

ITEM 4.17

CITY MANAGER'S REPORT NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ITEM: **ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC**

RECOMMENDATION: **Adopt Resolution to Accept Public Improvements for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC**

SUMMARY:

River Island Development, LLC (RID) has completed construction of the public improvements listed in the GASB 34 reports (Attachment "C") for Villages DD, EE, FF, GG, HH, JJ, LL, MM, NN, OO and Z (Villages), in accordance with the associated Subdivision Improvement Agreements (SIA).

Staff has inspected the improvements which have been deemed complete and in accordance with the approved plans and specifications by the City Engineer. RID provided one-year warranty bonds based on 10% of the completed improvement construction cost, and lien releases for the proposed accepted improvements. Vicinity Maps for the Villages are included as Attachment "B".

Staff recommends City Council accept the completed Public Improvements for the Villages.

BACKGROUND:

On March 27, 2007, Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. Council approved VTM 6716 on June 14, 2021. The Villages comply with the amended COA's of VTM 3694 and are within the geographical boundaries of VTM 6716.

As required by the City's subdivision ordinance, the final maps for the Tracts within the Villages included a SIA to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers associated with the Villages are detailed in Table 1 below:

Table 1: Council Approval Dates and Resolutions

Village	Tract	Council Approval Date	Resolution Number
DD	4055	12/14/2020	20-4823
	4056	07/12/2021	21-4928
EE	4063	02/08/2021	21-4834

**NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B
AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS
DEVELOPMENT, LLC**

FF	4067	03/08/2021	21-4844
	4082	04/11/2022	22-5048
GG	4091	09/13/2021	21-4956
	4092	01/10/2022	22-5017
HH	4089	9/13/2021	21-4955
	4090	1/10/2022	22-5016
JJ	4052	1/11/2021	21-4827
	4053	10/11/2021	21-4975
LL	4093	06/14/2021	21-4903
	4094	12/13/2021	21-5007
MM	4101	08/09/2021	21-4935
	4102	05/16/2022	22-5081
NN	4071	03/08/2021	21-4845
	4072	04/11/2022	22-5047
OO	4068	02/08/2021	21-4835
	4069	09/13/2021	21-4954
Z	4050	11/09/2020	20-4812
	4051	06/14/2021	21-4902

The Performance and Labor & Materials Bonds will be released and replaced with the Maintenance Bonds upon acceptance of the improvements. The bond values and numbers associated with the Villages are detailed in Table 2 below:

Table 2: Bond Values and Numbers

Village	Tract	Performance Bond Number/Value	Labor & Materials Bond Number/Value	Maintenance Bond Number/Value
DD	4055	0757354/\$1,009,540	0757354/\$504,770	0757354/\$293,858
	4056			
EE	4063	0757356/\$935,661	0757356/\$467,831	0757356/\$712,570
FF	4067	0757364/\$774,918	0757364/\$387,459	0757364/\$441,877
	4082			
GG	4091	0799657/\$664,852	0799657/\$332,426	0799657/\$246,900
	4092			
HH	4089	0799656/\$1,312,588	0799656/\$656,294	0799656/\$174,900
	4090			

NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING

ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

JJ	4052	0757353/\$525,600	0757353/\$262,800	0757353/\$172,700
	4053			
LL	4093	0799647/\$1,187,640	0799647/\$593,820	0799647/\$265,700
	4094			
MM	4101	0799651/\$544,920	0799651/\$272,460	0799651/\$214,700
	4102			
NN	4071	0799643/\$951,008	0799643/\$475,504	0799643/\$407,060
	4072			
OO	4068	0757357/\$270,348	0757357/\$135,174	0757357/\$194,757
	4069			
Z	4050	0757351/\$246,708	0757351/\$123,354	0757351/\$267,600
	4051			

REASON FOR RECOMMENDATION:

Staff has inspected the improvements listed in the GASB 34 Reports for the Villages and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer.

Staff recommends City Council accept the completed Public Improvements for the Villages.

RID has submitted lien releases, a one-year maintenance bonds, and as-built drawings for the improvements being accepted.

FISCAL IMPACT:

The City’s maintenance costs will increase to maintain the improvements. The maintenance bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City’s Service Maintenance CFD 2023-1 has been established to fund City maintenance and operating costs.

ATTACHMENTS:

- A. Resolution to Accept Public Improvements for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC
- B. Vicinity Maps
- C. GASB 34 Reports


CITY MANAGER'S REPORT
NOVEMBER 13, 2023 CITY COUNCIL REGULAR MEETING
ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B
AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS
DEVELOPMENT, LLC

APPROVALS:



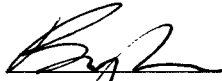
Veronica Albarran
Junior Engineer

10-25-2023
Date



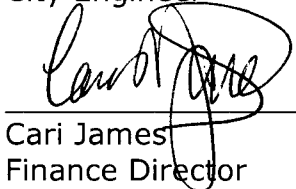
Ken Reed
Senior Construction Manager

10-29-23
Date



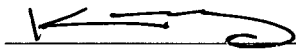
Brad Taylor
City Engineer

10/25/2023
Date



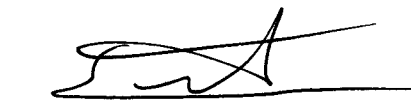
Cari James
Finance Director

10/26/23
Date



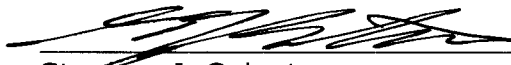
Michael King
Assistant City Manager

10-26-2023
Date



Salvador Navarrete
City Attorney

10-25-2023
Date



Stephen J. Salvatore
City Manager

11-6-23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT PUBLIC IMPROVEMENTS FOR VILLAGES IN THE STAGE 2A AND 2B AREAS OF THE RIVER ISLANDS PROJECT FROM RIVER ISLANDS DEVELOPMENT, LLC

WHEREAS, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) 3694, and later amended VTM 3694 with updated Conditions of Approval (COA) on June 1, 2015. On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and VTM 6716. The Tracts comply with the amended COA's of VTM 3694 and are within the geographical boundaries of VTM 6716; and

WHEREAS, as required by the City's subdivision ordinance, the final maps for the Tracts within Villages DD, EE, FF, GG, HH, JJ, LL, MM, NN, OO and Z (Villages) included a Subdivision Improvement Agreement (SIA) to guarantee public improvements. Completion of the public improvements listed in the GASB 34 reports fulfills the associated obligations of the SIAs. The Council approval dates & resolution numbers associated with the Villages are detailed in Table 1 below; and

Table 1: Council Approval Dates and Resolutions

Village	Tract	Council Approval Date	Resolution Number
DD	4055	12/14/2020	20-4823
	4056	07/12/2021	21-4928
EE	4063	02/08/2021	21-4834
FF	4067	03/08/2021	21-4844
	4082	04/11/2022	22-5048
GG	4091	09/13/2021	21-4956
	4092	01/10/2022	22-5017
HH	4089	9/13/2021	21-4955
	4090	1/10/2022	22-5016
JJ	4052	1/11/2021	21-4827
	4053	10/11/2021	21-4975
LL	4093	06/14/2021	21-4903
	4094	12/13/2021	21-5007
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	4102	05/16/2022	22-5081

NN	4071	03/08/2021	21-4845
	4072	04/11/2022	22-5047
OO	4068	02/08/2021	21-4835
	4069	09/13/2021	21-4954
Z	4050	11/09/2020	20-4812
	4051	06/14/2021	21-4902

WHEREAS, the Performance and Labor & Materials Bonds will be released and replaced with the Maintenance Bonds upon acceptance of the improvements. The bond values and numbers associated with the Villages are detailed in Table 2 below; and

Table 2: Bond Values and Numbers

Village	Tract	Performance Bond Number/Value	Labor & Materials Bond Number/Value	Maintenance Bond Number/Value
DD	4055	0757354/\$1,009,540	0757354/\$504,770	0757354/\$293,858
	4056			
EE	4063	0757356/\$935,661	0757356/\$467,831	0757356/\$712,570
FF	4067	0757364/\$774,918	0757364/\$387,459	0757364/\$441,877
	4082			
GG	4091	0799657/\$664,852	0799657/\$332,426	0799657/\$246,900
	4092			
HH	4089	0799656/\$1,312,588	0799656/\$656,294	0799656/\$174,900
	4090			
JJ	4052	0757353/\$525,600	0757353/\$262,800	0757353/\$172,700
	4053			
LL	4093	0799647/\$1,187,640	0799647/\$593,820	0799647/\$265,700
	4094			
MM	4101	0799651/\$544,920	0799651/\$272,460	0799651/\$214,700
	4102			
NN	4071	0799643/\$951,008	0799643/\$475,504	0799643/\$407,060
	4072			
OO	4068	0757357/\$270,348	0757357/\$135,174	0757357/\$194,757
	4069			
Z	4050	0757351/\$246,708	0757351/\$123,354	0757351/\$267,600
	4051			

WHEREAS, staff has inspected the improvements listed in the GASB 34 Reports for the Villages and confirmed that the improvements have been completed in accordance with City specifications and deemed complete by the City Engineer; and

WHEREAS, staff recommends City Council accept the completed Public Improvements for the Villages; and

WHEREAS, RID has submitted lien releases, a one-year maintenance bonds, and as-built drawings for the improvements being accepted; and

WHEREAS, the City's maintenance costs will increase to maintain the improvements. The maintenance bonds cover any repairs or replacements due to defective materials or workmanship for the completed improvements that become necessary during the one-year period, beginning with this acceptance. The City's Service Maintenance CFD 2023-1 has been established to fund City maintenance and operating costs.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop accepts the public improvements, as detailed in the GASB 34 Reports included as Attachment C to the City Manager's Report that accompanied this resolution, for Villages in the Stage 2A and 2B Areas of the River Islands Project from River Islands Development, LLC.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 13th day of November 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

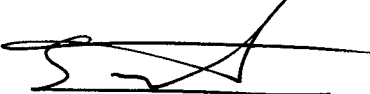
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

