

When recorded return to:

Clerk of the Board
PO Box 827
Florence, AZ 85132

**PUBLIC ROADWAY CONSTRUCTION AND
PARTICIPATION DEVELOPMENT AGREEMENT
BETWEEN
PINAL COUNTY
AND
LENNAR ARIZONA, LLC
(COMBS ROAD)**

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT.
THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER OF
THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

When recorded, return to
Clerk of the Board
P. O. Box 827
Florence, AZ 85132

**PUBLIC ROADWAY CONSTRUCTION AND
PARTICIPATION DEVELOPMENT AGREEMENT
BETWEEN
PINAL COUNTY
AND
LENNAR ARIZONA, LLC
(COMBS ROAD)**

THIS PUBLIC ROADWAY CONSTRUCTION AND PARTICIPATION DEVELOPMENT AGREEMENT (“**Agreement**”) is dated _____, 2023 (the “**Effective Date**”), and made by and between PINAL COUNTY, a political subdivision of the State of Arizona (“**County**”), and Lennar Arizona, LLC, an Arizona limited liability company (“**Owner**”) County and Owner are sometimes referred to herein individually as a “Party” and collectively as the “Parties”.

RECITALS

A. County is authorized to enter into this Agreement pursuant to Arizona Revised Statutes (“**A.R.S.**”) §§ 11-251(4) to lay out, maintain, control and manage public roads within the unincorporated area of Pinal County, and 11-1101(B)(7), to enter into development agreements with landowners regarding the conditions, terms, restrictions, financing and requirements for public infrastructure..

B. Owner is the owner of certain real property located in County as legally described and depicted in the attached **Exhibit A** (the “**Land**”).

C. The Land is located adjacent to Combs Road at the NWC of Combs and Schnepf, public roadways located in Pinal County.

D. As a condition of approval by County for the development of the Land, Owner is required to dedicate land and construct half-street improvements to the North half of Combs Road adjacent to the frontage of the Property more specifically described in the attached **Exhibit B** (the “**Owner Required Improvements**”)

E. The Parties desire that the Owner Required Improvements comprising approximately 2628 feet (0.5) miles set forth in this Agreement be included in the larger County Capital Widening between Kenworthy Road and Schnepf Road project described in **Exhibit C** (“**County Capital Widening Project**”).

F. In order to facilitate the construction of the Owner Required Improvements as part of the County Capital Widening Project, the Owner will convey the necessary Combs Road

Right of Way as described in **Exhibit C** and pay the County the costs of constructing, the Owner Required Improvements in order to satisfy its development's stipulation.

G. The Parties acknowledge and agree that the completion by County of the Owner Required Improvements as part of the County Capital Widening Project will result in planning and economic benefits to both the Owner and the County and will promote the health, safety and general welfare of the public by (i) minimizing travel disruption in the area; (ii) providing for the coordinated improvement, construction, installation and maintenance of public infrastructure; (iii) promote the orderly developmet of both the Land and the surrounding area.

H. The Parties are entering into this Agreement to define their respective rights and obligations in connection with the construction, maintenance and Payment of costs of the Combs Road Improvements.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the Parties agree as follows:

1. **Incorporation of Recitals.** The above Recitals are incorporated into this Agreement as if set forth in their entirety below.

2. **Owner Required Improvements.** County will be responsible for the construction and maintenance of the Owner Required Improvements as shown on **Exhibit B** as part of the County Capital Widening Project. County will provide Owner (30) days advance notice of the construction contract award and the issuance of a notice to proceed to the contractor. County will use reasonable efforts to complete construction of the Combs Road Improvements before the end of fiscal year 2023-2024. Owner will be responsible to install the landscape improvements within right-of-way along the Land frontage in conformance with County development requirements.

3. **Bidding of Work.** Within thirty (30) days of receiving public bids for the construction of the County Capital Widening Project, County will provide certified bid tabulations comparing all bids and notifying Owner of the apparent low bidder to their line item bid schedule and estimated construction costs shown as **Exhibit C**, and the cost of construction of the Owner Required Improvements (**Agreed Cost**). The County will comply with the established Pinal County Procurement Code in contracting for the Improvements.

4. **Funding Obligation.** Within sixty (60) days of the issuance of a notice to proceed to Contractor, Owner will pay to County the Agreed Cost for the Owner Required Improvements which includes prorata share for traffic signals. Owner will have no obligation to pay any additional amounts for the County Capital Widening Project. In the event County fails to construct the Owner Required Improvements within two years from the date the Owner Required Improvement costs are funded by Owner, Owner will be entitled to reimbursement from County of the Agreed Cost paid by Owner.

6. **Covenants Running with the Land.** The provisions of this Agreement shall be for the benefit of, and shall be a burden upon, the Land, and the provisions of this Agreement shall be covenants running with the Land, without the necessity of an assignment of this Agreement with the conveyance of any part of the Land.

7. **No Agency or Partnership.** Neither of the Parties is acting as the agent of the other Party with respect to this Agreement, and this Agreement shall not be deemed to create a partnership, joint venture or other business relationship between County and Owner.

8. **No Third Party Beneficiary.** This Agreement shall not create any third party beneficiary rights to any person or entity who is not a party to this Agreement, including any lender to the Owner, unless expressly provided to the contrary in this Agreement (and then only to the extent so provided).

9. **Construction.** The provisions and exhibits of this Agreement shall be construed as a whole consistent with their plain meaning and intent, and they shall not be construed against one party or the other based upon which party prepared or influenced the drafting of any provision or exhibit of this Agreement.

10. **Recording.** County shall record this Agreement with the Pinal County Recorder no later than ten (10) days after the last party to execute this Agreement.

11. **Time of Essence and Merger.** Time is of the essence of this Agreement. All prior contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein, and this Agreement constitutes full satisfaction of all claims and liabilities that exist, whether known or unknown, on or before the effective date of this Agreement, between the Parties.

12. **Benefit and Binding Effect.** This Agreement shall be for the benefit of and binding upon the Parties hereto and their successors and assigns. Notwithstanding the foregoing, the obligations (but not the rights) under this Agreement shall automatically terminate without the execution or recordation of any further document or instrument as to any lot with a residential dwelling unit constructed thereon that has been finally subdivided and individually (and not in "bulk") sold to the end purchaser or user thereof, or as to any tract or parcel of land that is dedicated or conveyed to any governmental authority, utility provider, irrigation district, school district or property owners association (collectively, a "Public Lot"), and thereupon such Public Lot shall be released from and no longer be subject to or burdened by the provisions of this Agreement, provided that no such release of a Public Lot shall release any Party obligated hereunder from such Party's obligations hereunder. Upon the written request of the owner of any Public Lot, the Parties will execute an instrument in recordable form acknowledging the release of the encumbrance of this Agreement against such Public Lot.

13. **Counterparts.** This Agreement may be executed in counterparts and each counterpart shall constitute an original of this Agreement.

14. **Amendment.** Any amendment to this Agreement shall be in writing and signed by the Parties.

15. **Conflicts of Interest.** The Parties acknowledge that this Agreement is subject to cancellation pursuant to § 38-511, Arizona Revised Statutes, as amended.

16. **Notices.** All notices, demands, filings, consents, approvals and other communications provided for herein, or given in connection herewith, shall be in writing and shall be deemed to have been validly given, filed, made, transmitted, received, or served when delivered personally or three (3) business days after deposited in a U.S. Mail box in a postage prepaid envelope or one (1) business day after sent by recognized overnight carrier for next business day delivery to the addresses provided hereinbelow or such other addresses as any party hereto may from time to time designate in writing and delivered in a like manner.

Owner: Lennar Arizona, LLC
Tyler Shute, Land Development Manager
1665 W Alameda Drive, STE 130
Tempe, AZ 85282

County: County Manager
Pinal County
31 N. Pinal St, Building A
P.O. Box 827
Florence, AZ 85132

With a copy to: Director
Pinal County Department of Public Works
31 N. Pinal Street, Building F
P.O. Box 727
Florence, AZ 85132

17. **Governing Law.** This Agreement shall be governed by and construed under the laws of the state of Arizona, and any litigation shall take place only in Pinal County, Arizona.

18. **Attorneys Fees.** The prevailing party in any litigation in connection with this Agreement shall be entitled to its attorneys' fees and costs, expert witness fees, and other litigation related expenses.

19. **No Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by County or Owner of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

20. **Severability.** If any provision of this Agreement is declared void or unenforceable by a court of competent jurisdiction, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect if the remaining provisions permit the Parties to achieve the practical and proportional benefits and obligations of the arrangements contemplated by this Agreement. Otherwise, any Party may terminate this Agreement.

21. **Budget Appropriation.** County's construction obligation under this Agreement is subject to the requisite budget appropriation. County covenants that it will take all steps necessary to seek appropriations, to the extent permitted by law, each fiscal year. County shall submit budget requests each year until construction of the Combs Road Improvements is completed sufficient to cover County's cost overrun obligations under this Agreement for the following fiscal year.

22. **Israel Boycott Provision.** Each Party to this Agreement certifies to the other Parties that it is not currently engaged in and agrees for the duration of the contract not to engage in a boycott of Israel as defined in A.R.S. § 35-393.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties hereto, have executed this Agreement as of the day and year set forth below.

