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ENT 15195:2020 PG 1 of 16  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Feb 05 12:37 pm FEE 114.00 BY SW  
RECORDED FOR SPRINGVILLE CITY CORPORATIO

**DEVELOPMENT AGREEMENT  
CANYON SPRINGS SUBDIVISION PLAT B**

THIS AGREEMENT is entered into effective this 8<sup>th</sup> day of Oct., 2019, by and between **SPRINGVILLE CITY**, a municipal corporation of the State of Utah, 110 South Main Street, Springville, Utah 84663 ("City"); **CENTURY COMMUNITIES OF UTAH, LLC**, a Utah limited liability company, located at 2989 W Maple Loop Dr., #110, Lehi, Utah 84043 ("Century"); and **LANDMARK EXCAVATING, INC.**, a Utah corporation, located at 256 North Main Street, Ste. B, Alpine, Utah 84004 ("Century's Contractor"). Century and Century's Contractor are collectively referred to herein as "Developer."

**RECITALS**

- A. Century is the owner developing the Sumsion Springs Subdivision Plat B, now called the Canyon Springs Subdivision Plat B, which property is located at approximately 100 South 950 West in Springville City, Utah County, Utah, and is shown on the Canyon Springs Plat B plans attached as Exhibit A (the "Property").
- B. Century, as the owner of the Property, is responsible for constructing the Canyon Springs Subdivision Plat B on the Property in the form, design and plan set forth in the Plat B subdivision plan (the "Project").
- C. Century, as owner of the Project, must ensure that certain facilities, infrastructure and improvements are constructed and installed on and about the Property (collectively, the "Public Improvements"), including without limitation, sewer lines, electric lines, storm drain lines, roads, and other facilities or improvements necessary to service the Project and to ultimately dedicate the Public Improvements to the City. Century has hired Century's Contractor to construct and install the Public Improvements ("Century's Contractor").
- D. Century has designed and is developing the Property in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the City's general plan, zoning, subdivision and development regulations, as more fully set forth below.
- E. City, acting pursuant to its authority under Utah Code Annotated, §10-9a-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.
- F. The purpose of this Agreement is to memorialize certain agreements and understandings in relation to the foregoing and the installation, construction and operation of the Public Improvements, all under the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Century, Century's Contractor and City agree to the following:

1. **Recitals Affirmed.** The parties each certify the correctness and accuracy of the facts recited above and adopt the same as a statement of their principal reasons for entering this Agreement.

2. **Plans, Permits and Approvals; Impact Fees.**

A. **Plans; Revised Plans.** Developer or Developer's agents or representatives, has prepared detailed construction plans, drawings and specifications (collectively, the "Construction Plans") for the Public Improvements for the Project, which Construction Plans have been approved by City and are incorporated herein by this reference.

B. **Permits and Approvals; Documents.** Century has obtained or shall obtain all necessary governmental approvals, permits and the like (collectively, the "Approvals") for performance of the Project.

C. **Impact Fees.** Impact fees will be paid in accordance with Springville City's ordinances and regulations.

D. **Documents.** Century agrees to provide City with a copy of relevant records and documents relating to the Public Improvements, as reasonably requested by City.

3. **Manner of Performance.**

A. **Joint and Several.** Century and Century's Contractor both agree that they shall be and are jointly and severally liable for, and absolutely and unconditionally guarantee to City the prompt payment and performance of, all obligations, responsibilities, duties and promises of Developer in this Agreement. Neither the bankruptcy, insolvency, dissolution, merger, consolidation, or reorganization nor the cessation of business or corporate existence of one of Century or Century's Contractor shall affect, impair, or diminish the obligations under this Agreement of the other company. In the event Century and Century's Contractor agree between themselves as to which of them will be responsible for some or all of the obligations of Developer under this Agreement, any such agreement between the companies shall not diminish to any extent the joint and several liability of Century or Century's Contractor as stated herein.

B. **Compliance with Plans and Laws.** Developer, shall complete the Project (the "Work") (a) with due diligence, (b) in a good and workmanlike manner, (c) in conformance with the Construction Plans, and (d) in compliance with all applicable laws, statutes, ordinances, resolutions, the Springville Municipal Code (the "City Code"), rules, regulations, and official policies of the City governing the use, density and intensity of the uses of land within the City, and the design, improvement, and public works construction standards and specifications applicable to the development of land within the City.

