

CITY OF MENIFEE

**SUBDIVISION IMPROVEMENT AGREEMENT**

**TRACT MAP NO. 38303**

**FOR THE CONSTRUCTION OF STREET, DRAINAGE, DOMESTIC WATER, RECYCLED WATER, AND SEWER IMPROVEMENTS**

THIS SUBDIVISION IMPROVEMENT AGREEMENT (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between **Minor Ranch LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Subdivider," and the City of Menifee, a municipal corporation of the State of California, hereinafter referred to as "City." City and Subdivider may sometimes herein be referred to individually as a "party" and collectively as the "parties."

RECITALS:

- A. Subdivider has prepared and submitted to City for final approval and recordation a final map or Tract map (the "Map") of a unit of land in the City of Menifee, County of Riverside, which unit of land is known as Tract No. 38303 (the "Menifee Valley Tract") pursuant to the provisions of Section 66410, et seq. of the California Government Code (the "Subdivision Map Act"). The Subdivision Map Act and City ordinances and regulations relating to the filing, approval and recordation of subdivision maps are sometimes collectively referred to in this Agreement as the "Subdivision Laws."
- B. A tentative map of the Menifee Valley Tract has been approved subject to the Subdivision Laws and to the requirements and conditions contained in City Council Resolution No. 24-1399 (the "Resolution of Approval"). The Resolution of Approval is on file in the office of the City Clerk and is incorporated into this Agreement by reference.
- C. Prior to approval of the Map, Subdivider is required to install or agree to install certain public and private improvements (the "Improvements").
- D. The Improvements have not been installed and accepted at this time.
- E. It is therefore necessary that Subdivider and City enter into an agreement for the installation of the Improvements as provided in Section 66462 of the Subdivision Map Act. In consideration of approval of a final map for the Tract by the City Council, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's own expense, all the public improvement work required by City in connection with the proposed Tract. Subdivider has secured this Agreement by improvement security required by the Subdivision Laws and approved by the City.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

- 1. **Improvement Plans**. Prior to submittal of the Map for approval by the City Council, Subdivider shall furnish complete original improvement plans for the construction, installation and completion of the Improvements meeting the requirements of the City Engineer. The Improvement Plans for the Tract shall be maintained on file in the office of the City Engineer and shall be incorporated into this Agreement by reference. All references in this Agreement to the Improvement Plans shall include reference to any specifications for the Improvements as approved by the City Engineer.
- 2. **Improvements**. Subdivider shall construct the Improvements required to be constructed or agreed to be constructed under the Resolution of Approval and this Agreement as more specifically described in Exhibit "A." attached hereto and expressly made a part hereof by this reference and shall bear the full cost thereof. The methods, standards, specifications, sequence, and scheduling of construction shall be as approved by the City Engineer. Agreement and Securities for subdivision improvements are provided as follows:

Bond for Tract #38303 to set Survey Monuments, executed September 16, 2024. Bond No. 30225078 by Continental Casualty Company, 333 South Wabash Avenue, Chicago, IL 60604. Subdivision Monument Bond \$43,200.00.

Bond for Tract #38303 For the Construction of Backbone Street and Drainage Improvements, Menifee Road, IP24-021S, executed September 23, 2024. Bond No. TCS0172691 by Trisura Insurance Company, 210 Park Avenue, Suite 1300, Oklahoma City, OK 73102. Faithful Performance Bond \$1,726,000.00.

Bond for Tract #38303 For the Construction of Backbone Street and Drainage Improvements, McLaughlin Road, Malaga Road, and Biscayne Street, IP24-022S, executed September 23, 2024. Bond No. TCS0172693 by Trisura Insurance Company, 210 Park Avenue, Suite 1300, Oklahoma City, OK 73102. Faithful Performance Bond \$6,358,000.00.

Bond for Tract #38303 For the Construction of Backbone Drainage Improvements with RCFC, IP24-013SD, executed September 23, 2024. Bond No. TCS0172690 by Trisura Insurance Company, 210 Park Avenue, Suite 1300, Oklahoma City, OK 73102. Faithful Performance Bond \$10,599,000.00.

Bond for Tract #38303 For the Construction of Water System Improvements, IP24-010DW, executed September 23, 2024. Bond No. BDTO500218024 by Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116. Faithful Performance Bond \$1,299,000.00.

Bond for Tract #38303 For the Construction of Domestic and Recycled Water System Improvements, IP24-010RW1, executed September 23, 2024. Bond No. TCS0172692 by Trisura Insurance Company, 210 Park Avenue, Suite 1300, Oklahoma City, OK 73102. Faithful Performance Bond \$3,041,000.00.

Bond for Tract #38303 For the Construction of Domestic and Recycled Water System Improvements, IP24-010RW2, executed September 23, 2024. Bond No. BDTO500220024 by Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116. Faithful Performance Bond \$880,000.00.

Bond for Tract #38303 For the Construction of Sewer System Improvements, IP24-010U, executed September 23, 2024. Bond No. BDTO500219024 by Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116. Faithful Performance Bond \$542,000.00.

Lien Agreement for Tract #38303 For the Construction of Backbone Street and Drainage Improvements, Briggs Road frontage and HWY74 frontage, executed \_\_\_\_\_, 2024.

3. Improvement Security. Subdivider shall at all times guarantee Subdivider's performance of this Agreement by furnishing to City, and maintaining, good and sufficient security as required by the Subdivision Laws on forms and in the amounts approved by City for the purposes as follows:
  - A. One class of security to be provided by Subdivider, hereinafter referred to as "performance security," shall assure the faithful performance of this Agreement including construction of the Improvements. The performance security shall also include good and sufficient security in the amount of one hundred percent (100%) of the estimated cost of setting subdivision monuments as stated hereafter in this Agreement ("Monumentation Security"). A second class of security to be provided by Subdivider, hereinafter referred to as "payment security," shall assure the payment of the cost of labor, equipment and materials supplied to construct the Improvements. A third class of security to be provided by Subdivider, hereinafter referred to as "warranty security," shall serve as a guarantee and warranty of the Improvements for a period of one year following the completion and acceptance of the Improvements. Subdivider shall furnish performance and payment security prior to and as a condition precedent to City Council approval of the Map. Subdivider shall provide warranty security after Improvements are complete and accepted by the City Council and prior to or concurrently with the final release of performance security. Warranty security shall not be required for Monumentation or Participatory Improvements. However, the City may utilize Monumentation Security for performance of or payment for the work in accordance with the Subdivision Map Act.

As part of the obligation secured by each of the performance security, payment security and warranty security, and in addition to the face amount of each such security, each such security shall include and assure the payment of costs and reasonable expenses and fees, including

reasonable attorney's fees, incurred by City in successfully enforcing the obligations thereby secured.

B. Improvement security shall conform with Section 66499 of the California Government Code and may be one or more of the following:

- 1) A cash deposit with City or a responsible escrow agent or trust company, at City's option.
- 2) Surety bonds, of the form specified in subsection 66499.2 of the California Government Code, issued by a surety or sureties listed in the U.S. Department of Treasury Circular 570 (latest version).
- 3) Certificates of deposit, in City's name, from one or more financial institutions subject to regulation by the state or federal government and having a financial quality rating of "A" or better and a commitment reliability rating of "R-2" or better on the Investment Data Exchange (of the Los Angeles County Treasurer's office).
- 4) Irrevocable letters of credit, in a form acceptable to and approved by the City Attorney, issued by one or more financial institutions meeting the requirements of Paragraph (3), pledging that the funds necessary to carry out the completion of the Improvements are on deposit, guaranteed for payment, and constitute a trust fund which is not subject to levy or attachment by any creditor of the depositor until released by City. Letters of credit shall guarantee that all or any portion of the funds available pursuant to the letters of credit will be paid upon the written demand of City and that such written demand need not present documentation of any type as a condition of payment, including proof of loss. The duration of any such letter of credit shall be for a period of not less than one year from the execution of the agreement with which it is provided and shall state, on its face, that the letter of credit will be automatically renewed until such time that City authorizes its expiration.
- 5) A lien upon the subdivided property, if City finds that it would not be in the public interest to require the installation of the Improvements sooner than two (2) years after recordation of the final map or Tract map for which the Improvements are required. The lien shall provide a collateral value of three (3) times the estimated cost of the Improvements and shall include the power of sale of the real property, all buildings and improvements thereon, or that may be erected upon or made thereto, together with all hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reservations, remainders, rents, issues, and profits thereof. The collateral value of the property shall be established at Subdivider's expense through an appraisal approved by City.
- 6) An instrument of credit from an agency of the state, federal or local government, when any agency of the state, federal, or local government provides at least twenty percent (20%) of the financing for the Improvements.
- 7) When Subdivider is a non-profit organization, security may be negotiable bonds, of the kind approved for securing deposits of public moneys with City or in favor of City, as specified in Section 16430 of the California Government Code, deposited, at City's option, with City or a responsible escrow agent or trust company.

