \$1,000 per unit	\$26,000
Water Trunk (Connection), \$1,852 per unit	\$48,152
Sanitary Sewer Trunk (Connection), \$1,243 per unit	\$32,318
Stormwater Management Fee, \$487 per unit	\$12,662
Total Residential Fees	\$144,126
Other Fees	
SAC & WAC per Unit (<i>Collected with Building Permit</i>)	SAC: \$2,485; WAC: \$1,365

EXHIBIT C
ENGINEERS ESTIMATE FOR
HAMPTON TOWNHOMES

SCHEDULE A: HELIUM COURT

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	\$12,000.00	\$12,000.00
2	CLEARING	2.3	ACRES	\$2,500.00	\$5,750.00
3	GRUBBING	2.3	ACRES	\$2,500.00	\$5,750.00
4	REMOVE PAVEMENT MARKER	39	LIN FT	\$2.00	\$78.00
5	REMOVE BITUMINOUS PAVEMENT	26	SQ YD	\$10.00	\$260.00
6	REMOVE CONCRETE PAVEMENT	71	SQ YD	\$10.00	\$710.00
7	REMOVE CONCRETE CURB AND GUTTER	50	LIN FT	\$8.00	\$400.00
8	REMOVE POWER POLES, GUY WIRES AND OVERHEAD LINES	1	LUMP SUM	\$3,500.00	\$3,500.00
9	REMOVE CULVERT	64	LIN FT	\$10.00	\$640.00
10	REMOVE RC APRON	1	EACH	\$200.00	\$200.00
11	REMOVE FOUR BUILDINGS	1	LUMP SUM	\$15,000.00	\$15,000.00
12	SAW BITUMINOUS PAVEMENT	88	LIN FT	\$4.00	\$352.00
13	SAW CONCRETE CURB AND GUTTER	5	LIN FT	\$5.00	\$25.00
14	REMOVE EXISTING SANITARY MANHOLE	1	EACH	\$500.00	\$500.00
15	SAND FILL EXISTING 8 INCH SANITARY SEWER	393	LIN FT	\$5.00	\$1,965.00
16	PLUG 8 INCH PVC PIPE	2	EACH	\$50.00	\$100.00
17	SUBGRADE PREPARATION - STREET	10.6	ROAD STA	\$1,000.00	\$10,600.00
18	SUBGRADE PREPARATION - TRAIL	10.2	ROAD STA	\$200.00	\$2,040.00
19	SALVAGE AND REPLACE TOPSOIL	1	LUMP SUM	\$5,000.00	\$5,000.00
20	SITE EXCAVATION AND GRADING	1	LUMP SUM	\$20,000.00	\$20,000.00
21	AGGREGATE BASE CLASS 5 MODIFIED - STREET (CV) (P)	330	CU YD	\$32.00	\$10,560.00
22	AGGREGATE BASE CLASS 5 MODIFIED - TRAIL (CV) (P)	114	CU YD	\$32.00	\$3,648.00
23	COMMON BORROW (LV)	4,425	CU YD	\$10.00	\$44,250.00
24	MILL BITUMINOUS SURFACE (1.5")	10	SQ YD	\$25.00	\$250.00
25	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) 1.5" THICK	2,310	SQ YD	\$8.00	\$18,480.00
26	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) 2.0" THICK	2,307	SQ YD	\$10.00	\$23,067.78
27	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) 2.5" THICK - TRAIL	957	SQ YD	\$14.00	\$13,391.78
28	TACK	140	GALLON	\$5.00	\$700.00
29	CONNECT TO EXISTING STORM SEWER	1	EACH	\$1,500.00	\$1,500.00
30	12" RC PIPE APRON	3	EACH	\$800.00	\$2,400.00
31	15" RC PIPE APRON	2	EACH	\$850.00	\$1,700.00
32	TRASH GUARD FOR 12" PIPE APRON	3	EACH	\$800.00	\$2,400.00
33	TRASH GUARD FOR 15" PIPE APRON	2	EACH	\$850.00	\$1,700.00
34	12" RC PIPE SEWER DESIGN 3006 CLASS V	153	LIN FT	\$25.00	\$3,825.00

