

DEVELOPMENT AGREEMENT
(AVID SQUARE, 410 S Hester)

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **CITY OF STILLWATER, OKLAHOMA**, a municipal corporation, hereinafter called "City", and _____ an Oklahoma limited liability company, hereinafter called "Developer."

W I T N E S S E T H:

WHEREAS, Developer intends to develop a certain tract of land ("Property") located inside the corporate limits of the City of Stillwater, Oklahoma, hereinafter described in the attached Exhibit "A" and more specifically located within the Corridor Redevelopment Area, Form Based Codes; and

WHEREAS, Developer is required to construct and install certain improvements described and set forth in Chapter 23 of the Stillwater City Code or by other studies necessary for completion of the development ("Required Improvements"); and

WHEREAS, Developer is required to construct and install certain public realm improvements described and set forth in Chapter 23 Appendix, Form Based Codes ("Public Realm Improvements"); and

WHEREAS, the Required Improvements and the Public Realm Improvements are generally described in the attached Exhibit "B" and shown on construction plans accepted by and on file in the office of the City's Development Services Department ("Plans"); and

WHEREAS, Chapter 23 of the Stillwater City Code provides for the execution of a development agreement to enable Developer and City to establish terms and conditions for the completion of the Required Improvements/Public Realm Improvements and the continued progress of the development; and

WHEREAS, it is the intention of Developer and City to enter into such an agreement to facilitate the development of the property described in the attached Exhibit "A."

NOW, THEREFORE, in consideration of the foregoing and the following mutual covenants and agreements, the City and Developer agree as follows:

1. Engineering Services. All Plans necessary to demonstrate compliance with City Code, Standards and all other applicable requirements or regulations shall be submitted to, reviewed by, and stamped as accepted by the City of Stillwater prior to any construction.
2. Rights-of-Way. Prior to commencing the construction of any of the Required Improvements/Public Realm Improvements, the Developer shall acquire, if necessary, at its own expense, good and sufficient rights-of-way and easements on all lands and facilities to be traversed by the Required Improvements/Public Realm Improvements.
3. Construction. Developer shall furnish and install, at its own expense, the labor and material necessary to complete the Required Improvements/Public Realm Improvements. Said construction shall be in conformance with the accepted Improvement Plans and with the City Code, Standards and all other applicable requirements or regulations ("Construction Requirements").

Developer shall employ, at its own expense, a qualified testing company, to perform the materials testing necessary to demonstrate compliance with the Plans and Construction Requirements and shall furnish

copies of test results to the City on a periodic basis throughout the construction period.

City shall inspect materials and workmanship at any time during the construction process and shall conduct inspections in a reasonably expeditious manner with as little interruption to the construction as is reasonably practicable under the circumstances. Any material or work not conforming to the Plans and the Construction Requirements shall be removed by Developer and/or replaced at Developer's expense. **Passage of an inspection during construction shall not constitute acceptance of any materials or workmanship by the City.** No part of the construction shall be covered or otherwise concealed until the City has inspected said construction.

The City shall issue a "Notice of Non-Compliance" ("Notice") whenever an inspection determines that construction does not strictly comply with the Plans and Construction Requirements. Notice will be issued to the Developer's contractor at the construction site if the contractor is available and a copy of the Notice will be sent to the Developer.

Any and all changes to the accepted Plans shall be submitted to the City for review and acceptance prior to proceeding with the change.

Developer shall provide all erosion control measures that are necessary to comply with the stormwater management and earth change requirements of the Stillwater City Code, Standards and the Oklahoma Department of Environmental Quality.

Clean-up. Developer shall be responsible for keeping on-site streets, off-site streets used as construction routes and rights-of-way clear of mud, rock and debris at all times during said construction.

Traffic Control. At all times during construction, the Developer shall be responsible for the erection and maintenance of traffic control devices in accordance with the standards contained within the latest version of the Manual on Uniform Traffic Control Devices. All lane or street closure applications shall be approved by the Stillwater Transportation Department. Access to existing private drives that are impacted by the project shall be maintained at all times by the Developer.