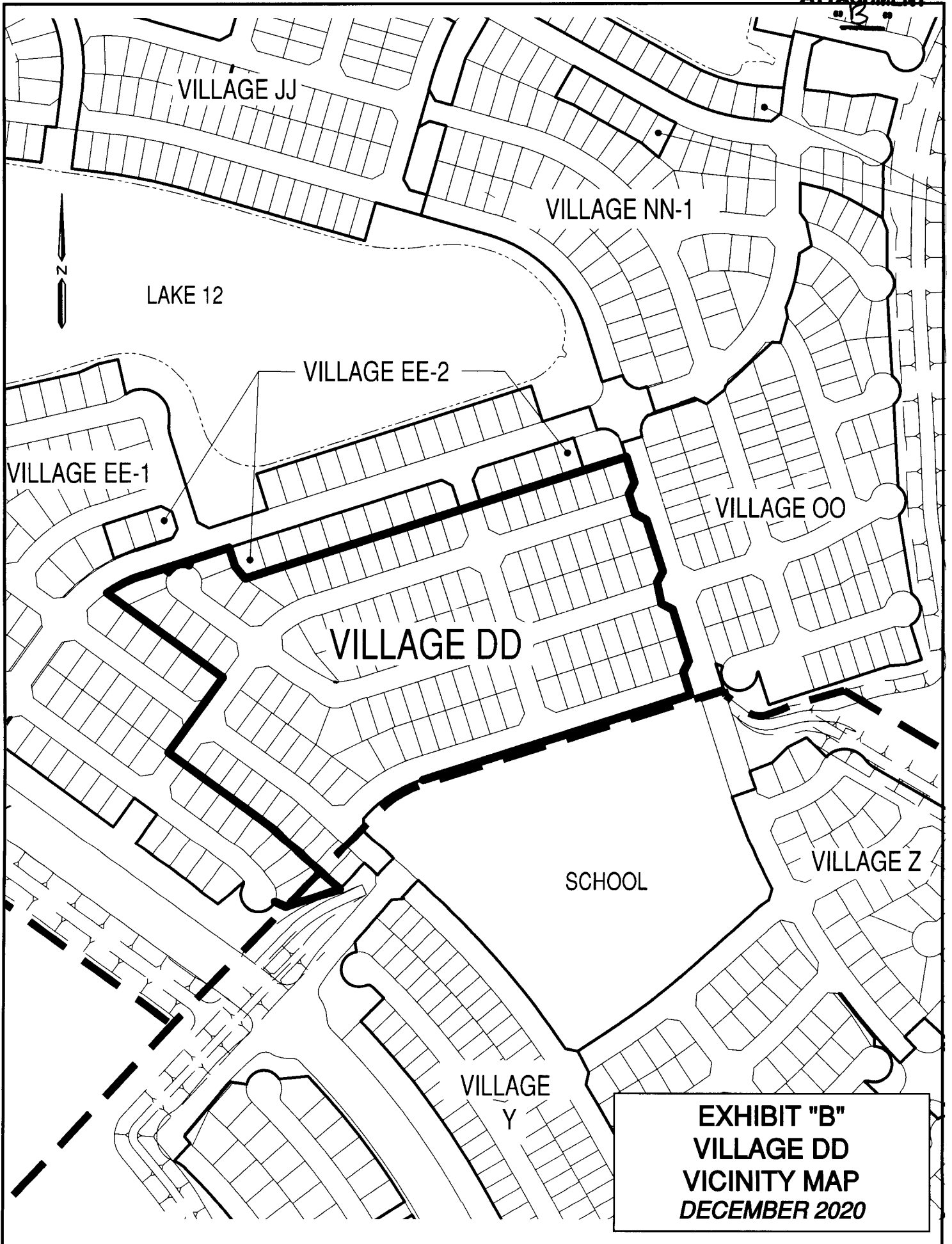
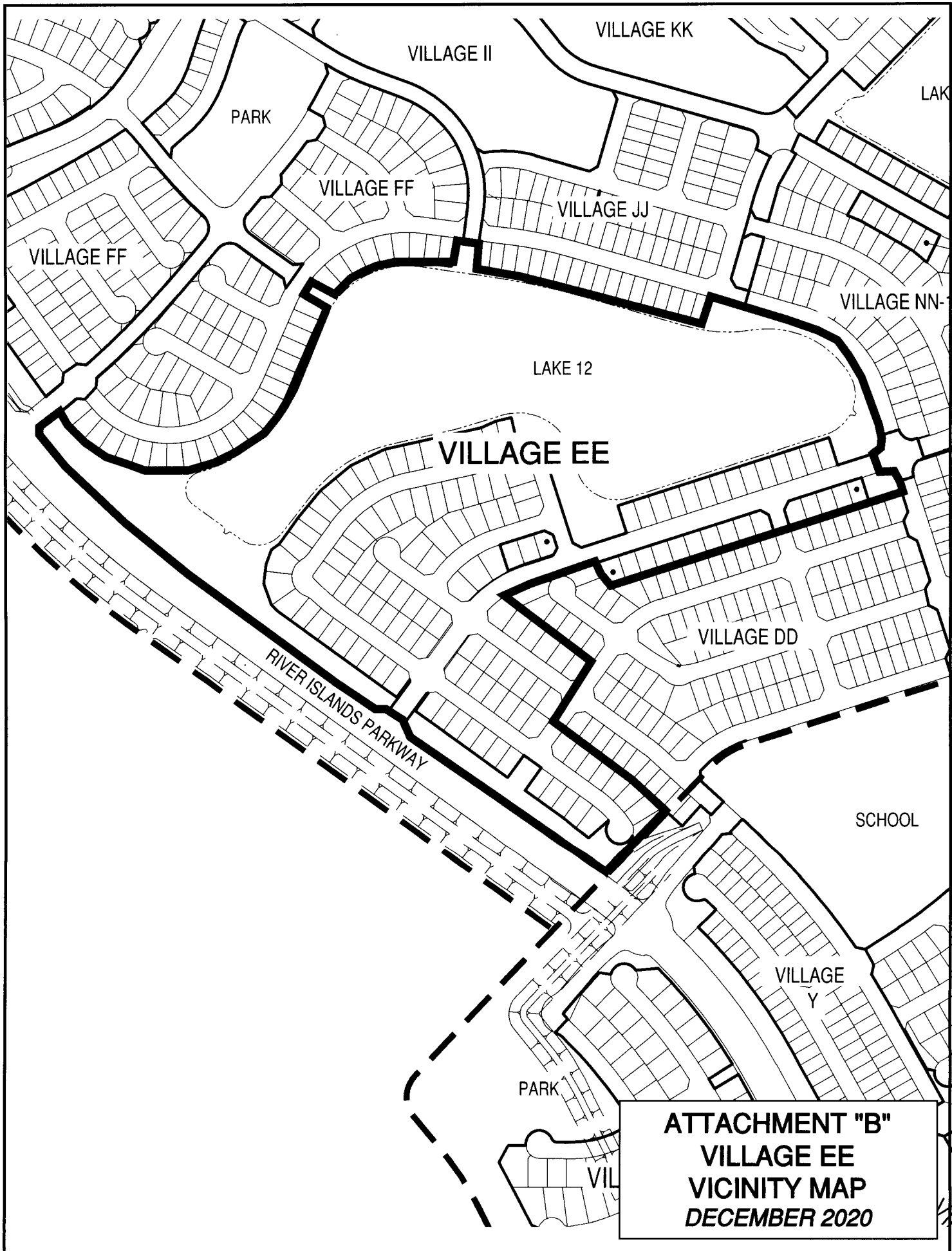
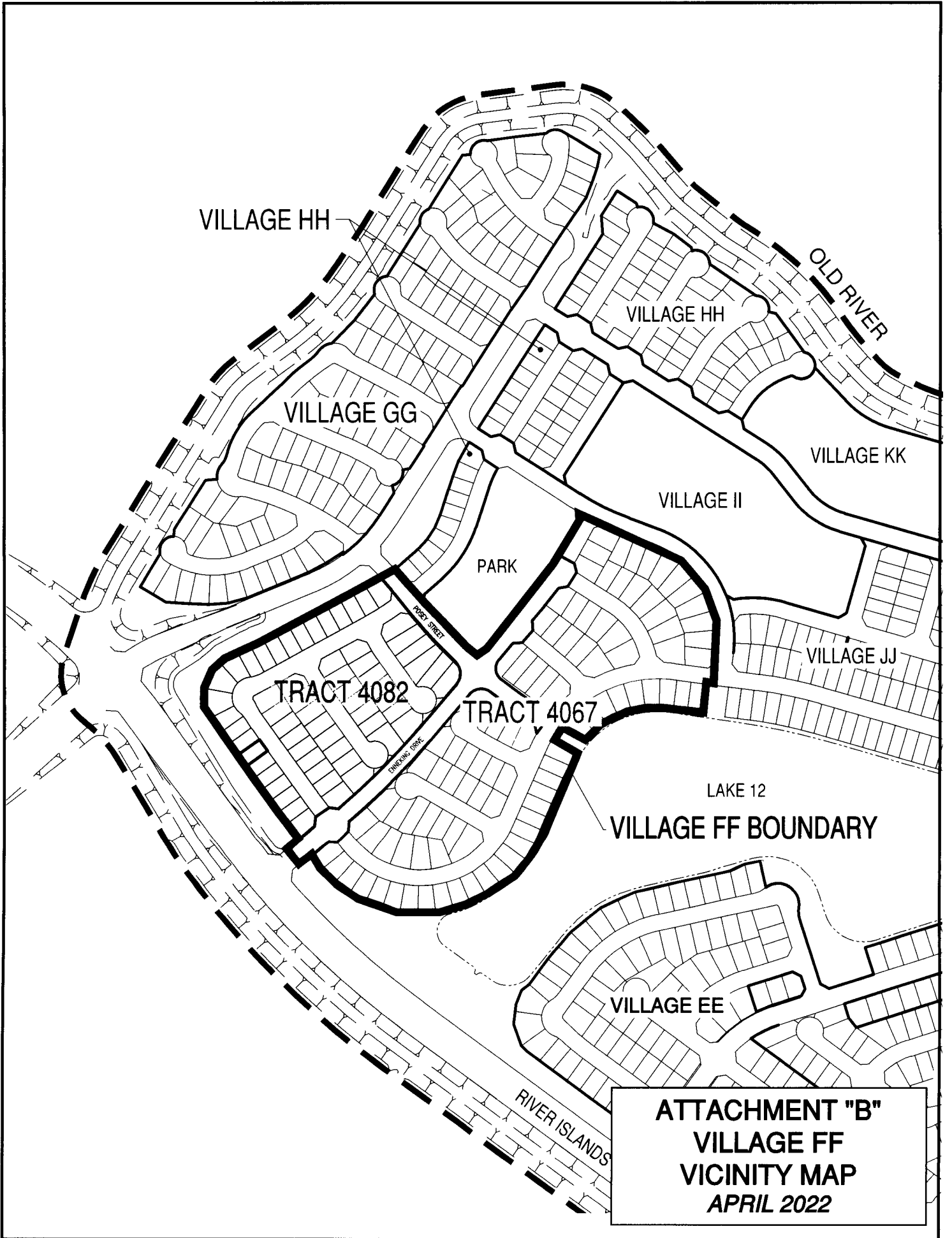


