



MAINTENANCE BOND APPROVAL

06/25/2024

Mindy Teague
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – Poss Landing Unit 1 Maintenance Bond

Dear Ms. Teague:

We have reviewed the Maintenance Bond for Poss Landing Unit 1 submitted by M.W. Cude Engineers, LLC, and recommend it be approved and allowed to move forward.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-366

A handwritten signature in blue ink that reads "R. Zamora, PE".

Ricardo J. Zamora, P.E., CFM
Senior Project Manager

**CONSTRUCTION COST
FOR MAINTENANCE BOND**

PLAT NAME: POSS LANDING

PROJECT #: PZ-2022-20

DATE: June 18, 2024

IMPROVEMENT	ORIGINAL COST	% TO BOND	BOND AMOUNT
WATER	\$204,395.25	10.00%	\$20,439.53
SEWER	\$363,241.00	10.00%	\$36,324.10
TOTAL AMOUNT OF BOND:			<u>\$56,763.63</u>

PREPARED BY:

ENGINEER: M. W. Cude Engineers, L.L.C.

ADDRESS: 4122 Pond Hill Road, Suite 101

San Antonio, Tx. 78231

TBPE FIRM #455

PRICING AGREEMENT
(Master Land Development Agreement)

This Pricing Agreement ("Pricing Agreement") is issued pursuant to and is hereby made part of that certain Master Land Development Agreement ("Master Development Agreement") dated as of October 17, 2023 by and between **CENTURY LAND HOLDINGS II, LLC** ("Century") and Contractor (identified below). The Master Development Agreement is incorporated herein by this reference as though fully set forth herein, and this Pricing Agreement is fully subject to the terms of the Master Development Agreement. This Pricing Agreement shall define the pricing and scope of the Work to be performed on the Project identified below, should Century authorize Contractor to perform such Work by separate Work Order. The Pricing Agreement does not guarantee any amount of work to Contractor.

CONTRACTOR: V.K. KNOWLTON CONSTRUCTION & UTILITIES, INC

MASTER LAND DEVELOPMENT CONTRACT NUMBER: MLDC SIGNED MAY 3RD, 2018

SUBDIVISION/PROJECT NAME: POSS LANDING

OWNER OF PROPERTY: CENTURY LAND HOLDINGS II, LLC

CRAFT/TRADE: GENERAL CONTRACTOR


EFFECTIVE DATE: OCTOBER 17, 2023

Additional Terms

1. The prices listed herein, or the Scope of Work attached hereto, include all labor, materials, freight, delivery, fees and taxes. Anything not specifically excluded is deemed included. No other amounts shall be added without an express written agreement to add such amounts signed and dated by Century.
2. The Scope of Work attached hereto is hereby incorporated by reference into this Pricing Agreement. In the event any terms in the Scope of Work conflict with the Master Development Agreement, the Master Development Agreement shall control.
3. All capitalized terms used but not defined herein shall have the meaning given in the Master Development Agreement.
4. By executing the Pricing Agreement, Contractor represents that it has made its own independent investigation of the Project and all relevant circumstances as required by the Master Development Agreement.
5. By signing below, Contractor represents that it is the same legal entity that entered into the Master Development Agreement with Century, and that all information of Contractor contained therein and herein is current and agrees that the Master Development Agreement is in full force and effective and binding upon the parties.

CENTURY:

CENTURY LAND HOLDINGS II, LLC
a COLORADO LIMITED LIABILITY COMPANY

By: 

Name: RUDY MUNOZ

Title: VICE PRESIDENT OF LAND

Date: OCTOBER 17, 2023

CONTRACTOR:

V.K. KNOWLTON CONSTRUCTION + UTILITIES, INC.
(full legal name)

a, _____
(type of legal entity and state of organization)

By: 

Name: JED KNOWLTON

Title: VICE PRESIDENT

Date: 10/17/23

STREETS

SUBDIVISIONS

CONCRETE WORK

COMMERCIAL PAVING



UTILITIES

HIGHWAYS

EXCAVATING

BUSINESS PARKS

To: Century Communitites	Contact: Victor Bernal
Address: 3619 Paesanos Parkway, Suite 304 San Antonio, TX 78231 US	Phone: (210) 405-0195
Project Name: Poss Landing	Fax:
Project Location: Bandera Rd. & Huebner Rd., San Antonio, TX	Bid Number: 02
	Bid Date: 10/18/2023

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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General Improvements