4. Phasing. The construction of the Required Improvements/Public Realm Improvements may be phased, provided that each phase includes those improvements necessary to fully comply with the requirements of City Code and all other applicable requirements or regulations. Proposed phasing plans shall be submitted to the Development Services Director for review and approval. Any approved "Phasing Plan" shall be submitted as an addendum to and attached to this Development Agreement as Exhibit "D."

5. Issuance of Building Permits. No building permits shall be issued for the Property unless (this is subject to change due to specific projects) :

- the Developer has submitted all plans, including but not limited to: required infrastructure improvement plans, public realm improvement plans, building construction plans, plumbing plans, mechanical plans, fire sprinkler and alarm plans, erosion and sediment control plans, site plans, etc, to the City of Stillwater;
- those plans have been reviewed and accepted for code compliance by the City of Stillwater;
- fire protection is provided in order to bring combustibles on site;
- fire access is established in order to begin vertical building construction (EXCEPTION: the non-combustible, non-habitable garage is permitted to go vertical);
- all water and sewer plans have obtained permit to construct from ODEQ;
- the developer provides to the City, costs for future construction of parking area and associated improvements on 4th Avenue in-lieu-of performing the construction;

- the developer enters into this development agreement with the City of Stillwater, as accepted by the City Council;
- the developer provides the appropriate performance guarantee to the City of Stillwater
- the developer provides elevation plans demonstrating compliance with the intent of the Form Based Codes
- the developer pays all fees associated with building permits
- developer understands: Within four months after the issuance of the first certificate of occupancy, or certificate of completion, the developer shall complete all improvements, and if the improvements are not completed within the four months, developer is deemed to be in default of this agreement .

6. Final Approval and Acceptance. Upon completion of the Required Improvements/Public Realm Improvements, the Developer shall request a final inspection to the Development Services department. The request shall be accompanied by a set of record drawings (as-builts) as defined in Chapter 23 of the City Code and a fully executed maintenance bond. Upon confirmation by the City that the Required Improvements/Public Realm Improvements have been constructed and the record drawings prepared in accordance with the Construction Requirements, the improvements will be scheduled for acceptance by the City Council. The Required Improvements/Public Realm Improvements intended for public ownership shall be conveyed to the City at no cost or expense to the City and free of any liens, charges, or encumbrances. Upon acceptance of the Required Improvements/Public Realm Improvements by the City Council, the performance guarantee shall be released and returned to Developer.

7. Warranty. For a period of one (1) year following the acceptance of the improvements by City Council ("Warranty Period"), the Developer shall be responsible for making any repairs or replacements that are necessary to restore and maintain said improvements to the same standard(s) applicable at the time of the City's acceptance of said improvements, and that are required due to defective materials or workmanship.

The City will perform a warranty inspection approximately thirty (30) business days prior to the end of the Warranty Period, and if necessary, issue a "warranty" punch list of items that are required to be corrected. All deficiencies identified in the warranty punch list shall be corrected by the Developer within twenty (20) business days. Upon completion of the required warranty by Developer and acceptance by the City as specified herein, Developer's maintenance bond shall be released.

8. Performance Guarantee. If the Developer requests that a building permit be issued within the Property prior to the City's acceptance of the Required Improvements/Public Realm Improvements, the Developer shall furnish to the City, at the Developer's expense, a performance guarantee in accordance with the requirements of Chapter 23 of the Stillwater City Code.

At no time shall the value of the performance guarantee be less than one hundred twenty five percent (125%) of the estimated cost of the uncompleted portion of the Required Improvements/Public Realm Improvements, unless the performance guarantee is in the form of a performance bond. At no time shall the value of the performance bond be less than one hundred percent (100%) of the estimated cost of the uncompleted portion of the Required Improvements/Public Realm Improvements.

