



Agenda Report

File #: 19-0649

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 07/17/19

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an Improvement Agreement for 675 Hidden Valley Parkway, Norco - Ohanes John Nahas and Marie El Georr, husband and wife as community property.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute an Improvement Agreement between the City and Ohanes John Nahas and Marie El Georr, husband and wife as community property.

ANALYSIS:

Ohanes John Nahas and Marie El Georr are the owners of 675 Hidden Valley Parkway in Norco, California, as shown on Exhibit "A." The owners are proposing to construct a self-serve fuel station and convenience food store at this location.

As part of the required improvements for this project, the traffic signal at the intersection of Hidden Valley Parkway and the project entrance will be upgraded to current City standards. Under a Corona - Norco Maintenance Agreement, the City will assume operation and maintenance responsibilities of this signal; however, funding will be shared equally with the City of Norco. Improvements also include striping modifications along Hidden Valley Parkway and upgrades to the advanced warning beacon system along Hidden Valley Parkway to the east of the project. The owner will enter into an Improvement Agreement with the City and post sufficient securities to guarantee construction of these traffic improvements associated with the project.

Securities for public improvements have been posted as follows:

PWIM2018-0013	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Traffic Signal Public Improvements	LICX1165824	\$155,400	LICX1165824	\$77,700

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has submitted public improvement plans for approval, and paid the following plan check fees associated with the review:

PWIM2018-0013	Fee Type	Amount
Public Improvement	Plan Check	\$ 1,974.33
Per Sheet Scanning	Fees	\$120.00

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the Guidelines for implementing the California Environmental Quality Act (CEQA), a mitigated negative declaration and mitigation monitoring plan is not required, as it is deemed exempt pursuant to Section 15061(b)(3) of CEQA, which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action merely approves agreements that provide security to guarantee completion of improvements that are required in connection with a ministerial permit, and there is no possibility that approving these agreements will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

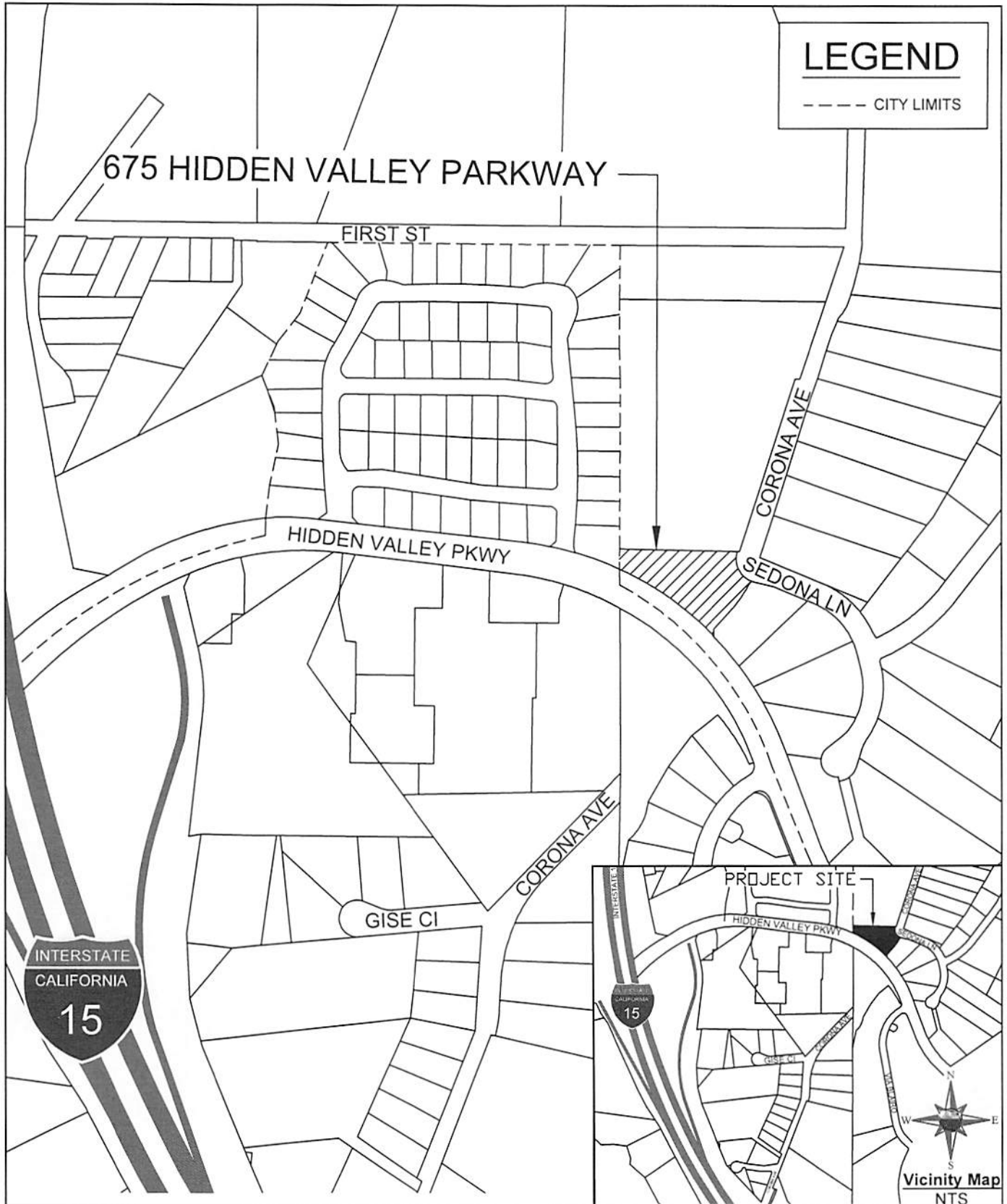
Attachments:

1. Exhibit "A" - Location Map
2. Agreement

File #: 19-0649

Owner: Ohanes John Nahas and
Marie El Georr
5 Foothill Blvd.
Arcadia, CA 91006
(818) 515-4544

Engineer: RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660
(949) 474-0809



CITY OF CORONA
LAND DEVELOPMENT DIVISION

400 S. VICENTIA AVE. CORONA, CA 92682
 TELEPHONE (951) 739-4943

Prepared by: NOE HERRERA

EXHIBIT "A" - LOCATION MAP
675 HIDDEN VALLEY PARKWAY

Drawing No.

1

Scale:
 NO SCALE

**AGREEMENT FOR PUBLIC IMPROVEMENTS FOR TESORO NORCO –
675 HIDDEN VALLEY PARKWAY, NORCO –
DWG. # 18-046S
Non-Master Plan Traffic Signal Improvements**

This Agreement is made and entered into as of this **17th day of July, 2019**, by and between the City of Corona, a municipal corporation (hereinafter referred to as "City"), and **Ohanes John Nahas and Marie El Georr, husband and wife as community property**, with its principal offices located at, **5 Foothill Blvd., Arcadia, CA 91006**, (hereinafter referred to as "Developer").

WITNESSETH:

FIRST: Developer, for and in consideration of the approval by the City of the final map of that certain land division, or that certain other land development project, known as **675 Hidden Valley Parkway** and more particularly described in Exhibit "A" attached agrees, at Developer's own expense, to furnish all labor, equipment and material necessary, and within **FORTY-EIGHT (48)** months from the date of this Agreement, to perform and complete in a good and workmanlike manner, all of the required improvements in accordance with those improvement plans for said project which have been approved by the Public Works Director, and are on file in the office of the City Clerk, and to do all work incidental thereto in accordance with the standards set forth in City ordinances and regulations, and pay all costs of engineering necessary in connection therewith, which are expressly made a part of this Agreement. All of the above-required work shall be done under the inspection of and to the satisfaction of the Public Works Director, and shall not be deemed complete until approved and accepted as complete by the City. The Developer shall ensure that all employees or contractors completing the work and improvements in connection with this agreement have all licenses, permits, qualifications, acceptable insurance as required by the City and approvals from the City necessary to perform their respective work and that such requirements are maintained throughout the term of this agreement or any extensions thereto. Developer further agrees to guarantee the improvements for a period of one year following acceptance by the City and agrees during this one year period to repair and replace, to the satisfaction of the Public Works Director, any defective work or labor done or defective materials furnished. Developer shall complete the improvements in accordance with Section 66462, Government Code. Developer shall also complete any offsite improvements required as a condition of approval for the project and with plans approved by the Public Works Director at such time as the City acquires an interest in the land which will permit such improvements to be made, and the Developer waives the 120 day time limitation set forth in Section 66462.5, Government Code. The estimated cost of said work and improvements is the amount of **One Hundred Fifty-Five Thousand Four Hundred Dollars and No Cents (\$155,400.00)** The work and improvements covered by this agreement may also include items in addition to those listed in Exhibit "B" if additional work or improvements are deemed necessary to protect public health or safety.

