

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

This First Amendment to Development Agreement (the "Amendment") is made and entered into this 13th day of June, 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. Timing. 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. Exhibit B – Improvements. 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. Exhibit C – Phasing Plan. 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. Conflict; Ratification. 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


Justin Brooks, Mayor

Attest:


Debbie Stamp, Town Clerk

Developer:

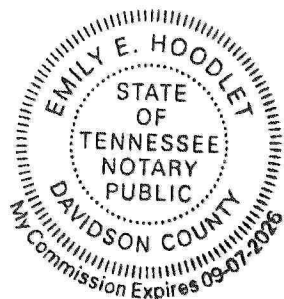


State of ~~Colorado~~ ^{Tennessee})
County of Davidson) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ____ day of May 22, 2023, by Brian Sewell as the Authorized ^{signatory} of Erie Land Company, LLC, a Delaware limited liability company.

My commission expires: 09/07/2026

(Seal)



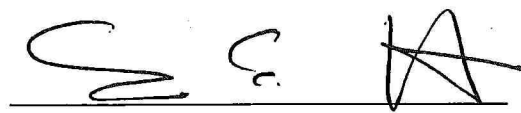

Notary Public

Exhibit B-1
Improvements (including Phase 6)

Exhibit B Engineer's Estimate of Probable Cost Westerly Filling 2 - Overall May 10 2023								
Item	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total	
Water	\$ 77,650	\$ 40,800	\$ 170,802	\$ 216,800	\$ 99,100	\$ 2,316,905	\$ 2,922,057	
Sanitary	\$ 53,826	\$ 62,230	\$ 131,290	\$ 210,062	\$ 80,113	\$ -	\$ 537,521	
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	\$ -	\$ 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	\$ 1,333,474	\$ 147,643	\$ 283,980	\$ 36,340	\$ -	\$ 1,949,081	
Irrigation	\$ 109,824	\$ 68,047	\$ 109,824	\$ 173,358	\$ 51,647	\$ -	\$ 512,699	
Subtotal	\$ 257,467	\$ 1,401,521	\$ 257,467	\$ 457,338	\$ 87,987	\$ -	\$ 2,461,780	
Total	\$ 257,467	\$ 1,401,521	\$ 257,467	\$ 457,338	\$ 87,987	\$ -	\$ 2,461,780	



Exhibit B				
Engineer's Estimate of Probable Cost				
Westerly Filing 2 - Phase 1				
May 10 2023				
Item	Quantity	Units	Unit Price	Total Price
Water				
Bend - 8"	6	EA	\$350.00	\$2,100
Connect to existing Water Main	2	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"	1	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
			Subtotal	\$77,650
Sanitary				
Connect to existing Sewer Main	1	EA	\$1,500.00	\$1,500
Manhole (4' Dia.)	5	EA	\$2,500.00	\$12,500
Sanitary Main (8" PVC)	862	LF	\$23.00	\$19,826
Sewer Service	20	EA	\$1,000.00	\$20,000
			Subtotal	\$53,826
Storm Sewer				
Private Edge Drain	1506	LF	\$30.00	\$45,180
			Subtotal	\$45,180
Streets				
Asphalt - 6"	2292	SY	\$22.00	\$50,417
Base Course - 10"	2292	SY	\$12.00	\$27,500
Concrete (Alley) Pavement - 8"	774	SY	\$72.00	\$55,760
Concrete Crossspan - 6"	50	LF	\$11.00	\$550
Curb Ramp	2	EA	\$950.00	\$1,900
Alley Entrance	3	EA	\$6,500.00	\$19,500
5' Sidewalk	8477	SF	\$2.50	\$21,193
Street Name Sign	2	EA	\$450.00	\$900
Stop Sign	2	EA	\$550.00	\$1,100
Local Street Light	3	EA	\$9,500.00	\$28,500
Collector Street Light		EA	\$9,500.00	
Arterial Street Light		EA	\$9,500.00	
Striping		LF	\$1.00	
Vertical Curb & Gutter	1400	LF	\$14.50	\$20,300
Traffic Control	10	DAYS	\$2,550.00	\$25,500
			Subtotal	\$253,119
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	
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
Landscape Subtotal				\$147,643.40
Irrigation				
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 4"	113	LF	\$21.00	\$2,373
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
Irrigation Subtotal				\$109,823.99
All Subtotal				\$687,243
Total				\$687,243