C. **Street Trees.** Developer agrees to pay \$350.00 per each of the 103 street trees shown on the approved street tree plan, for a total of \$36,050. Upon payment, Springville City will be responsible to purchase, install and maintain street trees for the first two years after planting. Street trees will not be planted in planter strips until development of homes

along any street in a new development is at least eighty percent (80%) complete and those homes are occupied and the planter strip landscape and sprinkling system are installed at homes where trees are to be planted.

D. Materials and Labor. Developer is responsible to furnish all materials, supplies, tools, equipment, labor, and other services necessary for construction and completion of the Project as described herein.

E. Guarantee of Performance. Century acknowledges and agrees that an improvement completion assurance is required for the Project if the improvements are not installed prior to Century wanting to record the Plat. Developer, will furnish to City an improvement completion assurance in accordance with Springville City Code §§ 14-5-202, et seq., in an amount required by Springville City but not to exceed one hundred ten percent (110%) of the engineer's estimate price for faithful completion of the Public Improvements. If all Public Improvements are complete and approved by City prior to recording the Canyon Springs Plat B, Developer, is only required to furnish an improvement warranty.

F. Improvement Warranty. Prior to City's acceptance of the Public Improvements, Developer shall execute an improvement warranty for the one (1) year improvement warranty period and post a ten percent (10%) cash deposit, surety bond, letter of credit, or other similar security that is acceptable to City's City Administrator in accordance with Section 14-5-205 of the City Code.

G. Insurance. Developer agrees to obtain and maintain general public liability insurance and property damage insurance with City named as an additional insured, at the rate of Two Million Dollars (\$2,000,000) for each occurrence and Four Million Dollars (\$4,000,000) aggregate during construction of the Project.

H. Inspections. Century shall ensure that all inspections necessary for the Public Improvements under the City Code are timely requested. Century understands and agrees that failure to request a proper inspection may result in the removal of Public Improvements at the sole cost and expense of Century. The City shall perform inspections as soon as possible and otherwise in good faith following the applicable request in accordance with the City Code.

#### 4. Off-site Work and Additional Fees and Costs.

Developer agrees to pay an electrical extension fee to City in the amount of One Hundred Seven Thousand Four Hundred Eighty Dollars (\$107,480.00), as calculated by City and reflected on Exhibit C attached hereto.

5. Ownership of Improvements; Acceptance and Dedication. Century shall retain ownership of Public Improvements constructed for the Project and shall remain solely responsible for all necessary maintenance, repairs, and replacements of the Public Improvements prior to final acceptance thereof by City. Century agrees that no connections to the Public Improvements shall occur before City accepts the same, as contemplated herein. City agrees to accept dedication of the Public Improvements upon completion thereof by Century in accordance with the Construction Plans, the Approvals, and all applicable land

regulations. Upon such acceptance by City, (i) Century shall assign and convey to City all of Century's right, title and interest in the Public Improvements in writing (or shall be deemed to have done so by this writing), (ii) Century shall have no further interest in the Public Improvements, and (iii) City shall maintain and operate the Public Improvements as part of its public systems.

**6. Reimbursable Costs - Upsized Public Improvements.**

Developer is required to upsize a water line that serves new development outside of the Project. The water line will run for approximately 1570 lineal feet and will be upsized from an 8-inch water line to portions of a 10, 18 and 20-inch water line. The costs for upsizing the water line will be \$205,750.00. City will pay Century, or Century's Contractor, the amount of \$205,750.00 for the upsized water line (the "Reimbursement Costs") as shown in the itemized cost breakdown on Exhibit C. Century, or Century's Contractor, agrees that the Reimbursement Costs includes any and all amounts owed to Century, or Century's Contractor, for installing the water line, including, without limitation, all upsizing costs. City will pay Century, or Century's Contractor, the Reimbursement Costs within 30 days of City accepting and approving the water line. Notwithstanding, the provisions in this Paragraph 6, City will not make any payment to Century or Century's Contractor until City receives written notification signed by both Century or Century's Contractor that directs City regarding which of the two companies City should pay.

