

5454921 AGR

Total Pages: 17 Rec Fee: \$140.00
eRecorded in Clark County, WA 10/24/2017 08:58 AM
STEWART TITLE - VANCOUVER MAIN
SIMPLIFILE LC E-RECORDING

RETURN ADDRESS

Randall B Printz

Landerholm, Memovich, Lansverk & Whitesides, PS

P.O. Box 1086

Vancouver, WA 98666-1086

Please print neatly or type information

Document Title(s)

Development Agreement

Reference Number(s) of related documents:

None Additional Reference #'s on page

Grantor(s) (Last name, First name and Middle Initial)

City of Camas, Green Mountain Land LLC, CLB Washington Solutions LLC
Additional grantors on page

Grantee(s) (Last name, First name and Middle Initial)

City of Camas, Green Mountain Land LLC, CLB Washington Solutions LLC
Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Portion of the 1/4 Section 20 and NW 1/4 Section 21, T2N, R3E
Additional legal is on page

Assessor's Property Tax Parcel/Account Number

986042356, 986040512 Additional parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.


Signature of Requesting Party

After recording, return to:

RANDALL B. PRINTZ
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made and entered into by and between the CITY OF CAMAS, a Washington Municipal Corporation (hereinafter referred to as the "City") CLB Washington Solutions LLC, a Delaware LLC. and Green Mountain Land LLC (hereinafter referred to as the "Owner") (and collectively referred to as "Parties").

RECITALS

WHEREAS, Owner owns or controls certain real property which is located within the City's municipal boundary and which is more fully described in the attached Exhibit "A", (hereinafter referred to as the "Property"); and,

WHEREAS, the City and the Owner recognize the area of the City known as the North Urban Growth Area ("NUGA"), will develop over a period of many years and the City desires to have parks, trails and open space amenities in the NUGA; and,

WHEREAS, the City's Parks, Recreation and Open Space Plan (PROS) identifies a "Proposed Neighborhood Park (NP-16)", which provides: "The City should identify a new neighborhood park to serve future growth within this area of Camas. This location presents an opportunity for a larger neighborhood park that includes a wider range of facilities. In particular, the City should make use of the unique topography of Green Mountain for views of Lacamas Lake and most of northern Camas. The City should develop this site to support trail activities and take maximum advantage of the views."; and,

DEVELOPMENT AGREEMENT
Green Mountain Land, LLC Page - 1 - 1062002

WHEREAS, the PROS provides: “There are several areas of planned development in Camas, including north of Lacamas Lake, and towards the northern and western edges of the city. The acquisition of land is critical to providing for future park and recreation needs; and,

WHEREAS, the PROS provides that Neighborhood Parks should be approximately 5-10 acres in size; at least 50% of which is suitable for active use; have good visibility from surrounding streets and have a minimum of 200 feet of street frontage; be relatively central to the area it is intended to serve and be accessible by walking, bicycling or driving with connections to the community trail network; and,

WHEREAS, the park at Green Mountain proposed by the Owner (the “Park”), a description and cost of which is attached hereto as Exhibit B and incorporated by reference herein, is consistent with the PROS Neighborhood Park criteria; and because of that, the City will exercise its best efforts to include the Park in the Park Impact Fee rate base and program which is currently under review for update and amendment by the City; such that upon construction of the Park, it shall be eligible for and receive Park Impact Fee Credits consistent with this Agreement; and,

WHEREAS, the Owner and the City have previously entered into a Development Agreement relating to the Property, which described a variety of potential park and trail features and which in part provides: “It is anticipated that, (assuming appropriate amendments are made to the Parks Plan and Park Impact Fee program that provides PIF credits in an amount acceptable to the Owner) future development phases of the Property shall implement the applicable parks/open space/trail portion of the Master Plan, or something substantially similar thereto. The Parties agree that a park in this area that would in whole or in part be Park Impact Fee Creditable. However, as of the date of this Agreement, specificity as to the size of the park or the extent of improvements of the park; or the amount of Park Impact Fee credits that would be available for park land dedication or construction of improvements has not yet been determined. Because of these factors, the Parties agree to work together through the Parks Plan update and Park Impact Fee program update to arrive at an agreement regarding the size and improvements of the park to be created by the Owner and the amount of Park Impact fee Credits that would be issued to the Owner for the construction and dedication of the park.”

