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Total Pages: 21 Rec Fee: \$113.00
Carly Koppes - Clerk and Recorder, Weld County, CO

#### First Amendment to Development Agreement (Westerly Filing No. 2)

This First Amendment to Development Agreement (the "Amendment") is made and entered into this \_\_\_\_\_\_\_\_\_, 2023 (the "Effective Date"), by and by and between the Town of Erie, a Colorado municipal corporation with an address of P.O. Box 750, Erie, CO 80516 (the "Town"), and Erie Land Company, LLC, a Delaware limited liability company with an address of 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, on May 10, 2022, the Parties entered into a Development Agreement for Westerly Filing No. 2 ("Filing 2), recorded with the Weld County Clerk and Recorder on May 18, 2022, at Reception No. 4828631 (the "DA");

Whereas, the Parties desire to amend the DA to clarify the Initial Acceptance deadline for Phase 5 Improvements, add Phase 6 to the Development, and revise Exhibits B and C to the DA to reflect the addition of Phase 6.

Now, therefore, in consideration of the promises and the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. <u>Timing</u>. Section 5(a) of the DA is hereby amended by the addition of the following sentences at the end:

"All Improvements for Phase 5 shall receive Initial Acceptance on or before May 31, 2026. All Improvements for Phase 6 shall receive Initial Acceptance on or before December 31, 2027."

- 2. <u>Exhibit B Improvements</u>. Exhibit B to the DA is hereby amended by the addition of the Improvements for Phase 6 as identified in **Exhibit B-1**, attached hereto and incorporated herein by this reference.
- 3. <u>Exhibit C Phasing Plan</u>. Exhibit C to the DA is hereby amended by the addition of Phase 6, as shown in **Exhibit C-1**, attached hereto and incorporated herein by this reference.
- 4. <u>Conflict; Ratification</u>. In the case of any conflict between the DA and this Amendment, this Amendment shall control. Except specifically amended by this Amendment, the DA remains unmodified and in full force and effect.

In Witness Whereof, the Parties have executed this Amendment as of the Effective Date.

	Town of Erie, Colorado
	Just 1
Attest:	Justin Brooks, Mayor
Debbie Starkp, Town Clerk	
	Developer:
State of <del>Colorado</del> ) ss.	
County of <u>Davidson</u> )	
this day of _Mov 22, 202	ribed, sworn to, and acknowledged before me 23, by <u>BriQn Seພe\\</u> as the y, LLC, a Delaware limited liability company.
My commission expires: ৩৭/০২/ 202	6 C A
(Seal)  (Seal)  TENNESSEE  NOTARY  PUBLIC  OF  OF  OF  OF  OF  OF  OF  OF  OF  O	Notary Public
TENNESSEE NOTARY PUBLIC OF THE	,

### Exhibit B-1 Improvements (including Phase 6)

225					of Probable	Cost	80		3 (2) 5 95		10 10				A 4 DB	
				rly Filing May 10	2 - Overall 2023							9				•
												-				
	llem	Phase 1	594	Phase 2		Pha	ise 3	Pha	ise 4	Phase	5	Phase	6	Tota	1	
	Water	\$	77,650	\$	40,800	\$	170,802	\$	216,800	\$	99,100	\$	2,316,905	\$	2,922,057	
1	Sanitary	\$	53,826	\$	62,230	\$	131,290	\$	210,062	\$	80,113			\$	537,521	
- 1	Storm Sewer	\$	45,180			\$	419,209		634,828	\$	194,000	\$		\$	1,293,217	]
	Streets	\$	253,119	\$	134,112	\$	532,543	\$	1,048,024	\$	338,804	\$	127	\$	2,306,603	
	All Subtotal	\$	429,775	\$	237,142	\$	1,253,844	\$	2,109,714	\$	712,017	\$	2,316,905	\$	7,059,398	
	Total	\$	429,775	\$	237,142	\$	1,253,844	\$	2,109,714	\$	712,017	\$	2,316,905	\$	7,059,398	
	Landscaping		147,643	ė	1,333,474	ě	147,643	c	283,980	ė	36,340	ŝ		\$	1,949,081	
	Irrigation	č	109,824	2	68,047		109,824		173,358	Č	51,647	c		ž	512,699	1
	Subtotal	6	257,467	3	1,401,521		257,467	4	457,338	Š	87,987	Š	i i	Š	2,461,780	1
4	Total	\$	257,467	H 25 9	1,401,521	\$	257,467	\$	457,338	\$	87,987	\$	9 9 * **	\$	2,461,780	
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	Exhibit B			
	Estimate of Probabl		COMMUNICACION CANDIDAMENTO N. SEC. S. CO. S.	an amount makes
Weste	erly Filing 2 - Phase	1	2 2 18 05 5 How 6	
**************************************	May 10 2023			
Item	Quantity	Units	Unit Price	Total Price
<u>Water</u>				ruma na r
Bend - 8"		EA	\$350.00	\$2,100
Connect to existing Water Main	and the second s	EA	\$3,500.00	\$7,000
Fire Hydrant Assembly	1	EA	\$2,550.00	\$2,550
Tee - 8"x6" Swivel	1	EA	\$1,000.00	\$1,000
Tee - 8"		EA	\$1,000.00	\$1,000
Temporary Blow Off Valve	1	EA	\$1,300.00	\$1,300
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Gate Valve (6-inch)	1	EA	\$1,300.00	\$1,300
Gate Valve (8-inch)	4	EA	\$1,300.00	\$5,200
Water Main (8-inch PVC)	716	LF	\$25.00	\$17,900
Water Main Lowering	2	EA	\$2,500.00	\$5,000
Water Service (3/4" Type 'K' Copper)	22	EA	\$1,200.00	\$26,400
Master Meter	2	EA	\$1,200.00	\$2,400
The state of the s	1	Į.	Subtotal	\$77,650
Sanitary				2
Connect to existing Sewer Main	1	EA	\$1,500.00	\$1,500
Manhole (4' Dia.)		EA	\$2,500.00	\$12,500
Sanitary Main (8" PVC)	862		\$23.00	\$19,826
Sewer Service	CONT. THE PARTY OF	EA	\$1,000.00	\$20,000
DEWEI DEFVICE		·	Subtotal	\$53,826
Storm Sewer			- +	2-02 (1000 <del>0-1000-00-1000-000</del>
Private Edge Drain	1506	LF	\$30.00	\$45,180
Trivate Lage Diani			Subtotal	\$45,180
Streets	The Commence of the Commence o		•	a accessi a a
Asphalt - 6"	2292	SY	\$22.00	\$50,417
Base Course - 10"	2292	SY	\$12.00	\$27,500
Concrete (Alley) Pavement - 8"	774		\$72.00	\$55,760
Concrete Crosspan - 6"		LF	\$11.00	\$550
Curb Ramp	2	EA	\$950.00	\$1,900
Alley Entrance	4	EA	\$6,500.00	\$19,500
5' Sidewalk	8477	English at the second	\$2.50	\$21,193
Street Name Sign	and the second s	EA	\$450.00	\$900
Stop Sign	and the second communication	EA	\$550.00	\$1,100
Local Street Light		EA	\$9,500.00	\$28,500
Collector Street Light		EA	\$9,500.00	(a) 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 / 1/4 /
Arterial Street Light	a a we	EA	\$9,500.00	
3 2000 10		LF	\$1.00	
Striping Vertical Curb & Gutter	1400		\$14.50	\$20,300
Traffic Control	the second secon	DAYS	\$2,550.00	\$25,500
Tranic control	. 10	5/113	Subtotal	\$253,119
Annahanahan	8			T,
Landscaping Cod (Includes prop.)	38,153	SF	\$1.00	\$38,153.38
Sod (Includes prep.)	17,622	CE SI	\$0.45	\$7,930.09
Native Seed Mix (includes prep.)	414	SF SF	\$1.20	\$497.32
Rock Mulch	6,343	SF	\$0.75	\$4,757.61
Wood Mulch	0,343	SF	\$7.00	Ş4,757.01
Crusher fines	2 × 2004		\$3.50	30.0
Steel Edger	10	LF EA	The state of the s	\$25,725.00
2" Caliper Deciduous Trees	49	EA	\$525.00	₹25,725.00