**7. Water Shares.** All required water shares have been tendered to City.

**8. Westfields Overlay Zone Density Bonus Participation.** In addition to the minimum performance standards required by City Code §11-5-404, Century is utilizing in accordance with all final approvals for the Project the density bonus mechanisms of the overlay.

A. The base density for both Plat A and Plat B for the Canyon Springs Subdivision is 83 units. Century is requesting a 15% density bonus allowing for an additional 12 units for a total density of 95 units. Of the 95 units for the entire Sumsion Springs Subdivision, Plat B of the Subdivision has 47 units.

Century has agreed to the following components to receive the requested density bonus:

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space  Fees in lieu of park land and improvements	For parcels that are too small for development of a park meeting the minimum City standard of 5 acres, a fee in lieu may be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acre established by resolution and approved by the City Council and be prorated at 1.2% density bonus for the equivalent value of 1% land and development costs up to a maximum of 12% density bonus.	3%

Density Bonus Category	Density Bonus Improvement	Bonus %
Building Materials	b. A density bonus of 8% shall be given where 25% of the gross façade elevation includes brick or stone and the remainder in stucco, wood, or fiber cement siding on detached single-family and attached two-family dwellings.	8%
Design Features Porch Improvements	a. A density bonus of up to 2% may be given for a covered porch at least 5 feet deep which covers at least 25% of the front façade width with basic porch supports.	2%
Design Features Window Accents	A density bonus of up to 2% may be given for window opening accents on all front façade windows, such as a window head (e.g., pedimented or hooded) and a projecting sill (e.g. precast or brick) along with keystones, brick soldier coursing, above the window, etc.	2%
<b>TOTAL DENSITY BONUS</b>		<b>15%</b>

B. **Parks and Open Space.** Developer must pay all Park Fees in Lieu of that are required to receive the above 3% density bonus for Plat B. The total amount of park fees in lieu of for the entire Canyon Springs Subdivision is \$119,277. Of that amount, \$62,379 was paid with Plat A. Developer shall pay the remaining amount of \$56,898 as part of Plat B before Plat B will be recorded.

9. **Notices.** Any notice which is required or which may be given pursuant to this Agreement is sufficient if in writing and given by hand-delivery or sent to a party by (i) certified or registered mail, postage prepaid, or (ii) nationally recognized overnight carrier (e.g. FEDEX), addressed as first set forth above. A party may change the address for notice to it by giving a notice pursuant to this Section 9.

10. **Indemnity.** Developer agrees to indemnify, release and defend City with Counsel of City's choice, and hold City, and its employees, officers, and agents harmless from and against any and all claims, demands, actions, or liability whatsoever, including, but not limited to, any bodily injury, property damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, to the extent resulting from (i) any negligent act or omission of Century or Century's agents, (ii) any claim or action related to the installation of the Public Improvements or breach of this Agreement, (iii) any negligent or defective construction of any part of the Public Improvements during construction thereof, and from completion of such construction until that date which is one (1) year after the acceptance of the Public Improvements by the City; and (iv) liens or claims on the Public Improvements by any persons providing materials and/or services related to such Public Improvements on behalf of or at the request of Developer.

11. **Authority and Authorization.** Developer hereby represents and warrants to City that the execution and delivery of this Agreement by Developer and the performance of the terms

hereof by Developer, have been duly authorized through proper action and, upon full execution hereof, this Agreement will be binding on and enforceable against Developer.

12. **Future Action.** Nothing in the Agreement shall limit the future exercise of the police power by City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement; provided, however, that subject to Developer's performance of its obligations hereunder, Century shall have the vested right to develop the Project.

13. **Other Laws.** Century may be responsible to fulfill other federal, state and local laws, including, but not limited to Workers Compensation and Occupational Safety and Health Administration regulations. Century agrees to comply with all laws during construction of the Project and Public Improvements.

14. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which shall not be unreasonably withheld.

15. **Attorney Fees.** In the event this Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.

16. **Severability.** Should any portion or paragraph of this Agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the Agreement shall remain valid and enforceable.

17. **Modification.** Modification of this Agreement shall only be effective if agreed upon, in writing, and approved by the City Council and Developer.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers.