SECOND: Developer agrees to pay to the City the actual cost of such inspection of the work and improvements as may be required by the Public Works Director. Developer further agrees that, if suit is brought upon this Agreement or any bonds guaranteeing the completion of the improvements, all costs, expenses and fees, including attorney's fees, incurred by the City in enforcing such obligations shall be paid by Developer and guaranteed by the surety in addition to the face amount of the security, and that, upon entry of judgment, such costs, expenses and fees shall be included in any judgment rendered.

THIRD: City shall not, nor shall any officer or employee of City, except for its or their sole negligence, be liable or responsible for any accident, loss or damage happening or occurring to the improvements prior to the completion and approval thereof, nor shall City or any officer or employee thereof, be liable for any persons or property injured by reason of the nature of the work, or by reason of the acts or omissions of Developer, its agents or employees, in the construction of the improvements, and all of said liabilities are assumed by Developer. Developer agrees to defend, indemnify and hold harmless City and its officers and employees thereof from all loss, including attorney's fees, liability or claim because of, or arising out of the acts or omissions of Developer, its agents and employees, in the performance of this Agreement, or arising out of the use of any patent or patented article in the performance of this Agreement

FOURTH: Developer hereby grants to the City and any authorized agent or employee of the City, the irrevocable permission to enter upon the project for the purpose of completing the improvements. This permission shall terminate in the event that the Developer has completed construction of the improvements within the time specified or any extension thereof granted by the City.

FIFTH: Developer agrees at all times, up to the completion and acceptance of the improvements by the City, to give good and adequate warning to the traveling public of each and every dangerous condition caused by the construction of the improvements, and to protect the traveling public from such dangerous conditions. Developer shall keep all traveled ways that are a part of, or affected by the construction of this project free and clear of mud, dirt and debris and shall provide a minimum of twice monthly street sweeping service. A copy of the contract for street sweeping service shall be provided to the City. Developer's obligation for street sweeping shall continue until such time as the City accepts the improvements as being complete. The bonds securing performance of this Agreement shall secure developer's obligation under this provision.

SIXTH: Developer, its agents and employees, shall give notice to the Public Works Director at least 48 hours before beginning any work and shall furnish the Public Works Director all reasonable facilities and access for obtaining full information with respect to the progress and manner of work.

SEVENTH: If Developer, its agents or employees, neglects, refuses, or fails to construct the work with such diligence as to insure its completion within the specified time, or within such extensions of time that have been granted by the City, or if Developer fails to perform satisfactorily any of the provisions of the plans it shall be in default of this Agreement and written notice of such default shall be served upon Developer. The City Council shall have the power, on recommendation by the Public Works Director, to terminate all rights of the Developer because of such default. The determination by the Public Works Director whether any of the terms of the Agreement or plans have been violated, or have not been performed satisfactorily, shall be conclusive upon the Developer, and all parties who may have any interest in this Agreement or any portion thereof. The provisions of this section shall be in addition to all other rights and remedies available to the City at law or in equity.

EIGHTH: Developer agrees to file with City, prior to the date this Agreement is executed, (a) good and sufficient improvement security in an amount not less than the estimated cost of the work and improvements for the faithful performance of the terms and conditions of this Agreement, and (b) good and sufficient security for payment of labor and materials in the amount prescribed by City ordinances and regulations to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code. Developer agrees to renew each and every such bond(s) with good and sufficient sureties or increase the amounts of said bond(s), or both, within ten (10) days after being notified by the Public Works Director that the sureties or amounts are insufficient. Notwithstanding any other provision herein, if Developer fails to take such action as is necessary to comply with said notice, he shall be in default of this Agreement unless all required improvements are completed within ninety (90) days following the date on which the Public Works Director notified Developer of the insufficiency of the security or the amount of the bond(s) or both.