2" Caliper Ornamental Tree		EA	\$400.00	
6' Height Coniferous Tree	15	EA	\$650.00	\$9,750.00
5 Gal Shrubs	331	EA	\$50.00	\$16,550.00
1 Gal Perennials/ Annuals/ Grasses	51	EA	\$20.00	\$1,020.00
Landscape Boulder		EA	\$600.00	ON IN CHARGE THE PARTY OF THE P
Site Features	1		APPACENT COLUMN CONTRACTOR CONTRA	- Walter Company Company Company
Three-Rail Wood Fence	633	LF	\$20.00	\$12,660.00
4' Masonry Columns	17	EA	\$1,800.00	\$30,600.00
4 Wasoning Columns		all and the second seco	iscape Subtotal	\$147,643.40
Irrigation		1 - 7		12 St. 1 III TO CONTRACTOR
CL200 PVC Lateral - 1"	6635	LF	\$3.05	\$20,237
CL200 PVC Lateral - 1.5"	851	LF	\$3.53	\$3,004
CL200 PVC Lateral - 1.3 CL200 PVC Lateral - 2"	189	LF	\$4.30	\$813
CL200 PVC Lateral - 2 CL200 PVC Lateral - 2.5"	54	LF	\$5.17	\$279
	4	LF	\$3.78	
CL200RT PVC Mainline 1-1/4""		LF	\$7.25	1 2012 (AMIRE) AND 1990
CL200RT PVC Mainline 2"	430	LF LF	\$8.65	\$3,720
CI.200RT PVC Mainline 2.5"	837	LF	\$10.00	\$8,370
CL200RT PVC Mainline 3"	27	LF	\$25.00	\$675
CL200RT PVC Mainline 4"	A 100		g agai againmatan matjungan	\$798
Gate Valve Gasketed - 2.5"	3	EA	\$266.00	g 1977
Gate Valve Gasketed - 3"	5 2	EA	\$398.00	\$1,990
Gate Valve Gasketed - 4"	3	EA	\$554.00	\$1,108
Drain Valve 1.25"	, 3	EA	\$313.00	\$939
Hunter 1-25 ADS Rotor	* * <u>*</u> ***	EA	\$119.00	20.004
Hunter I-20 6" PRB Rotor	92	EA .	\$87.00	\$8,004
Hunter I-20 12" PRB Rotor	27	EA	\$126.00	\$3,402
Rain Bird - RD 6"w/ plstc mpr nozz	372	EA ,	\$31.00	\$11,532
Rain Bird - RD 12" Pop w/mpr Noz	89	EA	\$57.00	\$5,073
Rain Bird PES-B-RD - 1" valve /decoder	13	EA	\$287.00	\$3,731
Rain Bird PES-B -RD - 1.5" valve/decoder	10	EA	\$331.00	\$3,310
Rain Bird PES-B - RD 2" valve/decoder	3	EA	\$408.00	\$1,224
Rain Bird 44LRC Quick Cplr	13	EA	\$330.00	\$4,290
Two Wire Decoder cable #12	1530	LF	\$1.10	\$1,683
AWG Wire #14	0.00 (200)	LF	\$0.25	and a generalized house
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	7	EA	\$357.00	\$2,499
Drip POS PC Emitters & Micro Tubing	1219	LF	\$2,57	\$3,133
Drip Blow-Out Box w/Operator	13	EA	\$112.00	\$1,456
Hardie Dura-pol Tubing	2480	LF	\$0.85	\$2,108
CL160 PVC Sleeve 2"	378	LF	\$17.00	\$6,426
CL160 PVC Sleeve 4"	113	LF	\$21.00	\$2,373
CL160 PVC Sleeve 6"	184	LF !	\$27.00	\$4,968
CL160 PVC Sleeve 8"	annual and	LF	\$42.00	anti an
2-Wire Surge Assembly	2	EA	\$435.00	\$870
Hand held decoder programmer	1	EA	\$1,240.00	\$1,240
Air Release	6	EA	\$95.00	\$570
All Release	- to make much a second		ation Subtotal	\$109,823.99
nament states and the state of	in a contra	1 7	Jacion Babiotai	YALL GARD DOOR COMMY
a see of	E		All Subtotal	\$687,243
	No objective and the second		· · · · · · · · · · · · · · · · · · ·	¢607 343
	**		Total	\$687,243
<b>Matrix</b>			ing Se	