Attest:

[Signature]

CITY RECORDER

SPRINGVILLE CITY

By: [Signature]  
Richard J. Child, Mayor

CENTURY COMMUNITIES OF UTAH, LLC

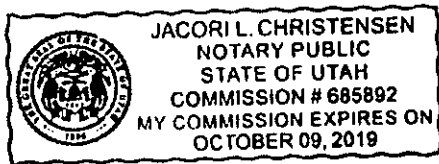
By: [Signature]  
Title: VP LAND

LANDMARK EXCAVATING, INC.

By: [Signature]  
Title: Manager

STATE OF UTAH )  
                                          :  
COUNTY OF UTAH )

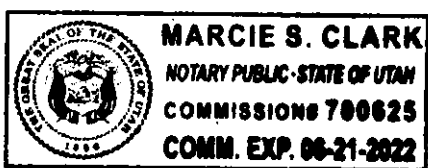
On this 7<sup>th</sup> day of October, 2019, before me personally appeared Jeff Meads, known to me to be the person who executed this Development Agreement on behalf of Century Communities of Utah, LLC and acknowledged to me that he executed the same for the purposes therein stated.



[Signature]  
Notary Public

STATE OF UTAH )  
 :  
COUNTY OF UTAH )

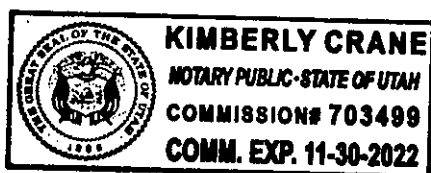
On this 7 day of October, 2019, before me personally appeared David Simpson, known to me to be the person who executed this Development Agreement on behalf of Landmark Excavating, Inc. and acknowledged to me that he executed the same for the purposes therein stated.



Marcie S. Clark  
Notary Public

STATE OF UTAH )  
 :  
COUNTY OF UTAH )

On this 08 day of October, 2019, before me personally appeared Richard J. Child, known to me to be the person who executed this Development Agreement on behalf of Springville City and acknowledged to me that he executed the same for the purposes therein stated.



KCrane  
Notary Public



Exhibit "A"

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH LIES N88°34'55"E 735.30 FEET ALONG THE SECTION LINE AND SOUTH 1958.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF CANYON SPRINGS SUBDIVISION PLAT "A" THE FOLLOWING 7 COURSES TO WIT: (1) SOUTH 174.36 FEET, (2) N89°48'59"W 160.82 FEET, (3) SOUTH 161.87 FEET, (4) WEST 17.66 FEET, (5) SOUTH 258.49, (6) N88°37'31"W 11.70 FEET, (7) SOUTH 99.99 FEET; THENCE ALONG THE NORTH LINE OF MINER'S GROVE PLAT "B" S88°33'54"E 452.45 FEET; THENCE S00°20'00"W 155.19 FEET TO THE WEST LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE N44°30'55"E 967.46 FEET ALONG SAID RIGHT-OF-WAY; THENCE N45°29'05"W 85.57 FEET; THENCE NORTHWESTERLY 23.25 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°49'19", (THE CHORD BEARS N01°04'25"W 20.99 FEET); N52°42'13"W 60.34 FEET; THENCE SOUTHWESTERLY 20.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°46'12", (THE CHORD BEARS S82°43'20"W 19.04 FEET); THENCE NORTHWESTERLY 186.14 FEET ALONG THE ARC OF A 336.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°44'26", (THE CHORD BEARS N73°45'47"W 183.77 FEET); THENCE N89°38'00"W 52.34 FEET; THENCE NORTHWESTERLY 23.46 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°36'08", (THE CHORD BEARS N44°49'56"W 21.14 FEET); THENCE N89°25'52"W 59.00 FEET; THENCE SOUTHWESTERLY 23.67 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°23'52", (THE CHORD BEARS S45°10'04"W 21.29 FEET); THENCE N89°38'00"W 493.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.94 ACRES



Exhibit "B"

Exhibit "C"

SPRINGVILLE CITY CORPORATION  
 POWER DEPARTMENT  
 777 NORTH 425 WEST  
 TEL: 801-489-2750 FAX: 801-489-2754



DATE	12/16/2019
<b>DEPARTMENT FEE ASSESSMENT</b>	

<b>NEW CUSTOMER INFORMATION</b>
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PROJECT NAME:	CANYON SPRINGS PLAT 'B'
PROJECT LOCATION:	
<b>CONTACT PERSON</b>	
NAME:	
PHONE:	
EMAIL:	