C. All securities shall be furnished in accordance with the provisions of Exhibit A. The amount of the performance security shall equal one hundred percent (100%) of the estimated cost of constructing the Improvements, as estimated by the City Engineer or a duly authorized representative of the City Engineer. The amount of Payment security shall equal fifty percent (50%) of the amount of the performance security, except as otherwise set forth in Exhibit A, and shall be furnished as a separate security. Warranty security shall equal Ten Percent (10%) of the amount of performance security except as otherwise set forth in Exhibit A. The securities required by this Agreement shall be kept on file with the City Clerk. The terms of the security documents specified in this Agreement are incorporated into this Agreement by this reference. If any security is replaced by another approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing of a replacement security with the City Clerk, the former security may be released. The City Engineer shall approve replacement of security.

- D. At the time of submittal of security, Subdivider shall pay to City administrative fees applicable to the form of security provided in accordance with the current City of Menifee Fee Schedules.
- E. Security shall not expire, be reduced, or become wholly or partially invalid for any reason, including non-payment of premiums, modifications of this Agreement and/or expiration of the time for performance stated in this Agreement.
- F. Security shall be released in the following manner:
- 1) Performance security shall be released upon the final completion and acceptance or approval, by the City Council of the Improvements subject to the provisions of Section 10 of this Agreement.
  - 2) The City Engineer may authorize a one-time 50% reduction of performance security as work progresses, upon application by Subdivider. In no event shall security be reduced below that required to guarantee the completion of the act or work or obligation secured, plus Ten Percent (10%).
  - 3) If City receives no notice of recorded claims of lien, labor and materials security shall be released in full 90 days after final acceptance and/or approval by the City Council, of the Improvements. If City receives notice of any recorded lien, the provisions of the Subdivision Map Act shall apply.
  - 4) No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled. As provided in paragraph 13 of this Agreement, the warranty period shall not commence until final acceptance of all the work and improvements by the City pursuant to Paragraph 10. Warranty security not utilized during the warranty period shall be released one year after final acceptance or approval by the City Council of all Improvements upon application by the Subdivider. However, if at the end of the one-year warranty period, there are one or more outstanding requests by City for performance of work or provision of materials under the terms of the warranty, warranty security shall be retained until the outstanding requests are satisfied or until Subdivider has made other arrangements satisfactory to the City Engineer.
  - 5) City may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorneys' fees.
4. Permits Required. Prior to commencing any phase of work, Subdivider shall obtain all permits required for that phase of work and pay all required fees. Work performed under a permit or permits shall comply with all provisions of the required permits.
5. Off-site Improvements. When the construction of one or more of the Improvements requires or necessitates the acquisition of real property not owned by Subdivider or City, Subdivider shall use its best efforts purchase such real property at a reasonable price. In the event that Subdivider is unsuccessful, despite its best efforts, to acquire such real property at a reasonable price, Subdivider may request in writing that City attempt to acquire such real property. City may, but is not required to, agree to attempt to acquire such real property on behalf of Subdivider. If City so agrees, City and Subdivider shall enter a separate written agreement in a form acceptable to the City Attorney. Said separate agreement shall provide that Subdivider advance to City funds in an amount approved by the City to acquire the real property. Any unexpended portion of said advance shall be refunded to Subdivider. In no event shall the failure of Subdivider or City to acquire such real property excuse, waive, or otherwise terminate Subdivider's obligation to construct the applicable improvement pursuant to this Agreement or the Conditions of Approval.
6. Completion of Improvements: Inspection.
- 6.1 Construction of Improvements. Subdivider shall begin construction of the Improvements within ninety (90) days and shall complete construction within twenty four (24) months after the approval of this Agreement. Portions of the Improvements may be completed at a later date, as determined by the City Engineer or as set forth in Exhibit A. Failure by Subdivider to begin or complete construction

of the Improvements within the specified time periods shall constitute cause for City, in its sole discretion and when it deems necessary, to declare Subdivider in default of this agreement, to revise improvement security requirements as necessary to ensure completion of the improvements, and/or to require modifications in the standards or sequencing of the Improvements in response to changes in standards or conditions affecting or affected by the Improvements. Said failure shall not otherwise affect the validity of this agreement or Subdivider's obligations hereunder. The City may use the Securities to construct the improvements or portions thereof at the City's sole discretion.

6.2 Inspection. Subdivider shall at all times maintain proper facilities and safe access for inspection of the public improvements by City and to the shops wherein any work is in preparation. Upon completion of the work, the Subdivider may request a final inspection by the City Engineer or the City Engineer's authorized representative. If the City Engineer or the designated representative determines that the work has been completed in accordance with this Agreement, then the City Engineer shall certify the completion of the public improvements to the City Council. No improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards and accepted by the City as described in Paragraph 10 of this Agreement. Subdivider shall bear all costs of plan check, inspection and certification.

7. Force Majeure. In the event that Subdivider is unable to perform within the time limits herein due to strikes, act of God, or other events beyond Subdivider's control, the time limits for obligations affected by such events will be extended by the period of such events.
8. Time Extension. Subdivider may make application in writing to the City Engineer for an extension of time for completion of the Improvements. The City Engineer, in their sole and absolute discretion, may approve or deny the request or conditionally approve the extension with additions or revisions to the terms and conditions of this Agreement.

As a condition of the time extension, Subdivider shall furnish securities, similar in form and substance to those required in SECTION 3 hereinabove, to cover the period of extension. The value of the securities shall be sufficient to ensure the performance of and payment for Improvements that remain incomplete at the time of the extension, and to provide warranty security on completed Improvements, as determined by the City Engineer.

9. Survey Monuments. Before final acceptance of street improvements, Subdivider shall place survey monuments in accordance with the provisions of Sections 66495, et sec. of the Subdivision Map Act and of the appropriate sections of the Menifee Municipal Code. Subdivider shall provide the City Engineer written proof that the monuments have been set, evidence of payment and receipt thereof by the engineer or surveyor setting the monuments, and intersection monument tie-outs for monuments set in public streets.
10. Final Acceptance of Improvements. At the completion of construction and prior to acceptance of the Improvements by City, Subdivider shall submit a request for final approval by City. The request shall be accompanied by any required certifications from Subdivider's engineers or surveyors, approval letters from other agencies having jurisdiction over and approval authority for improvements required by this Agreement or the Conditions of Approval, and any required construction quality documentation not previously submitted.

Upon receipt of said request, the City Engineer or a duly authorized representative will review the required documentation and will inspect the Improvements. If the Improvements are determined to be in accordance with applicable City standards and specifications, and as provided herein, obligations required by the Conditions set forth in the Resolution of Approval and this Agreement have been satisfied, and Subdivider has provided revised plans as required in Paragraph 12, hereinafter, the City Engineer shall recommend acceptance of the Improvements by the City Council.