	Exhibit B		MO 0 2 1 1000M 10 M	
	timate of Probal		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Westerl	y Filing 2 - Phase	2		
, N	/lay 10 2023			<i>a</i>
Item	Quantity	Units	Unit Price	Total Price
<u>Water</u>				
Master Meter	and an armonic form	EA	\$1,200.00	\$3,600
Water Service (3/4" Type 'K' Copper)	31	EA	\$1,200.00	\$37,200
And the second s			Subtotal	\$40,800
Sanitary				yellow in a consequence of the c
Connect to existing Sewer Main	3	EA	\$1,500.00	\$4,500
Manhole (4' Dia.)	6	EA	\$2,500.00	\$15,000
Sanitary Main (8" PVC)	510	LF	\$23.00	\$11,730
Sewer Service	31	EA	\$1,000.00	\$31,000
And the state of t			Subtotal	\$62,230
, 100	f*	1 20		
Streets	•	N SERVICE SERVICES		
Concrete Pavement (Alley) - 8"	1009	SY	\$72.00	\$72,648
Concrete Trail - 5'	4900	SF	\$3.00	\$14,700
Concrete Trail - 8'	7088	SF	\$3.00	\$21,264
Traffic Control	10	DAYS	\$2,550.00	\$25,500
The second secon		The state of the s	Subtotal	\$134,112
Landscaping		-		" 10 2001 2
Sod (Includes prep.)	28,061	SF	\$1.00	\$28,061.49
Native Seed Mix (includes prep.)	10,754	SF	\$0.45	\$4,839.30
Rock Mulch	12,510	SF	\$1.20	\$15,012.38
Wood Mulch	4,942	SF	\$0.75	\$3,706.58
Crusher fines		SF	\$7.00	* *
Steel Edger	1,241	LF	\$3.50	\$4,343.50
2" Caliper Deciduous Trees	23	EA	\$525.00	\$12,075.00
6' Height Coniferous Tree	9	EA	\$650.00	\$5,850.00
2" Caliper Ornamental Tree	21	EA	\$400.00	\$8,400.00
5 Gal Shrubs	301	EA	\$50.00	\$15,050.00
1 Gal Perennials/ Annuals/ Grasses	50	EA	\$20.00	\$1,000.00
Landscape Boulder		EA	\$600.00	
Site Features			E MARIE MARKET	
Three-Rail Wood Fence	552	LF	\$27.00	\$14,904.00
4' Masonry Columns	15	EA	\$1,800.00	\$27,000.00
5' Masonry Columns	1	EA	\$2,600.00	\$2,600.00
S Ividsoilly Columns		4	andscape Subtotal	\$142,842.24
Instruction a	250	Comment of the Commen		Kan aka awa sa
Irrigation CL200 PVC Lateral - 1"	4178	LF	\$3.05	\$12,743
CL200 PVC Lateral - 1 CL200 PVC Lateral - 1.5"	536	LF	\$3.53	\$1,892
CL200 PVC Lateral - 1.5 CL200 PVC Lateral - 2"	119	LF	\$4,30	\$512
A CONTRACTOR OF THE CONTRACTOR	34	LF	\$5.17	\$176
CL200 PVC Lateral - 2.5" CL200RT PVC Mainline 1-1/4""	J4	LF	\$3.78	Y-70
The second secon		LF	\$7.25	
CL200RT PVC Mainline 2"	271	. LF	\$8.65	\$2,344
CL200RT PVC Mainline 2.5"	527	LF	\$10.00	\$5,270
CL200RT PVC Mainline 3"	a management of the	and the second second second	The state of the s	\$425
No.	or 4 months assessment 17,000 to	CANADA IN CONTRACTOR OF THE PARTY OF THE PAR	A CONTRACTOR OF THE PARTY OF TH	\$532
	2	ye	and the second of	\$332 \$1,194
CL200RT PVC Mainline 4" Gate Valve Gasketed - 2.5" Gate Valve Gasketed - 3"	$\frac{17}{\frac{2}{3}}$	LF EA EA	\$25.00 \$266.00 \$398.00	

Matrix	1 100 - 100 100 100 100 100 100 100 100			
C - Market commence of the com	onto the entropy of the Country of		Total	\$1,638,663
O D VI COULD BEHAVER COLUMN	S S S SSS SSS S	•	All Subtotal	\$1,638,663
	e (2.5%)		Tract Y Subtotal	\$1'120'021'0\
Concrete Trail - 6"	129116	76.0	and the second s	\$1,162,044
Site Features	43064	- cr	\$9.00	\$1,162,044
Native Seed Mix (includes prep.)	41,528	- Sr	\$0.45	\$18,087.67
Native Restoration Services	11	AC SF	\$900.00 \$0.45	\$9,900.00
Tract Y Improvements (Separate from remainder of Phas			6000	\$9,900.00
	4.	irrigation	Subtotal	\$68,047
Air Release	4	EA	\$95.00	\$380 \$68.047
Hand held decoder programmer		EA	\$1,240.00	6300
2-Wire Surge Assembly	2	EA	\$435.00	\$870
CL160 PVC Sleeve 8"	_	LF	\$42.00	Anna n
CL160 PVC Sleeve 6"	116	LF	\$27.00	\$3,132
CL160 PVC Sleeve 4"	71	LF	\$21.00	\$1,491
CL160 PVC Sleeve 2"	238	LF	\$17.00	\$4,046
Hardie Dura-pol Tubing	1561	LF	\$0.85	\$1,327
Drip Blow-Out Box w/Operator	8	EA	\$112.00	\$896
Drip POS PC Emitters & Micro Tubing	768	<u>LF</u>	\$2.57	\$1,974
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	5	<u>EA</u>	\$357.00	\$1,785
AWG Wire #14		<u>LF</u>	\$0.25	and a second and a
Two Wire Decoder cable #12	964	LF	\$1.10	\$1,060
Rain Bird 44LRC Quick Cplr	8	EA	\$330.00	\$2,640
Rain Bird PES-B - RD 2" valve/decoder	2	EA	\$408.00	\$816
Rain Bird PES-B -RD - 1.5" valve/decoder	6	EA	\$331.00	\$1,986
Rain Bird PES-B-RD - 1" valve /decoder	8	EA	\$287.00	\$2,296
Rain Bird - RD 12" Pop w/mpr Noz	56	EA	\$57.00	\$3,192
Rain Bird - RD 6"w/ plstc mpr nozz	234	EA	\$31.00	\$7,254
Hunter I-20 12" PRB Rotor	17	EA	\$126.00	\$2,142
Hunter I-20 6" PRB Rotor	58	EA	\$87.00	\$5,046
Hunter I-25 ADS Rotor		EA	\$119.00	
Drain Valve 1.25"	2	EA	\$313.00	\$626