<b>REQUESTED SERVICE INFORMATION</b>	
REQUESTED SECONDARY VOLTAGE:	
SECONDARY PANEL SIZE:	
TRANSFORMER KVA SIZE:	
CUSTOMER TYPE:	
SERVICE DESCRIPTION:	

FEE ASSESSMENT		
<b>ELECTRICAL CONDUCTOR UPGRADE FEE</b>	Caselle #308 GL# 53-3700-754	<b>\$0.00</b>
<b>SERVICE CHARGE FEE</b>	Caselle #1703 GL# 53-3700-757	<b>\$0.00</b>
<b>METER CONNECTION FEE:</b>	Caselle #308 GL# 53-3700-754	<b>\$0.00</b>
<b>TEMPORARY POWER FEE</b>	Caselle #305 GL# 53-3700-763	<b>\$0.00</b>
<b>SYSTEM IMPACT FEE:</b>	Caselle #307 GL# 53-3700-761	<b>\$0.00</b>
<b>ELECTRIC EXTENSION FEE</b>	Caselle #306 GL# 53-3700-773	<b>\$107,379.05</b>
TRANSFORMER	\$12,654.00	
PRIMARY CABLE	\$29,727.78	
SECONDARY CABLE	\$3,580.20	
STREET LIGHTING	\$10,074.96	
ADDITIONAL MATERIAL	\$22,368.98	
LABOR & EQUIPMENT	\$19,211.40	
10% CONTINGENCY (RESOLUTION 97-12)	\$9,761.73	
<b>TOTAL ELECTRIC DEPT. FEES</b>		<b>\$107,379.05</b>

THIS ESTIMATE IS FOR ELECTRICAL IMPACT, METER, AND EXTENSION FEES ONLY.  
 ADDITIONAL FEES MAY BE CHARGED BY THE SPRINGVILLE CITY BUILDING DEPARTMENT.  
 ELECTRIC FEES MAY BE ADJUSTED IF A SIX (6) MONTH PERIOD HAS PASSED FROM THE DATE SHOWN ON THIS FORM.

**SPRINGVILLE CITY ELECTRIC DEPARTMENT**

PROJECT FEE ESTIMATE

DATE: 12/16/2019

PROJECT NAME: CANYON SPRINGS PLAT 'B'

**DISTRIBUTION MATERIAL COSTS:**

MATERIAL	QUANTITY	COST	EXTENDED
PRIMARY CABLE 15KV 175MIL 4/0	6924	\$2.74	\$18,971.76
PRIMARY CABLE 15KV 175MIL 1/0	4169	\$2.58	\$10,756.02
PRIMARY J-BOX KIT	5	\$1,356.37	\$6,781.85
TRANSFORMERS-25 KVA 240/120	4	\$1,545.00	\$6,180.00
TRANSFORMERS-37.5 KVA 240/120	3	\$1,675.00	\$5,025.00
TRANSFORMER BASE	7	\$165.00	\$1,155.00
TRANSFORMER SECONDARY BUS BARS	21	\$14.00	\$294.00
SECONDARY CABLE 4/0 URD TRIPLEX	2652	\$1.35	\$3,580.20
SECONDARY DOME-LID JUNCTION BOX	26	\$85.69	\$2,487.94
CABLE ELBOW TERMINATION KITS 1/0	22	\$27.84	\$612.48
CABLE ELBOW TERMINATION KITS 4/0	24	\$30.00	\$720.00
6-WAY SECONDARY SQUIDS	78	\$38.00	\$2,964.00
INSULATED PARKING BUSHING	15	\$30.37	\$455.55
200A DUMMY CAP	36	\$20.35	\$732.60
ELBOW SURGE ARRESTER	6	\$60.22	\$361.32
# 2 TRIPLEX	578	\$0.64	\$369.92
STREET LIGHT POLES W/FIXTURE	8	\$1,052.00	\$8,416.00
FLAT LID JUNCTION BOX	8	\$79.38	\$635.04
3-PT SECONDARY SQUIDS	24	\$27.25	\$654.00
UNDERGROUND FAULT INDICATOR	28	\$165.00	\$4,620.00
UNDERGROUND FAULT INDICATOR LEAD - 3Ø	1	\$67.00	\$67.00
UNDERGROUND FAULT INDICATOR LEAD - 1Ø	14	\$28.75	\$402.50
E-577 LOCK	12	\$20.95	\$251.40
MISCELLANEOUS PARTS & SUPPLIES	1	\$1,912.34	\$1,912.34
<b>MATERIAL TOTAL</b>			<b>\$78,405.92</b>