EXHIBIT "B"
VILLAGE DD
VICINITY MAP
DECEMBER 2020



ATTACHMENT "B"
VILLAGE EE
VICINITY MAP
DECEMBER 2020



VILLAGE HH

VILLAGE HH

OLD RIVER

VILLAGE GG

VILLAGE KK

VILLAGE II

PARK

VILLAGE JJ

TRACT 4082

TRACT 4067

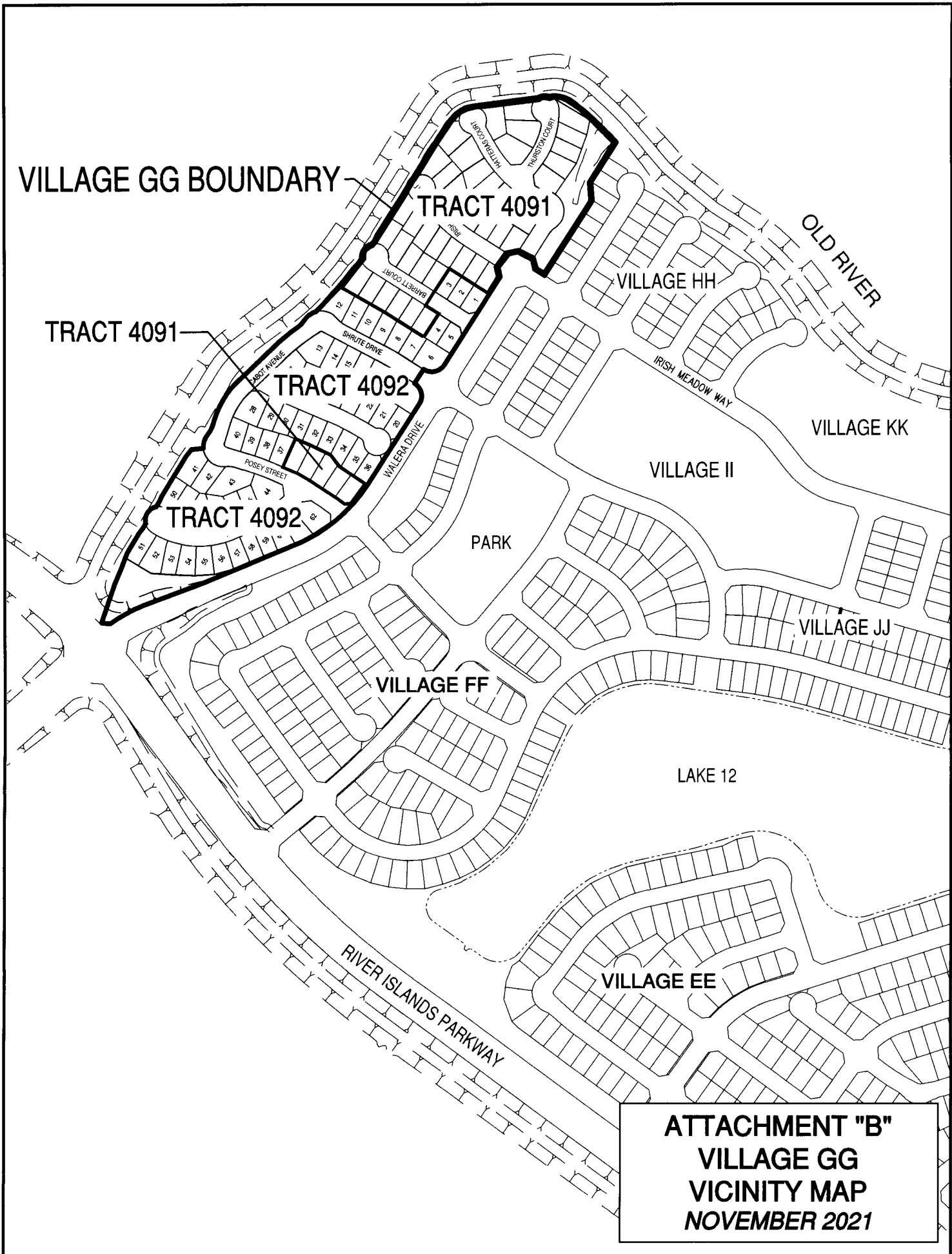
LAKE 12

VILLAGE FF BOUNDARY

VILLAGE EE

RIVER ISLANDS

ATTACHMENT "B"
VILLAGE FF
VICINITY MAP
APRIL 2022



VILLAGE GG BOUNDARY

TRACT 4091

TRACT 4091

TRACT 4092

TRACT 4093

VILLAGE FF

VILLAGE HH

OLD RIVER

VILLAGE KK

VILLAGE II

PARK

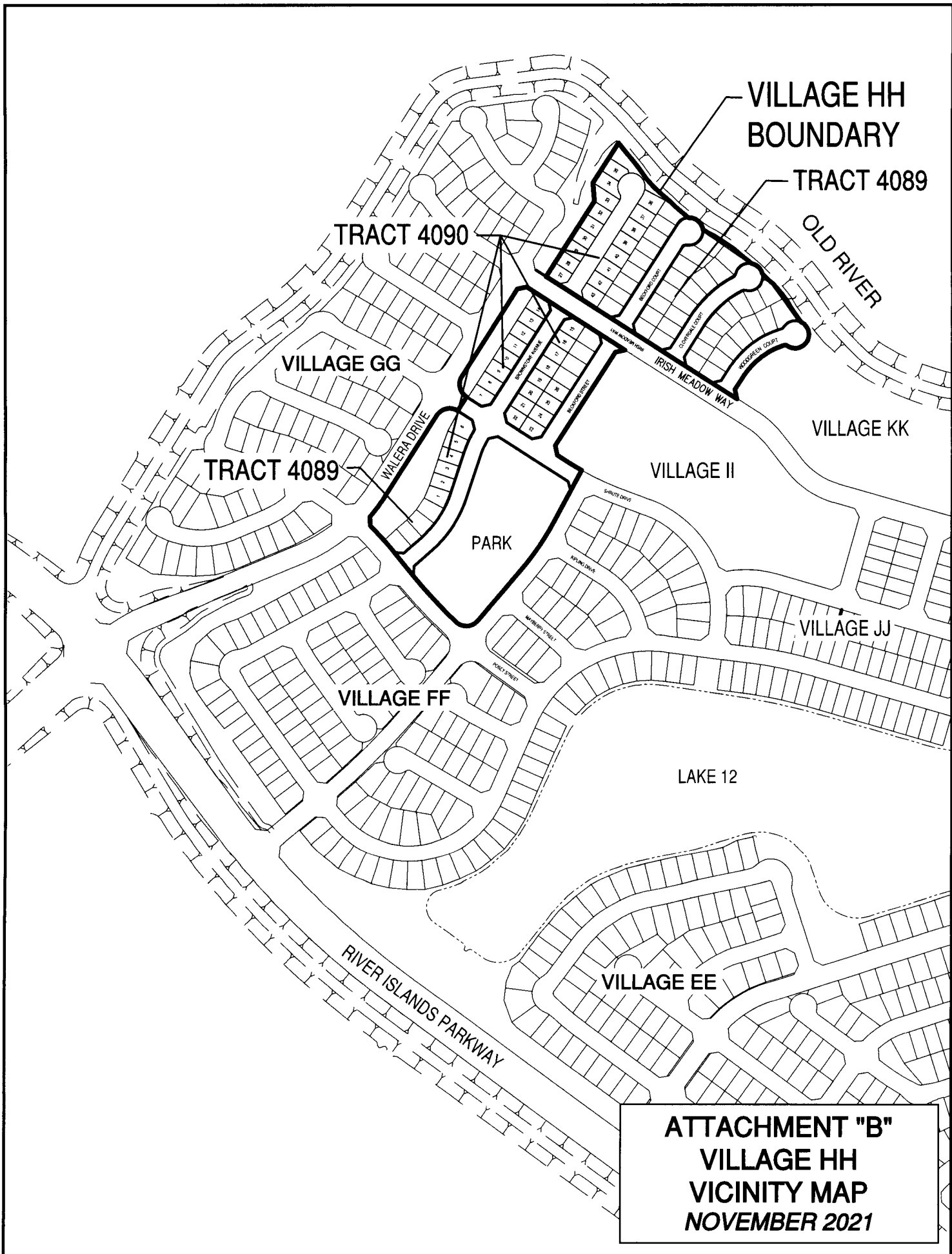
VILLAGE JJ

LAKE 12

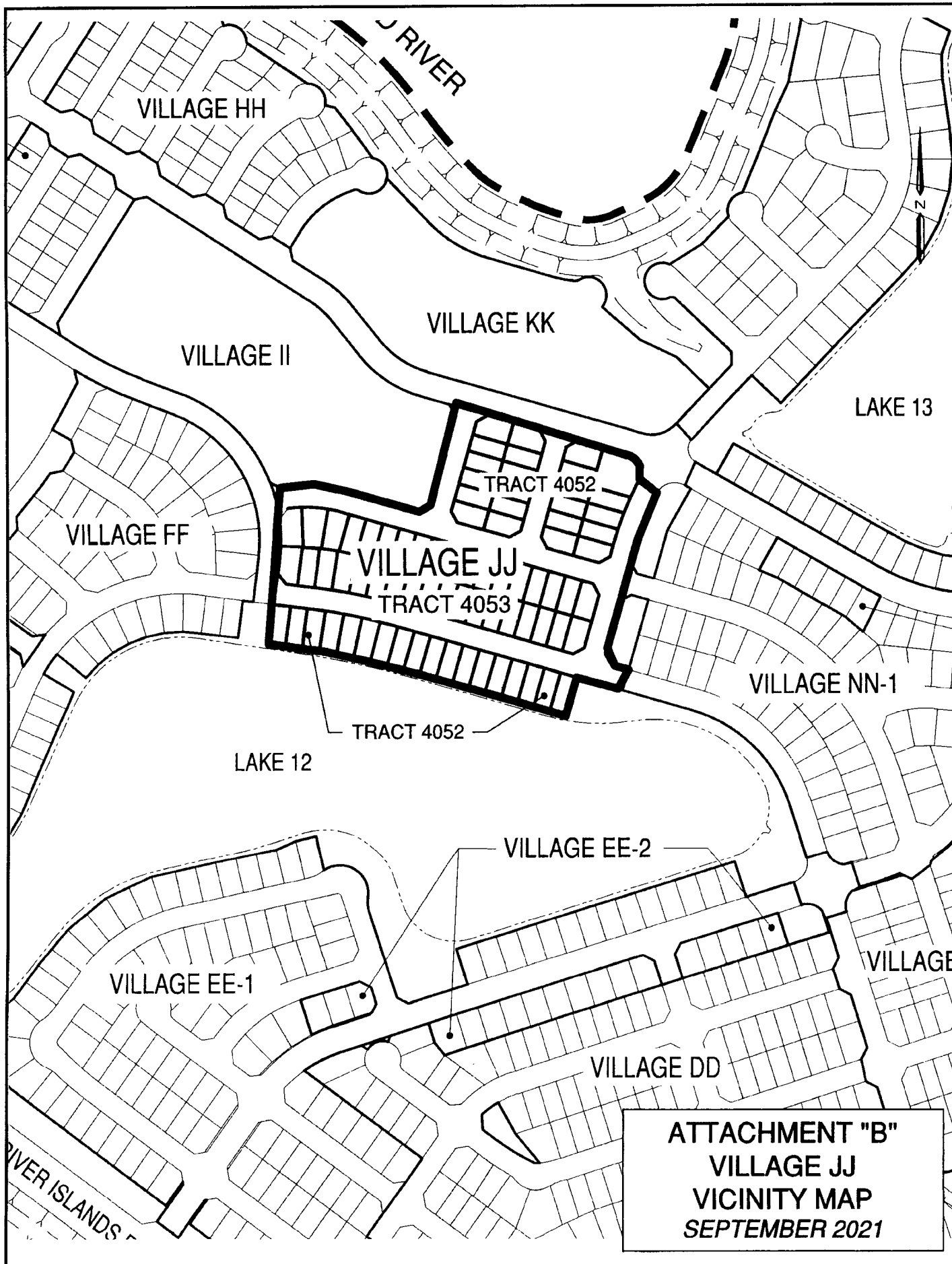
VILLAGE EE

RIVER ISLANDS PARKWAY

ATTACHMENT "B"
VILLAGE GG
VICINITY MAP
NOVEMBER 2021



ATTACHMENT "B"
VILLAGE HH
VICINITY MAP
NOVEMBER 2021



ATTACHMENT "B"
VILLAGE JJ
VICINITY MAP
SEPTEMBER 2021

TRACT 4094



VILLAGE LL

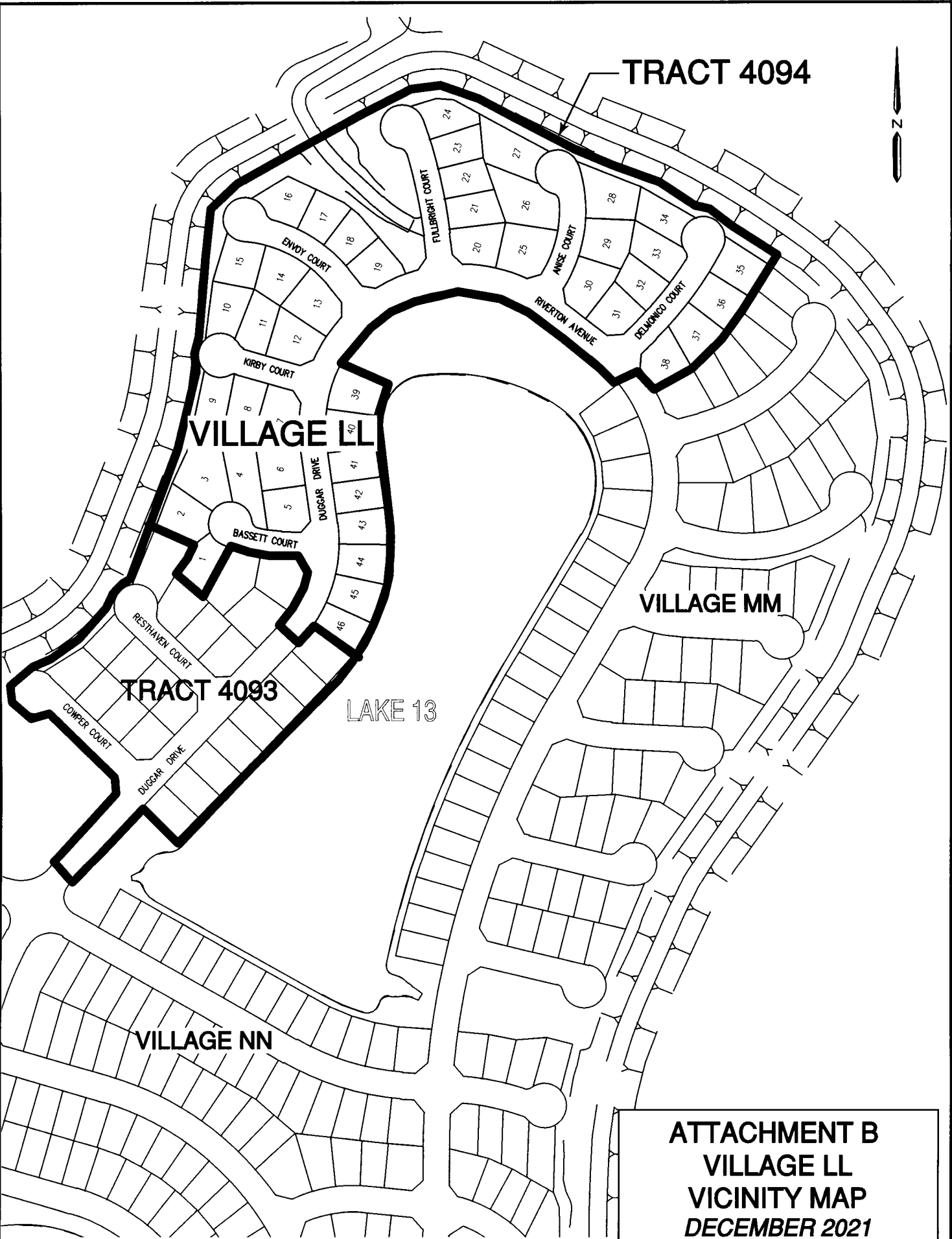
VILLAGE MM

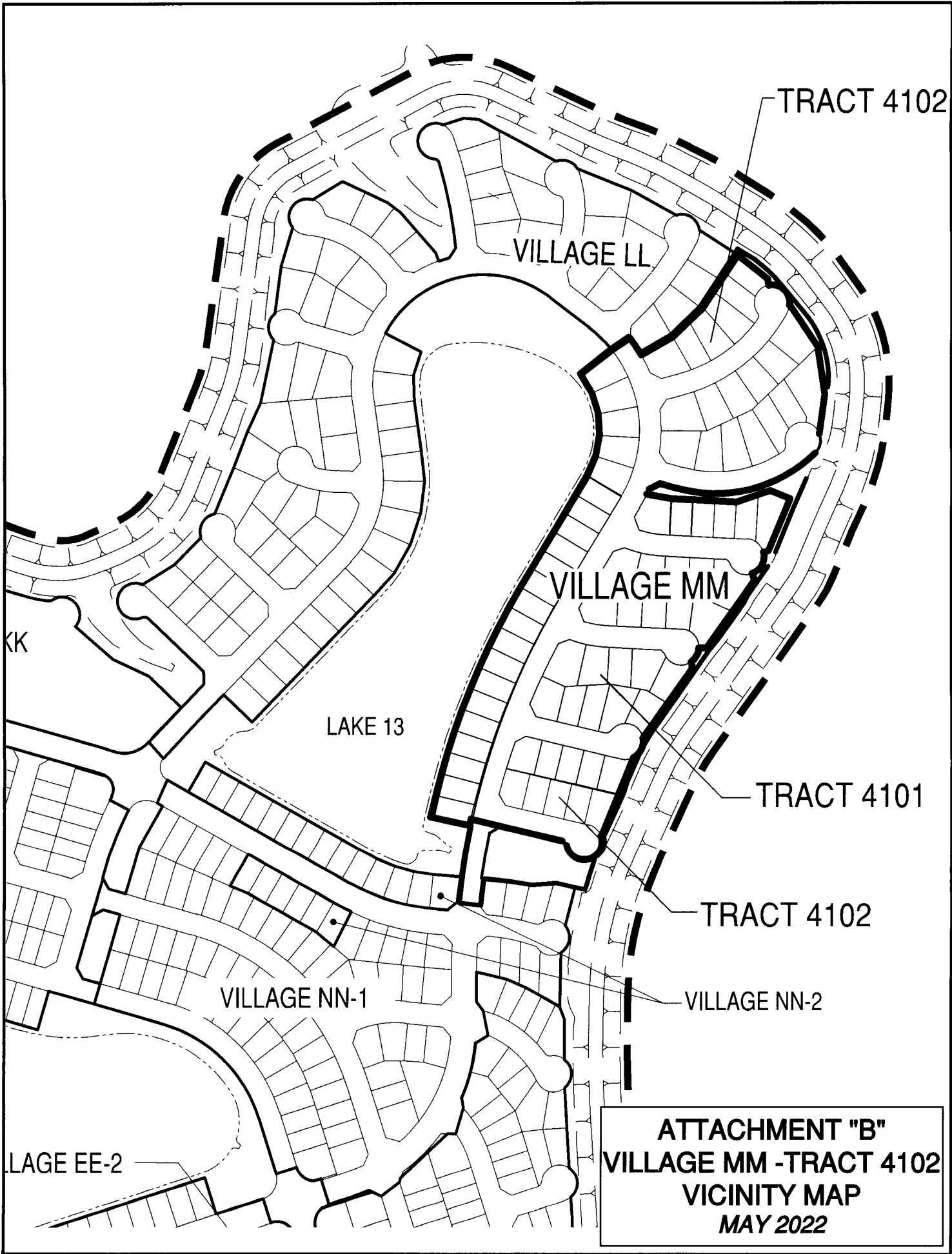
TRACT 4093

LAKE 13

VILLAGE NN

**ATTACHMENT B
VILLAGE LL
VICINITY MAP
DECEMBER 2021**





TRACT 4102

VILLAGE LL

VILLAGE MM

LAKE 13

TRACT 4101

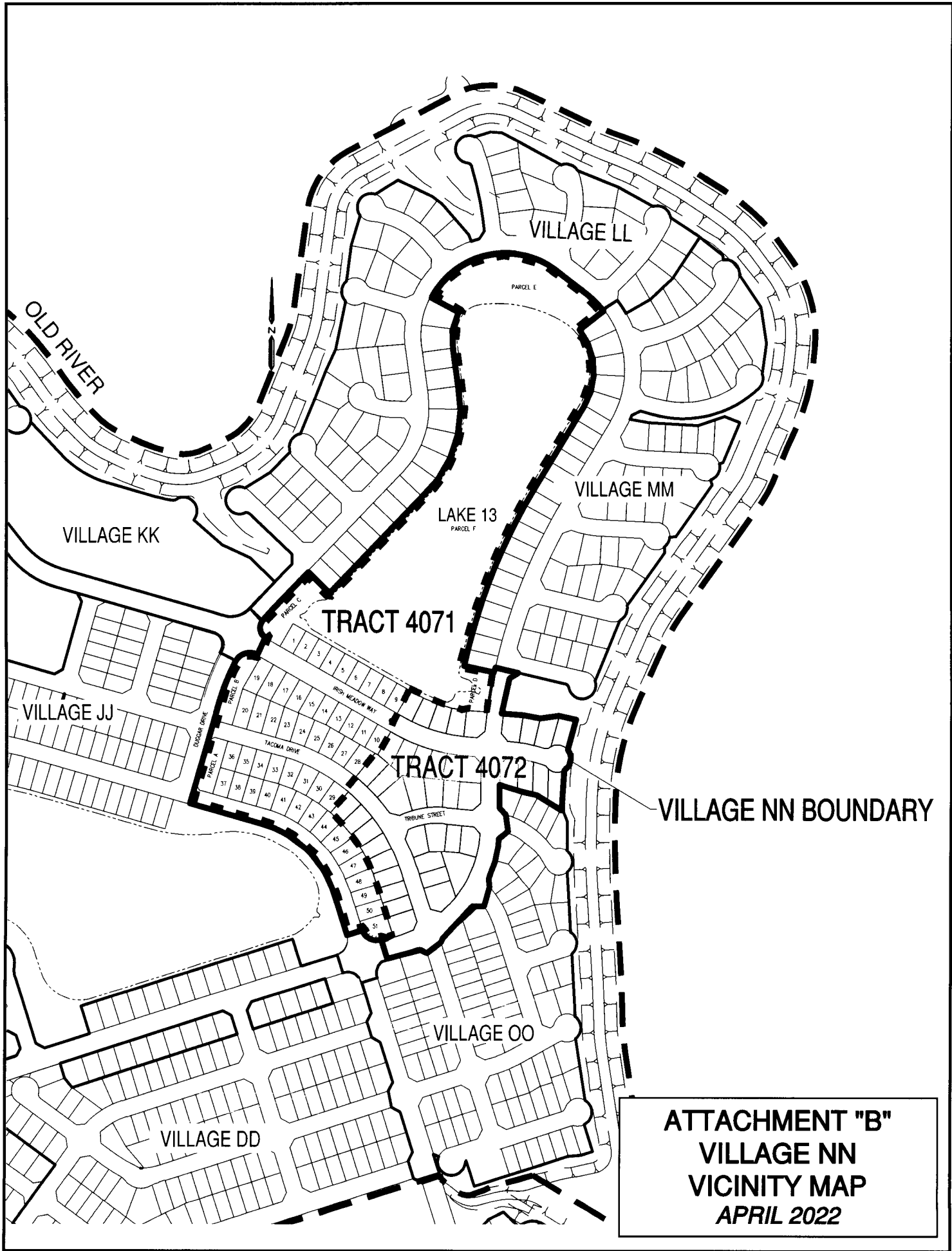
TRACT 4102

VILLAGE NN-2

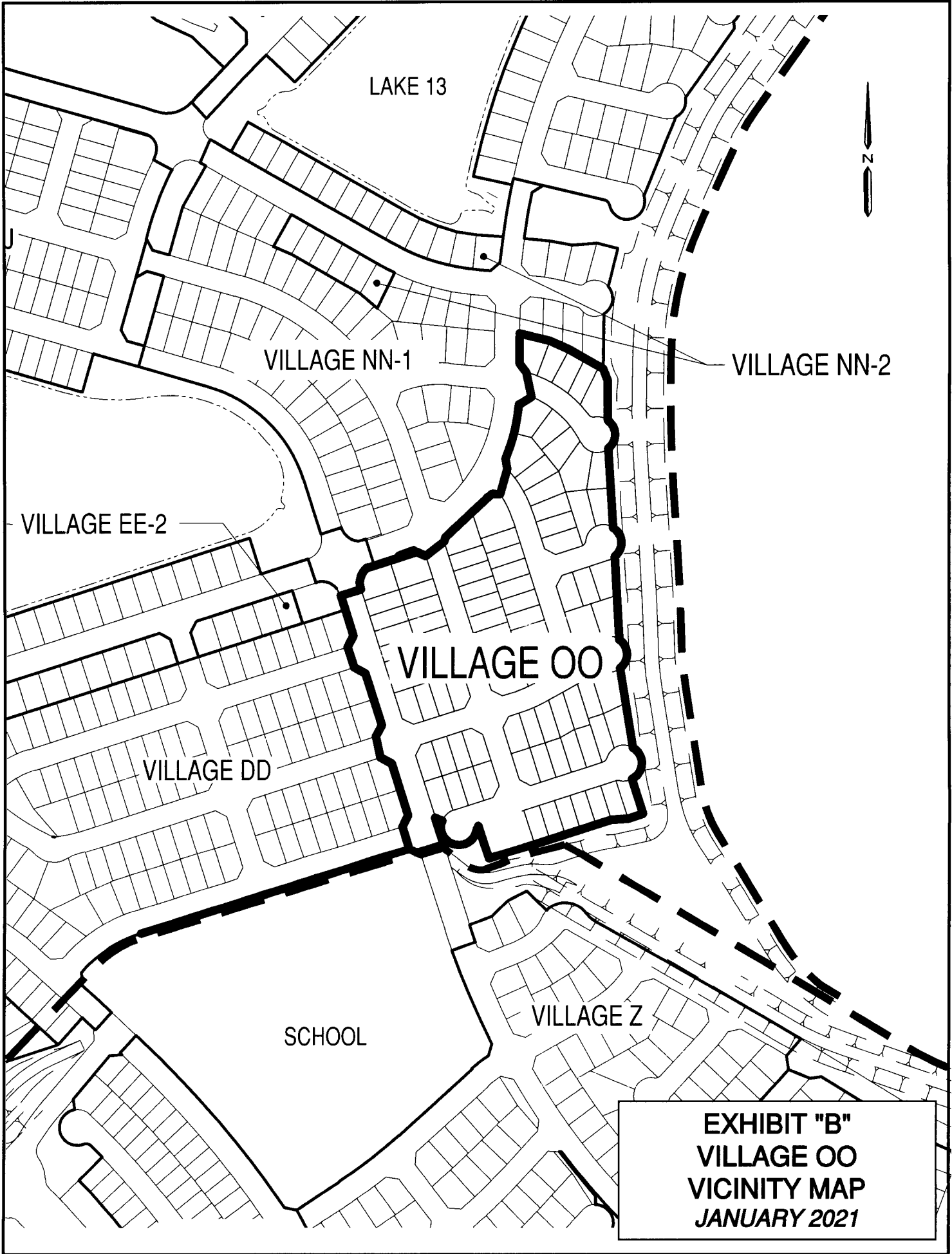
VILLAGE NN-1

VILLAGE EE-2

ATTACHMENT "B"
VILLAGE MM - TRACT 4102
VICINITY MAP
MAY 2022



ATTACHMENT "B"
VILLAGE NN
VICINITY MAP
APRIL 2022



LAKE 13

VILLAGE NN-1

VILLAGE NN-2

VILLAGE EE-2

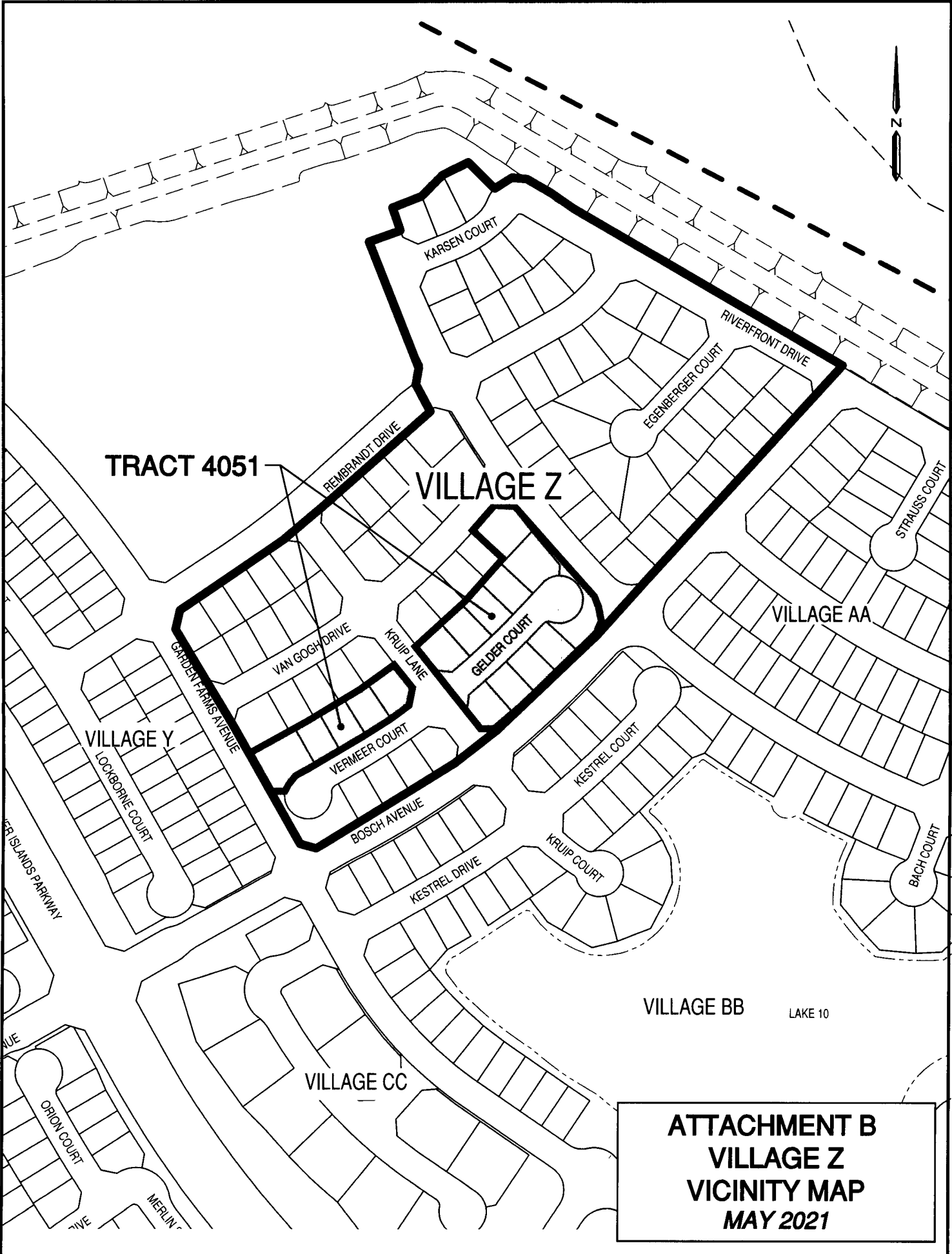
VILLAGE OO

VILLAGE DD

SCHOOL

VILLAGE Z

EXHIBIT "B"
VILLAGE OO
VICINITY MAP
JANUARY 2021



TRACT 4051

VILLAGE Z

VILLAGE AA

VILLAGE Y

VILLAGE BB

LAKE 10

VILLAGE CC

**ATTACHMENT B
VILLAGE Z
VICINITY MAP
MAY 2021**

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 7/31/2023

Tract No.: River Islands Village DD - Tract 4055 (42 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	11,600	\$ 1.50	\$ 17,400.00
4.5" AC Paving	SF	166,000	\$ 2.25	\$ 373,500.00
6" Aggregate Base	SF	11,600	\$ 0.90	\$ 10,440.00
8" Aggregate Base	SF	166,000	\$ 1.20	\$ 199,200.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	4,100	\$ 25.00	\$ 102,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	6,100	\$ 25.00	\$ 152,500.00
Concrete Sidewalk	SF	55,000	\$ 6.00	\$ 330,000.00
Driveway Approach	EA	43	\$ 600.00	\$ 25,800.00
Handicap Ramps	EA	21	\$ 2,500.00	\$ 52,500.00
Survey Monuments	EA	13	\$ 300.00	\$ 3,900.00
Traffic Striping & Signing	LF	5,500	\$ 5.00	\$ 27,500.00
Catch Basins <i>(type A inlet)</i>	EA	4	\$ 4,500.00	\$ 18,000.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	29	\$ 6,500.00	\$ 188,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
Catch Basins <i>(type C inlet over type I manhole base)</i>	EA	3	\$ 6,000.00	\$ 18,000.00
15" Storm Drain Pipe	LF	1,200	\$ 80.00	\$ 96,000.00
18" Storm Drain Pipe	LF	1,420	\$ 90.00	\$ 127,800.00
24" Storm Drain Pipe	LF	400	\$ 120.00	\$ 48,000.00
30" Storm Drain Pipe	LF	380	\$ 190.00	\$ 72,200.00
Manholes <i>(type I)</i>	EA	2	\$ 9,000.00	\$ 18,000.00
Manholes <i>(type II)</i>	EA	2	\$ 14,000.00	\$ 28,000.00
8" Sanitary Sewer Pipe	LF	4,300	\$ 90.00	\$ 387,000.00
Manholes (Type 1)	EA	18	\$ 10,000.00	\$ 180,000.00
Sewer Service	EA	42	\$ 2,500.00	\$ 105,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	5,600	\$ 80.00	\$ 448,000.00
Water Service	EA	42	\$ 2,500.00	\$ 105,000.00
Fire Hydrants	EA	10	\$ 11,000.00	\$ 110,000.00
Blow Off Valve	EA	3	\$ 7,500.00	\$ 22,500.00
Air Release Valve	EA	3	\$ 4,000.00	\$ 12,000.00
8" Gate Valve	EA	30	\$ 2,600.00	\$ 78,000.00
Water Sampling Station	EA	1	\$ 4,000.00	\$ 4,000.00
Total				\$ 3,374,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 7/31/2023

Tract No.: River Islands Village DD - Tract 4056 (80 Lots)

	<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
Driveway Approach		EA	<u>80</u>	<u>\$ 600.00</u>	<u>\$ 48,000.00</u>