"County"

PINAL COUNTY, a political subdivision of the State of Arizona

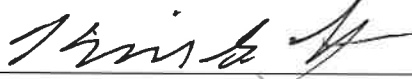
By: _____
Chair of the Board of Supervisors

Dated: _____

ATTEST:

Clerk/Deputy Clerk of the Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2023, by _____ and _____, Chair and Clerk/Deputy Clerk, respectively of the Pinal County Board of Supervisors, for Pinal County, a political subdivision of the State of Arizona, who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My Commission Expires: _____

"Owner"

Lennar Arizona, LLC a Arizona limited liability company

By: [Signature]
Name: Jeff Gunderson
Title: Vice President
Dated: 6/6/23

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing Agreement was acknowledged before me this 6th day of June, 2023 by Jeff Gunderson, the Vice President of Lennar Arizona LLC, a Arizona limited liability company, on behalf thereof.

My Commission Expires: 11/13/2026

[Signature: Vickie Morris]
Notary Public



**PUBLIC ROADWAY CONSTRUCTION AND
PARTICIPATION DEVELOPMENT AGREEMENT
BETWEEN
PINAL COUNTY
AND
LENNAR ARIZONA, LLC
Exhibit A**

[Legal Description and Depiction of the Land]

EXHIBIT A

September 19, 2022

LEGAL DESCRIPTION FOR WALES RANCHES COMMERCIAL PARCEL

That part of the Southeast Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Pinal County Highway Department Brass Cap flush marking the Southeast Corner of said Section 28, from which the Cotton Picker Spindle marking the South Quarter Corner of said Section 28 bears South 89°48'42" West, a distance of 2,639.88 feet;

Thence South 89°48'42" West, along the South line of the Southeast Quarter of said Section 28, a distance of 595.88 feet;

Thence North 00°01'14" East, departing said South line, a distance of 75.00 feet to the Northerly right-of-way line of Combs Road as described in Warranty Deed recorded as Fee No. 2022-044817, Records of Pinal County, Arizona, being the True Point of Beginning;

Thence continuing North 00°01'14" East, a distance of 554.74 feet to the Southerly line of Wales Ranches Unit 2 – Parcel 2.3, as recorded in Fee No. 2022-069499, Records of Pinal County, Arizona;

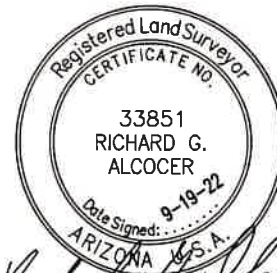
Thence North 89°46'54" East, along said Southerly line, a distance of 540.91 feet to a point on the Westerly right-of-way of Schnepf Road as described in said Warranty Deed;

Thence South 00°01'23" West, along said Westerly right-of-way line, a distance of 505.21 feet to the Northerly right-of-way line of said Combs Road, being the beginning of a tangent curve of 50.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said Northerly right-of-way line and along said curve, through a central angle of 89°27'54", a distance of 78.07 feet;

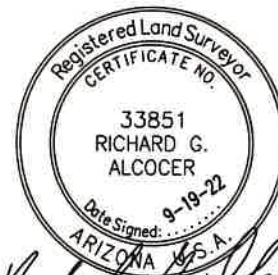
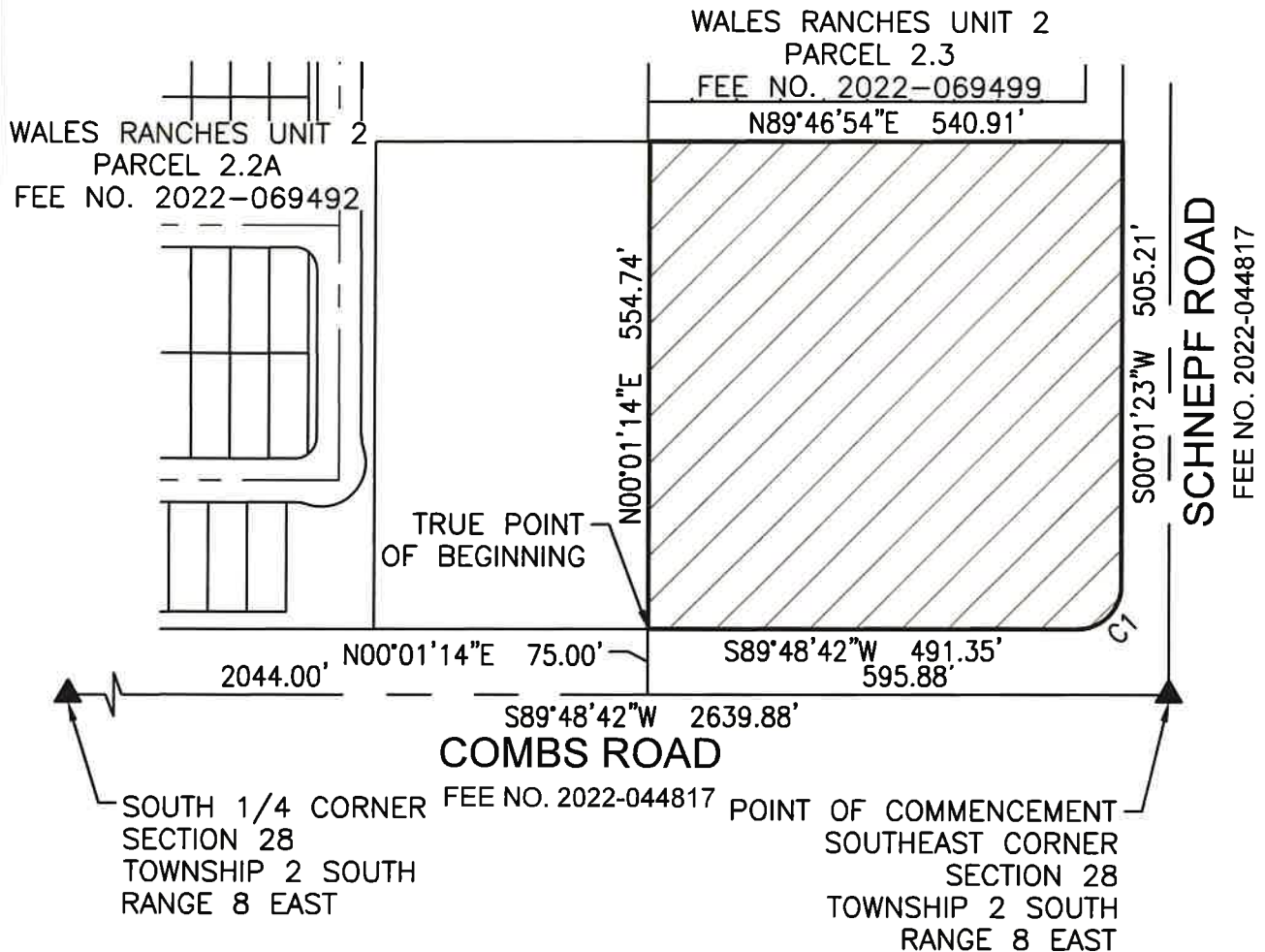
Thence South 89°48'42" West, along said Northerly right-of-way line, a distance of 491.35 feet to the True Point of Beginning.

Containing 299,598 Square Feet or 6.878 Acres, more or less.



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	78.07'	50.00'	089°27'54"	49.54'	70.38'	S44°45'20"W



SCALE 1" = 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

WALES RANCHES
COMMERCIAL PARCEL



1 OF 1

WALES RANCHES
COMMERCIAL PARCEL

The date and time is
9/16/2022 1:20 PM

* FILEPATH / NAME:

N:\14 Coe and Van Loo II LLC\0349101\CADD\COGO\CB.LEGALS.dwg

S89°48'42.0002" W 595.88

N00°01'14.0000" E 75.00

BOUNDARY

N00°01'14.0000" E 554.74

N89°46'54.0000" E 540.91

S00°01'23.0656" W 505.21

RB = N89°58'36.9344" W

R = 50.00

A = 78.07

C = 70.38

CB = S44°45'20.0680" W

D = 89°27'54.0047"

T = 49.54

RB = S00°30'42.9297" E

S89°48'41.7959" W 491.35

to

Area = 299,598 6.878 AC

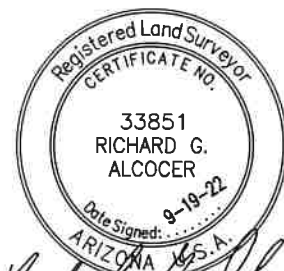
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Misclosure: 1/990,708

North Error: 0.001914

East Error: 0.001050

N:\14 Coe and Van Loo II LLC\0349101\CADD\COGO\CB.LEGALS.dwg



Richard G. Alcocer

EXHIBIT A

September 19, 2022

LEGAL DESCRIPTION FOR WALES RANCHES COMMERCIAL DONATION PARCEL

That part of the Southeast Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Pinal County Highway Department Brass Cap flush marking the Southeast Corner of said Section 28, from which the Cotton Picker Spindle marking the South Quarter Corner of said Section 28 bears South 89°48'42" West, a distance of 2,639.88 feet;