The cost of the Required Improvements/Public Realm Improvements, shall be estimated by the project general manager and/or the engineer who prepared the Plans. All cost estimates will be reviewed and approved by the Development Services Director or designee. Estimated costs shall be consistent with the actual prices that are currently being paid for similar work within the City of Stillwater. If the cost estimate appears to be too low, the Developer will be asked to provide copies of executed contracts as proof of actual costs.

The cost estimate shall be in the form of a detailed line item cost estimate and shall include a description of each item, the unit of measure for each item, the quantity for each item, the unit price for each item and the total price for each item for all of the Required Improvements/Public Realm Improvements as shown on the Plans. The cost estimate shall be broken down into the following components that are included in the project: Public Streets, Private Streets, Traffic Control Devices, Sidewalks (only those that are the responsibility of the Developer), Water Distribution System, Sanitary Sewer Collection System, Sanitary Sewer Pre-Treatment Facilities, Storm Drainage Collection and Conveyance System, which includes stormwater detention and retention ponds, and Public Realm Improvements as identified on the "plans".

Such guarantee be provided to the City with the developer signed development agreement and prior to the issuance of a building permit. The letter of credit or performance bond shall name the City of Stillwater as the only beneficiary and shall be for a period of 2 years maximum.

9. Sale or Transfer of Property. At least fourteen (14) days prior to the sale or transfer of the Property, a substitute performance guarantee shall be provided to the City to secure obligations under this Agreement by the Developer's proposed successor in interest. The failure to provide such substitute guarantee prior to said fourteen (14) day period shall constitute a failure to perform in accordance with this Agreement and shall give the City the right to proceed immediately to liquidate the performance guarantee.

10. Assignment. This Agreement shall not be assigned without the prior written consent of the City. This Agreement shall be binding upon the heirs, executors, successors and assigns of the Developer and upon its recording by the City, shall be deemed a covenant running with the property herein described, and shall be binding upon the successors in ownership of said land.

11. City Participation. There shall be no right to any City participation in any of the costs of constructing the Required Improvements/Public Realm Improvements.

12. Severability. If any covenant, term, condition, or provision of this Agreement shall, for any reason, be held to be invalid or unenforceable, this entire agreement shall become null and void. Failure of the Developer to comply with the requirements set forth herein shall be deemed a material breach of this Agreement.

13. Amendment. No amendment, modification, or alteration of the terms or provisions of this Agreement shall be binding upon the City or the Developer unless the same is in writing and duly executed by both parties.

14. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Oklahoma. This Agreement shall be subject to, and construed in accordance with, the Stillwater City Charter, Stillwater City Code and the City of Stillwater Standards.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

DEVELOPER:

MAILING ADDRESS:

By: _____

Date: _____

CITY OF STILLWATER, OKLAHOMA

Approved As to Legal Form and Content:

By: _____
Pat Darlington, Vice-Mayor

John E. Dorman, City Attorney

Date: _____

Date: _____

DRAFT

EXHIBIT "A"
Legal Description



923 S. Lowry St.
P.O. Box 436
Stillwater, OK 74076

P: 405-743-3355
F: 405-743-3933
keystone-els.com

**TR INSCORE 4TH AVENUE & HESTER STREET APARTMENTS
LEGAL DESCRIPTION**

A particular tract of land, encompassing portions of HOYTS BLOCK and MILLER'S BLOCK of COLLEGE ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plats thereof, said tract being more particularly described as follows:

Beginning at a set 1/2" iron pin with cap "CA 5877" occupying the Northeast corner of Lot 6 of said MILLER'S BLOCK of COLLEGE ADDITION; thence, S01°14'12"E, along the East lines of said MILLER'S BLOCK and HOYTS BLOCK of COLLEGE ADDITION, a distance of 324.46 feet (previously recorded as 324.33 feet) to a found 1" pipe; thence, S88°12'27"W, a distance of 110.91 feet (previously recorded as 111 feet), to a found 1/2" iron pin with cap "LS 1051"; thence, S01°36'12"E, a distance of 10.00 feet, to a found 1/2" iron pin occupying a point on the South line of Lot 1 of said HOYTS BLOCK of COLLEGE ADDITION; thence, S88°04'31"W, along the South line of said HOYTS BLOCK of COLLEGE ADDITION, a distance of 68.75 feet, to a found 1/2" iron pin with cap "LS 1051" occupying the Southwest corner of the East half of the East half of Lot 1 of said HOYTS BLOCK of COLLEGE ADDITION; thence, N01°24'55"W, along the West line of the East Half of the East Half of Lots 1 and 2 of said HOYTS BLOCK of COLLEGE ADDITION, a distance of 89.67 feet (previously recorded as 89.33 feet), to a found 1/2" iron pin occupying the Northwest corner of the East Half of the East Half of Lot 2 of said HOYTS BLOCK of COLLEGE ADDITION; thence, S88°14'10"W, along the South line of Lot 3 of said HOYTS BLOCK of COLLEGE ADDITION, a distance of 140.05 feet (previously recorded as 140 feet), to a set 1/2" iron pin with cap "CA 5877" occupying the intersection point of the South line of said Lot 3 and the East line of the Right-of-Way for Ramsey Street (as depicted on the ALTA/ACSM Land Title Survey dated August 7, 2013, revised June 9, 2015, prepared by Carey E. Hamis, PLS No. 1719); thence, N01°22'30"W, along said East line of the Right-of-Way for Ramsey Street, a distance of 245.21 feet (previously recorded as 245 feet), to a found 1/2" iron pin with cap "LS 1150" occupying the intersection point of the North line of said MILLER'S BLOCK of COLLEGE ADDITION and said East line of the Right-of-Way for Ramsey Street; thence, N88°16'15"E, along the North line of said MILLER'S BLOCK of COLLEGE ADDITION, a distance of 320.50 feet (previously recorded as 320 feet), to the Point of Beginning.

Said tract containing 2.15 acres, more or less, and being subject to all Easements and Rights-of-Way of record.

The above description references an ALTA/ACSM Land Title Survey plat dated August 7, 2013 (revised June 9th, 2015), prepared by Carey E. Hamis, PLS No. 1719, said plat depicting the same tract of land as described above.

The above description was prepared by Carey E. Hamis, PLS No. 1719 on June 9, 2015.

EXHIBIT "B"

IMPROVEMENTS FOR: AVID SQUARE

In accordance with the Development Agreement by and between the CITY OF STILLWATER and _____ dated _____, 2016.

A. Date of Completion shall be _____, 2018.

B. Estimated cost of the Required Improvements/Public Realm Improvements shall be \$1,072,509. A copy of the approved cost estimate is attached as Exhibit "C".

C. Schedule of improvements shall be:

Public Streets: All of the sub-grade preparation, pavement, curb, gutter and associated appurtenances as shown on the Plans and as required by the Construction Requirements.

Private Streets: All private sub-grade preparation, pavement, curb, gutter, and associated appurtenances shown on the Plans and as required by the Construction Requirements.

Traffic Control Devices: All traffic control devices, including traffic signals, traffic signs and appurtenances as shown on the Plans and as required by the Construction Requirements.

Sidewalks: All sidewalks, ramps and associated appurtenances as shown on the Plans and as required by the Construction Requirements.

Water Distribution System: All of the trenching, bedding, backfill, water main, valves, valve boxes, fire hydrants, pumping and water storage improvements, fittings, service lines and appurtenances shown on the Plans and as required by the Construction Requirements.

Sanitary Sewer Collection System: All of the trenching, bedding, backfill, sewer main, manholes, service lines, lift stations, force mains and associated appurtenances as shown on the Plans and as required by the Construction Requirements.

Sanitary Sewer Pre-Treatment Facilities: All sanitary sewer pre-treatment facilities and associated appurtenances as shown on the Plans and as required by the Construction Requirements.

Storm Drainage Collection and Conveyance System: All drainage facilities including trenching, bedding, backfill, storm drain pipe and culverts, inlets, manholes, open channels, detention ponds, detention pond outlet structures, retention ponds and associated appurtenances and all erosion control measures as shown on the Plans and as required by the Construction Requirements.