01		Mobilization	1.00	LS	\$74,119.05	\$74,119.05
02		Site Clearing, Grind And Haul Off	10.00	ACRE	\$3,410.00	\$34,100.00
04		Construction Entrance	1.00	EACH	\$6,420.00	\$6,420.00
05		Concrete Washout Pit	1.00	LS	\$756.00	\$756.00
06		Silt Fence	3,115.00	LF	\$4.25	\$13,238.75
07		Inlet Protection	20.00	LF	\$22.60	\$452.00
08		Rock Berms	45.00	LF	\$46.50	\$2,092.50

Total Price for above General Improvements Items: \$131,178.30

Street Improvements

01		Street Excavation	5,100.00	CY	\$4.35	\$22,185.00
02		Street Embankment	550.00	CY	\$2.80	\$1,540.00
03		2" HMAC Type D (Local A)	7,450.00	SY	\$14.30	\$106,535.00
04		8" Flexible Base (Local A)	8,410.00	SY	\$10.80	\$90,828.00
05		Geogrid (Tensor TX7)	8,410.00	SY	\$6.00	\$50,460.00
06		6" Lime Stabilization (Local A)	8,410.00	SY	\$9.35	\$78,633.50
07		7" Concrete Curb	4,480.00	LF	\$10.70	\$47,936.00
08		Header Curb	84.00	LF	\$12.90	\$1,083.60
09		Remove Concrete Curb & Sidewalk	110.00	LF	\$5.65	\$621.50
10		Sawcut Asphalt	110.00	LF	\$6.70	\$737.00
11		5' Concrete Sidewalk	250.00	SY	\$67.60	\$16,900.00
12		ADA Ramps	13.00	EACH	\$2,670.00	\$34,710.00
13		Barricade Posts	18.00	EACH	\$123.00	\$2,214.00
14		Street Signage	1.00	LS	\$14,900.00	\$14,900.00
15		School Zone Flashing Beacon (Relocate)	1.00	EACH	\$2,970.00	\$2,970.00
16		2-6" & 3-4" SCH 40 Developer Conduits	60.00	LF	\$73.90	\$4,434.00

Total Price for above Street Improvements Items: \$476,687.60

Drain "A" Improvements

01		Drain Excavation	140.00	CY	\$6.10	\$854.00
02		Drain Embankment	10.00	CY	\$4.80	\$48.00
03		6" Concrete Riprap	208.00	SY	\$172.00	\$35,776.00
04		Baffle Blocks	2.00	CY	\$1,400.00	\$2,800.00
05		Rock Gabions	10.00	SY	\$106.00	\$1,060.00
06		Topsoil & Sodding	125.00	SY	\$18.40	\$2,300.00

Total Price for above Drain "A" Improvements Items: \$42,838.00

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Detention Pond Improvements						
01		Basin Excavation	1,300.00	CY	\$3.75	\$4,875.00
02		Basin Embankment	380.00	CY	\$3.45	\$1,311.00
03		4" Topsoil (Pond)	2,450.00	SY	\$7.55	\$18,497.50
04		Topsoil & Sodding	2,450.00	SY	\$18.40	\$45,080.00
05		Sidewalk Box (Intake)	6.90	CY	\$1,400.00	\$9,660.00
06		Concrete Riprap (Intake Structure)	42.00	SY	\$156.00	\$6,552.00
07		Concrete Riprap (Pilot Channel)	134.00	SY	\$193.00	\$25,862.00
08		Concrete Riprap (Outfall Structure)	80.00	SY	\$210.00	\$16,800.00
09		Concrete Riprap (Outfall Drain Channel)	65.00	SY	\$155.00	\$10,075.00
10		Sidewalk Box (Outfall)	4.80	CY	\$1,630.00	\$7,824.00
11		Baffle Blocks	2.00	CY	\$1,420.00	\$2,840.00
12		Pipe Handrail	28.50	LF	\$80.40	\$2,291.40
13		18" Rock Gabion Mattress	30.00	SY	\$106.00	\$3,180.00
Total Price for above Detention Pond Improvements Items:						\$154,847.90

Lot Improvements

01		Lot Excavation	4,750.00	CY	\$2.95	\$14,012.50
02		Lot Embankment	2,700.00	CY	\$2.15	\$5,805.00
03		Export Excess Material	7,650.00	CY	\$8.85	\$67,702.50
Total Price for above Lot Improvements Items:						\$87,520.00