11. Injury to Improvements. Until such time as the Improvements are accepted by City in accordance with Paragraph 10, Subdivider shall be responsible for and bear the risk of loss to any of the improvements constructed or installed. Until such time as all Improvements required by this Agreement are fully completed and accepted by City, Subdivider will be responsible for the care, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause,

happening or occurring to the work or improvements specified in this Agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.

12. Revisions to Plans. When the Improvements have been inspected and approved by the City Engineer, Subdivider shall make any necessary revisions to the original plans held by City, so the plans depict the actual Improvements constructed. When necessary, revisions have been made, each separate sheet of the plans shall be clearly marked with the words "As-Built," "As-Constructed," or "Record Drawing," the marking shall be stamped by an engineer or surveyor, as appropriate for the improvements thereon, who is licensed to practice in California, and the plans shall be resubmitted to the City Engineer.
13. Improvement Warranty. Subdivider hereby guarantees the Improvements to City for a period of one (1) year, beginning on the date of final acceptance of the Improvements by the City Council, against any defective work or labor done, or defective materials furnished, and shall repair or replace such defective work or materials. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes City, at City's sole option, to perform the work twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Surety, and agrees to pay the cost of such work by City. Should City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs.
14. Release of Security. City shall retain and release securities in accordance with the provisions of Section 3 of this agreement. Prior to the release of payment security, the City Engineer may require Subdivider to provide a title report or other evidence sufficient to show claims of lien, if any, that may affect the amount of payment security released.
15. City Right to Cure. If Subdivider fails to perform any obligation hereunder and such obligation has not been performed, or commenced and diligently pursued, within sixty (60) days after written notice of default from City, then City may perform the obligation, and Subdivider shall pay the entire cost of such performance by City including costs of suit and reasonable attorney's fees incurred by City in enforcing such obligation. In cases of emergency or compelling public interest, as determined by the City Engineer, the requirement for written notice of default and/or the passage of sixty (60) days shall be deemed waived and all other provisions of this Article shall remain in effect.
16. Injury to Public Improvements, Public Property or Public Utility Facilities. Subdivider shall replace or have replaced, or repair or have repaired, as the case may be, all public improvements, public utilities facilities and surveying or subdivision monuments which are destroyed or damaged as a result of any work performed under this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this Agreement, whether such property is owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.
17. Indemnification.
  - a. Neither City nor any and all of its officials, employees and agents ("Indemnified Parties") shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees in the performance of this Agreement. Subdivider further agrees to protect and hold harmless Indemnified Parties from any and all claims, demands, causes of action, liability or loss of any sort, including, but not limited to, attorney fees and litigation expenses, because of, or arising out of, acts or omissions of Subdivider, its agents or employees in the performance of this Agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design of construction of the Improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property

resulting from the design or construction of said subdivision, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design or construction of public drainage systems, streets and other public improvements.

b. Acceptance by City of the Improvements shall not constitute an assumption by City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of the subdivision or the improvements pursuant to the approved Improvement Plans or map, regardless of any negligent action or inaction taken by City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. Except as may be provided above, City shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction. Nothing contained in this paragraph is intended to or shall be deemed to limit or waive any protections or immunities afforded by law to City or any and all of its officials, employees and agents ("Indemnified Parties"), by virtue of city's approval of the plan or design of the Improvements, including without limitation the protections and immunities afforded by Government Code Section 830.6. After acceptance of the improvements, Subdivider shall remain obligated to eliminate any defect in design or dangerous condition caused by the design or construction defect; however, Subdivider shall not be responsible for routine maintenance. Provisions of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by City of the Improvements. It is the intent of this paragraph that Subdivider shall be responsible for all liability for design and construction of the Improvements installed or work done pursuant to this Agreement and that city shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction. The Improvement Security shall not be required to cover the provisions of this paragraph.

18. No Modification of Conditions. This Agreement shall in no respect act to modify or amend any provision of the Conditions of Approval. In the event that any requirement or condition of this Agreement is inconsistent with or fails to include one or more provisions of the Conditions of Approval, which document(s) is (are) incorporated herein by reference, the provisions in the Conditions of Approval shall remain in effect and shall control.
19. Severability. In the event that a court of competent jurisdiction determines that any provision or provisions of this Agreement are unenforceable, all provisions not so held shall remain in full force and effect.
20. Subdivider No Agent of City. Neither Subdivider nor any of Subdivider's agents, employees, or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.
18. General Provisions.
  - A. All notices pursuant to this Agreement shall be in writing and shall be personally delivered or sent by registered or certified mail, return receipt requested, to the parties at their respective addresses indicated hereon. Notices personally delivered shall be effective upon delivery. Notices mailed as provided herein and sent postage prepaid shall be effective upon the date of delivery or refusal indicated on the return receipt. Either party may change its address for notices hereunder by notice to the other given in the manner provided in this subparagraph.
  - B. The terms, conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns, and successors of the parties hereto.
  - C. Neither party to this Agreement relies upon any warranty or representation not contained in this Agreement.
  - D. This Agreement shall be governed by and interpreted with respect to the laws of the State of California.

- E. In the event of any dispute between the parties with respect to this Agreement, the prevailing party shall be entitled to prompt payment of its reasonable attorneys' fees from the non-prevailing party.
- F. Any failure or delay by either party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies provided for hereunder.
- G. Time is of the essence in the performance of each and every provision of this Agreement.
- H. The Recitals to this Agreement are hereby incorporated into and expressly made a part of the terms of this Agreement.
- I. This Agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the parties.

IN WITNESS WHEREOF, Developer has affixed his name, address and seal.

Dated: October 9, 2024

By: MINOR RANCH LLC

  
**Nicole Burdette**  
**President**

Dated: \_\_\_\_\_, 2024

CITY OF MENIFEE

By: \_\_\_\_\_  
Nick Fidler, Public Works Director

CITY OF MENIFEE

By: \_\_\_\_\_  
Armando G. Villa, City Manager

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Stephanie Roseen, Acting City Clerk

By: \_\_\_\_\_  
Jeffrey T. Melching, City Attorney

**SIGNATURES OF DEVELOPER MUST BE ACKNOWLEDGED BY NOTARY**

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 Orange ) ss.

On October 9, 2024, before me, S Six, Notary Public, personally appeared Nicole Burdette, 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.



S Six  
Notary Public

**Exhibit A**  
**SECURITY – TRACT MAP NO. 38303**  
**STREET, DRAINAGE, DOMESTIC WATER, RECYCLED WATER AND SEWER IMPROVEMENTS**

SURVEY MONUMENTS – TRACT MAP NO. 38303

IMPROVEMENT BOND – MENIFEE ROAD BACKBONE IP24-021S  
STREET AND DRAINAGE IMPROVEMENTS

IMPROVEMENT BOND – MCLAUGHLIN ROAD, MALAGA ROAD, AND BISCAYNE BACKBONE  
STREET IP24-022S  
STREET AND DRAINAGE IMPROVEMENTS

IMPROVEMENT BOND – BACKBONE DRAINAGE IMPROVEMENTS WITH RCFC&WCD IP24-013SD  
DRAINAGE IMPROVEMENTS

IMPROVEMENT BOND – WATER SYSTEM IMPROVEMENTS IP24-010DW

IMPROVEMENT BOND – DOMESTIC AND RECYCLED WATER SYSTEM IMPROVEMENTS IP24-  
010RW1

IMPROVEMENT BOND – DOMESTIC AND RECYCLED WATER SYSTEM IMPROVEMENTS IP24-  
010RW2

IMPROVEMENT BOND – SEWER SYSTEM IMPROVEMENTS IP24-010U

LIEN AGREEMENT – BRIGGS ROAD FRONTAGE AND HWY 74 FRONTAGE BACKBONE STREET  
IMPROVEMENTS

**CITY OF MENIFEE  
OFFICE OF THE CITY SURVEYOR  
MONUMENT BOND COMPUTATION**

Approved for Bonding  
CR 9/17/2024  
TM38303

Menifee Valley  
Prepared by: Hunsaker & Associates  
Date: 9/3/2024

MAP # 38303 SCHEDULE \_\_\_\_\_ MAP CHECKER \_\_\_\_\_

Minimum Cost      Cost per Monument

**Schedule "A" through "H" Maps**

Sht	CL	RW	Int.	\$2500.00*	\$300
5	9				
9	3	16	2		
10	5	19	5		
11	3	10	7		
12		10			
13	5	3			
15	5	18			
<b>Total</b>	<b>30</b>	<b>76</b>	<b>14</b>		

