

COMPARK VILLAGE

Filing No. 3, Amendment No. 4

Plan West, Inc.

Thursday, April 27, 2017

STREETSCAPE COST ESTIMATE**LANDSCAPE / IRRIGATION SUBTOTAL**

Item	Quantity	Unit	Unit Cost	Estimate	Notes
Shade Trees	52	EA	\$560.00	\$29,120.00	2.5" Caliper
Sod	22,711	SF	\$0.85	\$19,304.35	RTF Low-Water Turf
Irrigation	1	EA	\$260.00	\$260.00	Drip emitter & lateral to emitter
Irrigation - Sod	22,711	SF	\$0.90	\$20,439.90	Spray
Landscape / Irrigation Subtotal				\$69,124.25	
Final Streetscape Subtotal				\$69,124.25	
Contractor Contingency		15% of subtotal		\$10,368.64	
Final Streetscape Estimated Total				\$79,492.89	
FINAL L.O.C. TOTAL (110%)				\$87,442.18	

Disclaimer

This opinion of probable landscape construction cost is made on the basis of the Planner / Landscape Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Planner / Landscape Architect does not have control over the cost of labor, materials, equipment, services furnished by others, the Contractors' methods of determining prices, competitive bidding or market conditions; the Planner / Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this estimate of probably landscape construction costs. If the OWNER wishes greater assurance as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor.

Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.