Sewer Service		EA	<u>80</u>	<u>\$ 2,500.00</u>	<u>\$ 200,000.00</u>
Water Service		EA	<u>80</u>	<u>\$ 2,500.00</u>	<u>\$ 200,000.00</u>
				Total	\$ 448,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/1/2023

Tract No.: River Islands - Village EE

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	25,900	\$ 1.50	\$ 38,850.00
4.5" AC Paving	SF	953,900	\$ 2.25	\$ 2,146,275.00
6" Aggregate Base	SF	25,900	\$ 0.90	\$ 23,310.00
8" Aggregate Base	SF	953,900	\$ 1.20	\$ 1,144,680.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	3,980	\$ 25.00	\$ 99,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	9,200	\$ 25.00	\$ 230,000.00
Roundabout Curb <i>(with AB cushion)</i>	LF	160	\$ 18.00	\$ 2,880.00
Splitter Island Curb <i>(with AB cushion)</i>	LF	120	\$ 35.00	\$ 4,200.00
Roundabout Concrete	SF	1,900	\$ 15.00	\$ 28,500.00
Concrete Sidewalk	SF	78,200	\$ 6.00	\$ 469,200.00
Driveway Approach	EA	141	\$ 600.00	\$ 84,600.00
Handicap Ramps	EA	27	\$ 2,500.00	\$ 67,500.00
Survey Monuments	EA	19	\$ 300.00	\$ 5,700.00
Traffic Striping & Signing	LF	6,500	\$ 5.00	\$ 32,500.00
Catch Basins <i>(type A inlet)</i>	EA	16	\$ 4,500.00	\$ 72,000.00
Catch Basins <i>(type A inlet over concrete box culvert)</i>	EA	2	\$ 2,800.00	\$ 5,600.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	14	\$ 6,500.00	\$ 91,000.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	5	\$ 13,000.00	\$ 65,000.00
Catch Basins <i>(type A inlet over type III manhole base)</i>	EA	2	\$ 18,000.00	\$ 36,000.00
15" Storm Drain Pipe	LF	1,050	\$ 80.00	\$ 84,000.00
18" Storm Drain Pipe	LF	680	\$ 90.00	\$ 61,200.00
24" Storm Drain Pipe	LF	1,050	\$ 120.00	\$ 126,000.00
30" Storm Drain Pipe	LF	785	\$ 190.00	\$ 149,150.00
36" Storm Drain Pipe	LF	650	\$ 210.00	\$ 136,500.00
42" Storm Drain Pipe	LF	154	\$ 350.00	\$ 53,900.00
48" Storm Drain Pipe	LF	290	\$ 140.00	\$ 40,600.00
Concrete Box Culvert (3' x 7')	LF	140	\$ 1,500.00	\$ 210,000.00
Manholes <i>(type I)</i>	EA	3	\$ 9,000.00	\$ 27,000.00
Manholes <i>(type II)</i>	EA	4	\$ 14,000.00	\$ 56,000.00
8" Sanitary Sewer Pipe	LF	4,300	\$ 90.00	\$ 387,000.00
12" Sanitary Sewer Pipe	LF	2,230	\$ 150.00	\$ 334,500.00
Manholes (Type 1)	EA	15	\$ 10,000.00	\$ 150,000.00
Manholes (Trunk)	EA	9	\$ 14,000.00	\$ 126,000.00
Sewer Service	EA	141	\$ 2,500.00	\$ 352,500.00
8" Water Line <i>(including all appurtenances)</i>	LF	4,810	\$ 80.00	\$ 384,800.00
10" Water Line <i>(including all appurtenances)</i>	LF	2,240	\$ 50.00	\$ 112,000.00
Water Service	EA	141	\$ 2,500.00	\$ 352,500.00
Fire Hydrants	EA	13	\$ 11,000.00	\$ 143,000.00
Blow Off Valve	EA	2	\$ 7,500.00	\$ 15,000.00
Air Release Valve	EA	3	\$ 4,000.00	\$ 12,000.00
8" Gate Valve	EA	18	\$ 2,600.00	\$ 46,800.00
10" Gate Valve	EA	22	\$ 2,700.00	\$ 59,400.00
Water Sampling Station	EA	1	\$ 4,000.00	\$ 4,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	95	\$ 80.00	\$ 7,600.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	2,260	\$ 100.00	\$ 226,000.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
Air Release Valve	EA	1	\$ 4,000.00	\$ 4,000.00
10" Gate Valve	EA	5	\$ 3,500.00	\$ 17,500.00
16" Lake Fill Line <i>(including all appurtenances)</i>	LF	2,810	\$ 170.00	\$ 477,700.00
3" Aeration Line <i>(including all appurtenances)</i>	LF	2,810	\$ 15.00	\$ 42,150.00
Blow Off Valve	EA	-	\$ 9,500.00	\$ -
Air Release Valve	EA	3	\$ 6,000.00	\$ 18,000.00
Butterfly Valve	EA	5	\$ 3,000.00	\$ 15,000.00

Total \$ 8,887,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/2/2023

Tract No.: River Islands - Village FF Tract 4067

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	24,200	\$ 1.50	\$ 36,300.00
4.5" AC Paving	SF	118,500	\$ 2.25	\$ 266,625.00
6" Aggregate Base	SF	12,100	\$ 0.90	\$ 10,890.00
7" Aggregate Base	SF	12,100	\$ 1.05	\$ 12,705.00