**Schedule "I" Maps**

Sht	CL	RW	Int.	\$2500.00*	\$600
4					0

Total Monuments to be Bonded x Cost per Monument + 20% = Total Bond Amount

120 x \$300 x 120% = \$43,200.00

( ) Set monuments  
( ) Monuments will need to be recovered and/or reset at time of inspection

Monument Inspection Fee \$ \_\_\_\_\_ (Deposit Based)

Submitted Monument Bond Computation to Planning Dept. Plan Check Review Date: \_\_\_\_\_

\* Based on a crew of, 1) Registered Principal Eng. Technician, 1) Senior Eng. Technician.

Prepared by:  
Date: 09/03/24.

*Robert N. Beuschlein*

Robert N. Beuschlein  
L.S. 7874



**REVISED 2010**

CITY OF MENIFEE ENGINEERING DEPARTMENT  
 CONSTRUCTION COST WORKSHEET  
 TRACT 38303 MENIFEE ROAD IMP.

Approved for Bonding  
 9/30/2024 CR  
 IP24-021S

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
 IP: 24-021S

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)	MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
Street/Drainage	\$ <u>1,725,975</u>	\$ <u>863,000</u>
Total	\$ <u>1,725,975</u>	\$ <u>863,000</u>
Warranty Retention (10%)	\$ <u>172,600</u>	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).

[Signature]  
 Signature

9/20/2024  
 Date

Daniel Kim  
 Name Typed or printed

55031 6/30/2026  
 RCE# Exp. Date



Civil Engineer's Stamp

\*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

**\*\*\* PLEASE READ INSTRUCTIONS BELOW \*\*\***

- Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
- Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. \*\*100% for Flood Control items.
- For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
STREET AND DRAINAGE IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
<b>ROADWAY SECTION 1</b>	Area =	109,163	S.F.	
Excavation				
1. Projects with Grading Plan for Roadway Area x 0.50' (hinge point to hinge point)		C.Y.	\$ 25.00	\$ 0.00
2. Projects without a Grading Plan Road area and side slopes to daylight	Cut (c) = Fill (f) =	7,500	C.Y.	
If balance, provide (a.) only, either cut or fill If export, provide (a.)&(b.) a = fill, b = cut - fill If import, provide (a.)&(c), a = cut, c = fill - cut (Unit costs for (a),(b), & (c) are 20% of actual costs to assure that work will be corrected to eliminate hazardous conditions.)				
(a.) Excavate and Fill	-	C.Y.	\$ 0.40	\$ 0.00
(b.) Excavate and Export	7,500	C.Y.	\$ 1.10	\$ 8,250.00
(c.) Import and Fill	-	C.Y.	\$ 2.80	\$ 0.00
Asphalt Concrete (144 lbs/cu.ft) Thickness in Feet (0.33' min.) = 0.5	3,930	TON	\$ 90.00	\$ 353,700.00
Agg Base Class II Thickness in Feet = 0.83	3,355	C.Y.	\$ 50.00	\$ 167,750.00
Sawcut Exist. A.C. Pavement	31,667	S.F.	\$ 1.00	\$ 31,667.00
Cold Plane A.C. Pavement	103,094	S.F.	\$ 0.50	\$ 51,547.00
Curb and Gutter (Type A-8)	4,990	L.F.	\$ 16.00	\$ 79,840.00
Curb and Gutter (Type A-8A)	4,219	L.F.	\$ 16.00	\$ 67,504.00
P.C.C. Sidewalk	15,830	S.F.	\$ 6.00	\$ 94,980.00
P.C.C. Driveway Approach	1,203	S.F.	\$ 8.00	\$ 9,624.00
ADA Access Ramp (w/ new construction)	4	EA.	\$ 1,500.00	\$ 6,000.00
Utility Trench	2,537	L.F.	\$ 10.00	\$ 25,370.00
Street Lights (including conduit)	27	EA.	\$ 5,000.00	\$ 135,000.00
Adjust MH to Grade ( if no sewer plan )	9	EA.	\$ 400.00	\$ 3,600.00
Local Depression	4	EA.	\$ 1,000.00	\$ 4,000.00
Redwood Header	149	LF	\$ 10.00	\$ 1,490.00
Median Taper	338	S.F.	\$ 11.00	\$ 3,718.00
Remove and Relocate Post	4	EA.	\$ 100.00	\$ 400.00
Remove Rip-rap	1	EA.	\$ 1,000.00	\$ 1,000.00
Remove Ex. Driveway	2,620	S.F.	\$ 2.00	\$ 5,240.00
Remove Ex. SD Structure	1	EA.	\$ 5,000.00	\$ 5,000.00
Remove Ex. Guard Rail	620	L.F.	\$ 3.00	\$ 1,860.00
<b>LANDSCAPING</b>				
Landscape and Irrigation	27,444	S.F.	\$ 3.50	\$ 96,054.00
Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00
Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00

A.	<b>Subtotal</b>	<b>\$ 1,198,594.00</b>
B.	Administrative Contingency (20% x A)	\$ 239,718.80
C.	<b>Street Total (A + B)</b>	<b>1,438,312.80</b>
BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLANS		
D.	20% x C	\$ 287,662.56
E.	<b>Streets/Drainage Total (C + D)</b>	<b>\$ 1,725,975.36</b>



Dal Kim

CITY OF MENIFEE ENGINEERING DEPARTMENT  
 CONSTRUCTION COST WORKSHEET  
 TRACT 38303 MCLAUGHLIN RD, MALAGA RD, AND BISCAYNE DR IMP.

Approved for  
 Bonding  
 9/30/2024 CR  
 IP24-022S

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
 IP: 24-022S

	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)	MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
<b>IMPROVEMENTS</b>		
Street/Drainage	\$ <u>6,358,448</u>	\$ <u>3,179,000</u>
Total	\$ <u><u>6,358,448</u></u>	\$ <u><u>3,179,000</u></u>
Warranty Retention (10%)	\$ <u>635,800</u>	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% for recordation prior to having signed plans (Ordinance460, Section 10.3E).

<u></u>	<u>9/20/2024</u>	
Signature	Date	
<u>Daniel Kim</u>	<u>55031</u>	<u>6/30/2026</u>
Name Typed or printed	RCE#	Exp. Date



Civil Engineer's Stamp

\*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

- \*\*\* PLEASE READ INSTRUCTIONS BELOW \*\*\***

  1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
  2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amountss. \*\*100% for Flood Control items.
  3. For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

**CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
STREET AND DRAINAGE IMPROVEMENTS**

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
<b>ROADWAY SECTION 1</b> Area =	463,743	S.F.		
Excavation				
1. Projects with Grading Plan for Roadway Area x 0.50' (hinge point to hinge point)	8,587	C.Y.	\$ 25.00	\$ 214,675.00
Asphalt Concrete (144 lbs/cu.ft) Thickness in Feet (0.33' min.) =	17,459 0.5	TON	\$ 90.00	\$ 1,571,310.00
Agg Base Class II Thickness in Feet =	12,034 0.67	C.Y.	\$ 50.00	\$ 601,700.00
Asphalt Emulsion (Fog Seal/Paint Binder)		Ton	\$ 600.00	\$ 0.00
Sawcut Exist. A.C. Pavement	752	L.F.	\$ 1.00	\$ 752.00
Remove A.C. Pavement	1,770	S.Y.	\$ 8.00	\$ 14,160.00
Remove Curb and Gutter		L.F.	\$ 18.00	\$ 0.00
Remove Median	2,052	S.F.	\$ 5.00	\$ 10,260.00
Relocate Post	8	EA.	\$ 250.00	\$ 2,000.00
AC overlay (min. 0.10')		S.F.	\$ 0.90	\$ 0.00
Curb and Gutter (Type A-6)	2,051	L.F.	\$ 14.00	\$ 28,714.00
Curb and Gutter (Type A-8)	15,283	L.F.	\$ 16.00	\$ 244,528.00
Curb and Gutter (Type A-8A)	442	L.F.	\$ 12.00	\$ 5,304.00
Mountable Curb	315	L.F.	\$ 10.00	\$ 3,150.00
P.C.C. Sidewalk	106,926	S.F.	\$ 6.00	\$ 641,556.00
P.C.C. Driveway Approach	590	S.F.	\$ 8.00	\$ 4,720.00
ADA Access Ramp (w/ new construction)	6	EA.	\$ 1,500.00	\$ 9,000.00
ADA Access Ramp (in existing improvements)		EA.	\$ 2,500.00	\$ 0.00
Local Depression	8	EA.	\$ 1,000.00	\$ 8,000.00
Street Lights (including conduit)	54	EA.	\$ 5,000.00	\$ 270,000.00
Adjust Water Valve to Grade ( if no water plan )	1	EA.	\$ 150.00	\$ 150.00
Adjust MH to Grade ( if no sewer plan )	32	EA.	\$ 400.00	\$ 12,800.00
			\$	\$ 0.00
4" Thermoplastic Double Solid Stripes	11,550	L.F.	\$ 0.83	\$ 9,586.50
6" Thermoplastic Bike Lane Stripes	12,257	L.F.	\$ 0.63	\$ 7,721.91
8" Thermoplastic Channelizing Line	1,597	L.F.	\$ 0.78	\$ 1,245.66
12" Thermoplastic Crosswalk and Limit Line	381	L.F.	\$ 1.13	\$ 430.53
Marking	2,400	S.F.	\$ 2.25	\$ 5,400.00
Relocate Roadside Sign or Post	10	EA.	\$ 100.00	\$ 1,000.00
Street Name sign	2	EA.	\$ 275.00	\$ 550.00
Install Sign (Strap and Saddle Bracket Method)	1	L.F.	\$ 150.00	\$ 150.00
Stop Sing & Post	3	EA.	\$ 250.00	\$ 750.00
New Traffic Signal & Lighting (Major Intersection)	2	LS	\$ 250,000.00	\$ 500,000.00
6' Round Signal Loops	15	EA.	\$ 450.00	\$ 6,750.00
Install Pull Box (#6)	52	EA.	\$ 500.00	\$ 26,000.00
2" PVC Interconnect Conduit & Cable	7,780	L.F.	\$ 25.00	\$ 194,500.00
3" PVC Interconnect Conduit & Cable	7,780	L.F.	\$ 30.00	\$ 233,400.00



*Dal Kim*

A.	<b>Subtotal</b>	\$	<b>4,415,588.60</b>
B.	Administrative Contingency (20% x A)	\$	883,117.72
C.	<b>STREET TOTAL (A + B)</b>	\$	<b>5,298,706.32</b>
	BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLANS		
D.	20% x C		1,059,741.26
E.	<b>Streets/Drainage Total (C + D)</b>	\$	<b>6,358,447.58</b>



## INSTRUCTIONS

### PLAN CHECK DEPOSIT BASED FEE WORKSHEET

Approved for Bonding  
9/30/2024 CR  
IP24-013SD

1. Quantities are to be taken from the submitted improvement plans. Quantities for all flood control and drainage facilities shall be provided, including connector pipes and catch basins.
2. Unit costs shall be as provided on the worksheet.
3. Major items not listed on the worksheet shall be listed under "Other Miscellaneous Costs" in the spaces provided at the bottom of the sheet. If more space is needed, attach a separate sheet and include the total on the worksheet.
4. Cost for items not listed on the worksheet shall be based on the consulting engineer's independent construction cost estimate. All costs shall include the complete construction of each item including all labor, equipment and materials.
5. All concrete pipe shall be estimated as Reinforced Concrete Pipe (RCP), not as Cast-in-Place Pipe (CIPP).
6. No quantity estimate is required for Junction Structure Nos. 3, 4 or 7. Their cost is considered to be included in the box, pipe and channel costs, respectively.
7. Bridges shall be estimated individually. Attach a separate sheet with the quantity and the unit cost for each item. Transfer the total cost to the worksheet under "Other Miscellaneous Costs".
8. Please notify the District of any change in contact information in a timely manner. It is the consulting engineer's responsibility to notify District of any changes thereof.
9. It is strongly recommended that the consulting engineer does not submit plan check deposits for their client, as the consulting engineer will be billed as the applicant and be responsible for all payment of invoices associated with the project.
10. If submittal is rejected, you will be notified within ten (10) working days.
11. A refund will be processed within 90 days of receiving administrative clearance for the project when there is a remaining balance greater than \$5.00.
12. A \$10,000 deposit is required for review of a Special Study (e.g., drainage study review associated with final map recordation). Please use the checkbox at the bottom of Page 1 for this type of submittal.



# PLAN CHECK DEPOSIT BASED FEE WORKSHEET

Hunsaker and Associates

Engineer

Case No./Name **Menifee Valley**

Address **3 Hughes  
Irvine, CA 92618**

Date **08/28/2024**

Contact Person **Joey Valadez**

Phone **(951) 205-7174**

ITEM	NOTES	UNIT	QUANTITY	UNIT COST	TOTAL
Trap Channel Excavation	b>8	CY		\$ 8.58	\$ 0.00
	b<8	CY		\$ 11.96	\$ 0.00
RCB & Rect. Channel Excavation	b>12	CY		\$ 10.40	\$ 0.00
	b≤12	CY		\$ 15.73	\$ 0.00
Compacted Fill	Exc.>Fill	CY		\$ 9.10	\$ 0.00
	Exc.<Fill	CY		\$ 18.20	\$ 0.00
Trap Channel Concrete	b>8	CY		\$ 494.00	\$ 0.00
	b≤8	CY		\$ 624.00	\$ 0.00
RCB Concrete	L>150	CY	<b>785</b>	\$ 1,040.00	\$ 816,400.00
	L<150	CY		\$ 1,118.00	\$ 0.00
Rect. Channel Concrete (Including Steel)	L>150	CY		\$ 572.00	\$ 0.00
	L<150	CY		\$ 799.50	\$ 0.00
Cutoff Wall (Std. 2')		LF		\$ 32.50	\$ 0.00
Subdrain	6<b≤16	LF		\$ 19.50	\$ 0.00
	b>16	LF		\$ 32.50	\$ 0.00
Fencing (6' Typ.)		LF		\$ 48.75	\$ 0.00
Catch Basins		LF	<b>136</b>	\$ 728.00	\$ 99,008.00
Manholes (Pipe)	For Mainline	EA	<b>19</b>	\$ 9,100.00	\$ 172,900.00
	For Junction	EA	<b>11</b>	\$ 15,600.00	\$ 171,600.00
Manholes (RCB)		EA	<b>6</b>	\$ 2,730.00	\$ 16,380.00
Junction Structure		CY	<b>32</b>	\$ 2,000.00	\$ 63,000.00
Transition Structure		CY	<b>36</b>	\$ 2,000.00	\$ 72,000.00
Hot Mix Asphalt Type A		SF	<b>8,262</b>	\$ 4.71	\$ 38,914.02
Rock Slope Protection*	1.9 tons/CY	CY		\$ 143.00	\$ 0.00
Concreted Rock Slope Protection**	1.9 tons/CY	CY		\$ 260.00	\$ 0.00
Storm Drain Cost Sheet Total					<b>5,196,180.96</b>
Slab Bridges	Rebar	LB		\$ 1.43	\$ 0.00
(See Instructions)	Concrete	CY		\$ 702.00	\$ 0.00
Other Miscellaneous Costs	See attached Sheet		<b>1</b>	\$ 1,239,710.00	\$ 1,239,710.00