Thence South 89°48'42" West, along the South line of the Southeast Quarter of said Section 28, a distance of 595.88 feet;

Thence North 00°01'14" East, departing said South line, a distance of 75.00 feet to the Northerly right-of-way line of Combs Road as described in Warranty Deed recorded as Fee No. 2022-044817, Records of Pinal County, Arizona, being the True Point of Beginning;

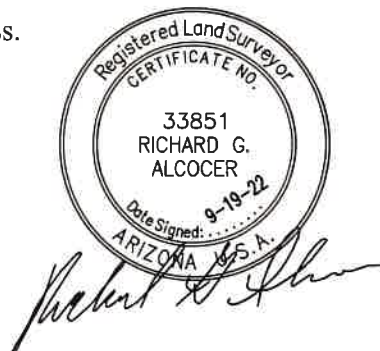
Thence South 89°48'42" West, along said Northerly right-of-way line, a distance of 314.14 feet to an Easterly line of Wales Ranches Unit 2 – Parcel 2.2A, as recorded in Fee No. 2022-069492, Records of Pinal County, Arizona;

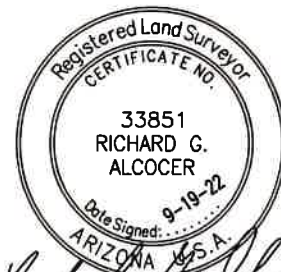
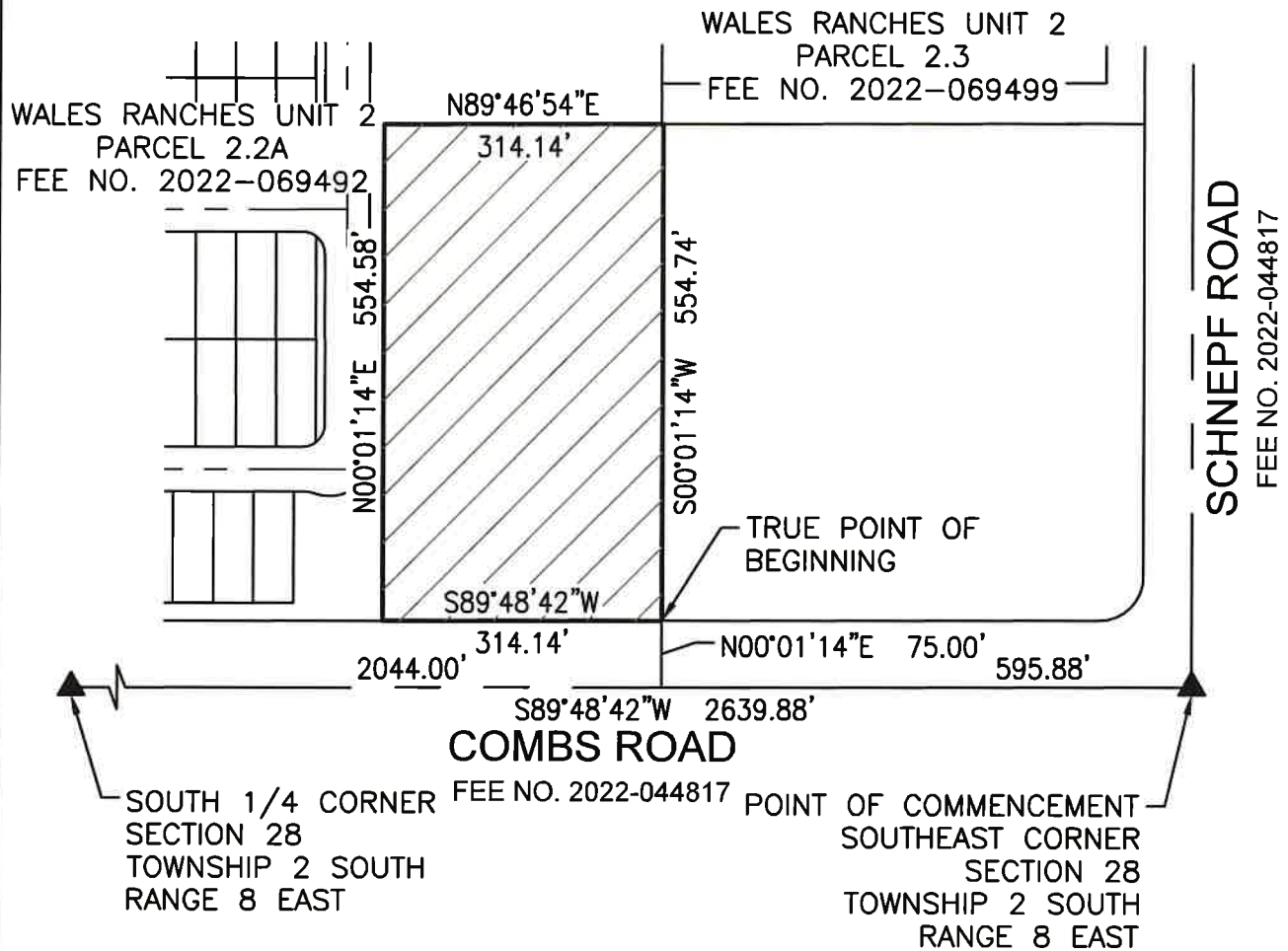
Thence North 00°01'14" East, along said Easterly line, a distance of 554.58 feet to a Southerly line of said Wales Ranches Unit 2 – Parcel 2.2A;

Thence North 89°46'54" East, along said Southerly line and the Southerly line of Wales Ranches Unit 2 – Parcel 2.3, as recorded in Fee No. 2022-069499, Records of Pinal County, Arizona, a distance of 314.14 feet;

Thence South 00°01'14" West, departing said Southerly line, a distance of 554.74 feet to the True Point of Beginning.

Containing 174,240 Square Feet or 4.000 Acres, more or less.





Richard G. Alcocer

SCALE 1" = 200'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

WALES RANCHES
COMMERCIAL
DONATION PARCEL



1 OF 1

WALES RANCHES
COMMERCIAL PARCEL DONATION

The date and time is
9/16/2022 1:19 PM

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S89°48'42.0002" W 595.88

N00°01'14.0000" E 75.00

BOUNDARY

S89°48'42.0002" W 314.14

N00°01'14.0000" E 554.58

N89°46'54.0000" E 314.14

S00°01'14.0000" W 554.74
to

Area = 174,240 4.000 AC

Closing course: 171°51'35.6630" 0.004528

Misclosure: 1/383,753

North Error: 0.004482
East Error: 0.000641

N:\14 Coe and Van Loo II LLC\0349101\CADD\COGO\CB.LEGALS.dwg



EXHIBIT A

July 7, 2021

LEGAL DESCRIPTION FOR WALES RANCHES PHASE 2

That part of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Pinal County Highway Department Brass Cap flush marking the Southeast Corner of said Section 28, from which the Cotton Picker Spindle marking the South Quarter Corner of said Section 28 bears South 89°48'42" West, a distance of 2,639.88 feet;

Thence South 89°48'42" West, along the South line of the Southeast Quarter of said Section 28, a distance of 910.02 feet;

Thence North 00°01'14" East, departing said South line, a distance of 75.00 feet to a point on a line which is parallel with and 75.00 feet Northerly, as measured at right angles, from the South line of the Southeast Quarter of said Section 28, being the True Point of Beginning;

Thence South 89°48'42" West, along said parallel line, a distance of 1,718.96 feet;

Thence North 00°11'26" West, departing said parallel line, a distance of 1,204.90 feet;

Thence South 89°48'34" West, a distance of 102.86 feet;

Thence North 00°11'26" West, a distance of 80.00 feet;

Thence North 89°48'34" East, a distance of 392.20 feet to the beginning of a tangent curve of 140.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of 89°56'11", a distance of 219.76 feet;

Thence North 00°07'37" West, a distance of 1,216.79 feet;

Thence North 89°48'46" East, a distance of 1,024.61 feet;

Thence North 45°15'36" East, a distance of 191.61 feet;

Thence North 67°32'10" East, a distance of 67.47 feet;

Thence North 89°48'46" East, a distance of 930.13 feet to a point on a line which is parallel with and 55.00 feet Westerly, as measured at right angles, from the East line of the Northeast Quarter of said Section 28;

Thence South 00°01'14" West, along said parallel line, a distance of 234.80 feet to a point on a line which is parallel with and 55.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 28;

Legal Description for
Wales Ranches
Phase 2
July 7, 2021

Thence South 00°01'23" West, along last said parallel line, a distance of 23.12 feet;

Thence South 89°58'36" East, departing said parallel line, a distance of 9.80 feet;

Thence South 00°01'23" West, a distance of 35.53 feet;

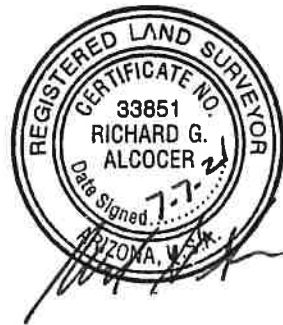
Thence North 89°57'06" West, a distance of 9.80 feet to a point on a line which is parallel with and 55.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 28;