EQUIPMENT	DAY	RATE	
FOREMAN SERVICE TRUCK	6	\$125.00	\$750.00
SERVICE BUCKET TRUCK		\$125.00	\$0.00
LINE TRUCK	4	\$300.00	\$1,200.00
BUCKET TRUCK	6	\$300.00	\$1,800.00
DUMP - FLAT BED		\$125.00	\$0.00
SINGLE REEL TRAILER	3	\$135.00	\$405.00
THREE REEL TRAILER	3	\$135.00	\$405.00
CABLE PULLER	3	\$225.00	\$675.00
BACKHOE/LOADER		\$250.00	\$0.00
VACTOR TRUCK		\$175.00	\$0.00
OTHER:			

LABOR	HOURS	RATE	
LINECREW SUPERVISOR			
Finlinson	60	\$65.72	\$3,943.20
Cropper		\$64.14	\$0.00
POWER LINE TECHNICIAN-JOURNEY			
Palmer	60	\$54.28	\$3,256.80
McBride	60	\$58.10	\$3,486.00
Stansfield		\$58.10	\$0.00
Freeland		\$57.66	\$0.00
POWER LINE TECHNICIAN- APPRENTICE			
Stanton	60	\$38.00	\$2,280.00
GROUNDSMAN			
Hourly		\$0.00	\$0.00
INSPECTION & METERING TECHNICIAN			
Bird	10	\$62.78	\$627.80
Roylance		\$58.10	\$0.00
ADMINISTRATIVE			
Design	3	\$40.96	\$122.88
Quote	2	\$72.05	\$144.10
Parts Procurement	3	\$38.54	\$115.62

EQUIPMENT TOTAL \$5,235.00

LABOR TOTAL \$13,976.40

SUB TOTAL MATERIALS, LABOR, EQUIPMENT **\$97,617.32**

10% Contingency as per Resolution 97-12 \$9,761.73

TOTAL ESTIMATED INSTALLATION COSTS **\$107,379.05**

Sunsum Springs - Culinary Water Upsize Costs

Plat A Culinary Water System - 8" Costs					
Item	Description	QTY	Unit	Price	Total
10" PVC C900 DR18 Culinary Water Main		805	LF	\$26.00	\$20,930.00
20" PVC C900 DR18 Culinary Water Main		350	LF	\$26.00	\$9,100.00
10" CW Cross		1	EACH	\$1,200.00	\$1,200.00
10" CW Tee		2	EACH	\$800.00	\$1,600.00
10" CW 45 Deg Bend		2	EACH	\$650.00	\$1,300.00
10" CW Gate Valve		6	EACH	\$1,550.00	\$9,300.00
10" CW Reducer		1	EACH	\$550.00	\$550.00
20" CW Butterfly Valve		2	EACH	\$1,550.00	\$3,100.00
Fire Hydrant Assembly with Valve		6	EACH	\$4,800.00	\$28,800.00
20" Permanent Cap		2	EACH	\$600.00	\$1,200.00
<b>SUBTOTAL</b>					<b>\$78,380.00</b>