Matrix

Exhibit B Engineer's Estimate of Probable Cost Westerly Filling 2 - Phase 2 May 10 2023				
Item	Quantity	Units	Unit Price	Total Price
Water				
Master Meter	3	EA	\$1,200.00	\$3,600
Water Service (3/4" Type 'K' Copper)	31	EA	\$1,200.00	\$37,200
			Subtotal	\$40,800
Sanitary				
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
			Subtotal	\$62,230
Streets				
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
			Subtotal	\$134,112
Landscaping				
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				
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
			Landscape Subtotal	\$142,842.24
Irrigation				
CL200 PVC Lateral - 1"	4178	LF	\$3.05	\$12,743
CL200 PVC Lateral - 1.5"	536	LF	\$3.53	\$1,892
CL200 PVC Lateral - 2"	119	LF	\$4.30	\$512
CL200 PVC Lateral - 2.5"	34	LF	\$5.17	\$176
CL200RT PVC Mainline 1-1/4"		LF	\$3.78	
CL200RT PVC Mainline 2"		LF	\$7.25	
CL200RT PVC Mainline 2.5"	271	LF	\$8.65	\$2,344
CL200RT PVC Mainline 3"	527	LF	\$10.00	\$5,270
CL200RT PVC Mainline 4"	17	LF	\$25.00	\$425
Gate Valve Gasketed - 2.5"	2	EA	\$266.00	\$532
Gate Valve Gasketed - 3"	3	EA	\$398.00	\$1,194

Gate Valve Gasketed - 4"		EA	\$554.00	
Drain Valve 1.25"	2	EA	\$313.00	\$626
Hunter I-25 ADS Rotor		EA	\$119.00	
Hunter I-20 6" PRB Rotor	58	EA	\$87.00	\$5,046
Hunter I-20 12" PRB Rotor	17	EA	\$126.00	\$2,142
Rain Bird - RD 6"w/ plstc mpr nozz	234	EA	\$31.00	\$7,254
Rain Bird - RD 12" Pop w/mpr Noz	56	EA	\$57.00	\$3,192
Rain Bird PES-B-RD - 1" valve /decoder	8	EA	\$287.00	\$2,296
Rain Bird PES-B -RD - 1.5" valve/decoder	6	EA	\$331.00	\$1,986
Rain Bird PES-B - RD 2" valve/decoder	2	EA	\$408.00	\$816
Rain Bird 44LRC Quick Cplr	8	EA	\$330.00	\$2,640
Two Wire Decoder cable #12	964	LF	\$1.10	\$1,060
AWG Wire #14		LF	\$0.25	
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	5	EA	\$357.00	\$1,785
Drip POS PC Emitters & Micro Tubing	768	LF	\$2.57	\$1,974
Drip Blow-Out Box w/Operator	8	EA	\$112.00	\$896
Hardie Dura-pol Tubing	1561	LF	\$0.85	\$1,327
CL160 PVC Sleeve 2"	238	LF	\$17.00	\$4,046
CL160 PVC Sleeve 4"	71	LF	\$21.00	\$1,491
CL160 PVC Sleeve 6"	116	LF	\$27.00	\$3,132
CL160 PVC Sleeve 8"		LF	\$42.00	
2-Wire Surge Assembly	2	EA	\$435.00	\$870
Hand held decoder programmer		EA	\$1,240.00	
Air Release	4	EA	\$95.00	\$380
Irrigation Subtotal				\$68,047
Tract Y Improvements (Separate from remainder of Phase 4)				
Native Restoration Services	11	AC	\$900.00	\$9,900.00
Native Seed Mix (Includes prep.)	41,528	SF	\$0.45	\$18,687.67
Site Features				
Concrete Trail - 6"	129116	SF	\$9.00	\$1,162,044
Tract Y Subtotal				\$1,190,631.67
All Subtotal				\$1,638,663
Total				\$1,638,663