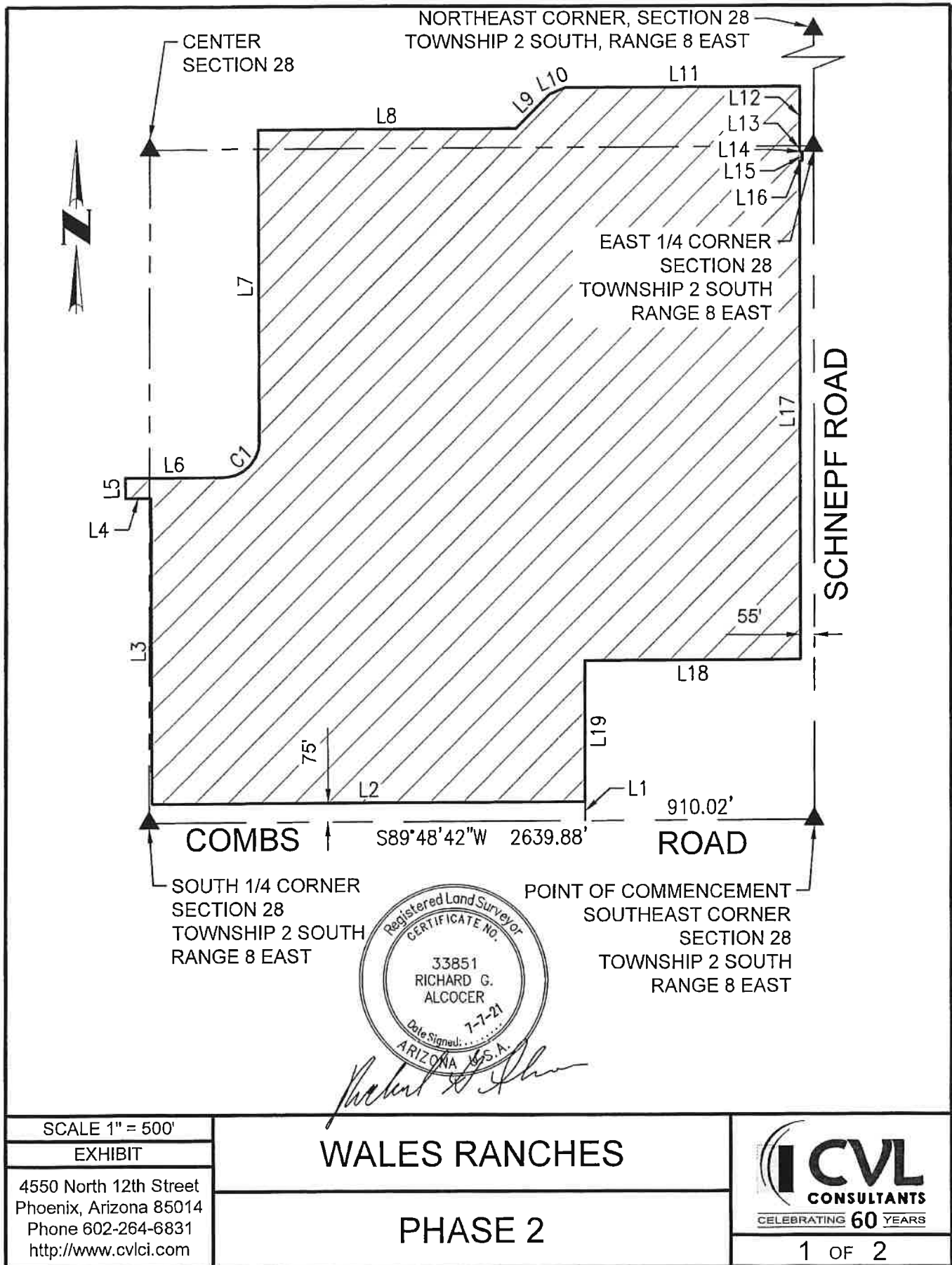
Thence South 00°01'23" West, along said parallel line, a distance of 1,953.05 feet;

Thence South 89°46'54" West, departing said parallel line, a distance of 855.05 feet;

Thence South 00°01'14" West, a distance of 554.58 feet to the True Point of Beginning.

Containing 5,934,522 Square Feet or 136.238 Acres, more or less.





CURVE TABLE

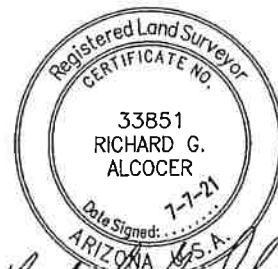
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	219.76'	140.00'	089°56'11"	139.84'	197.88'	N44°50'28"E

LINE TABLE

NO.	BEARING	LENGTH
L1	N00°01'14"E	75.00'
L2	S89°48'42"W	1718.96'
L3	N00°11'26"W	1204.90'
L4	S89°48'34"W	102.86'
L5	N00°11'26"W	80.00'
L6	N89°48'34"E	392.20'
L7	N00°07'37"W	1216.79'
L8	N89°48'46"E	1024.61'
L9	N45°15'36"E	191.61'
L10	N67°32'10"E	67.47'

LINE TABLE

NO.	BEARING	LENGTH
L11	N89°48'46"E	930.13'
L12	S00°01'14"W	234.80'
L13	S00°01'23"W	23.12'
L14	S89°58'36"E	9.80'
L15	S00°01'23"W	35.53'
L16	N89°57'06"W	9.80'
L17	S00°01'23"W	1953.05'
L18	S89°46'54"W	855.05'
L19	S00°01'14"W	554.58'



NO SCALE'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

WALES RANCHES

PHASE 2



2 OF 2

:\14 Coe and Van Loo II LLC\0349101\Admin\Legal Descriptions\G-LG-PHASE2-CLOS

WALES RANCH PHASE 2
CLOSURE

The date and time is
7/7/2021 10:36 AM

* FILEPATH / NAME:
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S89°48'42.0000" W 910.02

N00°01'14.0000" E 75.00

BOUNDARY

S89°48'41.7959" W 1718.96

N00°11'26.0000" W 1204.90

S89°48'33.8973" W 102.86

N00°11'26.1027" W 80.00

N89°48'33.8973" E 392.20

RB = N00°11'26.1027" W

R = 140.00

A = 219.76

C = 197.88

CB = N44°50'28.3973" E

D = 89°56'11.0000"

T = 139.84

RB = N89°52'22.8973" E

N00°07'37.1027" W 1216.79

N89°48'46.4233" E 1024.61

N45°15'35.8973" E 191.61

N67°32'09.8973" E 67.47

N89°48'45.8973" E 930.13

S00°01'13.8973" W 234.80

S00°01'23.0656" W 23.12

S89°58'35.7127" E 9.80

:\\14 Coe and Van Loo II LLC\\0349101\\Admin\\Legal Descriptions\\G-LG-PHASE2-CLOS

S00°01'23.0656" W 35.53

N89°57'06.3451" W 9.80

S00°01'23.0656" W 1953.05

S89°46'54.0000" W 855.05

S00°01'14.0000" W 554.58
to

Area = 5934521.59 136.238 AC

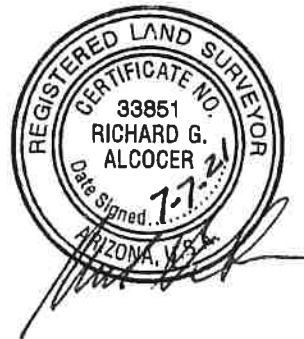
Closing course: 164°58'53.2973" 0.008453