NINTH: Developer and the City and any surety or sureties on the bond(s) securing this Agreement agree that, in the event it is deemed necessary to extend the time for completion of the improvements and work to be done under this Agreement, extensions of time **may** be granted by the City, either at its own option, or upon request of Developer, and such extensions shall not affect the validity of this Agreement or release the surety or sureties on said bond(s). Developer agrees to maintain the aforesaid bond(s) in full force and effect during the terms of this Agreement, including any extensions of time as may be granted.

TENTH: If any provision of this Agreement is held by the courts to be unlawful and void, the validity of the remaining portions shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid. This agreement and the obligations described herein are binding upon the project and successor owners thereof; provided, however, that Developer will remain obligated hereunder until such time as new agreements covering the matters described herein have been executed by the City and the new owner of the project.

ELEVENTH: Any notice or notices required or permitted to be given pursuant to this Agreement shall be given to the other party by mail, postage prepaid, at the following addresses:

City:

The City of Corona
Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

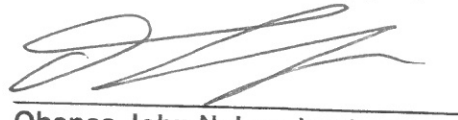
Developer:

Ohanes John Nahas and Marie El Georr
5 Foothill Blvd.
Arcadia, CA 91006
(818) 515-4544

IN WITNESS WHEREOF Developer has affixed his name, address and seal.

Ohanes John Nahas and Marie El Georr,
husband and wife as community property

By:


Ohanes John Nahas, husband

By:


Marie El Georr, wife

ATTEST:

CITY CLERK
OF THE CITY OF CORONA

CITY OF CORONA

By: _____
(City Clerk)

By: _____
(Mayor)

(SEAL)

NOTE: TWO SIGNATURES ARE REQUIRED FOR CORPORATIONS UNLESS CORPORATE DOCUMENTS
ARE PROVIDED THAT INDICATE OTHERWISE.

SIGNATURES OF DEVELOPER MUST BE EXECUTED AND ACKNOWLEDGED BEFORE A NOTARY
ORIGINAL - CITY CLERK; COPIES - DEVELOPER AND PUBLIC WORKS PROJECT FILE

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROJECT

SEE ATTACHED

EXHIBIT A
LEGAL DESCRIPTION

PARCEL B AS SHOWN ON LOT LINE ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 11, 2016 AS INSTRUMENT NO. 16-443165 OF OFFICIAL RECORDS.

EXHIBIT "B"
COST ESTIMATE
(To be provided by developer's engineer)

SEE ATTACHED

Faithful Performance	\$155,400.00
Labor and Material	\$77,700.00

BOND ESTIMATE SHEET
(Use for Improvements Other than Grading Work Only)

Project: TESORO NORCO
 Location: NW CORNER OF CORONA AVE AND HIDDEN VALLEY PARKWAY
 DWG No: 18-046S

DATE: 2/21/19

Description of Improvements <i>*Fill in as appropriate</i>	Construction Cost	Performance Bond	Labor & Materials
		Note 2 (Round up to nearest \$200)	Bond Note 3 (Round up to nearest \$100)
1 Non-Master Planned R/W (Public) Improvements	\$119,503.25	\$155,400	\$77,700
2 Master-Planned R/W (Public) Improvements			
3 Interim Improvements (not including Grading Work)			
4 On-Site Public Improvements			
5 On-site Non-public Improvements			
6 Additional Bond Improvements (beyond typical)			

NOTES:

- 1 All construction cost estimates should be attached to this form, and shall include publicly maintained landscape & irrigation.
- 2 Performance Bond Estimate shall be calculated at 130% of the estimated construction cost, to include Engineering, Contingencies, & Planning. The 130% is the estimated **total** construction
- 3 Labor & Material Bond Estimate shall be 50% of the calculated Performance Bond
- 4 City staff shall review all estimates and may change the amount of the engineer's estimated bonds.
- 5 A current title report shall be submitted for bonding purposes.

PREPARED BY:

MAHIR WABER, P.E.

Engineer's Name & Signature

WABER CONSULTANTS, INC.