Matrix

Exhibit B				
Engineer's Estimate of Probable Cost				
Westerly Filing 2 - Phase 3				
12-May-23				
Item	Quantity	Units	Unit Price	Total Price
Water				
Bend - 8"	9	EA	\$350.00	\$3,150
Connect to existing Water Main	1	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"	2	EA	\$1,000.00	\$2,000
Tee 30x8"	1	EA	\$1,250.00	\$1,250
Temporary Blow Off Valve	2	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)	2	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
			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				
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.)	10	EA	\$3,750.00	\$37,500
Pipe (18" RCP)	29	LF	\$45.00	\$1,305
Pipe (24" RCP)	682	LF	\$52.00	\$35,464
Pipe (30" RCP)	457	LF	\$60.00	\$27,420
Pipe (36" RCP)	214	LF	\$90.00	\$19,260
Pipe (42" RCP)	894	LF	\$105.00	\$93,870
Private Edge Drain	3163	LF	\$30.00	\$94,890
			Subtotal	\$419,209
Streets				
Asphalt - 6"	4990	SY	\$22.00	\$109,775
Base Course - 10"	4990	SY	\$12.00	\$59,877
Concrete (Alley) Pavement - 8"	1790	SY	\$72.00	\$128,904
Concrete Crossspan - 6"	100	LF	\$11.00	\$1,100
Curb Ramp	7	EA	\$950.00	\$6,650
Alley Entrance	6	EA	\$6,500.00	\$39,000
5' Sidewalk	19680	SF	\$2.50	\$49,200
Street Name Sign	3	EA	\$450.00	\$1,350
Stop Sign	3	EA	\$550.00	\$1,650
Local Street Light	6	EA	\$9,500.00	\$57,000

Collector Street Light		EA	\$9,500.00	
Arterial Street Light		EA	\$9,500.00	
Striping	5238	LF	\$1.00	\$5,238
Vertical Curb & Gutter	3262	LF	\$14.50	\$47,299
Traffic Control	10	DAYS	\$2,550.00	\$25,500
Spine Trail	12900	SF	\$2.50	\$32,250
			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	
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
			Landscape Subtotal	\$147,643.40
Irrigation				
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 4"	113	LF	\$21.00	\$2,373

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
		Irrigation Subtotal		\$109,823.99
		All Subtotal		\$1,543,562
			Total	\$1,543,562
 Matrix				

Engineer's Estimate of Probable Cost				
Westerly Filling 2 - Phase 4				
May 10 2023				
Item	Quantity	Units	Unit Price	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)	2	EA	\$1,300.00	\$2,600
Water Main (8-inch PVC)	1960	LF	\$25.00	\$49,000
Water Main (12-inch)	542	LF		
8" Plug	2	LF	\$500.00	\$1,000
12" Plug	2	LF	\$500.00	\$1,000
Water Main Lowering	4	EA	\$2,500.00	\$10,000
Water Service (3/4" Type 'K' Copper)	85	EA	\$1,200.00	\$102,000
Master Meter	7	EA	\$1,200.00	\$8,400
			Subtotal	\$216,800
Sanitary				
Connect to existing Sewer Main	2	EA	\$1,500.00	\$3,000
Manhole (4' Dia.)	20	EA	\$2,500.00	\$50,000
Sanitary Main (8" PVC)	2894	LF	\$23.00	\$66,562
Sewer Service	90	EA	\$1,000.00	\$90,000
Plug	1	EA	\$500.00	\$500
			Subtotal	\$210,062
Storm Sewer				
Inlet (5-ft Type 'R')	2	EA	\$4,000.00	\$8,000
Inlet (20-ft Type 'R')	3	EA	\$11,500.00	\$34,500
Inlet (Type 'C')	1	EA	\$2,500.00	
Manhole (Box Base)	6	EA	\$6,000.00	\$36,000
Manhole (T Base)	2	EA	\$6,000.00	\$12,000
Manhole (72" Dia.)	6	EA	\$4,000.00	\$24,000
Pipe (24" RCP)	349	LF	\$52.00	\$18,148
Pipe (30" RCP)	599	LF	\$60.00	\$35,940
Pipe (36" RCP)	518		\$90.00	\$46,620
Pipe (42" RCP)	1181	LF	\$105.00	\$124,005
Pipe (48" RCP)	899	LF	\$125.00	\$112,375
Private Edge Drain	6098	LF	\$30.00	\$182,940
Flared End Section (24")	1	EA	\$300.00	\$300
			Subtotal	\$634,828
Streets				
Asphalt - 6"	12343	SY	\$22.00	\$271,541
Base Course - 10"	12343	SY	\$12.00	\$148,113
Concrete Pavement (Alley) - 8"	2730	SY	\$72.00	\$196,584
Concrete Trail - 4'	4204	SF	\$3.00	
Concrete Trail - 5'	6820	SF	\$3.00	\$20,460
Concrete Trail - 8'	8804	SF	\$3.00	\$26,412