Plat A Culinary Water System - Actual 20" Costs					
Item	Description	QTY	Unit	Price	Total
10" PVC C900 DR18 Culinary Water Main		805	LF	\$32.00	\$25,760.00
20" PVC C900 DR18 Culinary Water Main		350	LF	\$128.00	\$44,800.00
10" CW Cross		1	EACH	\$1,650.00	\$1,650.00
10" CW Tee		2	EACH	\$925.00	\$1,850.00
10" CW 45 Deg Bend		2	EACH	\$850.00	\$1,700.00
10" CW Gate Valve		6	EACH	\$2,685.00	\$16,110.00
10" CW Reducer		1	EACH	\$900.00	\$900.00
20" CW Butterfly Valve		1	EACH	\$6,125.00	\$6,125.00
20" CW Cross		2	EACH	\$5,960.00	\$11,920.00
Fire Hydrant Assembly with Valve		6	EACH	\$4,800.00	\$28,800.00
20" Permanent Cap		2	EACH	\$1,900.00	\$3,800.00
<b>SUBTOTAL</b>					<b>\$143,415.00</b>

Variance	Total
\$6.00	\$4,830.00
\$102.00	\$35,700.00
\$450.00	\$4,450.00
\$125.00	\$250.00
\$200.00	\$400.00
\$1,135.00	\$6,810.00
\$4,925.00	\$9,250.00
\$4,410.00	\$8,820.00
\$0.00	\$0.00
\$1,500.00	\$2,600.00
<b>SUBTOTAL \$65,035.00</b>	

Plat B Culinary Water System - 8" Costs					
Item	Description	QTY	Unit	Price	Total
10" PVC C900 DR18 Culinary Water Main		150	LF	\$26.00	\$3,900.00
18" PVC C900 DR18 Culinary Water Main		620	LF	\$26.00	\$16,120.00
20" PVC C900 DR18 Culinary Water Main		1,000	LF	\$26.00	\$26,000.00
10" CW 45 Deg Bend		1	EACH	\$650.00	\$650.00
10" CW Gate Valve		1	EACH	\$1,550.00	\$1,550.00
18" CW Cross		1	EACH	\$1,200.00	\$1,200.00
18" CW Gate Valve		3	EACH	\$1,550.00	\$4,650.00
18" CW Reducer		2	EACH	\$650.00	\$1,300.00
20" CW Tee		2	EACH	\$800.00	\$1,600.00
20" CW 45 Bend		2	EACH	\$650.00	\$1,300.00
20" CW Butterfly Valve		3	EACH	\$1,550.00	\$4,650.00
20" CW Reducer		3	EACH	\$550.00	\$1,650.00
Fire Hydrant Assembly with Valve		5	EACH	\$4,800.00	\$24,000.00
<b>SUBTOTAL</b>					<b>\$88,870.00</b>

Plat B Culinary Water System - Actual 20" Costs					
Item	Description	QTY	Unit	Price	Total
10" PVC C900 DR18 Culinary Water Main		150	LF	\$32.00	\$4,800.00
18" PVC C900 DR18 Culinary Water Main		620	LF	\$120.00	\$74,400.00
20" PVC C900 DR18 Culinary Water Main		1,000	LF	\$128.00	\$128,000.00
10" CW 45 Deg Bend		1	EACH	\$850.00	\$850.00
10" CW Gate Valve		1	EACH	\$2,685.00	\$2,685.00
18" CW Cross		1	EACH	\$5,500.00	\$5,500.00
18" CW Gate Valve		3	EACH	\$2,685.00	\$8,055.00
18" CW Reducer		2	EACH	\$900.00	\$1,800.00
20" CW Tee		2	EACH	\$6,125.00	\$12,250.00
20" CW 45 Bend		2	EACH	\$3,000.00	\$6,000.00
20" CW Butterfly Valve		3	EACH	\$5,960.00	\$17,880.00
20" CW Reducer		3	EACH	\$2,800.00	\$8,400.00
Fire Hydrant Assembly with Valve		5	EACH	\$4,800.00	\$24,000.00
<b>SUBTOTAL</b>					<b>\$294,620.00</b>

Variance	Total
\$6.00	\$900.00
\$94.00	\$58,280.00
\$102.00	\$102,000.00
\$200.00	\$200.00
\$1,135.00	\$1,135.00
\$4,500.00	\$4,500.00
\$1,135.00	\$3,405.00
\$250.00	\$500.00
\$5,325.00	\$10,650.00
\$2,350.00	\$4,700.00
\$4,410.00	\$13,230.00
\$2,150.00	\$6,450.00
\$0.00	\$0.00
<b>SUBTOTAL \$105,750.00</b>	
<b>TOTAL</b>	<b>\$770,785.00</b>