Public Realm Improvements: All public realm improvements including parking, streetscaping, street lights, bicycle parking, cycle tracks/lanes, etc as shown on the Plans and as required by the Form Based Code construction requirements.

D. Performance Guarantee: A performance guarantee in the form of a Cash Escrow or Irrevocable Letter of Credit in the amount of \$ 1,302,146.25 (which is 125% of the estimated cost of the Required Improvements/Public Realm Improvements) or a Performance Bond in the amount of \$1,041,717 (which is the estimated cost of the Required Improvements/Public Realm Improvements) shall be submitted to the City prior to execution of this agreement.

E. Construction of 4th Avenue parking and associated improvements: A payment in-lieu-of construction of the 4th Avenue parking and associated improvements, in the amount of **\$30,792** is provided to the City for the sole purpose of constructing the required improvements. Such payment is non-refundable and not subject to release back to the Developer.

F. Water Fees: Water capacity fee, meter tie-on fee and meter & fittings costs are collected at the time of building permit issuance.

G. Sewer Capacity Fee: A sewer capacity fee is collected at the time of building permit issuance.

H. Water Closet Fee: A water closet fee calculated at \$100 per toilet/urinal, is collected at the time of building permit issuance.

I. Transportation Fee: A transportation fee is collected at the time of building permit issuance.

J. Electric Connection Fee: An electric connection fee is collected at the time of building permit issuance

DRAFT

EXHIBIT "C"
Engineer's Cost Estimate



923 S. Lowry St.
P.O. Box 436
Stillwater, OK 74076

P: 405-743-3355
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keystone-els.com

August 4, 2016

Re: Avid Square Public Improvement Construction Costs

Dear Mr. Beaty,

I have reviewed the following construction costs and concur with the validity that they represent the amount it would take for construction. Appendix A contains the estimate for all public infrastructure included in the project. Appendix B contains the cost of the diagonal parking paving area, and associated improvements, required in 4th Avenue that we are not actually constructing but are providing that amount to the City for future construction. Appendix C contains the break-down for the public water, sanitary sewer, and storm sewer totals used in Appendix A.

Please let me know if you have any questions or need additional information.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kelly D Harris".

