

# LENNAR®

May 28, 2018

City of Sparks  
Parks Development  
431 Prater Way  
Sparks, NV 89431

Reference: Pioneer Meadows Village 4B

Subject: Regional Trail Credits

Attention: Jon Ericson

Dear Mr. Ericson,

Included in this package are the approved plans for Pioneer Meadows 4B showing the Regional Trail, Pioneer Meadows Regional Trail Dedication Tract Map 5251 and a copy of the contract with Spanish Springs Construction for the cost to build the Regional Trail. The cost to construct this trail was \$93,345.00. Please create an Impact Fee Credit Agreement for this dollar amount so credits can be issued. Should we also include the Regional Trail adjacent to Village 5 at the same time or process another IFCA once the cost is under contract. Please let me know. Thank you for your time and I can be reached at 789-3233 should you have any questions.

Sincerely,  
LENNAR RENO, LLC



Tim Scheideman  
Director of Land Development

Vendor: Spanish Springs Construction

Contract No.: 30573028

Rel Cost Center 1037650, 1028702, 1037610

## Project: PIONEER MEADOWS VILLAGE 4B AND VILLAGE 10 PHASE 1/ GRADING, UNDERGROUND &amp; TOPSIDE IMPROVEMENTS

CSI Code #	Description of Services/Materials	UOM	\$ / Unit	Qty	Extended \$'s
<b>PIONEER MEADOWS - OFFSITE - Cost Center 1037650</b>					
<b>1. Drainage:</b>					
1300	3001	Cl. Rip Rap w/ Fabric - Village 11	SF	\$3.00	1,260 \$ 3,780.00
	3001	Excavate Drainage Channel - Village 11	LF	\$34.00	1,400 \$ 47,600.00
1300	3001	15" Temporary CMP Culvert - Village 11	LF	\$45.00	81 \$ 3,645.00
1300	3001	15" Temporary FES - Village 11	EA	\$150.00	2 \$ 300.00
1300	3001	Cl. 300 Rip Rap w/ Fabric - Village 12	SF	\$4.00	1,200 \$ 4,800.00
1300	3001	Excavate Drainage Channel - Village 12	LF	\$30.00	550 \$ 16,500.00
1300	3001	30" Temporary CMP Culvert - Village 12	LF	\$85.00	81 \$ 6,885.00
1300	3001	30" Temporary FES - Village 11	EA	\$220.00	2 \$ 440.00
<b>2. Sewer:</b>					
1300	2851	6" AB Access Road - Village 11	SF	\$0.80	23,200 \$ 18,560.00
1300	2751	8" Sewer Pipe - Village 11	LF	\$40.00	474 \$ 18,960.00
1300	2751	10" Sewer Pipe - Village 11	LF	\$48.00	140 \$ 6,720.00
1300	2751	48" Sewer Manhole - Village 11	EA	\$3,650.00	2 \$ 7,300.00
1300	2751	6" AB Access Road - Village 12	SF	\$0.80	16,750 \$ 13,400.00
1300	2751	10" Sewer Pipe - Village 12	LF	\$48.00	1,266 \$ 60,768.00
1300	2751	48" Sewer Manhole - Village 12	EA	\$3,650.00	9 \$ 32,850.00
1300	2751	10" Sewer Pipe - Village 10 - 12	LF	\$48.00	35 \$ 1,680.00
1300	2751	12" Sewer Pipe - Village 10 - 12	LF	\$52.00	418 \$ 21,736.00
1300	2751	48" Sewer Manhole - Village 10 - 12	EA	\$3,650.00	1 \$ 3,650.00
1300	2751	24" Steel Casing	LF	\$140.00	418 \$ 58,520.00
1300	2751	Connect to Existing	EA	\$600.00	1 \$ 600.00
<b>3. Water: Wingfield Hills Drive</b>					
1300	2851	6" AB Access Road	SF	\$0.80	16,626 \$ 13,300.80
1300	2851	8" Waterline Ductile Iron C151 Cl. 350	LF	\$84.00	161 \$ 13,524.00
1300	2851	14" Waterline Ductile Iron C151 Cl. 350	LF	\$190.00	468 \$ 88,920.00
1300	2851	8" Gate Valve	EA	\$1,840.00	2 \$ 3,680.00
1300	2851	14" Gate Valve	EA	8,720.00	2 \$ 17,440.00
1300	2851	Temporary Flush Valve Assembly	EA	\$7,820.00	2 \$ 15,640.00
1300	2851	Temporary Air Release Valve	EA	\$5,200.00	2 \$ 10,400.00
1300	2851	Connect to Existing	EA	\$4,450.00	2 \$ 8,900.00
<b>PIONEER MEADOWS - VILLAGE 4B- Cost Center 1028702</b>					
<b>1. Excavation</b>					
1300	2651	Finish Lot Grading per Detail	EA	\$750.00	38 \$ 28,500.00
<b>2. Erosion Control</b>					
1300	3601	Install and Maintain Stabilized Construction Entrance	EA	\$2,000.00	2 \$ 4,000.00
1300	3601	Remove Silt Fence	LS	\$500.00	1 \$ 500.00
<b>3. Street:</b>					
1300	3279	4" Asphaltic Concrete	SF	\$2.02	73,464 \$ 148,397.28
1300	3279	8" Aggregate Base	SF	\$1.00	73,464 \$ 73,464.00
1300	3279	& Remove	LS	\$437.74	1 \$ 437.74
1300	3279	Subgrade for TMWA Certification	SF	\$0.25	73,464 \$ 18,366.00
1300	3279	8' Community Trail 2" AC/ 6" AB	SF	\$3.00	2,080 \$ 6,240.00