WHEREAS, the Owner has received preliminary and final Planned Residential Development approval for the Property, has been before the Parks Board and wishes to begin construction of a substantial portion of the Park this summer, prior to occupancy of the first homes in the PRD; and,

WHEREAS, the City and the Owner wish to provide predictability and efficiency about the design, cost and delivery of the Park; and,

WHEREAS, the City and the Owner recognize that Owner's construction of the Park will benefit not only the Property, but also other properties in the NUGA; and,

WHEREAS, the City is a Washington Municipal Corporation with annexation powers, and land use planning and permitting authority over all land within its corporate limits; and,

WHEREAS, the Washington State Legislature has authorized the execution of Development Agreements between local governments and a person having ownership or control of real property within its jurisdiction pursuant to RCW 36.70B.170(1); and,

WHEREAS, pursuant to RCW 36.70B.170, a Development Agreement may set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement; which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW; and

WHEREAS, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private participation and comprehensive planning, and reduce the economic cost of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW

36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements; and

WHEREAS, for the purposes of this Agreement, "Development Standards" includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and,

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Development Agreement. This Agreement is a Development Agreement to be implemented under the authority of and in accordance with RCW 36.70B.170 through RCW 36.70B.210 and CMC 18.55.340. It shall become a contract between the Owner and the City upon its approval by ordinance or resolution following a public hearing as provided for in RCW 36.70B.170 and CMC 18.55.340; and upon execution by all parties.

Section 2. Term of Agreement. This Agreement shall commence upon the Effective Date (which shall be the date of the last signature on the Agreement), and shall be valid for a period of fifteen (15) years; unless extended or terminated by mutual consent of the Parties.

Section 3. In conjunction with the City's current process for updating and amending its Park Impact Fee program, the City will exercise its best efforts to place the Park land and associated improvements in the Park Impact Fee program in such a manner that will enable the Owner, upon construction of some or all of the Park improvements or dedication of Park land, to receive Park Impact Fee Credits in amount equal to fifty (50%) of the costs identified in Exhibit B for the corresponding improvements or dedication of land.

Section 4. Because the first building permits are anticipated to be applied for in May 2017; and the first phase of the Park is anticipated to be constructed in the Summer of 2017; and the City's Park Impact Fee program update is scheduled to be completed in the Fall of 2017, until adoption of the City's Park Impact Fee Program update, at the time of building permit issuance for any building permits in the Green Mountain PRD, the City shall take and hold in escrow all Park Impact Fees then due. Upon adoption of the City's Park Impact Fee Program in 2017, the City shall issue any Park Impact Fee Credits then due Owner, if any, and allow such Park Impact Fee Credits to be used to redeem any Park Impact Fees paid in cash up to that point in time; subject to payment of a reasonable administrative fee, if the City determines one is necessary to cover the administrative costs of the escrow described in this Section.

Section 5. Remedies. Should a disagreement arise between the City and Owner regarding the interpretation and application of this Agreement, the parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by judicial action filed in the Clark County Superior Court.