8" Aggregate Base	SF	118,500	\$ 1.20	\$ 142,200.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	3,460	\$ 25.00	\$ 86,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	5,150	\$ 25.00	\$ 128,750.00
Concrete Sidewalk	SF	45,100	\$ 6.00	\$ 270,600.00
Driveway Approach	EA	95	\$ 600.00	\$ 57,000.00
Handicap Ramps	EA	14	\$ 2,500.00	\$ 35,000.00
Survey Monuments	EA	16	\$ 300.00	\$ 4,800.00
Traffic Striping & Signing	LF	4,500	\$ 5.00	\$ 22,500.00
Catch Basins <i>(type A inlet)</i>	EA	4	\$ 4,500.00	\$ 18,000.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	22	\$ 6,500.00	\$ 143,000.00
Catch Basins <i>(type A inlet over type III manhole base)</i>	EA	4	\$ 18,000.00	\$ 72,000.00
Catch Basins <i>(type C inlet over type I manhole base)</i>	EA	1	\$ 6,000.00	\$ 6,000.00
Catch Basins <i>(type C inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
15" Storm Drain Pipe	LF	1,820	\$ 80.00	\$ 145,600.00
18" Storm Drain Pipe	LF	120	\$ 90.00	\$ 10,800.00
24" Storm Drain Pipe	LF	430	\$ 120.00	\$ 51,600.00
30" Storm Drain Pipe	LF	80	\$ 150.00	\$ 12,000.00
48" Storm Drain Pipe	LF	880	\$ 350.00	\$ 308,000.00
54" Storm Drain Pipe	LF	130	\$ 550.00	\$ 71,500.00
Manholes <i>(type I)</i>	EA	3	\$ 9,000.00	\$ 27,000.00
Manholes <i>(type II)</i>	EA	1	\$ 14,000.00	\$ 14,000.00
8" Sanitary Sewer Pipe	LF	3,580	\$ 90.00	\$ 322,200.00
12" Sanitary Sewer Pipe	LF	700	\$ 150.00	\$ 105,000.00
Sewer Service	EA	96	\$ 2,500.00	\$ 240,000.00
Manholes	EA	12	\$ 10,000.00	\$ 120,000.00
Manholes (Trunk)	EA	6	\$ 14,000.00	\$ 84,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	3,000	\$ 80.00	\$ 240,000.00
8" GV	EA	14	\$ 2,600.00	\$ 36,400.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,550	\$ 50.00	\$ 77,500.00
10" GV	EA	10	\$ 2,700.00	\$ 27,000.00
Water Service	EA	96	\$ 2,500.00	\$ 240,000.00
2" Water Service	EA	2	\$ 4,000.00	\$ 8,000.00
Air Release Valve	EA	3	\$ 4,000.00	\$ 12,000.00
Blow Off Valve	EA	2	\$ 7,500.00	\$ 15,000.00
Fire Hydrants	EA	9	\$ 11,000.00	\$ 99,000.00
Water Sampling Station	EA	1	\$ 4,000.00	\$ 4,000.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	700	\$ 100.00	\$ 70,000.00
2" Non-Potable Water Service	EA	1	\$ 3,500.00	\$ 3,500.00
Total				\$ 3,670,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/2/2023

Tract No.: River Islands - Village FF Tract 4082

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	33,000	\$ 1.50	\$ 49,500.00
4.5" AC Paving	SF	37,600	\$ 2.25	\$ 84,600.00
7" Aggregate Base	SF	33,000	\$ 1.05	\$ 34,650.00
8" Aggregate Base	SF	37,600	\$ 1.20	\$ 45,120.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	790	\$ 25.00	\$ 19,750.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,300	\$ 25.00	\$ 82,500.00
Concrete Sidewalk	SF	20,600	\$ 6.00	\$ 123,600.00
Driveway Approach	EA	60	\$ 600.00	\$ 36,000.00
Handicap Ramps	EA	4	\$ 2,500.00	\$ 10,000.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Traffic Striping & Signing	LF	2,050	\$ 5.00	\$ 10,250.00
Catch Basins <i>(type A inlet)</i>	EA	12	\$ 4,500.00	\$ 54,000.00
15" Storm Drain Pipe	LF	160	\$ 80.00	\$ 12,800.00
18" Storm Drain Pipe	LF	360	\$ 90.00	\$ 32,400.00
24" Storm Drain Pipe	LF	330	\$ 120.00	\$ 39,600.00
Manholes <i>(type I)</i>	EA	3	\$ 9,000.00	\$ 27,000.00
8" Sanitary Sewer Pipe	LF	1,980	\$ 90.00	\$ 178,200.00
Sewer Service	EA	60	\$ 2,500.00	\$ 150,000.00
Manholes	EA	10	\$ 10,000.00	\$ 100,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	2,060	\$ 80.00	\$ 164,800.00
8" GV	EA	9	\$ 2,600.00	\$ 23,400.00
Water Service	EA	60	\$ 2,500.00	\$ 150,000.00
Air Release Valve	EA	1	\$ 4,000.00	\$ 4,000.00
Blow Off Valve	EA	2	\$ 7,500.00	\$ 15,000.00
Fire Hydrants	EA	5	\$ 11,000.00	\$ 55,000.00
			Total	\$ 1,505,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village GG Tract 4091