<b>4. Concrete</b>						
1300	3201	Curb and Gutter w/ AB	LF	\$15.50	3,500	\$ 54,250.00
1300	3201	4' Sidewalk w/ AB	SF	\$5.75	9,000	\$ 51,750.00
1300	3201	Add Alternate: Increase PCC Sidewalk Section by 1"	SF	\$1.00	9,000	\$ 9,000.00
1300	3201	Driveways	EA	\$880.00	38	\$ 33,440.00
1300	3201	Commercial Driveway	EA	\$930.00	1	\$ 930.00
1300	3201	Pedestrian Ramps	EA	\$1,200.00	12	\$ 14,400.00
1300	3201	10' Regional Trail 6" PCC/ 6" AB	LS	\$7.00	13,335	\$ 93,345.00
1300	3201	Maintenance Road 6" PCC/ 6" AB w/ #4 Rebar	SF	\$9.00	1,410	\$ 12,690.00
<b>5. Drainage:</b>						
1300	3001	12" Drain Pipe	LF	\$47.00	435	\$ 20,445.00
1300	3001	15" Drain Pipe	LF	\$63.00	214	\$ 13,482.00
1300	3001	18" Drain Pipe	LF	\$66.00	590	\$ 38,940.00
1300	3001	24" Drain Pipe	LF	\$92.00	213	\$ 19,596.00
1300	3001	48" Storm Drain Manhole	EA	\$3,350.00	4	\$ 13,400.00
1300	3001	60" Storm Drain Manhole	EA	\$4,900.00	3	\$ 14,700.00
1300	3001	Catch Basin Type 4R	EA	\$1,770.00	9	\$ 15,930.00
1300	3001	Catch Basin Type 3R	EA	\$1,620.00	1	\$ 1,620.00
1300	3001	12" Headwall w/ Access Gate	LS	\$5,000.00	1	\$ 5,000.00
1300	3001	24" Headwall w/ Access Gate	LS	\$6,148.93	1	\$ 6,148.93
1300	3001	Rip Rap Class 150	SF	\$3.00	700	\$ 2,100.00
<b>6. Sewer:</b>						
1300	2751	8" Sewer Pipe	LF	\$40.00	1,204	\$ 48,160.00
1300	2751	48" Sewer Manhole	EA	\$3,620.00	11	\$ 39,820.00
1300	2751	4" Sewer Service w/CO to Grade	EA	\$1,350.00	29	\$ 39,150.00
1300	2751	Connect to Existing	EA	\$370.00	5	\$ 1,850.00
<b>7. Water:</b>						
1300	2851	6" Waterline Ductile Iron	LF	\$65.00	590	\$ 38,350.00
1300	2851	6" Gate Valve	EA	\$1,300.00	4	\$ 5,200.00
1300	2851	8" Waterline Ductile Iron	LF	\$80.00	1,268	\$ 101,440.00
1300	2851	8" Gate Valve	EA	\$1,790.00	4	\$ 7,160.00
1300	2851	12" x 22" Single Water Service	EA	1,450.00	14	\$ 20,300.00
1300	2851	17" x 30" Dual Water Service	EA	2,250.00	8	\$ 18,000.00