Misclosure: 1/1,000,000+

North Error: 0.008165

East Error: 0.002191

N:\\14 Coe and Van Loo II LLC\\0349101\\CADD\\COGO\\CB.LEGALS.dwg



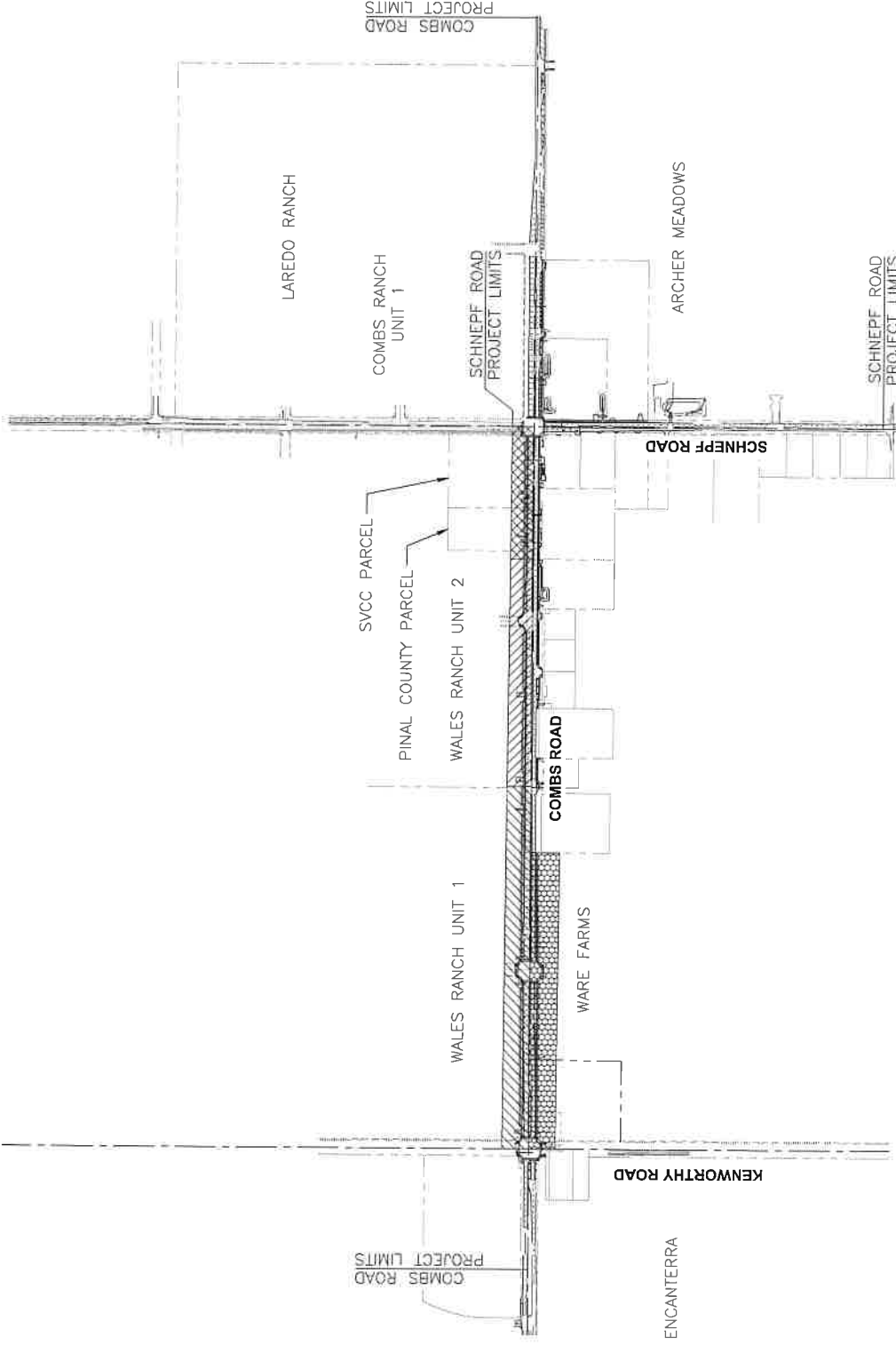
**PUBLIC ROADWAY CONSTRUCTION AND
PARTICIPATION DEVELOPMENT AGREEMENT
BETWEEN
PINAL COUNTY
AND
LENNAR ARIZONA, LLC
Exhibit B**

[Combs Road Improvements]

EXHIBIT B

STATE	PROJECT NO.	SHEET NO.	AS BUILT
9 AZ	60640671	1	1

LEGEND	
	WALES RANCH UNIT 1
	WALES RANCH UNIT 2
	SVCC (NWC OF SCHNEPF INT.)
	WARE FARMS PARCEL 8B



DATE	NAME	PINAL COUNTY DEPARTMENT OF PUBLIC WORKS
5/23	5/23	ENGINEERING BRANCH
5/23	5/23	DESIGN SECTION
5/23	5/23	DEVELOPER COST OPINION EXHIBIT
		COMBS ROAD IMPROVEMENTS: SCHNEPF ROAD TO KENWORTHY ROAD

EXHIBIT

**PUBLIC ROADWAY CONSTRUCTION AND
PARTICIPATION DEVELOPMENT AGREEMENT
BETWEEN
PINAL COUNTY
AND
LENNAR ARIZONA, LLC
Exhibit C**

[Cost Estimate – Agreed Cost]



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road

County Job # 204926ROQ

Description: Road Widening and Traffic Signal Improvements

TC Job # 210106.03

Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST						WALES RANCH UNIT 2 Combs Rd Sta 126+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
104.01	ALLOWANCE FOR NMIDD COORDINATION	ALLOW	1	\$ 10,000.00	\$ 10,000.00		0 \$ -	0	\$ -
105.01	CONSTRUCTION SURVEYING AND LAYOUT	LS	1	\$ 125,000.00	\$ 125,000.00		0 \$ -	0	\$ -
107.01	PUBLIC NOTIFICATION SIGNAGE	EACH	5	\$ 3,000.00	\$ 15,000.00		0 \$ -	0	\$ -
107.02	AZPDES PERMITTING & STORMWATER POLLUTION PREVENTION	ALLOW	1	\$ 35,000.00	\$ 35,000.00		0 \$ -	0	\$ -
109.01	MOBILIZATION/DEMOLIBIZATION	LS	1	\$ 370,000.00	\$ 370,000.00		0 \$ -	0	\$ -
201.01	CLEARING AND GRUBBING	LS	1	\$ 20,000.00	\$ 20,000.00		0 \$ -	0	\$ -
205.01	ROADWAY EXCAVATION, INCLUDING HAUL	CY	24,000	\$ 16.00	\$ 384,000.00	4900	\$ 78,400.00	300	\$ 4,800.00
205.02	EARTHWORK FOR PERMANENT RETENTION BASIN	CY	3,300	\$ 14.00	\$ 46,200.00		0 \$ -	0	\$ -
211.01	FILL CONSTRUCTION	CY	7,000	\$ 11.00	\$ 77,000.00	400	\$ 4,400.00	600	\$ 6,600.00
220.01	RIP-RAP, D50=3"	CY	1	\$ 210.00	\$ 210.00		0 \$ -	0	\$ -
220.02	RIP-RAP, D50=6"	CY	313	\$ 265.00	\$ 82,945.00	26	\$ 6,890.00	12	\$ 3,180.00
220.03	RIP-RAP, D50=9"	CY	6	\$ 290.00	\$ 1,740.00		0 \$ -	0	\$ -
301.01	SUBGRADE PREPARATION	SY	66,044	\$ 6.00	\$ 396,264.00	8728	\$ 52,368.00	5173	\$ 31,038.00
310.01	AGGREGATE BASE COURSE	TON	36,837	\$ 30.00	\$ 1,105,110.00	4844	\$ 145,320.00	2871	\$ 86,130.00
317.01	ASPHALT CONCRETE PAVEMENT MILLING (2" DEPTH)	SY	2,526	\$ 4.75	\$ 11,999.00		0 \$ -	0	\$ -
321.01	ASPHALT CONCRETE SURFACE COURSE (GYRATORY 1/2" MIX), 2" THICK	TON	7,972	\$ 175.00	\$ 1,395,100.00	1015	\$ 177,625.00	601	\$ 105,175.00
321.02	ASPHALT CONCRETE BASE COURSE (GYRATORY 3/4" MIX), 4" THICK	TON	15,382	\$ 175.00	\$ 2,691,850.00	2029	\$ 355,075.00	1203	\$ 210,525.00
324.01	PORTLAND CEMENT CONCRETE PAVEMENT, CLASS A, 9" THICK	SY	145	\$ 120.00	\$ 17,400.00		0 \$ -	0	\$ -
329.01	TACK COAT	TON	173	\$ 1,060.00	\$ 183,168.00	22	\$ 23,320.00	13	\$ 13,780.00
332.01	SLURRY SEAL COAT	SY	3,970	\$ 2.50	\$ 9,925.00		0 \$ -	0	\$ -
340.01	CONCRETE MEDIAN NOSE TRANSITION, MAG STD DTL 223	SF	400	\$ 21.00	\$ 8,400.00	49	\$ 1,029.00	38	\$ 798.00
340.02	CONCRETE VALLEY GUTTER, MAG STD DTL 240	SF	294	\$ 18.00	\$ 5,292.00		0 \$ -	0	\$ -
340.03	CONCRETE SIDEWALK, MAG STD DTL 230	SF	85,558	\$ 8.00	\$ 684,464.00	14743	\$ 117,944.00	6450	\$ 51,600.00
340.04	CONCRETE DRIVEWAY ENTRANCE, MAG STD DTL 251 (9" THICK)	SF	2,087	\$ 18.00	\$ 37,566.00		0 \$ -	0	\$ -
340.05	CONCRETE DRIVEWAY ENTRANCE, MAG STD DTL 250-1	SF	3,630	\$ 18.00	\$ 65,340.00		0 \$ -	1224	\$ 22,032.00
340.06	CONCRETE DRIVEWAY ENTRANCE, MAG STD DTL 250-2	SF	1,380	\$ 18.00	\$ 24,840.00		0 \$ -	0	\$ -
340.07	CONCRETE DUAL CURB RAMP, MAG STD DTL 236-2 (MOD. TO 50' RADIUS)	EACH	13	\$ 6,250.00	\$ 81,250.00	2	\$ 12,500.00	1	\$ 6,250.00
340.08	CONCRETE SINGLE CURB RAMP, MAG STD DTL 236-2 (MOD. TO 50' RADIUS)	EACH	3	\$ 3,125.00	\$ 9,375.00		0 \$ -	0	\$ -
340.09	CONCRETE SIDEWALK RAMP PER PLANS	EACH	2	\$ 2,000.00	\$ 4,000.00		0 \$ -	0	\$ -