Construction Subtotal	\$ 7,886,092.98	<b>A</b>
12% Contingency	\$ 946,331.16	
Construction Total	\$ 8,832,424.14	<b>B</b>
Estimated Plan Check Fees (3% of B)	\$ 264,972.72	<b>C</b>
No. of Lots/Units	11	
x \$50	\$ 550.00	<b>D</b>
Total (B) + (C) + (D)	\$ 9,097,946.86	
Initial Deposit	\$ 50000.00	

\* Use .75 of this for large installations

\*\* Use 25% of riprap quantity to determine grouting concrete quantity

**Note: For bonding prior to signed plans add 20% to Line B (\$1,766,484.83) for a Total bond amount of \$10,599,000.00**

**Reset Form**

Special Study (\$5,000.00)



## STORM DRAIN COST SHEET PLAN CHECK DEPOSIT BASED FEE WORKSHEET

Inside Diameter	IN PLACE (\$/LF) <sup>1</sup>		Quantity		Total
Inches	w/oHMA <sup>2</sup>	w/HMA <sup>3</sup>	LF		
			w/o HMA <sup>2</sup>	w/HMA <sup>3</sup>	
18	225	243	238	40	\$ 63,270.00
24	256	276	50	35	\$ 22,460.00
30	303	325	92	42	\$ 41,526.00
36	351	376	271		\$ 95,121.00
42	400	428	832		\$ 332,800.00
48	435	465	1,053	551	\$ 714,158.40
54	487	520	619	159	\$ 383,925.00
60	586	622	4,234		\$ 2,481,124.00
66	671	709			\$ 0.00
72	773	814	1,276	63	\$ 1,037,662.56
78	876	919			\$ 0.00
84	1097	1143	22		\$ 24,134.00
90	1288	1336			\$ 0.00
96	1348	1398			\$ 0.00
102	1565	1618			\$ 0.00
108	1642	1698			\$ 0.00
114	1736	1794			\$ 0.00
<b>Storm Drain Cost Sheet Total</b>					<b>\$ 5,196,180.96</b>

1. Pipe Costs Assume:

\$15.73 per CY Pipe Excavation

\$13.52 per CY Pipe Backfill

\$65.00 per CY Aggregate Base

\$82.55 per CY Bedding

\$136.50 per CY CLSM

\$130.00 per TON HMA (if applicable)

Trench Depth = Pipe Outer Diameter + 5' Cover + 4" Bedding

Trench Width = Pipe Outer Diameter + 2' Cover

Pipe Cost Includes Transportation Costs

2. Without HMA Paving and Base Includes Cost of Excavation, 4" Bedding Material, CLSM and Backfill

3. With HMA Paving and Base Includes Cost of Excavation, 4" Bedding Material, CLSM, Backfill, HMA and Aggregate Base. The HMA is based on 4" over the trench width in addition to 1" of HMA extending 12" on either side of the trench. Aggregate base is based on 6" over the trench width.



Client: Menifee Valley - Malaga Road, Biscayne Drive and Menifee Road Storm Drain  
 Project: August 28, 2024  
 Date: Other Miscellaneous Costs  
 Worksheet:

Item No.	Description	Quantity	Units	Unit Cost	Total Cost
1	Concrete Collar	20	EA	\$2,500.00	\$50,000
2	Concrete Bulkhead	9	EA	\$2,500.00	\$22,500
3	Drop Inlet	1	EA	\$2,500.00	\$2,500
4	42" HDPE Pipe	68	LF	\$80.00	\$5,440
5	Headwall	1	EA	\$8,000.00	\$8,000
6	300 lb Rip-Rap	73	CY	\$40.00	\$2,920
7	Modified Bulkhead	5	EA	\$2,500.00	\$12,500
8	Modular Wetland System (MWS)	10	EA	\$68,000.00	\$680,000
9	24" HDPE Pipe	147	LF	\$50.00	\$7,350
10	Concrete Manhole Collar	1	EA	\$500.00	\$500
11	Dvert System	10	EA	\$3,500.00	\$35,000
12	8" PVC (Schedule 40)	413	LF	\$1,000.00	\$413,000
<b>Total - Engineer's Estimate</b>					<b>1,239,710</b>

CITY OF MENIFEE ENGINEERING DEPARTMENT  
CONSTRUCTION COST WORKSHEET  
MENIFEE ROAD WATER PLAN

Approved for Bonding  
9/30/2024 CR  
IP24-010DW

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
IP: IP24-010DW

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)	MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
Street/Drainage	\$ 0.00	\$ 0.00
*Flood Control	\$ 0.00	\$ 0.00
Dom Wtr EMWD	\$ 1,298,520.00	\$ 649,500.00
Rec Wtr EMWD	\$ 0.00	\$ 0.00
Sewer EMWD	\$ 0.00	\$ 0.00
<b>Total</b>	<b>\$ 1,298,520.00</b>	<b>\$ 649,500.00</b>
Warranty Retention (10%)	\$ 129,900.00	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).

*Danielle S. Fregoso*

Signature

9/20/2024

Date

Danielle Fregoso

Name Typed or printed

65501

RCE#

9/30/2025

Exp. Date



Civil Engineer's Stamp

\*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

**\*\*\* PLEASE READ INSTRUCTIONS BELOW \*\*\***

1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. \*\*100% for Flood Control items.
3. For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

**CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
DOMESTIC WATER IMPROVEMENTS**

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" Waterline PVC C-900 DR-18		L.F.	\$ 25.00	\$ 0.00
6" Waterline PVC C-900 DR-18		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18		L.F.	\$ 35.00	\$ 0.00
12" Waterline PVC C-900 DR-18		L.F.	\$ 55.00	\$ 0.00
16" Waterline PVC C-905 DR-18		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18	5,452	L.F.	\$ 135.00	\$ 736,020.00
20" Waterline PVC C-905 DR-18		L.F.	\$ 180.00	\$ 0.00
4" Gate Valve RS		EA.	\$ 715.00	\$ 0.00
6" Gate Valve RS		EA.	\$ 830.00	\$ 0.00
8" Gate Valve RS		EA.	\$ 1,340.00	\$ 0.00
12" Gate Valve RS		EA.	\$ 2,300.00	\$ 0.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS	6	EA.	\$ 14,300.00	\$ 85,800.00
6" Fire Hydrant (Standard)	4	EA.	\$ 4,000.00	\$ 16,000.00
6" Fire Hydrant (Super)		EA.	\$ 4,500.00	\$ 0.00
4" Blowoff		EA.	\$ 3,500.00	\$ 0.00
6" Blowoff	2	EA.	\$ 4,000.00	\$ 8,000.00
1" Air and Vacuum Valve.		EA.	\$ 2,400.00	\$ 0.00
2" Air and Vacuum Valve.	2	EA.	\$ 4,000.00	\$ 8,000.00
1" Service Connection ( No Meter)		EA.	\$ 800.00	\$ 0.00
1-1/2" Service Connection ( No Meter)		EA.	\$ 2,480.00	\$ 0.00
2" Service Connection ( No Meter)	1	EA.	\$ 2,780.00	\$ 2,780.00
4" Service Connection ( No Meter)		EA.	\$ 4,500.00	\$ 0.00
Adjust Water Valve to Grade		EA.	\$ 200.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
Join at existing end of 8" pipe		EA.	\$ 2,000.00	\$ 0.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
4" Hot Tap		EA.	\$ 1,430.00	\$ 0.00
6" Hot Tap		EA.	\$ 1,750.00	\$ 0.00
8" Hot Tap		EA.	\$ 2,200.00	\$ 0.00
12" Hot Tap		EA.	\$ 3,150.00	\$ 0.00
Steel Casing 28"	172	LF	\$ 250.00	\$ 43,000.00
Temp End Cap	1	EA.	\$ 500.00	\$ 500.00
Concrete Cap	55	L.F.	\$ 30.00	\$ 1,650.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A.	<b>Subtotal</b>			<b>\$ 901,750.00</b>
B.	Administrative Contingency (20% x A)			\$ 180,350.00
C.	<b>Water Total (A + B)</b>			<b>\$ 1,082,100.00</b>
	<b>BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLANS</b>			
D.	20% x C			\$ 216,420.00
E.	<b>Water Total (C + D)</b>			<b>\$ 1,298,520.00</b>