Sanitary Sewer Improvements

01		Tie To Existing Manhole	1.00	EACH	\$3,480.00	\$3,480.00
02a		San. Sewer 08" SDR 26 (0'-06')	50.00	LF	\$33.10	\$1,655.00
02b		San. Sewer 08" SDR 26 (06'-08')	239.00	LF	\$35.50	\$8,484.50
02c		San. Sewer 08" SDR 26 (08'-10')	1,379.00	LF	\$38.10	\$52,539.90
02d		San. Sewer 08" SDR 26 (10'-12')	600.00	LF	\$41.10	\$24,660.00
02e		San. Sewer 08" SDR 26 (12'-14')	100.00	LF	\$44.50	\$4,450.00
02f		8" SDR 26 160 (White) (6'-8')	20.00	LF	\$46.20	\$924.00
02g		8" SDR 26 PR 160 (White) (8'-10')	40.00	LF	\$47.70	\$1,908.00
02h		8" SDR 26 PR 160 (White) (10'-12')	20.00	LF	\$47.70	\$954.00
03		W/T San. Sewer Manholes	12.00	EACH	\$5,700.00	\$68,400.00
04		Extra Depth Manhole	46.20	VF	\$596.00	\$27,535.20
05		Manhole Ring Encasement	12.00	EACH	\$1,650.00	\$19,800.00
06		6" Sanitary Sewer Laterals	2,552.00	LF	\$34.00	\$86,768.00
08		Sewer Main (8" Bore Underneath Huebner Rd.)	60.00	LF	\$679.00	\$40,740.00
09		24" Steel Casing	60.00	LF	\$194.00	\$11,640.00
10		Sewer Main T.V. Inspection	2,448.00	LF	\$2.70	\$6,609.60
11		Trench Protection	2,448.00	LF	\$1.10	\$2,692.80
Total Price for above Sanitary Sewer Improvements Items:						\$363,241.00

Water Improvements

01		12" Water Tie-In	1.00	EACH	\$6,370.00	\$6,370.00
02		8" PVC C-900 DR 18	2,135.00	LF	\$43.90	\$93,726.50
03		3/4" Short Single Service	2.00	EACH	\$747.00	\$1,494.00
04		3/4" Long Single Service	2.00	EACH	\$1,060.00	\$2,120.00
05		1" Short Dual Service	23.00	EACH	\$968.00	\$22,264.00
06		1" Long Dual Service	18.00	EACH	\$1,370.00	\$24,660.00
07		3/4" Irrigation Service	2.00	EACH	\$888.00	\$1,776.00
08		2" Temporary Blowoff	1.00	EACH	\$1,090.00	\$1,090.00
09		2" Permanent Blowoff	1.00	EACH	\$2,440.00	\$2,440.00
10		D.I. Fittings (restrained)	1.60	TON	\$2,580.00	\$4,128.00

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
12		8" Gate Valve	4.00	EACH	\$2,250.00	\$9,000.00
13		12" Gate Valve	1.00	EACH	\$3,720.00	\$3,720.00
14		Fire Hydrant	2.00	EACH	\$5,330.00	\$10,660.00
15		Hydrostatic Pressure Test	1.00	EACH	\$3,230.00	\$3,230.00
16		Machine Chlorination	2,135.00	LF	\$0.95	\$2,028.25
17		Trench Protection	2,135.00	LF	\$0.30	\$640.50
18		Meter Box	88.00	EACH	\$171.00	\$15,048.00
Total Price for above Water Improvements Items:						\$204,395.25

Total Bid Price: \$1,460,708.05

Notes:

- This pricing is good for 30 days from the date of submittal. Signature from Owner must be received and acknowledged as being received by VKK prior to the 31st day.
- Excluded from this quote are: Payment/Performance Bond or Warranty/Maintenance, Geotechnical/Material Testing, Engineered Staking, Permits/Fees, Rock Excavation/Trenching, Structure Demolition, Site Debris Haul Off, Water Well Plugging, Groundwater Mitigation, Fence Removal/Replacement, Landscaping, Irrigation, and/or anything else not specifically listed as a bid item of the quote.
- *Special Exclusions: All Rock excavation and trenching has been removed from this bid proposal. Access to the site for Test Hole digging was not permitted during the bidding process. VK Knowlton would like to have the opportunity to dig test holes and prove the geotech report before signing contracts.

Payment Terms:

Payment due within 30 Days of receipt of invoice.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: V.K. Knowlton Construction & Utilities, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Casey Graham 210-651-6860 caseyg@vkk.com</p>
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