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road

County Job # 204926ROQ

Description: Road Widening and Traffic Signal Improvements

TC Job # 210106.03

Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

						WALES RANCH UNIT 2 Combs Rd Sta 126+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
340.10	COMBINED CONCRETE CURB AND GUTTER, MAG STD DTL 220, TYPE 'A'	LF	11,958	\$ 39.00	\$ 466,362.00	1675	\$ 65,325.00	949	\$ 37,011.00
340.11	CONCRETE SINGLE CURB, MAG STD DTL 222, TYPE 'A'	LF	12,492	\$ 32.00	\$ 399,744.00	1640	\$ 52,480.00	762	\$ 24,384.00
342.01	STAMPED CONCRETE MEDIAN PAVEMENT, 4" THICK	SF	51,875	\$ 14.00	\$ 726,250.00	5968	\$ 83,552.00	3105	\$ 43,470.00
345.01	ADJUST EXISTING MANHOLE FRAME AND COVER, MAG STD DTL 422	EACH	20	\$ 1,000.00	\$ 20,000.00	2	\$ 2,000.00	2	\$ 2,000.00
345.02	ADJUST EXISTING SEWER CLEANOUT, MAG STD DTL 270	EACH	1	\$ 500.00	\$ 500.00	0	\$ -	0	\$ -
345.03	ADJUST EXISTING WATER VALVE, BOX & COVER, MAG STD DTL 391, TYPE 'A'	EACH	23	\$ 500.00	\$ 11,500.00	2	\$ 1,000.00	4	\$ 2,000.00
345.04	ADJUST EXISTING GAS VALVE, BOX & COVER, MAG STD DTL 391-1, TYPE 'A'	EACH	9	\$ 500.00	\$ 4,500.00	1	\$ 500.00	3	\$ 1,500.00
345.05	ADJUST EXISTING COMMUNICATIONS JUNCTION BOX	EACH	11	\$ 1,000.00	\$ 11,000.00	0	\$ -	0	\$ -
350.01	REMOVE SEWER AIR RELEASE VALVE, BOX, & COVER	EACH	1	\$ 2,000.00	\$ 2,000.00	0	\$ -	0	\$ -
350.02	REMOVE CONCRETE SINGLE CURB, CURB AND GUTTER	LF	696	\$ 15.50	\$ 10,788.00	0	\$ -	0	\$ -
350.03	REMOVE CONCRETE SIDEWALK, DRIVEWAY, VALLEY GUTTER & SLAB	SF	2,757	\$ 7.25	\$ 19,989.00	0	\$ -	0	\$ -
350.04	REMOVE CONCRETE SCUPPER & SPILLWAY	EACH	1	\$ 1,000.00	\$ 1,000.00	0	\$ -	0	\$ -
350.05	REMOVE CONCRETE IRRIGATION STRUCTURE	EACH	7	\$ 2,000.00	\$ 14,000.00	0	\$ -	0	\$ -
350.06	REMOVE PIPE, BACKFILL & COMPACT	LF	118	\$ 40.00	\$ 4,720.00	0	\$ -	0	\$ -
350.07	REMOVE PORTLAND CEMENT CONCRETE PAVEMENT	SY	780	\$ 16.00	\$ 12,480.00	0	\$ -	0	\$ -
350.08	REMOVE BOLLARD	EACH	33	\$ 250.00	\$ 8,250.00	5	\$ 1,250.00	0	\$ -
350.09	RELOCATE EXISTING MAILBOX	EACH	5	\$ 250.00	\$ 1,250.00	0	\$ -	0	\$ -
350.10	REMOVE FENCE	LF	384	\$ 9.00	\$ 3,456.00	0	\$ -	0	\$ -
350.11	REMOVE CHAIN LINK GATE	EACH	1	\$ 500.00	\$ 500.00	0	\$ -	0	\$ -
350.12	REMOVE & SALVAGE FIRE PROTECTION BACKFLOW PREVENTER	EACH	2	\$ 2,000.00	\$ 4,000.00	0	\$ -	0	\$ -
350.13	REMOVE TREE, 12" DIAM. AND LARGER	EACH	12	\$ 1,000.00	\$ 12,000.00	0	\$ -	0	\$ -
350.14	REMOVE & SALVAGE BOULDER	EACH	6	\$ 250.00	\$ 1,500.00	0	\$ -	0	\$ -
350.15	REMOVE RIP-RAP	SF	1,836	\$ 4.00	\$ 7,344.00	0	\$ -	0	\$ -
350.16	REMOVE SIGN POSTS & FOUNDATIONS	EACH	26	\$ 250.00	\$ 6,500.00	2	\$ 500.00	1	\$ 250.00
350.17	REMOVE SIGN PANELS	EACH	39	\$ 125.00	\$ 4,875.00	5	\$ 625.00	2	\$ 250.00
350.18	OBLITERATE EXISTING PAVEMENT MARKING SYMBOL	EACH	7	\$ 190.00	\$ 1,330.00	0	\$ -	0	\$ -
350.19	OBLITERATE EXISTING PAVEMENT MARKINGS (4" EQV.)	LF	12,842	\$ 1.25	\$ 16,053.00	0	\$ -	906	\$ 1,133.00
350.20	REMOVE WATER METER, BOX AND COVER	EACH	8	\$ 300.00	\$ 2,400.00	0	\$ -	0	\$ -
350.21	REMOVE BACKFLOW PREVENTER	EACH	6	\$ 300.00	\$ 1,800.00	0	\$ -	0	\$ -



EXHIBIT C

Project: Combs Road Improvements, Schnepf Road to Kenworthy Road

County Job # 204925ROQ

Description: Road Widening and Traffic Signal Improvements

TC Job # 210105.03

Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

						WALES RANCH UNIT 2 Combs Rd Sta 128+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
350.22	REMOVE & SALVAGE FIRE HYDRANT	EACH	6	\$ 2,560.00	\$ 15,360.00	0	\$ -	1	\$ 2,560.00
350.23	REMOVE & REINSTALL SHADE STRUCTURES & WOODEN FURNISHINGS	LS	1	\$ 12,000.00	\$ 12,000.00	0	\$ -	0	\$ -
351.01	REMOVE & SALVAGE ELECTRICAL PANEL FOR WELL SITE	LS	1	\$ 2,500.00	\$ 2,500.00	0	\$ -	0	\$ -
351.02	INSTALL SALVAGED ELECTRICAL PANEL FOR WELL SITE	LS	1	\$ 7,500.00	\$ 7,500.00	0	\$ -	0	\$ -
400.01	PAVEMENT MARKER, RAISED, TYPE D	EACH	1,132	\$ 6.00	\$ 6,792.00	0	\$ -	0	\$ -
400.02	PAVEMENT MARKER, RAISED, TYPE G	EACH	716	\$ 6.00	\$ 4,296.00	83	\$ 498.00	26	\$ 156.00
400.03	SIGN POST (P-1) (PERFORATED) (SINGLE)	EACH	58	\$ 125.00	\$ 7,250.00	3	\$ 375.00	56	\$ 336.00
400.04	FOUNDATION FOR SIGN POST (P-1) (PERFORATED)	EACH	58	\$ 210.00	\$ 12,180.00	3	\$ 630.00	5	\$ 625.00
400.05	FLAT SHEET SIGN PANELS (TYPE IV OR EQUIVALENT OR HIGHER) RETRO-REFLECTIVE SHEETING	SF	461	\$ 20.00	\$ 9,220.00	36	\$ 720.00	29	\$ 580.00
400.06	PAVEMENT MARKING (WHITE THERMOPLASTIC) (0.060") 4"	LF	62,034	\$ 1.50	\$ 93,051.00	4460	\$ 6,690.00	3320	\$ 4,980.00
400.07	PAVEMENT MARKING (YELLOW THERMOPLASTIC) (0.060") 4"	LF	19,705	\$ 1.50	\$ 29,558.00	0	\$ -	360	\$ 540.00
400.08	PAVEMENT MARKING, PREFORMED, SINGLE ARROW (LEFT TURN)	EACH	26	\$ 280.00	\$ 7,280.00	3	\$ 840.00	2	\$ 560.00
400.09	PAVEMENT MARKING, PREFORMED, SINGLE ARROW (RIGHT TURN)	EACH	16	\$ 280.00	\$ 4,480.00	2	\$ 560.00	0	\$ -
400.10	PAVEMENT MARKING, PREFORMED, MERGE ARROW (LEFT)	EACH	5	\$ 280.00	\$ 1,400.00	0	\$ -	0	\$ -
400.11	PAVEMENT MARKING, PREFORMED, BIKE WITH ARROW	EACH	18	\$ 280.00	\$ 5,040.00	2	\$ 560.00	1	\$ 280.00
400.12	PAVEMENT MARKING, PREFORMED, "ONLY"	EACH	20	\$ 280.00	\$ 5,600.00	2	\$ 560.00	1	\$ 280.00
401.01	TRAFFIC CONTROL	LS	1	\$ 150,000.00	\$ 150,000.00	0	\$ -	0	\$ -
401.02	PINAL COUNTY OFF-DUTY SHERIFF DEPUTY (ALLOWANCE)	ALLOW	1	\$ 15,000.00	\$ 15,000.00	0	\$ -	0	\$ -
402.01	POLE (TYPE A) (8')	EACH	8	\$ 800.00	\$ 6,400.00	25% of Schnepf Rd	\$ 200.00	No Contribution	\$ -
402.02	POLE (TYPE A) (10')	EACH	2	\$ 900.00	\$ 1,800.00	25% of Schnepf Rd	\$ -	No Contribution	\$ -
402.03	POLE (TYPE G)	EACH	10	\$ 2,500.00	\$ 25,000.00	25% of Schnepf Rd	\$ 2,500.00	No Contribution	\$ -
402.04	POLE (TYPE Q)	EACH	2	\$ 4,200.00	\$ 8,400.00	25% of Schnepf Rd	\$ 1,050.00	No Contribution	\$ -
402.05	POLE (TYPE R)	EACH	4	\$ 8,000.00	\$ 32,000.00	25% of Schnepf Rd	\$ 2,000.00	No Contribution	\$ -
402.06	POLE (TYPE W)	EACH	6	\$ 9,500.00	\$ 57,000.00	25% of Schnepf Rd	\$ 4,750.00	No Contribution	\$ -
402.07	POLE FOUNDATION (TYPE A)	EACH	10	\$ 800.00	\$ 8,000.00	25% of Schnepf Rd	\$ 200.00	No Contribution	\$ -
402.08	POLE FOUNDATION (TYPE G)	EACH	10	\$ 2,500.00	\$ 25,000.00	25% of Schnepf Rd	\$ 2,500.00	No Contribution	\$ -