Kelly D Harris, PE



8/4/16



Appendix A – all improvements & streetscape

Description	Heater Street (H/W)			4th Avenue (H/W)			Hansley Street (H/W)			Hansley Street (Unit-Site Quotes)			COMBINED TOTAL
	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total	
DESIGN FEES			2,823			4,112			2,448			10,617	20,000
GEN. CONDITIONS			19,718			25,701			15,009			53,036	113,464
SITework													
ASPHALT PAVING													
Asphalt Paving	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	-
8" Base over Fabric/4.5" 33 Asphalt	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	112.00 lf	\$ 100.00	11,200	11,200
8" Base over Fabric	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	343.00 lf	\$ 40.00	9,720	9,720
Demo Existing Paving/Fine Gravel as Needed	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	inc above		inc above	-
Curb and Gutter	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	1.00 lf	inc above	inc above	-
Demolition and Replacement of Existing City Sidewalks (replaced per existing condition)	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	1.00 lf	inc above	inc above	-
CITY SIDEWALKS SUB													35,000
City Sidewalks	3656.00 sf	\$ 5.15	18,725	3656.00 sf	\$ 5.15	18,725	2123.00 sf	\$ 5.15	11,613	0.00 sf	\$ -	-	45,747
ADA Ramps	2.00 ea	\$ 250.00	500	4.00 ea	\$ 250.00	1,000	2.00 ea	\$ 250.00	500	0.00 ea	\$ -	-	2,000
Structural Solis	80.34 cy	\$ 100.00	8,034	160.68 cy	\$ 100.00	16,068	160.68 cy	\$ 100.00	16,067	0.00 cy	\$ -	-	40,169
CONCRETE PAVING SUB													
6" Concrete Paving at Paving and Bldg Path	1.00 lf	\$ 60,317.00	60,317	1.00 lf	\$ 68,000.00	68,000	1.00 lf	\$ 47,908.00	47,908	0.00 lf	\$ -	-	176,225
Curb and Gutter	328.00 lf	\$ 23.25	7,649	370.00 lf	\$ 23.25	11,788	370.00 lf	\$ 23.25	8,603	0.00 lf	\$ -	-	28,040
PAVEMENT MARKINGS SUB													
Striping Sub	887.00 lf	\$ 8.30	7,370	169.00 lf	\$ 8.30	1,437	56.00 lf	\$ 8.30	476	0.00 lf	\$ -	-	9,282
SITE UTILITIES													
Storm Sewer	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	478.00 lf	\$ 238.04	113,783	113,783
Remsey Water Main	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	708.00 lf	\$ 171.10	121,139	121,139
Sanitary Sewer	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	668.00 lf	\$ 173.05	106,430	106,430
Demolition of Existing Utilities	0.00 lf	\$ -	-	0.00 lf	\$ -	-	0.00 lf	\$ -	-	1.00 lf	\$ 30,000.00	30,000	30,000
LANDSCAPING													
Urn/plants Ach	0.00 ea	\$ -	-	6.00 ea	\$ 600.00	3,600	0.00 ea	\$ -	-	0.00 ea	\$ -	-	3,600
Splayrock/Jupiter	3.00 ea	\$ 480.00	1,440	0.00 ea	\$ -	-	6.00 ea	\$ 480.00	2,880	0.00 ea	\$ -	-	4,320
Tree Grates	3.00 ea	\$ 1,438.80	4,316	6.00 ea	\$ 1,438.80	8,633	3.00 ea	\$ 1,438.80	7,194	0.00 ea	\$ -	-	20,143
Benches	0.00 ea	\$ -	-	2.00 ea	\$ 2,136.25	4,253	0.00 ea	\$ -	-	0.00 ea	\$ -	-	4,253
Sodding/Landscape Allowance	0.00 ea	\$ -	-	0.00 ea	\$ -	-	0.00 ea	\$ -	-	1.00 SLOW	\$ 10,000.00	10,000	10,000
STREET LIGHTING													
Decorative Pole Lights	0.00 ea	\$ 1,111.56	-	3.00 ea	\$ 1,111.56	25,558	0.00 ea	\$ 1,111.56	-	0.00 ea	\$ 1,111.56	-	25,558
Subtotal			127,576			188,874			112,697			500,926	990,073
Permits			3,189			4,722			2,817			12,523	23,523
Builders Risk			480			711			424			1,885	3,500
P&P Bond			1,697			2,512			1,499			6,662	12,370
City of Stillwater Performance Bond			2,540			3,761			2,244			9,974	18,518
Materials Testing (EST Inc.)			1,029			1,523			909			4,039	7,500
Fee 5%			6,379			9,444			5,635			25,046	46,504
Total			142,890			211,546			128,225			561,055	1,041,717