DEVELOPMENT AGREEMENT
Green Mountain Land, LLC Page - 4 - 1062002

Section 6. Maintenance/Water Service. While the Park will be owned by the City upon construction of the Park (or some portion thereof) and acceptance by the City, the Owner shall be responsible for Park maintenance, consistent with City park standards, for a period of ten (10) years from City acceptance of the completed improvements, at which time the Owner's obligation to maintain shall cease and the City shall maintain the Park thereafter. Upon construction of the Park, or some portion thereof, the City agrees that it will provide water to the park for irrigation and other park uses, consistent with City park standards, at no cost to the Owner. Nothing in the Section shall be construed to place any obligation on the City to construct any water lines or other water facilities. Any maintenance activities carried out under this Agreement shall be accomplished by non-City employees or non-City contractors. Any and all wages or payments made to any persons or entities arising out of maintenance work under this Agreement shall be paid for by the Owner or its assigns and not the City. The Owner or its assigns shall require any person or entity performing maintenance work under this Agreement, to carry general liability insurance covering such persons or entities and activities. The Owner or its assigns shall indemnify and hold harmless the City for any damages sustained by the City, including reasonable attorney's fees, arising out of the negligence of any person or entity in the performance of the maintenance obligations provided for under this Agreement. Phase 1 park improvements will be completed by the Owner by no later than September 1, 2018, and Phase 2 park improvements will be completed by the Owner by no later than September 1, 2022.

Section 7. Performance. Failure by either party at any time to require performance by the other party of any of the provisions hereof shall in no way affect the parties' rights hereunder to enforce the same, nor shall any waiver by a party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this non-waiver clause.

Section 8. Venue. This Agreement shall be construed in accordance with and, governed by, the laws of the State of Washington. The parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 9. Severability. If any portion of this Agreement shall be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 10. Inconsistencies. If any provisions of the Camas Municipal Code are deemed inconsistent with the provisions of this Agreement, the provisions of this Agreement shall prevail.

Section 11. Binding on Successors and Recording. The rights and obligations created by this Agreement are assignable and shall be binding upon and inure to the benefit of Owner,

the City, and their respective heirs, successors and assigns, with the exception that any assignment by Owner shall be consented to by the City, which consent shall not be unreasonably withheld. If Owner properly assigns its rights and obligations under this Agreement and no longer owns any portion of the Property, the City shall release Owner from any further obligation or liability under this Agreement. The rights and obligations created by this Agreement shall also run with the land, but only with respect to those portions of the Property that have not received final plat approval for a subdivision or Site Plan approval for a commercial or multi family development. Only Owner and the City or their assigns shall have the right to enforce the terms of this Amendment. This Agreement shall be recorded against the real property indicated on Exhibit "A" with the Clark County Auditor.

Section 12. Recitals. Each of the recitals contained herein are intended to be, and are incorporated as, covenants between the parties and shall be so construed.

Section 13. Amendments. This Agreement may only be amended by mutual agreement of the parties. Pursuant to RCW 36.70B.170(4), the City reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

Exhibits:

Exhibit "A": Legal Description of the Property

Exhibit "B": Depiction of Park, Park Improvements, and land to be constructed by and dedicated to the City and Engineers estimate of cost.

Remainder of page intentionally left blank

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the dates set forth below:

CITY OF CAMAS

GREEN MOUNTAIN LAND LLC

By [Signature]
Title Mayor

By [Signature]
Title Manager

STATE OF WASHINGTON OR)
) ss.
County of Clark Washington)

I certify that I know or have satisfactory evidence that John O'Neil is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Manager of GREEN MOUNTAIN LAND, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

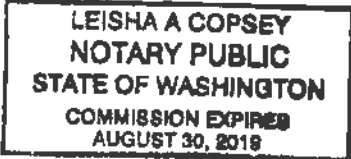


DATED: October 3, 2017.

[Signature]
NOTARY PUBLIC for the State of Washington, OR
Residing in the County of Clark Washington
My Commission Expires: 9/2/18

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Scott Higgins is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Mayor of the CITY OF CAMAS, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



DATED: 9/21, 2017.