	Exhibit B		240	20 2 4
Eng	ineer's Estimate of Probabl	e Cost		
	Westerly Filing 2 - Phase	3		
	12-May-23	Manager was		
ltem	Quantity	Units	Unit Price	Total Price
<u>Water</u>				
Bend - 8"		EA	\$350.00	\$3,150
Connect to existing Water Main		EA	\$3,500.00	\$3,500
Fire Hydrant Assembly	4	EA	\$2,550.00	\$10,200
Tee - 8"x6" Swivel	4	EA	\$1,000.00	\$4,000
Tee - 8"		EA	\$1,000.00	\$2,000
Tee 30x8"		EA	\$1,250.00	\$1,250
Temporary Blow Off Valve		EA	\$1,300.00	\$2,600
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Gate Valve (6-inch)	4	EA	\$1,300.00	\$5,200
Gate Valve (8-inch)	8	EA	\$1,300.00	\$10,400
Gate Valve (30-inch)		EA	\$1,301.00	\$2,602
Water Main (8-inch PVC)	1680	LF	\$25.00	\$42,000
Water Main Lowering	2	EA	\$2,500.00	\$5,000
Water Service (3/4" Type 'K' Copper)	55	EA	\$1,200.00	\$66,000
Master Meter	7	EA	\$1,200.00	\$8,400
- William Co.			Subtotal	\$170,802
Sanitary				
Connect to existing Sewer Main	1	EA	\$1,500.00	\$1,500
Manhole (4' Dia.)	13	EA	\$2,500.00	\$32,500
Sanitary Main (8" PVC)	1730	LF	\$23.00	\$39,790
Sewer Service	57	EA	\$1,000.00	\$57,000
Plug	1	EA	\$500.00	\$500
			Subtotal	\$131,290
Storm Sewer	2000			Language Control
Inlet (10-ft Type 'R')	3	EA	\$6,500.00	\$19,500
Inlet (15-ft Type 'R')	2	EA	\$8,750.00	\$17,500
Inlet (Type 'C')	2	EA	\$2,500.00	\$5,000
Manhole (Box Base)	3	EA	\$6,000.00	\$18,000
Manhole (T Base)	2	EA	\$6,000.00	\$12,000
Manhole (60" Dia.)	10	EA	\$3,750.00	\$37,500
Manhole (72" Dia.)		EA	\$3,750.00	\$37,500
Pipe (18" RCP)		LF	\$45.00	\$1,305
Pipe (24" RCP)	682		\$52.00	\$35,464
Pipe (30" RCP)	457		\$60.00	\$27,420
Pipe (36" RCP)	214		\$90.00	\$19,260
Pipe (42" RCP)	894		\$105.00	\$93,870
Private Edge Drain	3163		\$30.00	\$94,890
Tivate cage ordin			Subtotal	\$419,209
Streets				• •
Asphalt - 6"	4990	SY	\$22.00	\$109,775
Base Course - 10"	4990		\$12.00	\$59,877
Concrete (Alley) Pavement - 8"	1790		\$72.00	\$128,904
Concrete Crosspan - 6"	100		\$11.00	\$1,100
Curb Ramp		EA	\$950.00	\$6,650
Alley Entrance		EA	\$6,500.00	\$39,000
5' Sidewalk	19680		\$2.50	\$49,200
Street Name Sign		EA	\$450.00	\$1,350
Stop Sign		EA	\$550.00	\$1,650
Stop Sign Local Street Light		EA	\$9,500.00	\$57,000

Collector Street Light	- 1	EA	\$9,500.00	
Arterial Street Light		EA	\$9,500.00	
Striping	5238		\$1.00	\$5,238
Vertical Curb & Gutter	3262	10000	\$14.50	\$47,299
Traffic Control	2000 A 100 A	DAYS	\$2,550.00	\$25,500
Spine Trail	12900	S	\$2.50	\$32,250
Spine Itali			Subtotal	\$564,793
Landscaping				
Sod (includes prep.)	38,153	SF	\$1.00	\$38,153.38
Native Seed Mix (includes prep.)	17,622	SF	\$0.45	\$7,930.09
Rock Mulch	414	SF	\$1.20	\$497.32
Wood Mulch	6,343	SF	\$0.75	\$4,757.61
Crusher fines		SF	\$7.00	
Steel Edger		LF	\$3.50	
2" Caliper Deciduous Trees	49	EA	\$525.00	\$25,725.00
2" Caliper Ornamental Tree		EA	\$400.00	8 2 2
6' Height Coniferous Tree	15	EA	\$650.00	\$9,750.00
5 Gal Shrubs	331	EA	\$50.00	\$16,550.00
1 Gal Perennials/ Annuals/ Grasses	51	EA	\$20.00	\$1,020.00
Landscape Boulder		EA	\$600.00	
Site Features		-		
Three-Rail Wood Fence	633	LF	\$20.00	\$12,660.00
4' Masonry Columns	17	EA	\$1,800.00	\$30,600.00
		L	andscape Subtotal	\$147,643.40
Irrigation	M. All			
CL200 PVC Lateral - 1"	6635	LF	\$3.05	\$20,237
CL200 PVC Lateral - 1.5"	851	LF	\$3.53	\$3,004
CL200 PVC Lateral - 2"	189	LF	\$4.30	\$813
CL200 PVC Lateral - 2.5"	54	LF	\$5.17	\$279
CL200RT PVC Mainline 1-1/4""	-	LF	\$3.78	
CL200RT PVC Mainline 2"	-	LF	\$7.25	
CL200RT PVC Mainline 2.5"	430	LF	\$8.65	\$3,720
CL200RT PVC Mainline 3"	837	LF	\$10.00	\$8,370
CL200RT PVC Mainline 4"	27	LF	\$25.00	\$675
Gate Valve Gasketed - 2.5"	3	EA	\$266.00	\$798
Gate Valve Gasketed - 3"	5	EA	\$398.00	\$1,990
Gate Valve Gasketed - 4"	2	EA	\$554.00	\$1,108
Drain Valve 1.25"	3	EA	\$313.00	\$939
Hunter I-25 ADS Rotor		EA	\$119.00	
Hunter I-20 6" PRB Rotor	92	EA	\$87.00	\$8,004
Hunter I-20 12" PRB Rotor	27	EA	\$126.00	\$3,402
Rain Bird - RD 6"w/ plstc mpr nozz	372	EA	\$31.00	\$11,532
Rain Bird - RD 12" Pop w/mpr Noz	89	EA	\$57.00	\$5,073
Rain Bird PES-B-RD - 1" valve /decoder	13	EA	\$287.00	\$3,731
Rain Bird PES-B -RD - 1.5" valve/decoder	10	EA	\$331.00	\$3,310
Rain Bird PES-B - RD 2" valve/decoder	3	EA	\$408.00	\$1,224
Rain Bird 44LRC Quick Cplr	13	EA	\$330.00	\$4,290
Two Wire Decoder cable #12	1530	LF	\$1.10	\$1,683
AWG Wire #14		LF	\$0.25	
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	7	EA	\$357.00	\$2,499
Drip POS PC Emitters & Micro Tubing	1219	LF	\$2.57	\$3,133
Drip Blow-Out Box w/Operator	13	EA	\$112.00	\$1,456
Hardie Dura-pol Tubing	2480	LF	\$0.85	\$2,108
CL160 PVC Sleeve 2"	378	LF	\$17.00	\$6,426
CL160 PVC Sleeve 2"	113	LF	\$21.00	\$2,373