1300	2851	Fire Hydrant w/ Markers	EA	\$6,800.00	3	\$ 20,400.00
1300	2851	Air Release Valve	EA	\$3,030.00	1	\$ 3,030.00
1300	2851	Connect to Existing	EA	\$600.00	6	\$ 3,600.00
<b>10. Joint Trench</b>						
1300	3360	Common Trench	LF	\$22.90	1820	\$ 41,678.00
1300	3360	3" Electric Conduit Primary	LF	\$2.50	1998	\$ 4,995.00
1300	3360	3" Electric Conduit Secondary	LF	\$2.50	1661	\$ 4,152.50
1300	3360	3" Electric Conduit Future	LF	\$2.50	120	\$ 300.00
1300	3360	3" Electric Conduit Service	LF	\$3.50	380	\$ 1,330.00
1300	3360	Sand & Backfill	LF	\$23.00	346	\$ 7,958.00
1300	3360	Electric Transformer Pads	EA	\$775.00	4	\$ 3,100.00
1300	3360	Electric Secondary Boxes (N-36)	EA	\$660.00	19	\$ 12,540.00
1300	3360	12" x 12" Polymer Street Light Box	EA	\$420.00	5	\$ 2,100.00
1300	3360	Sono Tube for Street Light Base	EA	\$350.00	5	\$ 1,750.00
1300	3360	2" PE Gas Main Pipe	LF	\$12.00	1856	\$ 22,272.00
1300	3360	3/4" PE Gas Service Pipe Including Curb Valve	LF	\$36.00	463	\$ 16,668.00
1300	3360	4" Telephone Conduit	LF	\$3.50	2,989	\$ 10,461.50
1300	3360	2" Telephone Conduit	LF	\$2.00	1,914	\$ 3,828.00
1300	3360	2.5 x 4 x 3 Vault	EA	\$2,200.00	1	\$ 2,200.00
1300	3360	3 x 5 x 4 Vault	EA	\$3,200.00	3	\$ 9,600.00
1300	3360	1420/15 Service Box	EA	\$440.00	18	\$ 7,920.00
1300	3360	2" Cable Conduit - Contractor Provided	LF	\$1.00	4180	\$ 4,180.00
<b>11. Miscellaneous Street Improvements:</b>						
1300	3330	Combo Street Name & Stop Signs	EA	\$850.00	5	\$ 4,250.00
1300	3330	24" Solid White Stop Bar	EA	\$340.00	5	\$ 1,700.00
1300	3330	4" Yellow Striping	LF	\$1.30	408	\$ 530.40
1300	3330	24" Solid White International Cross Walk Striping	EA	\$850.00	1	\$ 850.00
1300	3330	Street Signs	EA	\$550.00	1	\$ 550.00
1300	3330	Red Curb at Fire Hydrant	LF	\$2.00	45	\$ 90.00
1300	3330	Survey Monuments	EA	\$460.00	7	\$ 3,220.00
1300	3330	Removable Bollards	EA	\$850.00	2	\$ 1,700.00