**ENGINEERS ESTIMATE FOR
HAMPTON TOWNHOMES**

35	15" RC PIPE SEWER DESIGN 3006 CLASS V	113	LIN FT	\$30.00	\$3,390.00
36	15" PERF CPP, AGGREGATE BACKFILL, & NONWOVEN GEOTEXTILE	99	LIN FT	\$175.00	\$17,325.00
37	CONNECT TO EXISTING SANITARY MANHOLE	1	EACH	\$3,500.00	\$3,500.00
38	4" PVC PIPE CAP	26	EACH	\$50.00	\$1,300.00
39	8" X 4" PVC WYE SDR 26	26	EACH	\$300.00	\$7,800.00
40	4" PVC SANTARY SEWER SERVICE SDR 26	606	LIN FT	\$15.00	\$9,090.00
41	8" PVC SANITARY SEWER PIPE SDR 35	847	LIN FT	\$50.00	\$42,350.00
42	CLEAN AND VIDEO TAPE PIPE SEWER	847	LIN FT	\$2.50	\$2,117.50
43	CONNECT TO EXISTING WATERMAIN (WET TAP)	2	EACH	\$2,000.00	\$4,000.00
44	1" COPRORATION STOP	26	EACH	\$275.00	\$7,150.00
45	1" CURB STOP AND BOX	26	EACH	\$325.00	\$8,450.00
46	HYDRANT	2	EACH	\$4,500.00	\$9,000.00
47	6" GATE VALVE AND BOX (WET TAP)	2	EACH	\$1,600.00	\$3,200.00
48	6" GATE VALVE AND BOX (HYDRANTS)	2	EACH	\$1,600.00	\$3,200.00
49	1" TYPE K COPPER PIPE	1,025	LIN FT	\$15.00	\$15,375.00
50	6" DUCTILE IRON WATERMAIN CL52	960	LIN FT	\$60.00	\$57,600.00
51	DUCTILE IRON FITTINGS	240	POUND	\$8.00	\$1,920.00
52	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2' BY 3'	3	EACH	\$1,700.00	\$5,100.00
53	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	21.70	LIN FT	\$400.00	\$8,680.00
54	BASIN OUTLET STRUCTURE 1 INCLUDING CASTING	1	EACH	\$2,500.00	\$2,500.00
55	BASIN OUTLET STRUCTURE 2 INCLUDING CASTING	1	EACH	\$2,500.00	\$2,500.00
56	BASIN OUTLET STRUCTURE 3 INCLUDING CASTING	1	EACH	\$2,500.00	\$2,500.00
57	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007	30.8	LIN FT	\$375.00	\$11,550.00
58	CASTING ASSEMBLY	10	EACH	\$650.00	\$6,500.00
59	ADJUST EXISTING SANITARY SEWER CASTING	1	EACH	\$1,000.00	\$1,000.00
60	RANDOM RIPRAP CLASS 3	19.6	CU YD	\$95.00	\$1,862.00
61	GEOTEXTILE FILTER (FOR RIP RAP)	85.6	SQ YD	\$3.00	\$256.80
62	6" CONCRETE WALK	141	SQ FT	\$7.00	\$987.00
63	CONCRETE CURB & GUTTER DESIGN B618	98	LIN FT	\$18.00	\$1,764.00
64	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	2,025	LIN FT	\$15.00	\$30,375.00
65	TRUNCATED DOMES	60	SQ FT	\$45.00	\$2,700.00
66	TRAFFIC CONTROL	1	LUMP SUM	\$1,000.00	\$1,000.00
67	FURNISH SIGN PANELS TYPE C	31	SQ FT	\$50.00	\$1,550.00
68	FURNISH SIGN PANELS TYPE D - STREET NAME SIGNS	12	SQ FT	\$50.00	\$600.00
69	SILT FENCE, TYPE MACHINE SLICED	810	LIN FT	\$2.30	\$1,863.00
70	TREE PROTECTION FENCE	1,185	LIN FT	\$2.50	\$2,962.50

**ENGINEERS ESTIMATE FOR
HAMPTON TOWNHOMES**

71	BIOROLLS - COMPOST LOGS	110	LIN FT	\$2.50	\$275.00
72	STORM DRAIN INLET PROTECTION	7	EACH	\$250.00	\$1,750.00
73	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	\$1,300.00	\$1,300.00
74	CATEGORY 3 EROSION CONTROL BLANKET	920	SQ YD	\$2.50	\$2,300.00
75	TURF ESTABLISHMENT OUTSIDE INFILTRATION BASINS	3.5	ACRES	\$1,100.00	\$3,850.00
76	TURF ESTABLISHMENT INSIDE INFILTRATION BASINS	0.37	ACRES	\$2,000.00	\$740.00
77	4" SOLID LINE MULTI-COMPONENT	57	LIN FT	\$1.50	\$85.50
78	TREES 1 1/2" B&B	28	EACH	\$400.00	\$11,200.00
79	TREES 2 1/2" B&B	25	EACH	\$450.00	\$11,250.00
80	TREE 6' - 0" B&B	30	EACH	\$410.00	\$12,300.00
81	PLANTS 24" HT.	17	EACH	\$100.00	\$1,700.00
82	PLANTS 4' HT.	29	EACH	\$125.00	\$3,625.00
83	4" SOLID LINE MULTI-COMPONENT	57	LIN FT	\$1.50	\$85.50