Approved for Bonding  
9/30/2024 CR  
IP24-010RW1

CITY OF MENIFEE ENGINEERING DEPARTMENT  
CONSTRUCTION COST WORKSHEET  
MENIFEE ROAD & McLAUGHLIN ROAD WATER AND RECYCLED WATER PLAN

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
IP: IP24-010RW1

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)		MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)	
Street/Drainage	\$	0.00	\$	0.00
*Flood Control	\$	0.00	\$	0.00
Dom Wtr EMWD	\$	2,454,436.80	\$	1,227,000.00
Rec Wtr EMWD	\$	587,404.80	\$	293,500.00
Sewer EMWD	\$	0.00	\$	0.00
<b>Total</b>		<b>3,041,841.60</b>		<b>1,520,500.00</b>
Warranty Retention (10%)			\$	304,100.00

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% for recordation prior to having signed plans (Ordinance460, Section 10.3E).

*Danielle S. Fregoso*  
Signature

9/20/2024  
Date

Danielle Fregoso  
Name Typed or printed

65501 9/30/2025  
RCE# Exp. Date



Civil Engineer's Stamp

\*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

- \*\*\* PLEASE READ INSTRUCTIONS BELOW \*\*\***
- Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
  - Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. \*\*100% for Flood Control items.
  - For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

**CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
DOMESTIC WATER IMPROVEMENTS**

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
6" Waterline PVC C-900 DR-18		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18	905	L.F.	\$ 35.00	\$ 31,675.00
10" Waterline PVC C-900 DR-18	376	L.F.	\$ 45.00	\$ 16,920.00
12" Waterline PVC C-900 DR-18	850	L.F.	\$ 55.00	\$ 46,750.00
16" Waterline PVC C-905 DR-18		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18	5,357	L.F.	\$ 135.00	\$ 723,195.00
8" Gate Valve RS		EA.	\$ 1,340.00	\$ 0.00
10" Gate Valve RS	9	EA.	\$ 1,800.00	\$ 16,200.00
12" Gate Valve RS	2	EA.	\$ 2,300.00	\$ 4,600.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS	5	EA.	\$ 14,300.00	\$ 71,500.00
6" Fire Hydrant (Standard)	24	EA.	\$ 4,000.00	\$ 96,000.00
6" Fire Hydrant (Super)		EA.	\$ 4,500.00	\$ 0.00
4" Blowoff		EA.	\$ 3,500.00	\$ 0.00
6" Blowoff	2	EA.	\$ 4,000.00	\$ 8,000.00
1" Air and Vacuum Valve.	2	EA.	\$ 2,400.00	\$ 4,800.00
2" Air and Vacuum Valve.	2	EA.	\$ 4,000.00	\$ 8,000.00
1" Service Connection ( No Meter)		EA.	\$ 800.00	\$ 0.00
1-1/2" Service Connection ( No Meter)		EA.	\$ 2,480.00	\$ 0.00
2" Service Connection ( No Meter)	3	EA.	\$ 2,780.00	\$ 8,340.00
4" Service Connection ( No Meter)		EA.	\$ 4,500.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
Join at existing end of 8" pipe		EA.	\$ 2,000.00	\$ 0.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
12" Hot Tap		EA.	\$ 3,150.00	\$ 0.00
12" Waterline CML&C	96	L.F.	\$ 55.00	\$ 5,280.00
18" Waterline CML&C	53	L.F.	\$ 135.00	\$ 7,155.00
18" Steel Casing	15	L.F.	\$ 250.00	\$ 3,750.00
26" Steel Casing	28	L.F.	\$ 300.00	\$ 8,400.00
Cathodic Test Station	1	EA.	\$ 500.00	\$ 500.00
10" Temp Plug	9	EA.	\$ 200.00	\$ 1,800.00
Remove Temp End Plug & Join	2	EA.	\$ 200.00	\$ 400.00
Remove & Dispose of Exist 8" PVC Water	720	L.F.	\$ 200.00	\$ 144,000.00
Remove & Dispose of Exist 12" PVC Water	2,680	L.F.	\$ 200.00	\$ 536,000.00
Remove & Dispose of Valve, Risers, BO, AV, FH	20	EA.	\$ 200.00	\$ 4,000.00
Misc. Fittings	29	EA.	\$ 200.00	\$ 5,800.00
			\$	\$ 0.00
			\$	\$ 0.00
A.	<b>Subtotal</b>			<b>\$ 1,704,470.00</b>
B.	Administrative Contingency (20% x A)			\$ 340,894.00
C.	<b>Water Total (A + B)</b>			<b>\$ 2,045,364.00</b>
	<b>BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLANS</b>			
D.	20% x C			\$ 409,072.80
E.	<b>Water Total (C + D)</b>			<b>\$ 2,454,436.80</b>

**CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
RECYCLED WATER IMPROVEMENTS**

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 25.00	\$ 0.00
6" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18 Purple		L.F.	\$ 35.00	\$ 0.00
12" Waterline PVC C-900 DR-18 Purple	6,460	L.F.	\$ 55.00	\$ 355,300.00
16" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 135.00	\$ 0.00
20" Waterline PVC C-905 DR-18 Purple		L.F.	\$ 180.00	\$ 0.00
4" Gate Valve RS		EA.	\$ 715.00	\$ 0.00
6" Gate Valve RS		EA.	\$ 830.00	\$ 0.00
8" Gate Valve RS		EA.	\$ 1,340.00	\$ 0.00
12" Gate Valve RS	8	EA.	\$ 2,300.00	\$ 18,400.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS		EA.	\$ 14,300.00	\$ 0.00
4" Blowoff	1	EA.	\$ 3,500.00	\$ 3,500.00
6" Blowoff		EA.	\$ 4,000.00	\$ 0.00
1" Air and Vacuum Valve.	3	EA.	\$ 2,400.00	\$ 7,200.00
2" Air and Vacuum Valve.		EA.	\$ 4,000.00	\$ 0.00
1" Service Connection ( No Meter)		EA.	\$ 800.00	\$ 0.00
1-1/2" Service Connection ( No Meter)		EA.	\$ 2,480.00	\$ 0.00
2" Service Connection ( No Meter)		EA.	\$ 2,780.00	\$ 0.00
4" Service Connection ( No Meter)		EA.	\$ 4,500.00	\$ 0.00
Adjust Water Valve to Grade		EA.	\$ 200.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
Join at existing end of 8" pipe		EA.	\$ 2,000.00	\$ 0.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
4" Hot Tap		EA.	\$ 1,430.00	\$ 0.00
6" Hot Tap		EA.	\$ 1,750.00	\$ 0.00
8" Hot Tap		EA.	\$ 2,200.00	\$ 0.00
12" Hot Tap		EA.	\$ 3,150.00	\$ 0.00
12" Waterline CML&C	44	L.F.	\$ 55.00	\$ 2,420.00
18" Steel Casing	30	L.F.	\$ 250.00	\$ 7,500.00
20" Steel Casing	28	L.F.	\$ 300.00	\$ 8,400.00
Misc. Fittings	20	EA.	\$ 200.00	\$ 4,000.00
Cathodic Test Station	2	EA.	\$ 500.00	\$ 1,000.00
Remove End Cap & Join	1	EA.	\$ 200.00	\$ 200.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A.	<b>Subtotal</b>			<b>\$ 407,920.00</b>
B.	Administrative Contingency (20% x A)			\$ 81,584.00
C.	<b>Water Total (A + B)</b>			<b>\$ 489,504.00</b>
	<b>BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLAND</b>			
D.	20% x C			\$ 97,900.80
E.	<b>Water Total (C + D)</b>			<b>\$ 587,404.80</b>