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road
Description: Road Widening and Traffic Signal Improvements

County Job # 204926ROQ
TC Job # 210106.03
Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

						WALES RANCH UNIT 2 Combs Rd Sta 126+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
402.09	POLE FOUNDATION (TYPE Q)	EACH	2	\$ 3,000.00	\$ 6,000.00	25% of Schnepf Rd	\$ 750.00	No Contribution	\$ -
402.10	POLE FOUNDATION (TYPE R)	EACH	4	\$ 3,000.00	\$ 12,000.00	25% of Schnepf Rd	\$ 750.00	No Contribution	\$ -
402.11	POLE FOUNDATION (TYPE W)	EACH	6	\$ 4,000.00	\$ 24,000.00	25% of Schnepf Rd	\$ 2,000.00	No Contribution	\$ -
402.12	MAST ARM (20 FT.) (TAPERED)	EACH	22	\$ 900.00	\$ 19,800.00	25% of Schnepf Rd	\$ 1,800.00	No Contribution	\$ -
402.13	MAST ARM (35 FT.) (TAPERED)	EACH	1	\$ 3,000.00	\$ 3,000.00	25% of Schnepf Rd	\$ -	No Contribution	\$ -
402.14	MAST ARM (40 FT.) (TAPERED)	EACH	1	\$ 3,500.00	\$ 3,500.00	25% of Schnepf Rd	\$ 875.00	No Contribution	\$ -
402.15	MAST ARM (50 FT.) (TAPERED)	EACH	4	\$ 4,100.00	\$ 16,400.00	25% of Schnepf Rd	\$ 1,025.00	No Contribution	\$ -
402.16	MAST ARM (60 FT.) (TAPERED)	EACH	1	\$ 5,000.00	\$ 5,000.00	25% of Schnepf Rd	\$ -	No Contribution	\$ -
402.17	MAST ARM (65 FT.) (TAPERED)	EACH	5	\$ 6,000.00	\$ 30,000.00	25% of Schnepf Rd	\$ 3,000.00	No Contribution	\$ -
402.18	ELECTRICAL CONDUIT (2") (PVC)	LF	40	\$ 20.00	\$ 800.00	25% of Schnepf Rd	\$ 50.00	No Contribution	\$ -
402.19	ELECTRICAL CONDUIT (2 1/2") (PVC)	LF	130	\$ 20.00	\$ 2,600.00	25% of Schnepf Rd	\$ 100.00	No Contribution	\$ -
402.20	ELECTRICAL CONDUIT (3") (PVC)	LF	610	\$ 18.00	\$ 10,980.00	25% of Schnepf Rd	\$ 855.00	No Contribution	\$ -
402.21	ELECTRICAL CONDUIT (5-3") (PVC)	LF	1,860	\$ 50.00	\$ 93,000.00	25% of Schnepf Rd	\$ 7,875.00	No Contribution	\$ -
402.22	ELECTRICAL CONDUIT (4") (PVC)	LF	120	\$ 50.00	\$ 6,000.00	25% of Schnepf Rd	\$ 562.50	No Contribution	\$ -
402.23	PULL BOX (NO. 7)	EACH	9	\$ 750.00	\$ 6,750.00	25% of Schnepf Rd	\$ 562.50	No Contribution	\$ -
402.24	PULL BOX (NO. 7) (WITH EXTENSION)	EACH	12	\$ 900.00	\$ 10,800.00	25% of Schnepf Rd	\$ 900.00	No Contribution	\$ -
402.25	PULL BOX (NO. 8) (MESA)	EACH	3	\$ 1,100.00	\$ 3,300.00	25% of Schnepf Rd	\$ 275.00	No Contribution	\$ -
402.26	CONDUCTORS (TRAFFIC SIGNAL)	UMP SU	3	\$ 30,000.00	\$ 90,000.00	25% of Schnepf Rd	\$ 7,500.00	No Contribution	\$ -
402.27	EMERGENCY VEHICLE PREEMPTION SYSTEM	EACH	3	\$ 5,000.00	\$ 15,000.00	25% of Schnepf Rd	\$ 1,250.00	No Contribution	\$ -
402.28	TRAFFIC SIGNAL FACE (TYPE F) (LED)	EACH	36	\$ 500.00	\$ 19,000.00	25% of Schnepf Rd	\$ 1,750.00	No Contribution	\$ -
402.29	TRAFFIC SIGNAL FACE (TYPE G) (LED)	EACH	24	\$ 600.00	\$ 14,400.00	25% of Schnepf Rd	\$ 1,200.00	No Contribution	\$ -
402.30	TRAFFIC SIGNAL FACE (TYPE G RT) (LED)	EACH	8	\$ 600.00	\$ 4,800.00	25% of Schnepf Rd	\$ 300.00	No Contribution	\$ -



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road
Description: Road Widening and Traffic Signal Improvements

County Job # 204928ROQ
TC Job # 210106.03
Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

					WALES RANCH UNIT 2 Combs Rd Sta 126+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	AMOUNT
402.31	TRAFFIC SIGNAL FACE (COUNTDOWN MAN/HAND) (LED)	EACH	24	\$ 600.00	\$ 14,400.00	25% of Schnepf Rd	\$ 1,200.00	No Contribution \$
402.32	TRAFFIC SIGNAL MOUNTING ASSEMBLY (TYPE II)	EACH	34	\$ 175.00	\$ 5,950.00	25% of Schnepf Rd	\$ 525.00	No Contribution \$



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road
Description: Road Widening and Traffic Signal Improvements

County Job # 204926ROQ
TC Job # 210106.03
Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST						WALES RANCH UNIT 2 Combs Rd Sta 126+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
402.33	TRAFFIC SIGNAL MOUNTING ASSEMBLY (TYPE IV)	EACH	8	\$ 450.00	\$ 3,600.00	25% of Schnepf Rd	\$ 112.50	No Contribution	\$ -
402.34	TRAFFIC SIGNAL MOUNTING ASSEMBLY (TYPE V)	EACH	20	\$ 450.00	\$ 9,000.00	25% of Schnepf Rd	\$ 562.50	No Contribution	\$ -
402.35	TRAFFIC SIGNAL MOUNTING ASSEMBLY (TYPE VI)	EACH	2	\$ 600.00	\$ 1,200.00	25% of Schnepf Rd	\$ -	No Contribution	\$ -
402.36	TRAFFIC SIGNAL MOUNTING ASSEMBLY (TYPE VII)	EACH	14	\$ 600.00	\$ 8,400.00	25% of Schnepf Rd	\$ 1,050.00	No Contribution	\$ -
402.37	PEDESTRIAN PUSHBUTTON & PLACARD	EACH	24	\$ 300.00	\$ 7,200.00	25% of Schnepf Rd	\$ 600.00	No Contribution	\$ -
402.38	CONTROL CABINET, CONTENTS & FOUNDATION	EACH	3	\$ 35,000.00	\$ 105,000.00	25% of Schnepf Rd	\$ 8,750.00	No Contribution	\$ -
402.39	METER PEDESTAL CABINET & FOUNDATION	EACH	3	\$ 4,500.00	\$ 13,500.00	25% of Schnepf Rd	\$ 1,125.00	No Contribution	\$ -
402.40	VIDEO DETECTION (4-CAMERA)	EACH	3	\$ 35,000.00	\$ 105,000.00	25% of Schnepf Rd	\$ 8,750.00	No Contribution	\$ -
402.41	LUMINAIRE (HORIZONTAL MOUNT) (LED) (120V)	EACH	22	\$ 500.00	\$ 11,000.00	25% of Schnepf Rd	\$ 1,000.00	No Contribution	\$ -
402.42	INTERNALLY ILLUMINATED STREET NAME SIGN	EACH	12	\$ 2,000.00	\$ 24,000.00	25% of Schnepf Rd	\$ 2,000.00	No Contribution	\$ -
402.43	RADIO SYSTEM	EACH	6	\$ 2,000.00	\$ 12,000.00	25% of Schnepf Rd	\$ 500.00	No Contribution	\$ -
402.44	ALLOWANCE (ELECTRICAL SERVICE FOR TRAFFIC SIGNALS)	ALLOW	1	\$ 24,000.00	\$ 24,000.00	25% of Schnepf Rd	\$ 2,000.00	No Contribution	\$ -
405.01	SURVEY MARKER, MAG STD DTL 120, TYPE 'B'	EACH	5	\$ 375.00	\$ 1,875.00	0	\$ -	0	\$ -
420.01	6' CHAIN LINK FENCE, MAG STD DTL 160	LF	76	\$ 28.00	\$ 2,128.00	0	\$ -	0	\$ -
420.02	6' CHAIN LINK FENCE GATE, 10' WIDE WITH LATCH	EACH	1	\$ 1,500.00	\$ 1,500.00	0	\$ -	0	\$ -
430.01	HYDROSEED, NATIVE SEED MIX, TYPE B	SF	3,900	\$ 1.00	\$ 3,900.00	0	\$ -	0	\$ -
430.02	DECOMPOSED GRANITE FOR GENERAL LANDSCAPE	CY	233	\$ 54.00	\$ 12,582.00	0	\$ -	0	\$ -
505.01	CONCRETE SPILLWAY AS DETAILED ON PLANS	LF	424	\$ 150.00	\$ 63,600.00	65	\$ 9,750.00	60	\$ 9,000.00
505.02	CONCRETE CATCH BASIN, TYPE 'M', COP STD DTL P1569-1, L=10'	EACH	2	\$ 5,000.00	\$ 10,000.00	0	\$ -	0	\$ -
505.03	CONCRETE CATCH BASIN, TYPE 'M', COP STD DTL P1569-1, L=17'	EACH	1	\$ 7,000.00	\$ 7,000.00	0	\$ -	0	\$ -