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	45,300	\$ 1.50	\$ 67,950.00
4.5" AC Paving	SF	11,600	\$ 2.25	\$ 26,100.00
6" Aggregate Base	SF	28,400	\$ 0.90	\$ 25,560.00
7" Aggregate Base	SF	16,900	\$ 1.05	\$ 17,745.00
8" Aggregate Base	SF	11,600	\$ 1.20	\$ 13,920.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	700	\$ 25.00	\$ 17,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,400	\$ 25.00	\$ 60,000.00
Concrete Sidewalk	SF	15,600	\$ 6.00	\$ 93,600.00
Driveway Approach	EA	48	\$ 600.00	\$ 28,800.00
Handicap Ramps	EA	2	\$ 2,500.00	\$ 5,000.00
Survey Monuments	EA	7	\$ 300.00	\$ 2,100.00
Traffic Striping & Signing	LF	1,400	\$ 5.00	\$ 7,000.00
15" Storm Drain Pipe	LF	160	\$ 80.00	\$ 12,800.00
24" Storm Drain Pipe	LF	340	\$ 120.00	\$ 40,800.00
Catch Basins <i>(type A inlet)</i>	EA	7	\$ 4,500.00	\$ 31,500.00
Catch Basins <i>(type C inlet over type I manhole base)</i>	EA	1	\$ 6,000.00	\$ 6,000.00
Manholes <i>(type I)</i>	EA	1	\$ 9,000.00	\$ 9,000.00
Storm Drain Outfall	EA	1	\$ 10,000.00	\$ 10,000.00
8" Sanitary Sewer Pipe	LF	1,400	\$ 90.00	\$ 126,000.00
Manholes <i>(type I)</i>	EA	8	\$ 10,000.00	\$ 80,000.00
Sewer Service	EA	48	\$ 2,500.00	\$ 120,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,450	\$ 80.00	\$ 116,000.00
8" GV	EA	5	\$ 2,600.00	\$ 13,000.00
1.5" Water Service	EA	48	\$ 2,500.00	\$ 120,000.00
2" Water Service	EA	2	\$ 4,000.00	\$ 8,000.00
Fire Hydrants	EA	5	\$ 11,000.00	\$ 55,000.00
Air Release Valve	EA	1	\$ 4,000.00	\$ 4,000.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	230	\$ 100.00	\$ 23,000.00
2" Non-Potable Water Service	EA	2	\$ 3,500.00	\$ 7,000.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
Total				\$ 1,113,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village GG Tract 4092

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	57,500	\$ 1.50	\$ 86,250.00
4.5" AC Paving	SF	52,300	\$ 2.25	\$ 117,675.00
6" Aggregate Base	SF	800	\$ 0.90	\$ 720.00
7" Aggregate Base	SF	56,800	\$ 1.05	\$ 59,640.00
8" Aggregate Base	SF	52,200	\$ 1.20	\$ 62,640.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	1,900	\$ 25.00	\$ 47,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	4,700	\$ 25.00	\$ 117,500.00
Concrete Sidewalk	SF	32,500	\$ 6.00	\$ 195,000.00
Driveway Approach	EA	62	\$ 600.00	\$ 37,200.00
Handicap Ramps	EA	4	\$ 2,500.00	\$ 10,000.00
Survey Monuments	EA	15	\$ 300.00	\$ 4,500.00
Traffic Striping & Signing	LF	3,140	\$ 5.00	\$ 15,700.00
15" Storm Drain Pipe	LF	230	\$ 80.00	\$ 18,400.00
18" Storm Drain Pipe	LF	980	\$ 90.00	\$ 88,200.00
24" Storm Drain Pipe	LF	510	\$ 120.00	\$ 61,200.00
30" Storm Drain Pipe	LF	140	\$ 150.00	\$ 21,000.00
Catch Basins <i>(type A inlet)</i>	EA	16	\$ 4,500.00	\$ 72,000.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
Manholes <i>(type I)</i>	EA	1	\$ 9,000.00	\$ 9,000.00
Manholes <i>(trunk)</i>	EA	1	\$ 14,000.00	\$ 14,000.00
8" Sanitary Sewer Pipe	LF	2,400	\$ 90.00	\$ 216,000.00
Manholes <i>(type I)</i>	EA	13	\$ 10,000.00	\$ 130,000.00
Sewer Service	EA	62	\$ 2,500.00	\$ 155,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	3,260	\$ 80.00	\$ 260,800.00
8" GV	EA	12	\$ 2,600.00	\$ 31,200.00
1.5" Water Service	EA	62	\$ 2,500.00	\$ 155,000.00
Fire Hydrants	EA	10	\$ 11,000.00	\$ 110,000.00
Total				\$ 2,109,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village HH Tract 4089

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	33,300	\$ 1.50	\$ 49,950.00
4.5" AC Paving	SF	13,800	\$ 2.25	\$ 31,050.00
5" AC Paving	SF	14,500	\$ 2.50	\$ 36,250.00
5" Aggregate Base	SF	14,500	\$ 0.75	\$ 10,875.00
7" Aggregate Base	SF	33,300	\$ 1.05	\$ 34,965.00
8" Aggregate Base	SF	13,800	\$ 1.20	\$ 16,560.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	580	\$ 25.00	\$ 14,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,160	\$ 25.00	\$ 79,000.00
Concrete Sidewalk	SF	20,160	\$ 6.00	\$ 120,960.00
Driveway Approach	EA	48	\$ 600.00	\$ 28,800.00
Survey Monuments	EA	6	\$ 300.00	\$ 1,800.00
Traffic Striping & Signing	LF	1,730	\$ 5.00	\$ 8,650.00
15" Storm Drain Pipe	LF	400	\$ 80.00	\$ 32,000.00
18" Storm Drain Pipe	LF	197	\$ 90.00	\$ 17,730.00
42" Storm Drain Pipe	LF	230	\$ 210.00	\$ 48,300.00
Catch Basins <i>(type A inlet)</i>	EA	2	\$ 4,500.00	\$ 9,000.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	6	\$ 6,500.00	\$ 39,000.00
8" Sanitary Sewer Pipe	LF	1,700	\$ 90.00	\$ 153,000.00
Manholes <i>(type I)</i>	EA	8	\$ 10,000.00	\$ 80,000.00
Sewer Service	EA	48	\$ 2,500.00	\$ 120,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,900	\$ 80.00	\$ 152,000.00
8" GV	EA	5	\$ 2,600.00	\$ 13,000.00
Fire Hydrants	EA	6	\$ 11,000.00	\$ 66,000.00
1.5" Water Service	EA	48	\$ 2,500.00	\$ 120,000.00
Total				\$ 1,283,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village HH Tract 4090

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	17,600	\$ 1.50	\$ 26,400.00
4.5" AC Paving	SF	28,400	\$ 2.25	\$ 63,900.00
7" Aggregate Base	SF	17,600	\$ 1.05	\$ 18,480.00
8" Aggregate Base	SF	28,400	\$ 1.20	\$ 34,080.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	520	\$ 25.00	\$ 13,000.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,440	\$ 25.00	\$ 61,000.00
Concrete Sidewalk	SF	9,840	\$ 6.00	\$ 59,040.00
Driveway Approach	EA	43	\$ 600.00	\$ 25,800.00
Survey Monuments	EA	3	\$ 300.00	\$ 900.00
Traffic Striping & Signing	LF	1,370	\$ 5.00	\$ 6,850.00
15" Storm Drain Pipe	LF	100	\$ 80.00	\$ 8,000.00
18" Storm Drain Pipe	LF	253	\$ 90.00	\$ 22,770.00
42" Storm Drain Pipe	LF	200	\$ 210.00	\$ 42,000.00
Catch Basins <i>(type A inlet)</i>	EA	4	\$ 4,500.00	\$ 18,000.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	1	\$ 6,500.00	\$ 6,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
8" Sanitary Sewer Pipe	LF	1,400	\$ 90.00	\$ 126,000.00
Manholes <i>(type I)</i>	EA	5	\$ 10,000.00	\$ 50,000.00
Sewer Service	EA	44	\$ 2,500.00	\$ 110,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,400	\$ 80.00	\$ 112,000.00
8" GV	EA	6	\$ 2,600.00	\$ 15,600.00
Fire Hydrants	EA	4	\$ 11,000.00	\$ 44,000.00
1.5" Water Service	EA	43	\$ 2,500.00	\$ 107,500.00
2" Water Service	EA	1	\$ 4,000.00	\$ 4,000.00
			Total	\$ 989,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/3/2023

Tract No.: River Islands - Village JJ Tract 4052

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
4.5" AC Paving	SF	36,700	\$ 2.25	\$ 82,575.00
8" Aggregate Base	SF	36,700	\$ 1.20	\$ 44,040.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,040	\$ 25.00	\$ 51,000.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	1,000	\$ 25.00	\$ 25,000.00
Concrete Sidewalk	SF	15,740	\$ 6.00	\$ 94,440.00
Driveway Approach	EA	30	\$ 600.00	\$ 18,000.00
Handicap Ramps	EA	8	\$ 2,500.00	\$ 20,000.00
Survey Monuments	EA	2	\$ 300.00	\$ 600.00
Traffic Striping & Signing	LF	1,170	\$ 5.00	\$ 5,850.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	3	\$ 6,500.00	\$ 19,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
15" Storm Drain Pipe	LF	100	\$ 80.00	\$ 8,000.00
30" Storm Drain Pipe	LF	262	\$ 150.00	\$ 39,300.00
Manholes <i>(type II)</i>	EA	1	\$ 14,000.00	\$ 14,000.00
8" Sanitary Sewer Pipe	LF	652	\$ 90.00	\$ 58,680.00
10" Sanitary Sewer Pipe	LF	540	\$ 130.00	\$ 70,200.00
Manholes <i>(type I)</i>	EA	3	\$ 10,000.00	\$ 30,000.00
Sewer Service	EA	30	\$ 2,500.00	\$ 75,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	638	\$ 80.00	\$ 51,040.00
10" Water Line <i>(including all appurtenances)</i>	LF	523	\$ 50.00	\$ 26,150.00
Water Service	EA	30	\$ 2,500.00	\$ 75,000.00
2" Water Service	EA	2	\$ 4,000.00	\$ 8,000.00
Fire Hydrants	EA	2	\$ 11,000.00	\$ 22,000.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	535	\$ 100.00	\$ 53,500.00
2" Non-Potable Water Service	EA	2	\$ 3,500.00	\$ 7,000.00
Total				\$ 912,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/3/2023

Tract No.: River Islands - Village JJ Tract 4053

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
4.5" AC Paving	SF	56,700	\$ 2.25	\$ 127,575.00
8" Aggregate Base	SF	56,700	\$ 1.20	\$ 68,040.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	70	\$ 25.00	\$ 1,750.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,720	\$ 25.00	\$ 68,000.00
Concrete Sidewalk	SF	18,680	\$ 6.00	\$ 112,080.00
Driveway Approach	EA	47	\$ 600.00	\$ 28,200.00
Handicap Ramps	EA	3	\$ 2,500.00	\$ 7,500.00
Survey Monuments	EA	6	\$ 300.00	\$ 1,800.00
Traffic Striping & Signing	LF	1,910	\$ 5.00	\$ 9,550.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	8	\$ 6,500.00	\$ 52,000.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	5	\$ 13,000.00	\$ 65,000.00
Catch Basins <i>(type C inlet over type II manhole base)</i>	EA	2	\$ 13,000.00	\$ 26,000.00
15" Storm Drain Pipe	LF	590	\$ 80.00	\$ 47,200.00
18" Storm Drain Pipe	LF	670	\$ 90.00	\$ 60,300.00
30" Storm Drain Pipe	LF	438	\$ 150.00	\$ 65,700.00
36" Storm Drain Pipe	LF	130	\$ 190.00	\$ 24,700.00
8" Sanitary Sewer Pipe	LF	958	\$ 90.00	\$ 86,220.00
12" Sanitary Sewer Pipe	LF	870	\$ 150.00	\$ 130,500.00
Manholes (type I)	EA	7	\$ 10,000.00	\$ 70,000.00
Manholes (Trunk)	EA	2	\$ 14,000.00	\$ 28,000.00
Sewer Service	EA	46	\$ 2,500.00	\$ 115,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,052	\$ 80.00	\$ 84,160.00
10" Water Line <i>(including all appurtenances)</i>	LF	937	\$ 50.00	\$ 46,850.00
Water Service	EA	46	\$ 2,500.00	\$ 115,000.00
Fire Hydrants	EA	3	\$ 11,000.00	\$ 33,000.00
8" GV	EA	11	\$ 2,600.00	\$ 28,600.00
10" GV	EA	7	\$ 2,700.00	\$ 18,900.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	540	\$ 80.00	\$ 43,200.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	395	\$ 100.00	\$ 39,500.00
8" GV	EA	1	\$ 3,000.00	\$ 3,000.00
10" GV	EA	3	\$ 3,500.00	\$ 10,500.00
Total				\$ 1,618,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/6/2023