[Signature]
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 8/30/19

LEGAL DESCRIPTION FOR
GREEN MOUNTAIN MIXED USE P.R.D
NEIGHBORHOOD PARK DESCRIPTION

April 6, 2017

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 in the Northeast quarter of Section 20 and the Northwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "South Parcel", recorded under Auditor's File No. 5308695 BLA, recorded July 28, 2016, and that parcel of land described under Exhibit C as "Parcel 1", recorded under Auditor's File No. 5237696 BLA, recorded December 4, 2015, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the Northwest corner of that parcel of land described in Exhibit B as "North Parcel", recorded under said Auditor's File No. 5308695 BLA;

THENCE along the North and Easterly lines of said "North Parcel" the following courses;

THENCE continuing South 88° 40' 59" East, along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE leaving said North line and continuing along the Easterly lines of said "North Parcel", South 01° 17' 59" West, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said "North Parcel", South 46° 17' 59" West, a distance of 19.46 feet;

THENCE South 44° 04' 38" East, a distance of 148.73 feet;

THENCE South 57° 06' 11" West, a distance of 154.91 feet to a point on a 270.00 foot radius curve to the right;

THENCE along said 270.00 foot radius curve to the right (the long chord of which bears South 83° 01' 06" West, a distance of 236.00 feet), an arc distance of 244.25 feet to a point on a 120.00 foot radius curve to the right;

THENCE along said 120.00 foot radius curve to the right (the long chord of which bears North 44° 53' 37" West, a distance of 105.86 feet), an arc distance of 109.63 feet;

THENCE North 18° 43' 16" West, a distance of 129.10 feet to a point on a 405.00 foot radius curve to the left;

THENCE along said 405.00 foot radius curve to the left (the long chord of which bears North 36° 10' 39" West, a distance of 242.98 feet), an arc distance of 246.78 feet;

THENCE North 53° 38' 01" West, a distance of 173.47 feet to a point on the East line of said "South Parcel", said point also being on the North right of way line of NE. Boxwood Street as shown on the Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE continuing along the East line of said "South Parcel" and along the North and East right of way lines of said NE. Boxwood Street, North 53° 38' 01" West, a distance of 82.00 feet to an angle point in the East line of said "South Parcel";

THENCE leaving said East line and continuing along said North and East right of way lines, North 53° 38' 01" West, a distance of 256.66 feet to a point on a 170.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 170.00 foot radius curve to the right (the long chord of which bears North 17° 58' 20" West, a distance of 198.22 feet), an arc distance of 211.62 feet;

THENCE continuing along said North and East right of way lines, North 17° 41' 21" East, a distance of 35.16 feet to a point on a 520.00 foot radius curve to the right;

THENCE continuing along said North and East right of way lines and along said 520.00 foot radius curve to the right (the long chord of which bears North 33° 41' 48" East, a distance of 286.79 feet), an arc distance of 290.56 feet to the Northeast corner of said Plat of Green Mountain Mix Use P.R.D. Phase 1 (South), not yet recorded;

THENCE leaving said East right of way line, North 47° 12' 05" East, a distance of 91.60 feet to a point on the South line of said "North Parcel", said point bears South 44° 04' 38" East, a distance of 294.61 feet from the Southwest corner of said "North Parcel";

THENCE along said South line the following courses:

THENCE South 44° 04' 38" East, a distance of 870.95 feet;

THENCE North 45° 55' 22" East, a distance of 18.00 feet;

THENCE South 44° 04' 38" East, a distance of 10.00 feet;

THENCE South 01° 17' 59" West, a distance of 209.50 feet to a point which bears North 43° 42' 01" West from the TRUE POINT OF BEGINNING;