Company

562-426-8283

Tel No/Email

WET STAMP & DATE



TRAFFIC SIGNAL COST ESTIMATE

Table 1

Date: October 17, 2018		Location: N/W CORNER OF CORONA AVE. & HIDDEN VALLEY PKWY			
Job Number: 2230-18-01					
By: RK Engineering Group, Inc.		Prepared for:			
Item No.	Description	Qty.	Unit	Unit Cost	Item Cost
46	Signal Head, 12"Ø 3-section LED	13	Ea.	\$1,000.00	\$13,000
52	Ped Signal Head, LED	4	Ea.	\$1,200.00	\$4,800
55	Illuminated Street Name Sign (I.I.S.N.S.)	3	Ea.	\$1,300.00	\$3,900
56	Luminaires	4	Ea.	\$1,200.00	\$4,800
83	Video Detection System (Iteris)	1	LS	\$36,960.00	\$36,960
88	Wiring, Signal (TS Mod.)	1	LS	\$7,000.00	\$7,000
102	Remove & Salvage [RS] Sign/Post	1	Ea.	\$66.00	\$66
129	Remove and Salvage Existing Controller and Cabinet	1	Ea.	\$330.00	\$330
135	Remove & Salvage Existing Signal Head	13	Ea.	\$135.00	\$1,755
136	Remove & Salvage Mast Arm Mounted Sign	3	Ea.	\$105.00	\$315
137	Furnish & Install Mast Arm Mounted Sign	4	Ea.	\$240.00	\$960
2	Controller (Type ATC eX NEMA)	1	Ea.	\$11,900.00	\$11,900
11	Detector Rack And Power	1	Ea.	\$1,600.00	\$1,600
128	Furnish & Install Caltrans Approved Battery Backup System	1	LS	\$6,600.00	\$6,600
7	Install Controller/Cabinet	1	Ea.	\$1,320.00	\$1,320
SUBTOTAL					\$95,306
Engineering				0.00%	\$0
Fees, Permits, Supervision				15.00%	\$14,296
Contingencies				10.00%	\$9,531
TOTAL					\$119,133

2nd ✓

QUANTITY ESTIMATE FOR PUBLIC IMPROVEMENTS March 2018

Project #: 17-046

Location: HIDDEN VALLEY PARKWAY

Item	Unit	Unit Cost	Quantity	Cost
Removal				
AC Berm	LF	\$8.00		\$ -
AC Pavement	SF	\$3.00	976	\$ 2,928.00
Curb Only	LF	\$10.00		\$ -
Curb & Gutter	LF	\$16.00	106	\$ 1,696.00
D/W Approach	SF	\$13.00		\$ -
Sidewalk	SF	\$8.00		\$ -
W/C Ramp	SF	\$8.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
SUBTOTAL				\$ 4,624.00

Relocation				
Power/Telephone Pole	EA	\$5,000.00		\$ -
Pull Boxes	EA	\$500.00		\$ -
Street Light	EA	\$6,000.00		\$ -
Street Sign	EA	\$400.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
SUBTOTAL				\$ -

Asphalt				
AC Berm 6"	LF	\$35.00		\$ -
AC Berm 8"	LF	\$38.00		\$ -
AC Fogseal	SY	\$5.00		\$ -
AC Overlay	SY	\$8.00	9029	\$ 72,232.00
AC Pavement	SF			\$ -
Asphalt (sf x depth x 0.075)	TON	\$190.00	24	\$ 4,560.00
Base (sf x depth / 27)	CY	\$110.00	18	\$ 1,980.00
Fogseal	SY	\$5.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
SUBTOTAL				\$ 78,772.00

Concrete				
Alley Approach, 8" PCC	SF	\$28.00		\$ -
Curb Only 6"	LF	\$35.00		\$ -
Curb Only 8"	LF	\$39.00		\$ -
Curb & Gutter 6"	LF	\$42.00		\$ -
Curb & Gutter 8"	LF	\$44.00		\$ -

Cross Gutter & Spandrel	SF	\$29.00	982	\$	28,478.00
D/W Approach, Complete	EA	\$6,000.00	1	\$	6,000.00
D/W Approach, 6"	SF	\$28.00		\$	-
D/W Approach, 8"	SF	\$28.00		\$	-
Pavement, 6"	SF	\$13.00		\$	-
Pavement, 8"	SF	\$15.00		\$	-
Sidewalk, 4"	SF	\$13.00	1845	\$	23,985.00
V-Gutter	SF	\$38.00		\$	-
W/C Ramp	EA	\$3,800.00	2	\$	7,600.00
W/C Ramp	SF	\$30.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	66,063.00