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CL160 PVC Sleeve 6"	184	LF	\$27.00	\$4,968
CL160 PVC Sleeve 8"		LF	\$42.00	
2-Wire Surge Assembly	2	EA	\$435.00	\$870
Hand held decoder programmer	1	EA	\$1,240.00	\$1,240
Air Release	6	EA	\$95.00	\$570
		Irri	gation Subtotal	\$109,823.99
			All Subtotal	\$1,543,562
		,	Total	\$1,543,562
<b>Matrix</b>				

Engine	er's Estimate of	Probable	e Cost		
V	Vesterly Filing 2	- Phase 4		- X E ANNUAL PROPERTY IN CONTRACT	
	May 10 20	23			
Item	Quantity	Units	Unit Price	2 2 20	Total Price
Water	,				
Bend - 8"	9	EA		\$350.00	\$3,150
Connect to existing Water Main	3	EA		\$3,500.00	\$10,500
Cross - 8"x12"	1	EA		\$1,000.00	\$1,000
Fire Hydrant Assembly	3	EA		\$2,550.00	\$7,650
Tee - 8"x6" Swivel	3	EA		\$1,000.00	\$3,000
Testing & Disinfection	1	LS		\$4,500.00	\$4,500
Gate Valve (6-inch)	3	EA		\$1,300.00	\$3,900
Gate Valve (8-inch)	7	EA		\$1,300.00	\$9,100
Gate Valve (12-inch)	and the second second	EA		\$1,300.00	\$2,600
Water Main (8-inch PVC)	1960	1		\$25.00	\$49,000
Water Main (12-inch )	542		AND THE PARTY OF T		
8" Plug	the second of the second of	LF	-	\$500.00	\$1,000
12" Plug	20 20 A 100 A	LF	A BANKSON STREET	\$500.00	\$1,000
Water Main Lowering		EA		\$2,500.00	\$10,000
Water Service (3/4" Type 'K' Copper)	The same transfer and	EA		\$1,200.00	\$102,000
Master Meter	· Annual Control	EA		\$1,200.00	\$8,400
Master Meter			Subtotal	777	\$216,800
Sanitary	Consideration of the Constant	•		0	
Connect to existing Sewer Main	2	EA	arrow as grown as the second	\$1,500.00	\$3,000
Manhole (4' Dia.)	5 1 10 100 100 100 100 100 100 100 100 1	EA	S U USBNOOT DOOR O	\$2,500.00	\$50,000
Sanitary Main (8" PVC)	2894	į.	100	\$23.00	\$66,562
Sewer Service		EA		\$1,000.00	\$90,000
One-1 of 1 of		EA		\$500.00	\$500
Plug	the transfer of the transfer o		Subtotal		\$210,062
Storm Course	0.0		is the two delegations of the state.		
Storm Sewer		EA		\$4,000.00	\$8,000
Inlet (5-ft Type 'R')	V F III F III III	EA		\$11,500.00	\$34,500
Inlet (20-ft Type 'R')	4.	EA		\$2,500.00	
Inlet (Type 'C')		EA		\$6,000.00	\$36,000
Manhole (Box Base)	<u> </u>	EA	MAJ C E K E Z E	\$6,000.00	\$12,000
Manhole (T Base)		EA		\$4,000.00	\$24,000
Manhole (72" Dia.)	1	auroni -	, 2000 00 10	\$52.00	\$18,148
Pipe (24" RCP)	349	- moreon	and the me o	\$60.00	\$35,940
Pipe (30" RCP)	599	A death land		\$90.00	\$46,620
Pipe (36" RCP)	518	1		\$105.00	\$124,005
Pipe (42" RCP)	1181				\$112,375
Pipe (48" RCP)	899	15.5%		\$125.00 \$30.00	C 2
Private Edge Drain	6098	the state of the s			\$182,940 \$300
Flared End Section (24")	1	EA	- Works of Kenned Halling 1975	\$300.00	
			Subtotal		\$634,828
Streets	40040	CV		\$22.00	\$271,541
Asphalt - 6"	12343			\$22.00	. Acces
Base Course - 10"	12343	A	g a street vis	\$12.00	\$148,113
Concrete Pavement (Alley) - 8"	2730	A 160 MIC.	*	\$72.00	\$196,584
Concrete Trail - 4'	4204	4	and the second s	\$3.00	420.400
Concrete Trail - 5'	6820	Contract Con	grade to the	\$3.00	\$20,460
Concrete Trail - 8'	8804	SF		\$3.00	\$26,412