CITY OF MENIFEE ENGINEERING DEPARTMENT  
CONSTRUCTION COST WORKSHEET  
MALAGA ROAD WATER AND RECYCLED WATER PLAN

Approved for Bonding  
9/30/2024 CR  
IP24-010RW2

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
IP: IP24-010RW2

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)	MATERIAL & LABOR SECURITY (**50% of Estimated Construction Costs)
Street/Drainage	\$ 0.00	\$ 0.00
*Flood Control	\$ 0.00	\$ 0.00
Dom Wtr EMWD	\$ 670,888.80	\$ 335,500.00
Rec Wtr EMWD	\$ 208,742.40	\$ 104,500.00
Sewer EMWD	\$ 0.00	\$ 0.00
<b>Total</b>	<b>\$ 879,631.20</b>	<b>\$ 440,000.00</b>
Warranty Retention (10%)	\$ 88,000.00	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

Construction items and their quantities, as shown on the attached sheets, are accurate for the improvements required to construct the above project and the mathematical extensions, using City's unit costs, are accurate for determining bonding costs

Above amounts do include additional 20% for recordation prior to having signed plans (Ordinance 460, Section 10.3E).

*Danielle S. Fregoso*

Signature

9/20/2024  
Date

Danielle Fregoso  
Name Typed or printed

65501      9/30/2025  
RCE#      Exp. Date



Civil Engineer's Stamp

\*Flood Control Construction Cost Estimate to be provided by Flood Control District. Provide a copy of Flood Control District letter stating cost estimate.

*** PLEASE READ INSTRUCTIONS BELOW ***
1. Quantities are to be taken from the Improvement Plans. Unit cost are to be as provided on "City of Menifee Improvement Requirement Worksheet."
2. Show Performance Bond Amounts to the nearest \$500.00. Material and Labor Bond Amounts are 50% of Performance Bond Amounts. **100% for Flood Control items.
3. For Construction items not covered by "The City of Menifee Improvement Requirements Worksheet", Design Engineer is to provide his opinion of construction cost and use that cost. If City of Menifee Unit Costs are determined to be too low, in the opinion of the design engineer, the higher costs as provided by the Design Engineer should be used.

CITY OF MENIFEE ENGINEERING DEPARTMENT  
IMPROVEMENT REQUIREMENT WORKSHEET  
DOMESTIC WATER IMPROVEMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
4" Waterline PVC C-900 DR-18		L.F.	\$ 25.00	\$ 0.00
6" Waterline PVC C-900 DR-18		L.F.	\$ 30.00	\$ 0.00
8" Waterline PVC C-900 DR-18		L.F.	\$ 35.00	\$ 0.00
10" Waterline PVC C-900 DR-17		L.F.	\$ 40.00	\$ 0.00
12" Waterline PVC C-900 DR-18	37	L.F.	\$ 55.00	\$ 2,035.00
16" Waterline PVC C-905 DR-18		L.F.	\$ 90.00	\$ 0.00
18" Waterline PVC C-905 DR-18	2,620	L.F.	\$ 135.00	\$ 353,700.00
20" Waterline PVC C-905 DR-18		L.F.	\$ 180.00	\$ 0.00
4" Gate Valve RS		EA.	\$ 715.00	\$ 0.00
6" Gate Valve RS		EA.	\$ 830.00	\$ 0.00
8" Gate Valve RS		EA.	\$ 1,340.00	\$ 0.00
10" Gate Valve RS		EA.	\$ 1,800.00	\$ 0.00
12" Gate Valve RS	3	EA.	\$ 2,300.00	\$ 6,900.00
16" Gate Valve RS		EA.	\$ 6,270.00	\$ 0.00
18" Gate Valve RS	1	EA.	\$ 14,300.00	\$ 14,300.00
6" Fire Hydrant (Standard)	9	EA.	\$ 4,000.00	\$ 36,000.00
6" Fire Hydrant (Super)		EA.	\$ 4,500.00	\$ 0.00
4" Blowoff		EA.	\$ 3,500.00	\$ 0.00
6" Blowoff		EA.	\$ 4,000.00	\$ 0.00
1" Air and Vacuum Valve.		EA.	\$ 2,400.00	\$ 0.00
2" Air and Vacuum Valve.	1	EA.	\$ 4,000.00	\$ 4,000.00
1" Service Connection ( No Meter)		EA.	\$ 800.00	\$ 0.00
1-1/2" Service Connection ( No Meter)		EA.	\$ 2,480.00	\$ 0.00
2" Service Connection ( No Meter)	2	EA.	\$ 2,780.00	\$ 5,560.00
4" Service Connection ( No Meter)		EA.	\$ 4,500.00	\$ 0.00
Adjust Water Valve to Grade		EA.	\$ 200.00	\$ 0.00
Removal of Blowoff		EA.	\$ 500.00	\$ 0.00
Join at existing end of 18" pipe	1	EA.	\$ 2,000.00	\$ 2,000.00
1" Hot Tap		EA.	\$ 1,000.00	\$ 0.00
4" Hot Tap		EA.	\$ 1,430.00	\$ 0.00
6" Hot Tap		EA.	\$ 1,750.00	\$ 0.00
8" Hot Tap		EA.	\$ 2,200.00	\$ 0.00
12" Hot Tap	1	EA.	\$ 3,150.00	\$ 3,150.00
Steel Casing 28"	151	LF	\$ 250.00	\$ 37,750.00
Cathodic Test Station	1	EA.	\$ 500.00	\$ 500.00
			\$	\$ 0.00
			\$	\$ 0.00
			\$	\$ 0.00
A.	<b>Subtotal</b>			<b>\$ 465,895.00</b>
B.	Administrative Contingency (20% x A)			\$ 93,179.00
C.	<b>Water Total (A + B)</b>			<b>\$ 559,074.00</b>
	BOND AMOUNT FOR RECORDATION PRIOR TO HAVING SIGNED PLANS			
D.	20% x C			\$ 111,814.80
E.	<b>Water Total (C + D)</b>			<b>\$ 670,888.80</b>



CITY OF MENIFEE ENGINEERING DEPARTMENT  
 CONSTRUCTION COST WORKSHEET  
 TRACT 38303 SEWER (OFF-SITE IMPROVEMENT)

Approved for Bonding  
 9/30/2024 CR  
 IP24-010U

PARCEL MAP OR TRACT MAP NO. 38303 DATE: 9/20/2024  
 IP: IP24-010U

IMPROVEMENTS	FAITHFUL PERFORMANCE SECURITY (100% of Estimated Construction Costs)		MATERIAL & LABOR SECURITY (*50% of Estimated Construction Costs)
Street/Drainage	\$ 0.00	\$ 0.00	\$ 0.00
*Flood Control	\$ 0.00	\$ 0.00	\$ 0.00
Dom Wtr EMWD	\$ 0.00	\$ 0.00	\$ 0.00
Rec Wtr EMWD	\$ 0.00	\$ 0.00	\$ 0.00
Sewer EMWD	\$ 542,030.40	\$ 542,000.00	\$ 271,000.00
<b>Total</b>	<b>\$ 542,030.40</b>	<b>\$ 542,000.00</b>	<b>\$ 271,000.00</b>
Warranty Retention (10%)		\$ 54,200.00	

DESIGN ENGINEER'S CALCULATION OF IMPROVEMENT BONDING COSTS

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Danielle L. Fregoso  
 Signature

9/20/2024  
 Date

Danielle Fregoso  
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65501 9/30/2025  
 RCE# Exp. Date



Civil Engineer's Stamp

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