Concrete Crossspan - 6"	50 LF		\$11.00	\$550
Curb Ramp	8 EA		\$950.00	\$7,600
Alley Entrance	8 EA		\$6,500.00	\$52,000
5' Sidewalk	15600 SF		\$2.50	\$39,000
Street Name Sign	7 EA		\$450.00	\$3,150
Stop Sign	7 EA		\$550.00	\$3,850
Local Street Light	16 EA		\$9,500.00	\$152,000
Collector Street Light	EA		\$9,500.00	
Arterial Street Light	EA		\$9,500.00	
Striping	10784 LF		\$1.00	\$10,784
Vertical Curb & Gutter	6240 LF		\$14.50	\$90,480
Traffic Control	10 DAYS		\$2,550.00	\$25,500
			Subtotal	\$1,048,024
Landscaping				
Sod (Includes prep.)	82,238 SF		\$1.00	\$82,238.44
Native Seed Mix (includes prep.)	16,496 SF		\$0.45	\$7,423.13
Rock Mulch	20,312 SF		\$1.20	\$24,374.99
Wood Mulch	5,019 SF		\$0.75	\$3,763.93
Steel Edger	543 LF		\$3.50	\$1,900.50
2" Caliper Deciduous Trees	70 EA		\$525.00	\$36,750.00
2" Caliper Ornamental Tree	38 EA		\$400.00	\$15,200.00
6' Height Coniferous Tree	10 EA		\$650.00	\$6,500.00
5 Gal Shrubs	687 EA		\$50.00	\$34,350.00
1 Gal Perennials/ Annuals/ Grasses	216 EA		\$20.00	\$4,320.00
Landscape Boulder	14 EA		\$600.00	\$8,400.00
Site Features				
Three-Rail Wood Fence	717 LF		\$27.00	\$19,359.00
4' Masonry Columns	19 EA		\$1,800.00	\$34,200.00
5' Masonry Columns	2 EA		\$2,600.00	\$5,200.00
			Landscape Subtotal	\$283,979.98
Irrigation				
CL200 PVC Lateral - 1"	10616 LF		\$3.05	\$32,379
CL200 PVC Lateral - 1.5"	1361 LF		\$3.53	\$4,804
CL200 PVC Lateral - 2"	302 LF		\$4.30	\$1,299
CL200 PVC Lateral - 2.5"	86 LF		\$5.17	\$445
CL200RT PVC Mainline 1-1/4"		LF	\$3.78	
CL200RT PVC Mainline 2"		LF	\$7.25	
CL200RT PVC Mainline 2.5"	688 LF		\$8.65	\$5,951
CL200RT PVC Mainline 3"	1339 LF		\$10.00	\$13,390
CL200RT PVC Mainline 4"	43 LF		\$25.00	\$1,075
Gate Valve Gasketed - 2.5"	5 EA		\$266.00	\$1,330
Gate Valve Gasketed - 3"	9 EA		\$398.00	\$3,582
Gate Valve Gasketed - 4"		EA	\$554.00	
Drain Valve 1.25"	5 EA		\$313.00	\$1,565
Hunter I-25 ADS Rotor		EA	\$119.00	
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