Concrete Crosspan - 6"	50	LF	\$11.00	\$550
Curb Ramp	and the second second	EA	\$950.00	\$7,600
Alley Entrance		EA	\$6,500.00	\$52,000
5' Sidewalk	15600	Laurence	\$2.50	\$39,000
WWW.0000000000000000000000000000000000	2000	EA	\$450.00	\$3,150
Street Name Sign		EA	\$550.00	\$3,850
Stop Sign	<ul> <li>a see</li> </ul>	EA	\$9,500.00	\$152,000
Local Street Light	10	EA	\$9,500.00	71,02,000
Collector Street Light		december 1	\$9,500.00	2
Arterial Street Light	10784	EA	\$1.00	\$10,784
Striping		- Inches	\$14.50	\$90,480
Vertical Curb & Gutter	6240	1	\$2,550.00	\$25,500
Traffic Control	10	DAYS	and the same and t	\$1,048,024
			Subtotal	\$1,048,024
Landscaping	82,238	SF	\$1.00	\$82,238.44
Sod (Includes prep.)	16,496	SF	\$0.45	\$7,423.13
Native Seed Mix (includes prep.)	20,312	SF	\$1.20	\$24,374.99
Rock Mulch Wood Mulch	5,019	SF	\$0.75	\$3,763.93
COUNTY AND	543	LF	\$3.50	\$1,900.50
Steel Edger	70	EA	\$525.00	\$36,750.00
2" Caliper Deciduous Trees	38	EA	\$400.00	\$15,200.00
2" Caliper Ornamental Tree	10	EA	\$650.00	\$6,500.00
6' Height Coniferous Tree	687	EA	\$50.00	\$34,350.00
5 Gal Shrubs		EA	\$20.00	\$4,320.00
1 Gal Perennials/ Annuals/ Grasses	216		\$600.00	\$8,400.00
Landscape Boulder	14	EA	3600.00	\$8,400.00
Site Features			\$27.00	\$19,359.00
Three-Rail Wood Fence	717	LF	\$1,800.00	\$34,200.00
4' Masonry Columns	19	EA	\$2,600.00	\$5,200.00
5' Masonry Columns	2	EA	Landscape Subtotal	\$283,979.98
Irrigation		1	: Lanuscape Junetui	, , , , , , , , , , , , , , , , , , , ,
CL200 PVC Lateral - 1"	10616	LF	\$3.05	\$32,379
CL200 PVC Lateral - 1.5"	1361	LF	\$3.53	\$4,804
CL200 PVC Lateral - 1.5 CL200 PVC Lateral - 2"	302	LF	\$4.30	\$1,299
William Date of the Control of the C	86	LF	\$5.17	\$445
CL200 PVC Lateral - 2.5"	. 00	LF	\$3.78	<b>9113</b>
CL200RT PVC Mainline 1-1/4"		LF	\$7.25	
CL200RT PVC Mainline 2"	688	LF	\$8.65	\$5,951
CL200RT PVC Mainline 2.5"	j	A CONTRACTOR COMPANIES	\$10.00	\$13,390
CL200RT PVC Mainline 3"	1339	LF LF	\$25.00	\$1,075
CL200RT PVC Mainline 4"	43	to a common of	\$266.00	\$1,330
Gate Valve Gasketed - 2.5"	5	EA	\$398.00	\$3,582
Gate Valve Gasketed - 3"	9	EA	The state of the s	\$3,384
Gate Valve Gasketed - 4"	-	EA	\$554.00	Č1 EGE
Drain Valve 1.25"	. 5	EA	\$313.00	\$1,565
Hunter I-25 ADS Rotor		EA	\$119.00	640 700
Hunter I-20 6" PRB Rotor	147	EA	\$87.00	\$12,789
Hunter I-20 12" PRB Rotor	44	EA	\$126.00	\$5,544
Rain Bird - RD 6"w/ plstc mpr nozz	595	EA	\$31.00	\$18,445
Rain Bird - RD 12" Pop w/mpr Noz	143	EA	\$57.00	\$8,151
Rain Bird PES-B-RD - 1" valve /decoder	21	EA	\$287.00	\$6,027
Rain Bird PES-B -RD - 1.5" valve/decoder	16	EA	\$331.00	\$5,296

Matrix -				
S 40 10 10 10 10 10 10 10 10 10 10 10 10 10		-	Total	\$2,567,052
			All Subtotal	\$2,567,052
			Irrigation Subtotal	\$173,358
Air Release	10	EA	\$95.00	\$950
Hand held decoder programmer		EA	\$1,240.00	
2-Wire Surge Assembly	4	EA	\$435.00	\$1,740
CL160 PVC Sleeve 8"	e e e e e e e e e e e e e e e e e e e	LF	\$42.00	2
CL160 PVC Sleeve 6"	294	LF	\$27.00	\$7,938
CL160 PVC Sleeve 4"	181	LF	\$21.00	\$3,801
CL160 PVC Sleeve 2"	605	LF	\$17.00	\$10,285
Hardie Dura-pol Tubing	3968	LF	\$0.85	\$3,373
Drip POS PC Emitters & Micro Tubing Drip Blow-Out Box w/Operator	20	EA	\$112.00	\$2,240
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	12 1950	EA LF	\$2.57	\$5,012
AWG Wire #14		LF	\$0.25 \$357.00	\$4,284
Two Wire Decoder cable #12	2449	LF	\$1.10	\$2,694
Rain Bird 44LRC Quick Cplr	21	EA 1	\$330.00	\$6,930
Rain Bird PES-B - RD 2" valve/decoder	5	EA	\$408.00	\$2,040

	F	xhibit B			
E	ngineer's Estin		ole Cost		
2 41 2		iling 2 - Phase			e
w ·		y 10 2023	2		112 High 64 1780
Item	· · ·	Quantity	Units	Unit Price	Total Price
	<del></del>	Quantity	- Cinco	Office 1 (100	
Water Bend - 8"		1	EA	\$350.00	\$350
Fire Hydrant Assembly		1	EA	\$2,550.00	the same of the sa
Connect to existing Water Main		3	· · · · · · · · · · · · · · · · · · ·	\$3,500.00	£
Tee - 8"x6" Swivel	-	1 1		\$1,000.00	Annual or resource
Tee - 8 "	Section 2 17 17	1	EA	\$1,000.00	Annual and a character of
The second secon	Ç Gwee		LS	\$4,500.00	de la companya del companya de la companya de la companya del companya de la comp
Testing & Disinfection		1	- marine	\$1,300.00	A CONTRACTOR CONTRACTO
Gate Valve (6-inch)		. —	EA	\$1,300.00	A Source of the
Gate Valve (8-inch)	e es come mi	1212		\$25.00	August a recommendation of the second
Water Main (8-inch PVC)		Ex company a commence	LF	\$500.00	A SECTION OF THE PROPERTY OF T
8" Plug		1 22 200	EA	\$2,500.00	100.00
Water Main Lowering			EA	\$1,200.00	1 2 2 2 2 2
Water Service (3/4" Type 'K' Copper)		32	EA	Subtotal	\$99,100
		•	1	Subtotal	399,100
<u>Sanitary</u>				¢1 500 00	\$3,000
Connect to existing Sewer Main			EA	\$1,500.00	A DESCRIPTION OF THE PROPERTY
Manhole (4' Dia.)			EA	\$2,500.00 \$23.00	
Sanitary Main (8" PVC)	a s m	1331	4	The second second second	4
Sewer Service			EA	\$1,000.00	
Plug	a noncone menor m	<u>.</u>	EA	\$500.00	<b>4</b>
A Committee Control of the Control of Contro				Subtotal	\$80,113
Storm Sewer	0 10 000 m to the 2000		FA		ĆC EOO
Inlet (10-ft Type 'R')			EA	\$6,500.00	e communicación de la companya de la
Inlet (15-ft Type 'R')		I we	EA	\$8,750.00	
Manhole (Box Base)		Annual Company of the	EA	\$6,000.00	As consumeration — constitut and
Manhole (5' Dia.)	6 ME 386 K 3552 S		EA	\$3,750.00	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Pipe (30" RCP)		A TO THE REAL PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PART	LF	\$60.00	100 None 100 Miles
Pipe (36" RCP)		336	Acres.	\$90.00	The state of the segment was a
Pipe (42" RCP)		306	4	\$105.00	1199
Private Edge Drain		2618	l .	\$30.00	
Flared End Section (36")		1	EA	\$400.00	2 0.0 0.00
10 7 17 17 17 17 17 17 17 17 17 17 17 17 1				Subtotal	\$194,000
<u>Streets</u>		1		45	
Asphalt - 6"		3920		\$22.00	4 74 74 75 75 75 75 75 75 75 75 75 75 75 75 75
Base Course - 10"	1700 I	3920	America (III)	\$12.00	Company of the compan
Concrete Pavement (Alley) - 8"		1089	Assessment of the same	\$72.00	
Concrete Trail - 8'		5968	4-0000	\$3.00	
Curb Ramp			EA	\$950.00	i disconnistant to a
Alley Entrance			EA	\$6,500.00	
5' Sidewalk		12415	· · · ·	\$2.50	1
Street Name Sign		E	EA	\$450.00	
Stop Sign		E swit	EA	\$550.00	
One Way Sign			EA	\$550.00	AND THE RESIDENCE AND ADDRESS OF THE PARTY O
Vertical Curb & Gutter		2483		\$14.50	The state of the s
Traffic Control		10	DAYS	\$2,550.00	
				Subtotal	\$338,804
Landscaping		E E			