PIONEER MEADOWS - VILLAGE 10 PHASE 1 & GRADING - Cost Center 1037610						
<b>1. Excavation</b>						
1300	2655	Clear and Grub	AC	\$1,250.00	25	\$ 31,250.00
1300	2651	Finish Lot Grading per Detail	EA	\$630.00	140	\$ 88,200.00
1300	2651	On Site Cut to Fill	CY	\$5.50	19,400	\$ 106,700.00
1300	2651	Import and Embank	CY	\$15.00	27,000	\$ 405,000.00
<b>2. Erosion Control</b>						
1300	3601	Install and Maintain Stabilized Construction Entrance	EA	\$2,300.00	2	\$ 4,600.00
1300	3601	Remove Silt Fence	LS	\$550.00	1	\$ 550.00
<b>3. Street:</b>						
1300	3279	4" Asphaltic Concrete	SF	\$2.10	111,930	\$ 235,053.00
1300	3279	8" Aggregate Base	SF	\$1.00	111,930	\$ 111,930.00
1300	3279	Saw Cut Existing Pavement & Remove	LS	\$200.00	1	\$ 200.00
1300	3279	Subgrade for TMWA Certification	SF	\$0.20	111,930	\$ 22,386.00
<b>4. Concrete</b>						
1300	3201	Type 1 Curb and Gutter w/ 6" AB	LF	\$16.90	5,288	\$ 89,367.20
1300	3201	4' Sidewalk w/ 4" PCC/ 4" AB	SF	\$5.85	10,369	\$ 60,658.65
1300	3201	Add Alternate: Increase PCC Sidewalk Section by 1"	SF	\$1.00	10,369	\$ 10,369.00
1300	3201	6" PCC/ 6" AB Driveways 18' Wide	EA	\$840.00	88	\$ 73,920.00
1300	3201	Type 2 PCC Median Curb w/ 6" AB	LF	\$19.00	150	\$ 2,850.00
1300	3201	6" PCC/ 6" AB Pedestrian Ramps	EA	\$1,300.00	14	\$ 18,200.00
1300	3201	6" PCC/ 6" AB Valley Gutter w/ Steel Reinforcement	SF	\$11.50	750	\$ 8,625.00
<b>5. Drainage:</b>						
1300	3001	12" Drain Pipe DI Leads	LF	\$48.00	408	\$ 19,584.00
1300	3001	18" Drain Pipe	LF	\$68.00	491	\$ 33,388.00
1300	3001	24" Drain Pipe	LF	\$90.00	525	\$ 47,250.00
1300	3001	30" Drain Pipe	LF	\$160.00	167	\$ 26,720.00
1300	3001	48" Storm Drain Manhole	EA	\$4,000.00	5	\$ 20,000.00
1300	3001	60" Storm Drain Manhole	EA	\$4,685.00	3	\$ 14,055.00
1300	3001	Catch Basin Type 4R	EA	\$1,900.00	11	\$ 20,900.00
1300	3001	Catch Basin Dual Type 4R	EA	\$3,300.00	2	\$ 6,600.00
1300	3001	18" FES	EA	\$400.00	1	\$ 400.00
1300	3001	30" Trash Rack	EA	\$8,600.00	1	\$ 8,600.00
1300	3001	Cl. 150 Rip Rap w/ Fabric	SF	\$4.00	1,300	\$ 5,200.00
1300	3001	Connect to Existing	EA	\$900.00	1	\$ 900.00
<b>6. Sewer:</b>						
1300	2751	8" Sewer Pipe	LF	\$41.00	3,311	\$ 135,751.00
1300	2751	48" Sewer Manhole	EA	\$3,650.00	13	\$ 47,450.00
1300	2751	48" Sewer Manhole Outside of Pavement	EA	\$3,550.00	3	\$ 10,650.00
1300	2751	4" Sewer Service w/CO to Grade & Concrete Collar	EA	\$1,300.00	88	\$ 114,400.00
1300	2751	4" Sewer Service w/CO to Grade	EA	\$1,250.00	21	\$ 26,250.00
1300	2751	Connect to Existing	EA	\$600.00	0	\$ -
<b>7. Water:</b>						
1300	2851	Remove Existing Waterline	LS	\$100.00	1	\$ 100.00
1300	2851	8" Waterline C900 PVC Cl. 235	LF	\$39.00	2,060	\$ 80,340.00
1300	2851	8" Waterline Ductile Iron C151 Cl. 350	LF	\$90.00	1,197	\$ 107,730.00
1300	2851	8" Gate Valve	EA	\$1,790.00	10	\$ 17,900.00
1300	2851	12" x 22" Single Water Service	EA	1,450.00	30	\$ 43,500.00
1300	2851	17" x 30" Dual Water Service	EA	2,000.00	29	\$ 58,000.00
1300	2851	Fire Hydrant w/ Markers	EA	\$6,000.00	5	\$ 30,000.00
1300	2851	In-Line Flush Valve Assembly	EA	\$5,500.00	2	\$ 11,000.00
1300	2851	Temporary Flush Valve Assembly	EA	\$2,670.00	3	\$ 8,010.00
1300	2851	Air Release Valve	EA	\$3,760.00	2	\$ 7,520.00
1300	2851	Temporary Air Release Valve	EA	\$2,680.00	3	\$ 8,040.00
1300	2851	Connect to Existing	EA	\$500.00	2	\$ 1,000.00
<b>10. Joint Trench</b>						
1300	3360	Common Trench	LF	\$23.55	6000	\$ 141,300.00
1300	3360	3" Electric Conduit Primary	LF	\$2.50	3050	\$ 7,625.00
1300	3360	3" Electric Conduit Secondary	LF	\$2.50	3650	\$ 9,125.00
1300	3360	3" Electric Conduit Future	LF	\$2.50	300	\$ 750.00
1300	3360	3" Electric Conduit Service	LF	\$2.50	880	\$ 2,200.00
1300	3360	Sand & Backfill	LF	\$23.00	250	\$ 5,750.00
1300	3360	Electric Transformer Pads	EA	\$800.00	10	\$ 8,000.00