Tract No.: River Islands - Village LL Tract 4093

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	39,600	\$ 1.50	\$ 59,400.00
4.5" AC Paving	SF	31,300	\$ 2.25	\$ 70,425.00
6" Aggregate Base	SF	39,600	\$ 0.90	\$ 35,640.00
8" Aggregate Base	SF	31,300	\$ 1.20	\$ 37,560.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	1,250	\$ 25.00	\$ 31,250.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,700	\$ 25.00	\$ 67,500.00
Concrete Sidewalk	SF	19,900	\$ 6.00	\$ 119,400.00
Driveway Approach	EA	23	\$ 600.00	\$ 13,800.00
Handicap Ramps	EA	6	\$ 2,500.00	\$ 15,000.00
Survey Monuments	EA	9	\$ 300.00	\$ 2,700.00
Traffic Striping & Signing	LF	1,880	\$ 5.00	\$ 9,400.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	6	\$ 6,500.00	\$ 39,000.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	3	\$ 13,000.00	\$ 39,000.00
Field Inlet <i>(type C inlet over type I manhole base)</i>	EA	1	\$ 2,800.00	\$ 2,800.00
15" Storm Drain Pipe	LF	100	\$ 80.00	\$ 8,000.00
24" Storm Drain Pipe	LF	360	\$ 120.00	\$ 43,200.00
30" Storm Drain Pipe	LF	440	\$ 150.00	\$ 66,000.00
42" Storm Drain Pipe	LF	220	\$ 210.00	\$ 46,200.00
8" Sanitary Sewer Pipe	LF	780	\$ 90.00	\$ 70,200.00
10" Sanitary Sewer Pipe	LF	960	\$ 130.00	\$ 124,800.00
Manholes (type I)	EA	9	\$ 10,000.00	\$ 90,000.00
Sewer Service	EA	23	\$ 2,500.00	\$ 57,500.00
8" Water Line <i>(including all appurtenances)</i>	LF	870	\$ 80.00	\$ 69,600.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,030	\$ 50.00	\$ 51,500.00
Water Service	EA	23	\$ 2,500.00	\$ 57,500.00
Fire Hydrants	EA	5	\$ 11,000.00	\$ 55,000.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
Resilient Gate Valve	EA	12	\$ 2,700.00	\$ 32,400.00
1" W Service	EA	1	\$ 2,500.00	\$ 2,500.00
2" W Service	EA	3	\$ 4,000.00	\$ 12,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,020	\$ 80.00	\$ 81,600.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
Resilient Gate Valve	EA	1	\$ 3,000.00	\$ 3,000.00
2" NPW Service	EA	3	\$ 3,500.00	\$ 10,500.00
Total				\$ 1,380,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/6/2023

Tract No.: River Islands - Village LL Tract 4094

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	71,900	\$ 1.50	\$ 107,850.00
4.5" AC Paving	SF	35,400	\$ 2.25	\$ 79,650.00
6" Aggregate Base	SF	71,900	\$ 0.90	\$ 64,710.00
8" Aggregate Base	SF	35,400	\$ 1.20	\$ 42,480.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,170	\$ 25.00	\$ 54,250.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,910	\$ 25.00	\$ 97,750.00
Concrete Sidewalk	SF	23,900	\$ 6.00	\$ 143,400.00
Driveway Approach	EA	47	\$ 600.00	\$ 28,200.00
Handicap Ramps	EA	12	\$ 2,500.00	\$ 30,000.00
Survey Monuments	EA	21	\$ 300.00	\$ 6,300.00
Traffic Striping & Signing	LF	2,970	\$ 5.00	\$ 14,850.00
Catch Basins <i>(type A inlet)</i>	EA	9	\$ 4,500.00	\$ 40,500.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	6	\$ 6,500.00	\$ 39,000.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	3	\$ 13,000.00	\$ 39,000.00
Catch Basins <i>(type A inlet over type III manhole base)</i>	EA	1	\$ 18,000.00	\$ 18,000.00
15" Storm Drain Pipe	LF	460	\$ 80.00	\$ 36,800.00
18" Storm Drain Pipe	LF	300	\$ 90.00	\$ 27,000.00
24" Storm Drain Pipe	LF	400	\$ 120.00	\$ 48,000.00
30" Storm Drain Pipe	LF	440	\$ 150.00	\$ 66,000.00
42" Storm Drain Pipe	LF	130	\$ 210.00	\$ 27,300.00
48" Storm Drain Pipe	LF	155	\$ 350.00	\$ 54,250.00
8" Sanitary Sewer Pipe	LF	1,720	\$ 90.00	\$ 154,800.00
10" Sanitary Sewer Pipe	LF	1,040	\$ 130.00	\$ 135,200.00
Manholes (type I)	EA	15	\$ 10,000.00	\$ 150,000.00
Sewer Service	EA	46	\$ 2,500.00	\$ 115,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,950	\$ 80.00	\$ 156,000.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,220	\$ 50.00	\$ 61,000.00
Water Service	EA	46	\$ 2,500.00	\$ 115,000.00
Fire Hydrants	EA	10	\$ 11,000.00	\$ 110,000.00
Blow Off Valve	EA	3	\$ 7,500.00	\$ 22,500.00
Resilient Gate Valve	EA	15	\$ 2,700.00	\$ 40,500.00
1.5" W Service	EA	1	\$ 2,500.00	\$ 2,500.00
2" W Service	EA	4	\$ 4,000.00	\$ 16,000.00
3" W Service	EA	1	\$ 11,000.00	\$ 11,000.00
1" Sample Station	EA	1	\$ 4,000.00	\$ 4,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,230	\$ 80.00	\$ 98,400.00
Blow Off Valve	EA	3	\$ 7,500.00	\$ 22,500.00
Resilient Gate Valve	EA	2	\$ 3,000.00	\$ 6,000.00
2" NPW Service	EA	4	\$ 3,500.00	\$ 14,000.00
3" NPW Service	EA	1	\$ 11,000.00	\$ 11,000.00
Total				\$ 2,203,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/9/2023

Tract No.: River Islands - Village MM Tract 4101

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	36,600	\$ 1.50	\$ 54,900.00
4.5" AC Paving	SF	30,100	\$ 2.25	\$ 67,725.00
6" Aggregate Base	SF	36,600	\$ 0.90	\$ 32,940.00
8" Aggregate Base	SF	30,100	\$ 1.20	\$ 36,120.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	820	\$ 25.00	\$ 20,500.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,840	\$ 25.00	\$ 71,000.00
Concrete Sidewalk	SF	18,100	\$ 6.00	\$ 108,600.00
Driveway Approach	EA	42	\$ 600.00	\$ 25,200.00
Handicap Ramps	EA	7	\$ 2,500.00	\$ 17,500.00
Survey Monuments	EA	14	\$ 300.00	\$ 4,200.00
Traffic Striping & Signing	LF	1,952	\$ 5.00	\$ 9,760.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	11	\$ 6,500.00	\$ 71,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	4	\$ 13,000.00	\$ 52,000.00
15" Storm Drain Pipe	LF	400	\$ 80.00	\$ 32,000.00
24" Storm Drain Pipe	LF	300	\$ 120.00	\$ 36,000.00
30" Storm Drain Pipe	LF	305	\$ 150.00	\$ 45,750.00
36" Storm Drain Pipe	LF	300	\$ 190.00	\$ 57,000.00
8" Sanitary Sewer Pipe	LF	835	\$ 90.00	\$ 75,150.00
10" Sanitary Sewer Pipe	LF	1,010	\$ 130.00	\$ 131,300.00
Manholes (type I)	EA	7	\$ 10,000.00	\$ 70,000.00
Manholes (trunk)	EA	1	\$ 14,000.00	\$ 14,000.00
Sewer Service	EA	42	\$ 2,500.00	\$ 105,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	940	\$ 80.00	\$ 75,200.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,010	\$ 50.00	\$ 50,500.00
1.5" Water Service	EA	42	\$ 2,500.00	\$ 105,000.00
Fire Hydrants	EA	5	\$ 11,000.00	\$ 55,000.00
Resilient Gate Valve	EA	12	\$ 2,700.00	\$ 32,400.00
2" W Service	EA	1	\$ 4,000.00	\$ 4,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,010	\$ 80.00	\$ 80,800.00
Resilient Gate Valve	EA	1	\$ 3,000.00	\$ 3,000.00
			Total	\$ 1,489,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/9/2023

Tract No.: River Islands - Village MM Tract 4102

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	60,600	\$ 1.50	\$ 90,900.00
4.5" AC Paving	SF	14,200	\$ 2.25	\$ 31,950.00
6" Aggregate Base	SF	60,600	\$ 0.90	\$ 54,540.00
8" Aggregate Base	SF	14,200	\$ 1.20	\$ 17,040.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	1,280	\$ 25.00	\$ 32,000.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,060	\$ 25.00	\$ 76,500.00
Concrete Sidewalk	SF	20,500	\$ 6.00	\$ 123,000.00
Driveway Approach	EA	36	\$ 600.00	\$ 21,600.00
Handicap Ramps	EA	6	\$ 2,500.00	\$ 15,000.00
Survey Monuments	EA	8	\$ 300.00	\$ 2,400.00
Traffic Striping & Signing	LF	1,940	\$ 5.00	\$ 9,700.00
Catch Basins <i>(type A inlet)</i>	EA	7	\$ 4,500.00	\$ 31,500.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	1	\$ 6,500.00	\$ 6,500.00
15" Storm Drain Pipe	LF	190	\$ 80.00	\$ 15,200.00
18" Storm Drain Pipe	LF	270	\$ 90.00	\$ 24,300.00
24" Storm Drain Pipe	LF	170	\$ 120.00	\$ 20,400.00
8" Sanitary Sewer Pipe	LF	1,500	\$ 90.00	\$ 135,000.00
10" Sanitary Sewer Pipe	LF	480	\$ 130.00	\$ 62,400.00
Manholes (type I)	EA	8	\$ 10,000.00	\$ 80,000.00
Sewer Service	EA	35	\$ 2,500.00	\$ 87,500.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,580	\$ 80.00	\$ 126,400.00
10" Water Line <i>(including all appurtenances)</i>	LF	470	\$ 50.00	\$ 23,500.00
1.5" Water Service	EA	36	\$ 2,500.00	\$ 90,000.00
Fire Hydrants	EA	7	\$ 11,000.00	\$ 77,000.00
Resilient Gate Valve	EA	6	\$ 2,700.00	\$ 16,200.00
2" W Service	EA	2	\$ 4,000.00	\$ 8,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	480	\$ 80.00	\$ 38,400.00
2" NPW Service	EA	1	\$ 3,500.00	\$ 3,500.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
			Total	\$ 1,237,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/7/2023

Tract No.: River Islands - Village NN Tract 4071

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
4.5" AC Paving	SF	62,600	\$ 2.25	\$ 140,850.00
8" Aggregate Base	SF	62,600	\$ 1.20	\$ 75,120.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	410	\$ 25.00	\$ 10,250.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,310	\$ 25.00	\$ 82,750.00
Concrete Sidewalk	SF	27,700	\$ 6.00	\$ 166,200.00
Driveway Approach	EA	51	\$ 600.00	\$ 30,600.00
Survey Monuments	EA	3	\$ 300.00	\$ 900.00
Traffic Striping & Signing	LF	2,000	\$ 5.00	\$ 10,000.00
15" Storm Drain Pipe	LF	1,090	\$ 80.00	\$ 87,200.00
18" Storm Drain Pipe	LF	620	\$ 90.00	\$ 55,800.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	14	\$ 6,500.00	\$ 91,000.00
8" Sanitary Sewer Pipe	LF	1,950	\$ 90.00	\$ 175,500.00
Manholes (type I)	EA	8	\$ 10,000.00	\$ 80,000.00
Sewer Service	EA	51	\$ 2,500.00	\$ 127,500.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,400	\$ 80.00	\$ 112,000.00
10" Water Line <i>(including all appurtenances)</i>	LF	900	\$ 50.00	\$ 45,000.00
8" GV	EA	3	\$ 2,600.00	\$ 7,800.00
10" GV	EA	2	\$ 2,700.00	\$ 5,400.00
Fire Hydrants	EA	4	\$ 11,000.00	\$ 44,000.00
1" Water Service	EA	1	\$ 2,500.00	\$ 2,500.00
1.5" Water Service	EA	51	\$ 2,500.00	\$ 127,500.00
2" W Service	EA	3	\$ 4,000.00	\$ 12,000.00
10" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	900	\$ 100.00	\$ 90,000.00
2" Non-Potable Water Service	EA	3	\$ 3,500.00	\$ 10,500.00
Total				\$ 1,590,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/7/2023