Total Schedule A - HELIUM COURT

\$546,221

SCHEDULE B: NOWTHEN BOULEVARD TURN LANE CONSTRUCTION

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	\$8,000.00	\$8,000.00
2	REMOVE PAVEMENT MARKER	1270	LIN FT	\$2.00	\$2,540.00
3	REMOVE BITUMINOUS PAVEMENT	1,283	SQ YD	\$6.00	\$7,698.00
4	REMOVE CONCRETE CURB AND GUTTER	33	LIN FT	\$10.00	\$330.00
5	REMOVE SIGN	7	EACH	\$50.00	\$350.00
6	REMOVE CULVERT	67	LIN FT	\$20.00	\$1,340.00
7	SAW BITUMINOUS PAVEMENT	1,310	LIN FT	\$3.00	\$3,930.00
8	SAW CONCRETE CURB AND GUTTER	5	LIN FT	\$10.00	\$50.00
9	SUBGRADE PREPARATION	12.6	ROAD STA	\$800.00	\$10,080.00
10	SALVAGE AND REPLACE TOPSOIL	1	LUMP SUM	\$3,500.00	\$3,500.00
11	EXCAVATION AND GRADING	1	LUMP SUM	\$12,000.00	\$12,000.00
12	AGGREGATE BASE CLASS 5 (CV) (P)	397	CU YD	\$35.00	\$13,895.00
13	AGGREGATE SHOULDERING CLASS 2 (CV) (P)	34	CU YD	\$40.00	\$1,360.00
14	SELECT GRANULAR MATERIAL (CV) (P)	915	CU YD	\$12.00	\$10,980.00
15	MILL BITUMINOUS SURFACE (2.0")	146	SQ YD	\$10.00	\$1,460.00
16	TYPE SP 12.5 WEARING COURSE MIXTURE (4.E) 2.0" THICK	5,096	SQ YD	\$11.00	\$56,054.78
17	TYPE SP 12.5 NON WEARING COURSE MIXTURE (4.B) 2.0" THICK	2,523	SQ YD	\$10.00	\$25,225.56
18	TACK	315	GALLON	\$6.00	\$1,890.00
19	B418 CONCRETE CURB AND GUTTER	46	LIN FT	\$40.00	\$1,840.00

**ENGINEERS ESTIMATE FOR
HAMPTON TOWNHOMES**

20	22" SPAN RC ARCH SAFETY APRON	2	EACH	\$900.00	\$1,800.00
21	22" SPAN RC ARCH CULVERT PIPE DESIGN 3006 CLASS IIA	68	LIN FT	\$80.00	\$5,440.00
22	TRAFFIC CONTROL	1	LUMP SUM	\$10,000.00	\$10,000.00
23	FURNISH SIGN PANELS TYPE C	21	SQ FT	\$65.00	\$1,365.00
24	FURNISH SIGN PANELS TYPE D - STREET NAME SIGNS	12	SQ FT	\$65.00	\$780.00
25	BIOROLLS -COMPOST LOGS	40	LIN FT	\$3.00	\$120.00
26	CATEGORY 3 EROSION CONTROL BLANKET	2311	SQ YD	\$1.50	\$3,466.50
27	TURF ESTABLISHMENT	0.9	ACRES	\$1,500.00	\$1,350.00
28	4" SOLID LINE MULTI-COMPONENT	1,716	LIN FT	\$0.60	\$1,029.60
29	4" DOUBLE SOLID LINE MULTI-COMPONENT	1,624	LIN FT	\$1.20	\$1,948.80
30	24" SOLID LINE MULTI-COMPONENT	233	LIN FT	\$10.00	\$2,330.00
31	PAVEMENT MESSAGES MULTI-COMPONENT	6	EACH	\$250.00	\$1,500.00

Total Schedule B - NOWTHEN BOULEVARD TURN LANE CONSTRUCTION **\$193,653**

TOTAL SCHEDULE A PLUS SCHEDULE B **\$739,875**