Storm Drain

Box Culvert (Including Backfill)	CY	\$3,500.00		\$	-
Box Culvert (Unapp. Areas)	CY	\$2,500.00		\$	-
Catch Basin, W<8'	EA	\$7,000.00		\$	-
Catch Basin, W>8'	EA	\$10,500.00		\$	-
Channel, Reinf. Conc. Lined	SF	\$13.00		\$	-
Channel, Open Conc. <24"	LF	\$150.00		\$	-
Channel, Open Conc. 27"-36"	LF	\$250.00		\$	-
Channel, Open Conc. 42"-72"	LF	\$500.00		\$	-
Collar, 45"-60"	EA	\$1,300.00		\$	-
Collar, >60"	EA	\$2,000.00		\$	-
Encasement	LF	\$65.00		\$	-
Energy Dissipater	LS	\$10,000.00		\$	-
Grate Inlet, 12" x 12"	EA	\$500.00		\$	-
Grate Inlet, 24" x 24"	EA	\$1,300.00		\$	-
Grate Inlet, 36" x 36"	EA	\$5,000.00		\$	-
Headwalls, Gravity Type	EA	\$5,000.00		\$	-
Headwalls, Wing Type	EA	\$9,000.00		\$	-
Inlet Apron	EA	\$3,000.00		\$	-
Junction Structure	EA	\$10,000.00		\$	-
Manhole, H<8'	EA	\$6,000.00		\$	-
Manhole, H>8'	EA	\$8,000.00		\$	-
Pipe, 18" RCP	LF	\$159.00		\$	-
Pipe, 24" RCP	LF	\$201.00		\$	-
Pipe, 30" RCP	LF	\$241.00		\$	-
Pipe, 36" RCP	LF	\$280.00		\$	-
Pipe, 42" RCP	LF	\$318.00		\$	-
Pipe, 48" RCP	LF	\$355.00		\$	-
Pipe, 54" RCP	LF	\$391.00		\$	-
Pipe, 60" RCP	LF	\$426.00		\$	-
Pipe, 66" RCP	LF	\$461.00		\$	-
Pipe, 72" RCP	LF	\$495.00		\$	-
Pipe, 78" RCP	LF	\$528.00		\$	-

Pipe, 84" RCP	LF	\$561.00		\$	-
Rip-Rap, Grouted	Ton	\$125.00		\$	-
Transition Structure	EA	\$5,000.00		\$	-
Underwalk Drain, W<6'	EA	\$3,000.00		\$	-
Underwalk Drain, W>6'	EA	\$4,000.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Street Lights

Pull Box No. 3 1/2	EA	\$500.00		\$	-
Pull Box No. 5	EA	\$700.00		\$	-
Service Point	EA	\$7,000.00		\$	-
St. Light, 501 - 1 only	EA	\$5,000.00		\$	-
St. Light, 501 - 2 to 5	EA	\$4,900.00		\$	-
St. Light, 501 - 5+	EA	\$4,800.00		\$	-
St. Light, 502 - 1 only	EA	\$5,500.00		\$	-
St. Light, 502 - 2 to 5	EA	\$5,400.00		\$	-
St. Light, 502 - 5+	EA	\$5,300.00		\$	-
St. Lt. Conduit, 1" Sch 80				\$	-
<500 LF	LF	\$12.00		\$	-
>500 LF	LF	\$10.00		\$	-
St. Lt. Conduit, 1 1/2				\$	-
<500 LF	LF	\$16.00		\$	-
>500 LF	LF	\$14.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

Traffic

Signal, 6 phse+MstrCont.	EA	\$300,000.00		\$	-
Signal, 8 phse+MstrCont.	EA	\$350,000.00		\$	-
Signal, Both+Intrconnect	LF	\$25.00		\$	-
Striping, 4" Sld wht/ylw	LF	\$0.50	99	\$	49.50
Striping, 8" Sld wht/ylw	LF	\$0.65		\$	-
Striping 12" Sld wht/ylw	LF	\$2.50	233	\$	582.50
Striping, Skip	LF	\$0.35		\$	-
Striping, Double	LF	\$0.75	109	\$	81.75
See Attached Table 1 for Traffic Signal Modification Cost				\$	119,133.00
			SUBTOTAL	\$	119,846.75