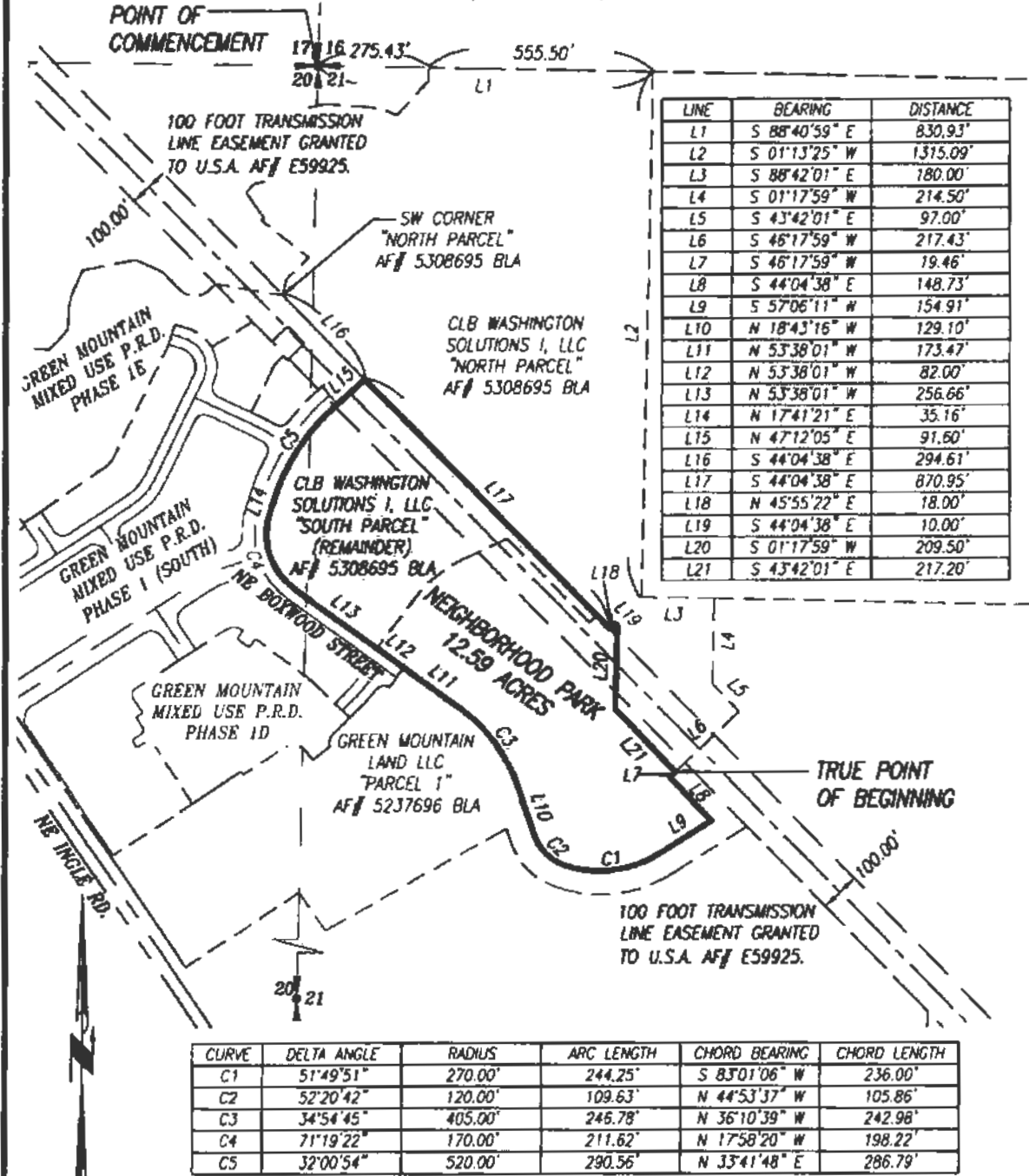
THENCE South 43° 42' 01" East, a distance of 217.20 feet to the TRUE POINT OF BEGINNING.

Containing 12.59 acres, more or less.