Sod (includes prep.)	11,470	SF	\$1.00	\$11,469.74
Native Seed Mix (includes prep.)	22,228	SF	\$0.45	\$10,002.50
Rock Mulch	1	SF	\$1.20	(2) 16 William Committee and adjust the
Wood Mulch		SF	\$0.75	and the state of t
2" Caliper Deciduous Trees	6	EA	\$525.00	\$3,150.00
2" Caliper Ornamental Tree		EA	\$400.00	
6' Height Coniferous Tree		EA	\$650.00	
	•	EA	\$50.00	
5 Gal Shrubs		EA	\$20.00	
1 Gal Perennials/ Annuals/ Grasses		EA	\$600.00	
Landscape Boulder		1	, , , , , , , , , , , , , , , , , , ,	
Site Features	434	LF	\$27.00	\$11,718.00
Three-Rail Wood Fence	434		dscape Subtotal	\$36,340.24
	g amount a s	Lan	ascape Subtotal	\$30,340.24
<u>Irrigation</u>	21.00	1	t2.0F	\$9,745
CL200 PVC Lateral - 1"	3195	LF	\$3.05	E 2
CL200 PVC Lateral - 1.5"	410	LF	\$3.53	\$1,447
CL200 PVC Lateral - 2"	91	LF	\$4.30	\$391
CL200 PVC Lateral - 2.5"	26	, LF	\$5.17	\$134
CL200RT PVC Mainline 1-1/4""	a K	LF	\$3.78	
CL200RT PVC Mainline 2"	3	LF	\$7.25	TARK X TARK SHIPMAN HARAN IN
CL200RT PVC Mainline 2.5"	207	LF	\$8.65	\$1,791
CL200RT PVC Mainline 3"	403	LF	\$10.00	\$4,030
CL200RT PVC Mainline 4"	13	LF	\$25.00	\$325
Gate Valve Gasketed - 2.5"	1	EA	\$266.00	\$266
Gate Valve Gasketed - 3"	3	EA	\$398.00	\$1,194
Gate Valve Gasketed - 4"	13-111111111111111111111111111111111111	EA	\$554.00	1-1 db (20 (mmm)
Drain Valve 1.25"	1	EA	\$313.00	\$313
Hunter I-25 ADS Rotor		EA	\$119.00	
Hunter I-20 6" PRB Rotor	44	EA	\$87.00	\$3,828
Hunter I-20 12" PRB Rotor	13	EA	\$126.00	\$1,638
Rain Bird - RD 6"w/ plstc mpr nozz	179	EA	\$31.00	\$5,549
Rain Bird - RD 12" Pop w/mpr Noz	43	EA	\$57.00	\$2,451
Rain Bird - RD 12 Pop W/mpr No2 Rain Bird PES-B-RD - 1" valve /decoder	6	EA	\$287.00	\$1,722
The state of the s	5	EA	\$331.00	\$1,655
Rain Bird PES-B -RD - 1.5" valve/decoder	1	EA	\$408.00	\$408
Rain Bird PES-B - RD 2" valve/decoder	(a)	EA	\$330.00	\$1,980
Rain Bird 44LRC Quick Cplr	6	E 2007 1	\$1.10	\$811
Two Wire Decoder cable #12	737	LF	\$0.25	2011
AWG Wire #14	* j*	LF		\$1,428
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	4	EA	\$357.00	The second secon
Drip POS PC Emitters & Micro Tubing	587	LF	\$2.57	\$1,509
Drip Blow-Out Box w/Operator	, 6	EA	\$112.00	\$672
Hardle Dura-pol Tubing	1194	LF	\$0.85	\$1,015
CL160 PVC Sleeve 2"	182	LF	\$17.00	\$3,094
CL160 PVC Sleeve 4"	, 55	. LF	\$21.00	\$1,155
CL160 PVC Sleeve 6"	88	LF	\$27.00	\$2,376
CL160 PVC Sleeve 8"	J	LF	\$42.00	w was
2-Wire Surge Assembly	1	EA	\$435.00	\$435
Hand held decoder programmer	1	EA	\$1,240.00	
Air Release	3	EA	\$95.00	\$285
use.	1	Irrigation S	ubtotal	\$51,646.51
	1			
	· E	*5	All Subtotal	\$800,003