APPENDIX B
Fee-In-Lieu Budget: 4th Avenue Parking / Paving Area

		4th Ave.		
Description		Quantity	Unit Cost	Total
DESIGN FEES				1,000
GEN. CONDITIONS				4,532
SITWORK				
ASPHALT PAVING				
Asphalt Paving		0.00	\$ -	-
8" Base over Fabric/4.5" S3 Asphalt		128.00	\$ 100.00	12,800
8" Base over Fabric		0.00	\$ -	-
Demo Existing Paving/Fine Grade as Needed		0.00	\$ -	-
Curb and Gutter		0.00	\$ -	-
Demolition and Replacement of Existing City Sidewalks (replaced per existing condition)		0.00	\$ -	-
CITY SIDEWALKS SUB				
City Sidewalks		80.00	\$ 5.15	412
ADA Ramps		4.00	\$ 250.00	1,000
Structural Soils		4.00	\$ 100.00	400
CONCRETE PAVING SUB				
6" Concrete Paving at Parking and Bike Path		0.00	\$ 60,317.00	-
Curb and Gutter		80.00	\$ 23.25	1,860
PAVEMENT MARKING SUB				
Striping Sub		604.00	\$ 8.50	5,134
SITE UTILITIES				
Storm Sewer		0.00	\$ -	-
Ramsey Water Main		0.00	\$ -	-
Sanitary Sewer		0.00	\$ -	-
Demolition of Existing Utilities		0.00	\$ -	-
LANDSCAPING				
Allee Elm		0.00	\$ -	-
Chinquapin Oaks		0.00	\$ 480.00	-
Tree Grates		0.00	\$ 1,438.80	-
Benches		0.00	\$ -	-
Sodding/Landscape Allowance		400.00	\$ 1.50	600
STREET LIGHTING				
Decorative Pole Lights		0.00	\$ 4,500.00	-
Subtotal				27,738
Permits				693
Builders Risk				104
P&P Bond				369
City of Stillwater Performance Bond				-
Materials Testing (EST Inc.)				500
Fee 5%				1,387
Total				30,792

Avid Square

Appendix C

Ramsey Street Water Line			
Quantity	Description	Unit Price	Line Total
608.00	8" C900	\$ 95	\$ 57,811
145.00	Restrained Joints	\$ 105	\$ 15,203
4.00	Thrust Blocks	\$ 300	\$ 1,200
3.00	8" Tee	\$ 1,500	\$ 4,500
6.00	8" 90 Degree	\$ 650	\$ 3,900
1.00	8" Gate Valves	\$ 4,500	\$ 4,500
1.00	6" Cap	\$ 450	\$ 450
1.00	2" Air Relief Valve	\$ 4,500	\$ 4,500
1.00	4th Street Crossing	\$ 7,500	\$ 7,500
1.00	Fire Hydrant Assembly	\$ 8,500	\$ 8,500
1.00	8" Tie Ins	\$ 8,500	\$ 8,500
65.00	Class A 3/4" Rock per ton	\$ 35	\$ 2,275
1.00	Testing	\$ 2,300	\$ 2,300
No Demolition Included in above prices			
SUBTOTAL			\$ 121,139

Ramsey Street Sanitary Sewer			
Quantity	Description	Unit Price	Line Total
120.00	10" SDR 26 0'-6'	\$ 79	\$ 9,508
335.00	10" SDR 26 6'-8'	\$ 108	\$ 36,180
80.00	10" SDR 26 8'-10'	\$ 139	\$ 11,120
175.00	10" SDR 26 10'-12'	\$ 150	\$ 26,250
3.00	Manhole 0'-6'	\$ 3,800	\$ 11,400
10.75	Manhole Extra Depth	\$ 230	\$ 2,473
240.00	Class A 1 1/2" Rock per Ton	\$ 30	\$ 7,200
1.00	Testing LS	\$ 2,300	\$ 2,300
No Demolition Included in above prices			
SUBTOTAL			\$ 106,430



Avid Square

Ramsey Street Storm Drain			
Quantity	Description	Unit Price	Line Total
187.00	24' HDPE	\$ 92	\$ 17,204
127.00	18" HDPE 0'-6'	\$ 92	\$ 11,684
83.00	18" HDPE 6'-8'	\$ 109	\$ 9,047
96.00	18" HDPE 8'-10'	\$ 119	\$ 11,424
35.00	18" HDPE 10'-12'	\$ 165	\$ 5,775
246.00	Class A 1 1/2" Rock per Ton	\$ 30	\$ 7,380
1.00	Double Drop Inlet	\$ 4,390	\$ 4,390
1.00	5' Manhole	\$ 4,750	\$ 4,750
1.00	Double Grate Curb Hood Inlet 7.5'	\$ 7,250	\$ 7,250
1.00	Double Grate Curb Hood Inlet 14'	\$ 9,050	\$ 9,050
1.00	Haul-off	\$ 25,829	\$ 25,829
No Demolition Included in above prices			
SUBTOTAL			\$ 113,783

DRAFT