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR GREEN MOUNTAIN MIXED USE P.R.D.
NEIGHBORHOOD PARK**

PORTION OF THE NE1/4 SECTION 20 & NW1/4 SECTION 21, T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	S 88°40'59" E	830.93'
L2	S 01°13'25" W	1315.09'
L3	S 88°42'01" E	780.00'
L4	S 01°17'59" W	214.50'
L5	S 43°42'01" E	97.00'
L6	S 46°17'59" W	217.43'
L7	S 46°17'59" W	19.46'
L8	S 44°04'38" E	148.73'
L9	S 57°06'11" W	154.91'
L10	N 18°43'16" W	129.10'
L11	N 53°38'01" W	173.47'
L12	N 53°38'01" W	82.00'
L13	N 53°38'01" W	256.66'
L14	N 17°41'21" E	35.16'
L15	N 47°12'05" E	91.60'
L16	S 44°04'38" E	294.61'
L17	S 44°04'38" E	870.95'
L18	N 45°55'22" E	18.00'
L19	S 44°04'38" E	10.00'
L20	S 01°17'59" W	209.50'
L21	S 43°42'01" E	217.20'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	51°49'51"	270.00'	244.25'	S 83°01'06" W	236.00'
C2	52°20'42"	120.00'	109.63'	N 44°53'37" W	105.86'
C3	34°54'45"	405.00'	246.78'	N 36°10'39" W	242.98'
C4	71°19'22"	170.00'	211.62'	N 17°58'20" W	198.22'
C5	32°00'54"	520.00'	290.56'	N 33°41'48" E	286.79'

SCALE: 1"=400'

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLD., VANCOUVER, WA 98660
1-360-683-1385
1-503-289-8838

OLSON ENGINEERING INC.

222 E. EVERGREEN BLVD., VANCOUVER, WA 98660 (360) 695-1385

Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 1

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price
Grading					
1	Import Fill, Place & Compact Material From Adjacent Stockpile	CY	19,000	\$ 6.00	\$ 114,000.00
2	Finish Grade	SF	214,315	\$ 0.10	\$ 21,431.50
3	Erosion Control	LS	1	\$ 15,000.00	\$ 15,000.00
				Total	\$ 150,431.50
Sidewalk / Trail					
2	Finish Grade - Sidewalk	SF	6,695	\$ 0.20	\$ 1,339.00
3	1½" - Crushed Rock (0.17') - Sidewalk	TN	85	\$ 23.00	\$ 1,955.00
4	Sidewalk (Concrete - 0.33') - Sidewalk	SF	6,695	\$ 5.00	\$ 33,475.00
5	Finish Grade - Heavy Asphalt Pavement	SF	6,900	\$ 0.20	\$ 1,380.00
6	1½" - Crushed Rock (0.50') - Heavy Asphalt Pavement	TN	245	\$ 23.00	\$ 5,635.00
7	Asphalt Concrete (0.33') Class ½" 64-22 HMA - Heavy Asphalt Pavem	TN	175	\$ 135.00	\$ 23,625.00