Tract No.: River Islands - Village NN Tract 4072

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	10,200	\$ 1.50	\$ 15,300.00
4.5" AC Paving	SF	83,100	\$ 2.25	\$ 186,975.00
6" Aggregate Base	SF	10,200	\$ 0.90	\$ 9,180.00
8" Aggregate Base	SF	83,100	\$ 1.20	\$ 99,720.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,590	\$ 25.00	\$ 64,750.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	3,090	\$ 25.00	\$ 77,250.00
Concrete Sidewalk	SF	34,600	\$ 6.00	\$ 207,600.00
Driveway Approach	EA	43	\$ 600.00	\$ 25,800.00
Handicap Ramps	EA	16	\$ 2,500.00	\$ 40,000.00
Survey Monuments	EA	12	\$ 300.00	\$ 3,600.00
Traffic Striping & Signing	LF	3,000	\$ 5.00	\$ 15,000.00
15" Storm Drain Pipe	LF	410	\$ 80.00	\$ 32,800.00
18" Storm Drain Pipe	LF	580	\$ 90.00	\$ 52,200.00
24" Storm Drain Pipe	LF	400	\$ 120.00	\$ 48,000.00
30" Storm Drain Pipe	LF	350	\$ 150.00	\$ 52,500.00
36" Storm Drain Pipe	LF	150	\$ 190.00	\$ 28,500.00
48" Storm Drain Pipe	LF	150	\$ 190.00	\$ 28,500.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	15	\$ 6,500.00	\$ 97,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
Catch Basins <i>(type A inlet over type III manhole base)</i>	EA	1	\$ 18,000.00	\$ 18,000.00
Field Inlets <i>(type C inlet over type I manhole base)</i>	EA	1	\$ 2,800.00	\$ 2,800.00
Manholes <i>(type I)</i>	EA	1	\$ 9,000.00	\$ 9,000.00
Manholes <i>(trunk)</i>	EA	2	\$ 14,000.00	\$ 28,000.00
8" Sanitary Sewer Pipe	LF	1,550	\$ 90.00	\$ 139,500.00
10" Sanitary Sewer Pipe	LF	1,300	\$ 130.00	\$ 169,000.00
Manholes <i>(type I)</i>	EA	15	\$ 10,000.00	\$ 150,000.00
Manholes <i>(trunk)</i>	EA	1	\$ 14,000.00	\$ 14,000.00
Sewer Service	EA	45	\$ 2,500.00	\$ 112,500.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,600	\$ 80.00	\$ 128,000.00
10" Water Line <i>(including all appurtenances)</i>	LF	1,200	\$ 50.00	\$ 60,000.00
8" GV	EA	5	\$ 2,600.00	\$ 13,000.00
10" GV	EA	15	\$ 2,700.00	\$ 40,500.00
Fire Hydrants	EA	6	\$ 11,000.00	\$ 66,000.00
1" Water Service	EA	1	\$ 2,500.00	\$ 2,500.00
1.5" Water Service	EA	45	\$ 2,500.00	\$ 112,500.00
2" W Service	EA	5	\$ 4,000.00	\$ 20,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,300	\$ 80.00	\$ 104,000.00
8" GV	EA	1	\$ 3,000.00	\$ 3,000.00
Blow Off Valve	EA	1	\$ 7,500.00	\$ 7,500.00
2" Non-Potable Water Service	EA	5	\$ 3,500.00	\$ 17,500.00
16" Lake Fill Line	LF	1,400	\$ 170.00	\$ 238,000.00
3" Aeration Line	LF	1,400	\$ 15.00	\$ 21,000.00
Blow Off Valve	EA	1	\$ 9,500.00	\$ 9,500.00
ARV	EA	1	\$ 6,000.00	\$ 6,000.00
Total				\$ 2,575,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village OO Tract 4068

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	38,600	\$ 1.50	\$ 57,900.00
4.5" AC Paving	SF	15,600	\$ 2.25	\$ 35,100.00
6" Aggregate Base	SF	23,100	\$ 0.90	\$ 20,790.00
7" Aggregate Base	SF	15,500	\$ 1.05	\$ 16,275.00
8" Aggregate Base	SF	15,594	\$ 1.20	\$ 18,712.80
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	830	\$ 25.00	\$ 20,750.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,000	\$ 25.00	\$ 50,000.00
Concrete Sidewalk	SF	12,200	\$ 6.00	\$ 73,200.00
Driveway Approach	EA	34	\$ 600.00	\$ 20,400.00
Handicap Ramps	EA	8	\$ 2,500.00	\$ 20,000.00
Survey Monuments	EA	10	\$ 300.00	\$ 3,000.00
Traffic Striping & Signing	LF	1,450	\$ 5.00	\$ 7,250.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	9	\$ 6,500.00	\$ 58,500.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	1	\$ 13,000.00	\$ 13,000.00
15" Storm Drain Pipe	LF	300	\$ 80.00	\$ 24,000.00
18" Storm Drain Pipe	LF	620	\$ 90.00	\$ 55,800.00
30" Storm Drain Pipe	LF	300	\$ 150.00	\$ 45,000.00
Manholes <i>(type I)</i>	EA	1	\$ 9,000.00	\$ 9,000.00
Manholes <i>(trunk)</i>	EA	2	\$ 14,000.00	\$ 28,000.00
8" Sanitary Sewer Pipe	LF	1,390	\$ 90.00	\$ 125,100.00
Sewer Service	EA	34	\$ 2,500.00	\$ 85,000.00
Manholes <i>(type I)</i>	EA	7	\$ 10,000.00	\$ 70,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,510	\$ 80.00	\$ 120,800.00
8" GV	EA	10	\$ 2,600.00	\$ 26,000.00
10" Water Line <i>(including all appurtenances)</i>	LF	530	\$ 50.00	\$ 26,500.00
1.5" Water Service	EA	34	\$ 2,500.00	\$ 85,000.00
Fire Hydrants	EA	3	\$ 11,000.00	\$ 33,000.00
Total				\$ 1,148,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 2/8/2023

Tract No.: River Islands - Village OO Tract 4069

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	14,600	\$ 1.50	\$ 21,900.00
4.5" AC Paving	SF	81,400	\$ 2.25	\$ 183,150.00
6" Aggregate Base	SF	14,600	\$ 0.90	\$ 13,140.00
8" Aggregate Base	SF	81,400	\$ 1.20	\$ 97,680.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,670	\$ 25.00	\$ 66,750.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,700	\$ 25.00	\$ 67,500.00
Concrete Sidewalk	SF	34,100	\$ 6.00	\$ 204,600.00
Driveway Approach	EA	59	\$ 600.00	\$ 35,400.00
Handicap Ramps	EA	10	\$ 2,500.00	\$ 25,000.00
Survey Monuments	EA	5	\$ 300.00	\$ 1,500.00
Traffic Striping & Signing	LF	2,650	\$ 5.00	\$ 13,250.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	5	\$ 6,500.00	\$ 32,500.00
15" Storm Drain Pipe	LF	440	\$ 80.00	\$ 35,200.00
36" Storm Drain Pipe	LF	430	\$ 190.00	\$ 81,700.00
Manholes <i>(trunk)</i>	EA	1	\$ 14,000.00	\$ 14,000.00
8" Sanitary Sewer Pipe	LF	1,740	\$ 90.00	\$ 156,600.00
Sewer Service	EA	59	\$ 2,500.00	\$ 147,500.00
Manholes <i>(type I)</i>	EA	6	\$ 10,000.00	\$ 60,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,750	\$ 80.00	\$ 140,000.00
8" GV	EA	3	\$ 2,600.00	\$ 7,800.00
10" Water Line <i>(including all appurtenances)</i>	LF	440	\$ 50.00	\$ 22,000.00
10" GV	EA	11	\$ 2,700.00	\$ 29,700.00
1.5" Water Service	EA	59	\$ 2,500.00	\$ 147,500.00
2" Water Service	EA	1	\$ 4,000.00	\$ 4,000.00
Fire Hydrants	EA	6	\$ 11,000.00	\$ 66,000.00
Total				\$ 1,652,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 6/21/2021

Tract No.: River Islands Village Z - Tract 4050 (33 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	16,700	\$ 1.50	\$ 25,050.00
4.5" AC Paving	SF	65,300	\$ 2.25	\$ 146,925.00
6" Aggregate Base	SF	16,700	\$ 0.90	\$ 15,030.00
8" Aggregate Base	SF	65,300	\$ 1.20	\$ 78,360.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	2,150	\$ 15.00	\$ 32,250.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,440	\$ 15.00	\$ 36,600.00
Concrete Sidewalk	SF	25,000	\$ 5.00	\$ 125,000.00
Driveway Approach	EA	39	\$ 600.00	\$ 23,400.00
Handicap Ramps	EA	10	\$ 2,500.00	\$ 25,000.00
Survey Monuments	EA	12	\$ 300.00	\$ 3,600.00
Traffic Striping & Signage	LF	2,460	\$ 5.00	\$ 12,300.00
Catch Basins <i>(type A inlet)</i>	EA	1	\$ 2,400.00	\$ 2,400.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	17	\$ 2,800.00	\$ 47,600.00
Field Inlets <i>(type C inlet over type I manhole base)</i>	EA	2	\$ 2,800.00	\$ 5,600.00
15" Storm Drain Pipe	LF	470	\$ 34.00	\$ 15,980.00
24" Storm Drain Pipe	LF	470	\$ 65.00	\$ 30,550.00
30" Storm Drain Pipe	LF	250	\$ 80.00	\$ 20,000.00
36" Storm Drain Pipe	LF	92	\$ 95.00	\$ 8,740.00
Manholes <i>(type II)</i>	EA	2	\$ 5,000.00	\$ 10,000.00
Stub & Plug	EA	2	\$ 1,000.00	\$ 2,000.00
8" Sanitary Sewer Pipe	LF	1,830	\$ 28.00	\$ 51,240.00
Manholes <i>(type I)</i>	EA	8	\$ 4,000.00	\$ 32,000.00
4" Sewer Service	EA	39	\$ 600.00	\$ 23,400.00
Stub & Plug	EA	1	\$ 1,000.00	\$ 1,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	1,820	\$ 32.00	\$ 58,240.00
10" Water Line <i>(including all appurtenances)</i>	EA	700	\$ 40.00	\$ 28,000.00
1-1/2" Water Service	EA	39	\$ 2,000.00	\$ 78,000.00
Water Sampling Station	EA	1	\$ 3,000.00	\$ 3,000.00
Fire Hydrants	EA	3	\$ 4,000.00	\$ 12,000.00
Blow Off Valve	EA	2	\$ 4,000.00	\$ 8,000.00
Resilient Valve	EA	14	\$ 1,550.00	\$ 21,700.00
Water Plug & Stub	EA	1	\$ 1,000.00	\$ 1,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	700	\$ 35.00	\$ 24,500.00
Blow Off Valve	EA	1	\$ 4,000.00	\$ 4,000.00
			Total	\$ 1,012,000.00

**CITY OF LATHROP
PROJECT ACCEPTANCE
(GASB 34 REPORT)**

Submitted by: _____

Date: 6/21/2021

Tract No.: River Islands Village Z - Tract 4051 (61 Lots)

<u>Item</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Amount</u>
3" AC Paving	SF	27,200	\$ 1.50	\$ 40,800.00
4.5" AC Paving	SF	78,000	\$ 2.25	\$ 175,500.00
6" Aggregate Base	SF	27,200	\$ 0.90	\$ 24,480.00
8" Aggregate Base	SF	78,000	\$ 1.20	\$ 93,600.00
Vertical Curb and Gutter <i>(with AB cushion)</i>	LF	3,040	\$ 15.00	\$ 45,600.00
Rolled Curb and Gutter <i>(with AB cushion)</i>	LF	2,850	\$ 15.00	\$ 42,750.00
Concrete Sidewalk	SF	30,000	\$ 5.00	\$ 150,000.00
Driveway Approach	EA	48	\$ 600.00	\$ 28,800.00
Handicap Ramps	EA	12	\$ 2,500.00	\$ 30,000.00
Survey Monuments	EA	17	\$ 300.00	\$ 5,100.00
Traffic Striping & Signage	LF	3,110	\$ 5.00	\$ 15,550.00
Catch Basins <i>(type A inlet)</i>	EA	10	\$ 2,400.00	\$ 24,000.00
Catch Basins <i>(type A inlet over type I manhole base)</i>	EA	8	\$ 2,800.00	\$ 22,400.00
Catch Basins <i>(type A inlet over type II manhole base)</i>	EA	4	\$ 5,000.00	\$ 20,000.00
Field Inlets <i>(type C inlet over type I manhole base)</i>	EA	1	\$ 2,800.00	\$ 2,800.00
15" Storm Drain Pipe	LF	1,070	\$ 34.00	\$ 36,380.00
18" Storm Drain Pipe	LF	230	\$ 46.00	\$ 10,580.00
24" Storm Drain Pipe	LF	420	\$ 65.00	\$ 27,300.00
30" Storm Drain Pipe	LF	650	\$ 80.00	\$ 52,000.00
Manholes <i>(type I)</i>	EA	2	\$ 3,000.00	\$ 6,000.00
Manholes <i>(type II)</i>	EA	1	\$ 5,000.00	\$ 5,000.00
Stub & Plug	EA	1	\$ 1,000.00	\$ 1,000.00
8" Sanitary Sewer Pipe	LF	2,510	\$ 28.00	\$ 70,280.00
Manholes <i>(type I)</i>	EA	13	\$ 4,000.00	\$ 52,000.00
4" Sewer Service	EA	47	\$ 600.00	\$ 28,200.00
Stub & Plug	EA	1	\$ 1,000.00	\$ 1,000.00
8" Water Line <i>(including all appurtenances)</i>	LF	2,270	\$ 32.00	\$ 72,640.00
10" Water Line <i>(including all appurtenances)</i>	EA	1,030	\$ 40.00	\$ 41,200.00
1" Water Service	EA	1	\$ 800.00	\$ 800.00
1-1/2" Water Service	EA	47	\$ 2,000.00	\$ 94,000.00
2" Water Service	EA	1	\$ 2,000.00	\$ 2,000.00
Fire Hydrants	EA	5	\$ 4,000.00	\$ 20,000.00
Air Release Valve	EA	1	\$ 2,500.00	\$ 2,500.00
Blow Off Valve	EA	3	\$ 4,000.00	\$ 12,000.00
Resilient Valve	EA	18	\$ 1,550.00	\$ 27,900.00
Water Plug & Stub	EA	1	\$ 1,000.00	\$ 1,000.00
8" Non-Potable Water Line <i>(including all appurtenances)</i>	LF	1,020	\$ 35.00	\$ 35,700.00
2" Non-Potable Water Service	EA	1	\$ 2,000.00	\$ 2,000.00
Blow Off Valve	EA	1	\$ 4,000.00	\$ 4,000.00
Resilient Valve	EA	3	\$ 1,550.00	\$ 4,650.00
			Total	\$ 1,332,000.00