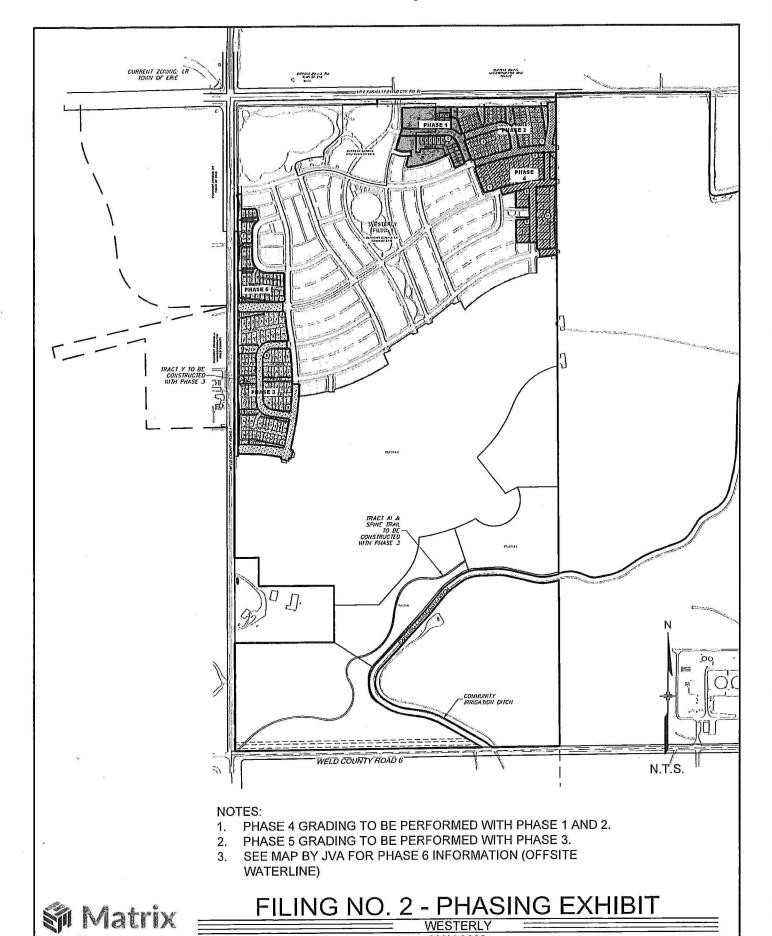
	v	The state of the s	Total	\$800,003
Matrix Matrix				

# Exhibit B Engineer's Estimate of Probable Cost Westerly Filing 2 - Phase 6 12-May-23

	Quantity	Units	Unit Cost	Total
General Sitework				**-
Demo Existing Asphalt	4,650	SF	\$1.50	\$6,975.00
Sawcut - Asphalt	2,500	LF	\$1.00	\$2,500.00
Traffic Control		DAYS	\$1,000.00	\$60,000.00
Pipe Bollard (6" dia, conc filled located at FH)	2	EA	\$800.00	\$1,600.00
Seeding	105,000	SF	\$0.11	\$11,550.00
Soil Amendment	536	CY	\$94.00	\$50,384.00
Mobilization (General Contractor)	1	LS	\$65,000.00	\$65,000.00
Mobilization (Concrat Contractory	·		General Sitework Subtotal	\$198,009.00
Pavements			<u> </u>	V
Road Base - 12"	300	TONS	\$25.00	\$7,500.00
Asphalt Trench-Patch - assume 7" thick	4,650	SF	\$8.00	7710 5840
Asphalt Repair (2" Mill and Overlay)	9,950	SF	\$2.00	\$19,900.00
Striping (4" wide)	215	LF	\$5.00	\$1,075.00
Signage (small including post)	2		\$450.00	\$900.00
oightago (oithan moiteanig poot)			Pavements Subtotal	\$66,575.00
Utility - Water		N e		
Water Line - 12" PVC C900 (> 8' bury)	165	LF	\$89.00	\$14,685.00
Water Line - 12" PVC C900 (< 8' bury)	1450	LF	\$77.00	\$111,650.00
Water Line - 16" PVC C905 (> 8' bury)	1140	LF	\$150.00	\$171,000.00
Water Line - 16" PVC C905 (< 8' bury)	2600	LF	\$135.00	\$351,000.00
Water Line - 20" PVC C905 (> 8' bury)	1100	LF	\$216.00	\$237,600.00
Water Line - 20" PVC C905 (> 8' bury)	4100	LF	\$196.00	\$803,600.00
Potholing	65	EA	\$500.00	\$32,500.00
2" Air Vacuum Valves w/ Vault and Vent	2	EA	\$12,300.00	1000 2000 Annual Control Control Control
Butterfly Valve - 20" w/ Box, joint restraints,	6	EA	\$25,000.00	\$150,000.00
Butterfly Valve - 16" w/ Box, Joint restraints,	5	EA	\$15,000.00	\$75,000.00
Gate Valve - 6" w/ Box, joint restraints, location	1	EA	\$1,200.00	\$1,200.00
Gate Valve - 12" w/ Box, joint restraints,	7	EA	\$4,100.00	\$28,700.00
Tee - 12" w/ joint restraints and thrust block	2	EA	\$2,100.00	
Tee - 16" w/ joint restraints and thrust block	1	EA	\$5,600.00	TENTED EDITORS TENTE
Tee - 16"x6" w/ joint restraints and thrust block	1	EA	\$2,900.00	\$2,900.00
Reducer - 20" x 16" w/ joint restraints	1	EA	\$3,800.00	\$3,800.00
Reducer - 16" x 12" w/ joint restraints	4	EA	\$2,400.00	\$2,400.00
Bend - 12" (less than 90 degrees) w/ joint	3	EA	\$900.00	\$2,700.00
Bend - 16" (less than 90 degrees) w/ joint	13	EΑ	\$2,500.00	\$32,500.00
Bend - 20" (less than 90 degrees) w/ joint	4	EA	\$4,500.00	\$18,000.00
12" blow off assembly w/ 12" cap fully	3	EA	\$4,000.00	\$12,000.00
16" blow off assembly w/ 16" cap, fully	1	EA	\$6,000.00	\$6,000.00
Fire Hydrant Assembly - 6" (includes lateral)	1	EA	\$4,500.00	April 10 September 12 September
Tracer Wire	10600	LF	\$0.20	\$2,120.00
Tracer Wire Test Station	10	EA	\$100.00	\$1,000.00
Cathodic Protection	1	LS	\$3,000.00	\$3,000.00
Cottionic i Totalion			Utility - Water Subtotal	\$2,102,255.00

PROJECT TOTAL \$2,366,839.00

## Exhibit C-1 Phasing Plan (including Phase 6)



MAY 2023

Excellence by Design