8	Finish Grade - Light Asphalt Pavement	SF	14,240	\$ 0.20	\$ 2,848.00
9	1½" - Crushed Rock (0.33') - Light Asphalt Pavement	TN	334	\$ 23.00	\$ 7,682.00
10	Asphalt Concrete (0.17') Class ¾" 64-22 HMA - Light Asphalt Pavem	TN	184	\$ 135.00	\$ 24,840.00
				Total	\$ 102,779.00
Amenities					
11	Finish Grade - Picnic Area	SF	1,590	\$ 0.20	\$ 318.00
12	Picnic Structure (576 SF) AS - G2424 - 04	EA	1	\$ 23,000.00	\$ 23,000.00
13	Finish Grade - Picnic Area	SF	1,590	\$ 0.20	\$ 318.00
14	1½" - Crushed Rock (0.25') - Picnic Area	TN	15	\$ 23.00	\$ 345.00
15	Concrete (0.33') - Picnic Area	SF	1,590	\$ 5.00	\$ 7,950.00
16	ADA Picnic Table 2063 - P	EA	1	\$ 2,600.00	\$ 2,600.00
17	Picnic Table 2062 - P	EA	4	\$ 2,550.00	\$ 10,200.00
18	Benches 2140 - B - P	EA	9	\$ 900.00	\$ 8,100.00
19	Trash Receptacle 2770 - DT - P	EA	1	\$ 1,400.00	\$ 1,400.00
20	Aluminum Recreational Volleyball System SVB2000A	EA	1	\$ 1,700.00	\$ 1,700.00
				Total	\$ 55,931.00
Play Structure					
21	Play Structure (9673 PipeLine)	EA	1	\$ 46,500.00	\$ 46,500.00
22	Finish Grade	SF	2,735	\$ 0.20	\$ 547.00
23	Geotextile Fabric	SY	330	\$ 0.90	\$ 297.00
24	24" Concrete Curb	LF	185	\$ 40.00	\$ 7,400.00
25	Engineered Wood Fiber	CY	102	\$ 40.00	\$ 4,080.00
26	ADA Landing & Ramp	SF	85	\$ 4.75	\$ 451.25
27	4" Perf. Pipe (Wrapped) D-2729 w/ Washed Drain Rock	LF	50	\$ 30.00	\$ 1,500.00
28	Pipe Outlet, Pyramat w/ Hand Placed Rip Rap	SF	25	\$ 10.00	\$ 250.00
				Total	\$ 61,025.25
Landscaping					
29	Eastern White Pine (5' - 6')	EA	13	\$ 300.00	\$ 3,900.00
30	Hogan Cedar (5' - 6')	EA	9	\$ 300.00	\$ 2,700.00
31	Village Green Zeikova (2" Cal.)	EA	18	\$ 300.00	\$ 5,400.00
32	October Glory Maple (1.5" Cal.)	EA	14	\$ 300.00	\$ 4,200.00
33	Tulip Tree (1.5" Cal.)	EA	13	\$ 300.00	\$ 3,900.00
34	Topsoil (0.33') - Hydroseeded Lawn Area	CY	2,500	\$ 30.00	\$ 75,000.00
35	Compost (0.17') -Hydroseeded Lawn Area	CY	1,290	\$ 30.00	\$ 38,700.00
36	Finish Grade - Hydroseeded Lawn	SF	204,705	\$ 0.10	\$ 20,470.50
37	Finish Grade - Native Grass	SF	9,610	\$ 0.10	\$ 961.00