EXHIBIT C

Project: Combs Road Improvements: Schnepf Road to Kenworthy Road

County Job # 204926ROQ

Description: Road Widening and Traffic Signal Improvements

TC Job # 210106.03
Date: May 2023

EXHIBIT C: PRE-100% OPINION OF PROBABLE CONSTRUCTION COST

						WALES RANCH UNIT 2 Combs Rd Sta 128+51 to 152+79, Lt 2628 ft (of half street)			
ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
505.04	CONCRETE CATCH BASIN, TYPE 'F', MAG STD DTL 535, MOD. W/ RIP- RAP BOTTOM	EACH	3	\$ 2,500.00	\$ 7,500.00	0	\$ -	0	\$ -
505.05	CONCRETE SCUPPER, MAG STD DTL 206	EACH	16	\$ 4,000.00	\$ 64,000.00	2	\$ 8,000.00	2	\$ 8,000.00
515.01	MONUMENT SIGN WITH FOUNDATION, FURNISH AND INSTALL	EACH	1	\$ 25,000.00	\$ 25,000.00	0	\$ -	0	\$ -
610.01	WATER METER BOX AND COVER, FURNISH & INSTALL, TOOC STD DTL QW403 & QW404	EACH	8	\$ 500.00	\$ 4,000.00	0	\$ -	0	\$ -
610.02	6" DUCTILE IRON WATER PIPE & FITTINGS, RESTRAINED W/ POLYWRAP, FURNISH & INSTALL	LF	216	\$ 150.00	\$ 32,400.00	0	\$ -	15	\$ 2,250.00
610.03	8" DUCTILE IRON WATER PIPE & FITTINGS, RESTRAINED W/ POLYWRAP, FURNISH & INSTALL	LF	171	\$ 175.00	\$ 29,925.00	0	\$ -	60	\$ 10,500.00
610.04	FIRE HYDRANT ASSEMBLY, FURNISH & INSTALL, TOOC STD DTL QW201	EACH	3	\$ 8,000.00	\$ 24,000.00	0	\$ -	0	\$ -
610.05	FIRE HYDRANT, FURNISH & INSTALL, TOOC STD DTL QW201	EACH	3	\$ 3,000.00	\$ 9,000.00	0	\$ -	1	\$ 3,000.00
610.06	SALVAGED FIRE PROTECTION BACKFLOW PREVENTER, INSTALL, TOOC STD DTL QW203 & QW409	EACH	2	\$ 4,000.00	\$ 8,000.00	0	\$ -	0	\$ -
610.07	BACKFLOW PREVENTER W/ ENCLOSURE, FURNISH & INSTALL, TOOC STD DTL QW407	EACH	6	\$ 700.00	\$ 4,200.00	0	\$ -	0	\$ -
610.08	1" OR 1-1/2" COPPER TUBING, TYPE K, FURNISH AND INSTALL	LF	506	\$ 54.00	\$ 27,324.00	0	\$ -	0	\$ -
610.09	3" COPPER TUBING, TYPE K, FURNISH AND INSTALL	LF	60	\$ 80.00	\$ 4,800.00	0	\$ -	60	\$ 4,800.00
610.10	WATER SERVICE CONNECTION TO MAIN	EACH	9	\$ 500.00	\$ 4,500.00	0	\$ -	1	\$ 500.00
610.11	3" CAP, TAPPED WITH 2" I.P. CORPORATION STOP, FURNISH & INSTALL	EACH	1	\$ 500.00	\$ 500.00	0	\$ -	1	\$ 500.00
610.12	6" CAP, TAPPED WITH 2" I.P. CORPORATION STOP, FURNISH & INSTALL	EACH	1	\$ 1,000.00	\$ 1,000.00	0	\$ -	0	\$ -
610.13	8" CAP, TAPPED WITH 2" I.P. CORPORATION STOP, FURNISH AND INSTALL	EACH	1	\$ 1,250.00	\$ 1,250.00	0	\$ -	1	\$ 1,250.00
615.01	SANITARY SEWER SERVICE PIPE, 6", CONNECT TO MAIN WITH NEW TAP, TOOC STD DTL QS430	LF	132	\$ 95.00	\$ 12,540.00	0	\$ -	0	\$ -
615.02	SANITARY SEWER SERVICE PIPE, 8", CONNECT TO MAIN WITH NEW TAP, TOOC STD DTL QS430	LF	43	\$ 120.00	\$ 5,160.00	0	\$ -	43	\$ 5,160.00
616.01	10" DUCTILE IRON RECLAIMED WATER PIPE & FITTINGS, RESTRAINED, FURNISH & INSTALL	LF	30	\$ 225.00	\$ 6,750.00	0	\$ -	0	\$ -
616.02	10" SCHEDULE 40 PVC RECLAIMED WATER PIPE & FITTINGS, FURNISH & INSTALL	LF	90	\$ 60.00	\$ 5,400.00	0	\$ -	0	\$ -
616.03	10" GATE VALVE, FURNISH & INSTALL, MAG 391-1 & EPCOR STD DTL 100-3	EACH	1	\$ 3,000.00	\$ 3,000.00	0	\$ -	0	\$ -
616.04	10" CAP, TAPPED WITH 2" I.P. CORPORATION STOP, FURNISH & INSTALL	EACH	1	\$ 1,500.00	\$ 1,500.00	0	\$ -	0	\$ -
618.01	24" STORM REINFORCED CONCRETE PIPE	LF	187	\$ 250.00	\$ 46,750.00	0	\$ -	0	\$ -
625.01	DUAL CHAMBER DRYWELL, MAXWELL PLUS OR APPROVED EQUAL	EACH	4	\$ 24,000.00	\$ 96,000.00	0	\$ -	0	\$ -



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ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S UNIT PRICE	ESTIMATED TOTAL	QUANTITY	AMOUNT	QUANTITY	AMOUNT
630.01	SANITARY SEWER AIR RELEASE VALVE, FURNISH & INSTALL, EPCOR STD DTL ARV-1	EACH	1	\$ 8,000.00	\$ 8,000.00	0	\$ -	0	\$ -
630.02	6" GATE VALVE, FURNISH & INSTALL, TOQC QW302	EACH	1	\$ 2,000.00	\$ 2,000.00	0	\$ -	0	\$ -
630.03	8" GATE VALVE, FURNISH & INSTALL, TOQC QW302	EACH	1	\$ 2,500.00	\$ 2,500.00	0	\$ -	1	\$ 2,500.00
TOTAL CONSTRUCTION COST					\$ 11,507,600.00				
CONTINGENCY (10%)					\$ 1,150,760.00				
TOTAL CONSTRUCTION COST					\$ 12,658,360.00				
WALE RANCH UNIT 2 (INCLUDES CORNER COMBS/SCHNEPF)					\$ 1,999,354.00				
					\$ 199,935.00				
					\$ 2,199,289.00				

Note: The Cost Opinion is prepared by the Engineer/Design Consultant based on assumption of current probable unit construction costs. The Design Consultant is not a fiduciary, financial analyst, estimator or contractor. Further, the Design Consultant is not responsible for project funding or financial performance of this