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



Matrix

Exhibit B Engineer's Estimate of Probable Cost Westerly Filing 2 - Phase 5 May 10 2023				
Item	Quantity	Units	Unit Price	Total Price
Water				
Bend - 8"	1	EA	\$350.00	\$350
Fire Hydrant Assembly	1	EA	\$2,550.00	\$2,550
Connect to existing Water Main	3	EA	\$3,500.00	\$10,500
Tee - 8"x6" Swivel	1	EA	\$1,000.00	\$1,000
Tee - 8"	2	EA	\$1,000.00	\$2,000
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)	1212	LF	\$25.00	\$30,300
8" Plug	1	LF	\$500.00	\$500
Water Main Lowering	1	EA	\$2,500.00	\$2,500
Water Service (3/4" Type 'K' Copper)	32	EA	\$1,200.00	\$38,400
			Subtotal	\$99,100
Sanitary				
Connect to existing Sewer Main	2	EA	\$1,500.00	\$3,000
Manhole (4' Dia.)	6	EA	\$2,500.00	\$15,000
Sanitary Main (8" PVC)	1331	LF	\$23.00	\$30,613
Sewer Service	31	EA	\$1,000.00	\$31,000
Plug	1	EA	\$500.00	\$500
			Subtotal	\$80,113
Storm Sewer				
Inlet (10-ft Type 'R')	1	EA	\$6,500.00	\$6,500
Inlet (15-ft Type 'R')	1	EA	\$8,750.00	\$8,750
Manhole (Box Base)	3	EA	\$6,000.00	\$18,000
Manhole (5' Dia.)	4	EA	\$3,750.00	\$15,000
Pipe (30" RCP)	74	LF	\$60.00	\$4,440
Pipe (36" RCP)	336	LF	\$90.00	\$30,240
Pipe (42" RCP)	306	LF	\$105.00	\$32,130
Private Edge Drain	2618	LF	\$30.00	\$78,540
Flared End Section (36")	1	EA	\$400.00	\$400
			Subtotal	\$194,000
Streets				
Asphalt - 6"	3920	SY	\$22.00	\$86,233
Base Course - 10"	3920	SY	\$12.00	\$47,036
Concrete Pavement (Alley) - 8"	1089	SY	\$72.00	\$78,440
Concrete Trail - 8'	5968	SF	\$3.00	\$17,904
Curb Ramp	8	EA	\$950.00	\$7,600
Alley Entrance	1	EA	\$6,500.00	\$6,500
5' Sidewalk	12415	SF	\$2.50	\$31,038
Street Name Sign	2	EA	\$450.00	\$900
Stop Sign	2	EA	\$550.00	\$1,100
One Way Sign	1	EA	\$550.00	\$550
Vertical Curb & Gutter	2483	LF	\$14.50	\$36,004
Traffic Control	10	DAYS	\$2,550.00	\$25,500
			Subtotal	\$338,804
Landscaping				

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		SF	\$1.20	
Wood Mulch		SF	\$0.75	
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	
5 Gal Shrubs		EA	\$50.00	
1 Gal Perennials/ Annuals/ Grasses		EA	\$20.00	
Landscape Boulder		EA	\$600.00	
Site Features				
Three-Rail Wood Fence	434	LF	\$27.00	\$11,718.00
Landscape Subtotal				\$36,340.24
Irrigation				
CL200 PVC Lateral - 1"	3195	LF	\$3.05	\$9,745
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"		LF	\$3.78	
CL200RT PVC Mainline 2"		LF	\$7.25	
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"		EA	\$554.00	
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 PES-B-RD - 1" valve /decoder	6	EA	\$287.00	\$1,722
Rain Bird PES-B - RD - 1.5" valve/decoder	5	EA	\$331.00	\$1,655
Rain Bird PES-B - RD 2" valve/decoder	1	EA	\$408.00	\$408
Rain Bird 44LRC Quick Cplr	6	EA	\$330.00	\$1,980
Two Wire Decoder cable #12	737	LF	\$1.10	\$811
AWG Wire #14		LF	\$0.25	
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	4	EA	\$357.00	\$1,428
Drip POS PC Emitters & Micro Tubing	587	LF	\$2.57	\$1,509
Drip Blow-Out Box w/Operator	6	EA	\$112.00	\$672
Hardie 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"		LF	\$42.00	
2-Wire Surge Assembly	1	EA	\$435.00	\$435
Hand held decoder programmer		EA	\$1,240.00	
Air Release	3	EA	\$95.00	\$285
Irrigation Subtotal				\$51,646.51
All Subtotal				\$800,003