38	Irrigation	SF	204,705	\$	0.75	\$	153,528.75	
39	2" Irrigation Meter	LS	1	\$	9,000.00	\$	9,000.00	
40	Power	LS	1	\$	2,500.00	\$	2,500.00	
41	Lawn (Hydroseeded)	SF	204,705	\$	0.20	\$	40,941.00	
42	Lawn (Native Grass)	SF	9,610	\$	0.20	\$	1,922.00	
							Total	\$ 363,123.25

Phase 1 Construction Costs

Subtotal	\$	733,290.00
Design, Permit & Fees @ 15%	\$	109,993.50
Construction Observation @ 3%	\$	21,998.70
Contingency @ 15%	\$	109,993.50
Tax @ 8.4%	\$	61,596.36
Total	\$	1,036,872.06

Land							
Developable Upland in Phase 1	Acres	3.85	\$	400,000.00	\$	1,540,000.00	

Phase 1 Total Costs	\$ 2,576,872.06
----------------------------	------------------------

Green Mountain Mix Use PRD - Neighborhood Park Cost - Phase 2

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price	
Landscaping						
1	Eastern White Pine (5' - 8')	EA	27	\$ 300.00	\$ 8,100.00	
2	Hogan Cedar (5' - 6')	EA	11	\$ 300.00	\$ 3,300.00	
3	Finish Grade - Lawn	SF	26,696	\$ 0.10	\$ 2,669.60	
4	Topsoil (0.33') - Lawn Area	CY	330	\$ 8.00	\$ 2,640.00	
5	Compost (0.17') - Lawn Area	CY	170	\$ 30.00	\$ 5,100.00	
6	Irrigation	SF	26,696	\$ 0.75	\$ 20,022.00	
7	Lawn (Hydroseeded)	SF	26,696	\$ 0.20	\$ 5,339.20	
					Total	\$ 47,170.80
Amenities						
8	Finish Grade - Sport Court	SF	2,400	\$ 0.20	\$ 480.00	
9	1x" Crushed Rock (0.25') - Sport Court	TN	43	\$ 23.00	\$ 989.00	
10	Concrete (0.33') - Sport Court	SF	2,400	\$ 5.00	\$ 12,000.00	
11	Basketball Hoop Assembly 1001 - 01	EA	2	\$ 2,400.00	\$ 4,800.00	
12	Restroom	LS	1	\$ 150,000.00	\$ 150,000.00	
13	Finish Grade - Restroom	SF	400	\$ 0.20	\$ 80.00	
14	Drinking Fountain	EA	1	\$ 3,500.00	\$ 3,500.00	
15	Bicycle Rack	EA	1	\$ 400.00	\$ 400.00	
16	Benches 21400 - 6 - P	EA	8	\$ 800.00	\$ 4,800.00	
17	Trash Receptacle 2770 - DT - P	EA	4	\$ 1,000.00	\$ 4,000.00	
18	Wetland Enhancements	EA	1	\$ 20,000.00	\$ 20,000.00	
					Total	\$ 201,049.00
Sidewalk / Trail						
19	Finish Grade - Light Asphalt Pavement (Sport Court)	SF	1,040	\$ 0.20	\$ 208.00	
20	1x" Crushed Rock (0.33') - Light Asphalt Pavement (Sport Court)	TN	25	\$ 23.00	\$ 575.00	
21	Asphalt Concrete (0.17') Class X* 64-22 HMA - Light Asphalt Pavement (Sport Court)	TN	13	\$ 135.00	\$ 1,755.00	
22	Finish Grade - Sidewalk / Trail	SF	7,165	\$ 0.20	\$ 1,433.00	
23	1x" Crushed Rock (0.17') - Sidewalk / Trail	TN	90	\$ 20.00	\$ 1,800.00	

24	Sidewalk / Trail (Concrete - 0.33')	SF	7,165	\$	5.00	\$	35,825.00
					Total	\$	41,596.00

Phase 2 Construction Costs	Subtotal	\$	289,815.80
	Design, Permit & Fees @ 15%	\$	43,472.37
	Construction Observation @ 3%	\$	8,694.47
	Contingency @ 15%	\$	43,472.37
	Tax @ 8.4%	\$	24,344.53
	Total	\$	409,799.54

	Land						
Developable Upland in Phase 2	Acres	1.27	\$	400,000.00	\$	508,000.00	

Phase 2 Total Costs	\$ 917,799.54
----------------------------	----------------------

TOTAL PARK COST

Neighborhood Park Total Costs	Phase 1	\$	2,576,872.06
	Phase 2	\$	917,799.54
		\$	3,494,671.60

ASSUMPTIONS

- 1 Prices based off current market rates.
- 2 This Cost Estimate is based on plans prepared by Olson Engineering, Inc - Green Mountain Mixed Use PRD Neighborhood Park - LS1.1, LS1.2 & LS1.3, June 2017.
- 3 "Grading" - Import Fill Material From Adjacent Stockpile
- 4 The Play Structure and Park Amenities were quoted by "Columbia Cascade Company".
- 5 The Picnic Structure was quoted by "RCP Shelters, Inc.".
- 6 The Aluminum Recreational Volleyball System was quoted by "Bison, Inc.".
- 7 Crushed Rock - Cubic Feet to Tons conversion rate of 0.071 utilities.
- 8 AC - Cubic Feet to Tons conversion rate of 0.076 utilities.
- 9 "Restroom" is based on Dorothy Fox Park's Estimate by others
- 10 Acreage and Cost for "Developable Upland in Phase 1 & 2" was provided by John Schmidt of Metropolitan Land Group, LLC
- 11 Remove SDC Fee from 2" Irrigation Meter



9/11/17