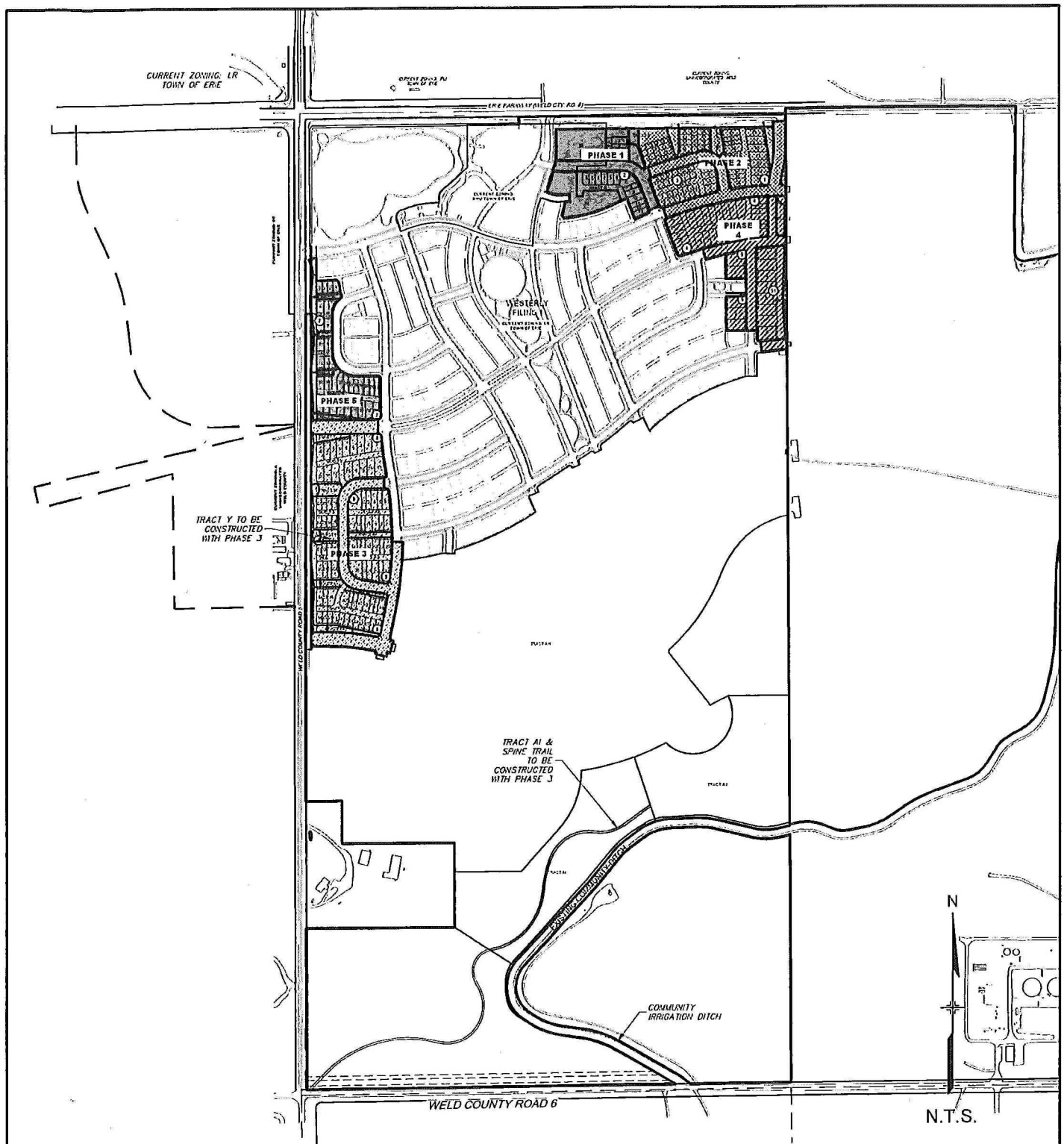
 Matrix			Total	\$800,003

Exhibit B
Engineer's Estimate of Probable Cost
Westerly Filling 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	60	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
	General Sitework Subtotal			\$198,009.00
Pavements				
Road Base - 12"	300	TONS	\$25.00	\$7,500.00
Asphalt Trench-Patch - assume 7" thick	4,650	SF	\$8.00	\$37,200.00
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	EA	\$450.00	\$900.00
	Pavements Subtotal			\$66,575.00
Utility - Water				
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	\$24,600.00
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	\$4,200.00
Tee - 16" w/ joint restraints and thrust block	1	EA	\$5,600.00	\$5,600.00
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	1	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	EA	\$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	\$4,500.00
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
	Utility - Water Subtotal			\$2,102,255.00

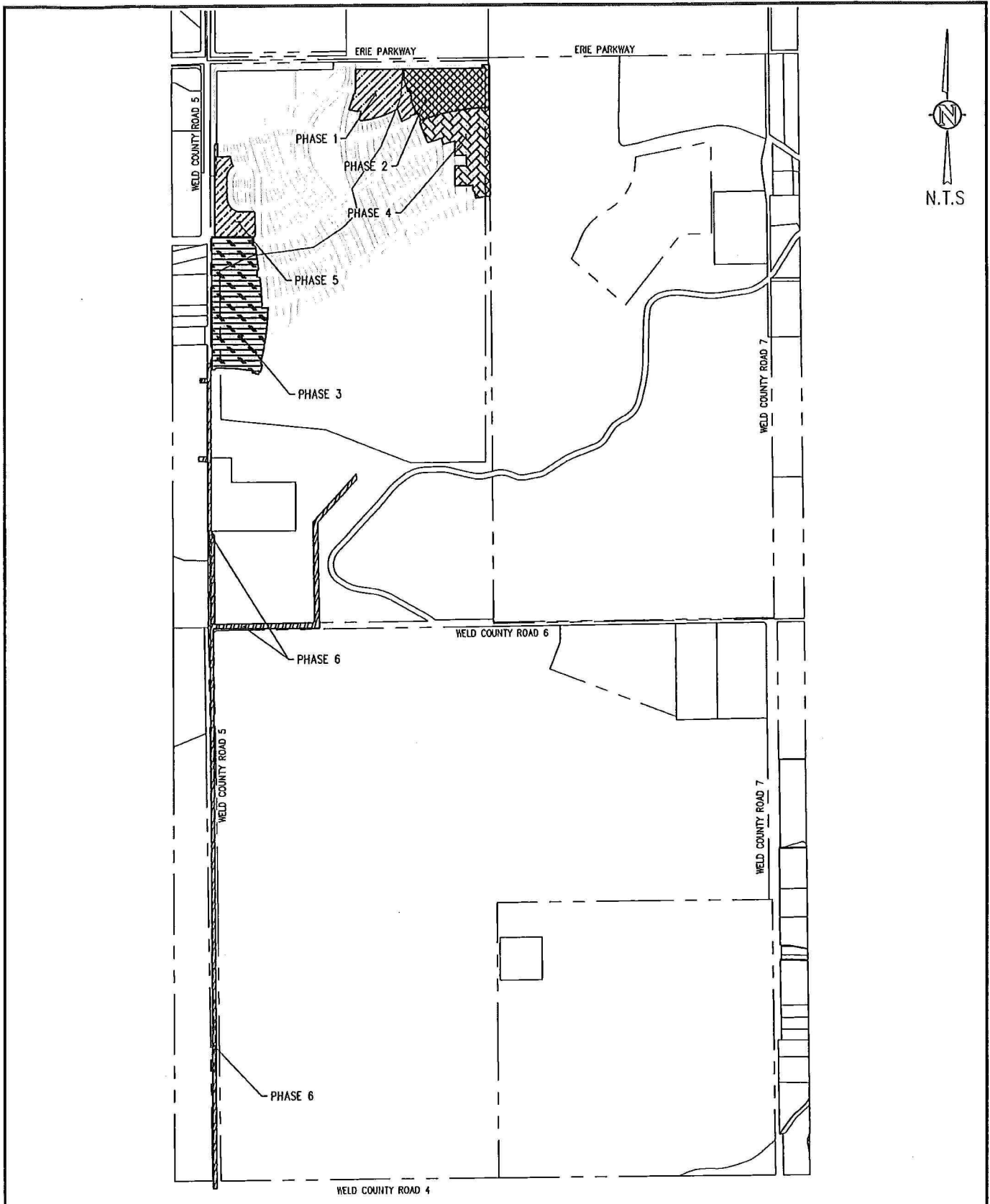
PROJECT TOTAL \$2,366,839.00

Exhibit C-1
Phasing Plan (including Phase 6)

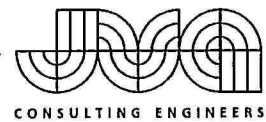


NOTES:

1. PHASE 4 GRADING TO BE PERFORMED WITH PHASE 1 AND 2.
2. PHASE 5 GRADING TO BE PERFORMED WITH PHASE 3.
3. SEE MAP BY JVA FOR PHASE 6 INFORMATION (OFFSITE WATERLINE)



**WESTERLY FILING NO. 2 - PHASING EXHIBIT -
PHASE 6, ZONE 4 WATERLINE**
11/22/2022



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