Walls

Retaining Walls	SF	\$15.00		\$	-
-----------------	----	---------	--	----	---

Miscellaneous

Barricade, 40'	EA	\$1,600.00		\$	-
Water Lateral	EA	\$5,000.00		\$	-

Water Meter Installation	EA	\$2,500.00		\$ -
Paving Replacement, Trench	LF	\$16.00		\$ -
Pressure Reducing Station	EA	\$90,000.00		\$ -
Shoring for Trenches > 5' Deep	LF	\$17.00		\$ -
Street Name Signs	EA	\$500.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Sewer

Manhole, 5' dia., 12' to 20' deep	EA	\$10,000.00		\$ -
Manhole, 5' dia. > 20' deep	EA	\$13,000.00		\$ -
Pipe, 4" VCP	LF	\$70.00		\$ -
Pipe, 6" VCP	LF	\$106.00		\$ -
Pipe, 8" VCP	LF	\$142.00		\$ -
Pipe, 10" VCP	LF	\$178.00		\$ -
Pipe, 12" VCP	LF	\$215.00		\$ -
Pipe, 15" VCP	LF	\$270.00		\$ -
Pipe, 4" DIP	LF	\$70.00		\$ -
Pipe, 6" DIP	LF	\$106.00		\$ -
Pipe, 8" DIP	LF	\$142.00		\$ -
Pipe, 10" DIP	LF	\$178.00		\$ -
Pipe, 12" DIP	LF	\$215.00		\$ -
Pipe, 15" DIP	LF	\$270.00		\$ -
			SUBTOTAL	\$ -

Miscellaneous Sewer

Adjust Manhole	EA	\$2,000.00		\$ -
Clean Out	EA	\$2,000.00		\$ -
Saddle	EA	\$2,610.00		\$ -
OTHER=				\$ -
OTHER=				\$ -
OTHER=				\$ -
			SUBTOTAL	\$ -

Water

Pipe, 4" DIP	LF	\$43.00		\$ -
Pipe, 6" DIP	LF	\$57.00		\$ -
Pipe, 8" DIP	LF	\$75.00		\$ -
Pipe, 10" DIP	LF	\$93.00		\$ -
Pipe, 12" DIP	LF	\$105.00		\$ -
Valve, 4"	EA	\$1,500.00		\$ -
Valve, 6"	EA	\$1,800.00		\$ -
Valve, 8"	EA	\$2,800.00		\$ -
Valve, 10"	EA	\$4,000.00		\$ -

Valve, 12"	EA	\$5,300.00		\$	-
Valve, 16"	EA	\$7,500.00		\$	-
			SUBTOTAL	\$	-

Miscellaneous Water

Air & Vac, 1"	EA	\$2,700.00		\$	-
Fire Hydrant, 6"	EA	\$4,900.00		\$	-
Fire Service, 6"	EA	\$12,000.00		\$	-
Fire Service, 8"	EA	\$20,000.00		\$	-
Fire Service 10"	EA	\$30,000.00		\$	-
Hot Tap, 8"	EA	\$3,550.00		\$	-
Hot Tap, 10"	EA	\$3,900.00		\$	-
Hot Tap, 12"	EA	\$4,750.00		\$	-
Service, 1"	EA	\$2,500.00		\$	-
Service, 2"	EA	\$3,400.00		\$	-
OTHER=				\$	-
OTHER=				\$	-
OTHER=				\$	-
			SUBTOTAL	\$	-

TOTAL COST \$ **269,305.75**

PREPARED BY:

Mahir Waber

Engineer's Name & Signature

Waber Consultants, Inc.

Company

562-426-8283 mwaber@waberconsultants.com

Tel No/Email

WET STAMP & DATE



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

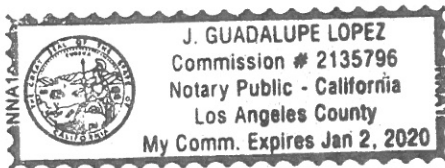
State of California)

County of Los Angeles)On JUNE 10 2019 before me, J. Guadalupe Lopez (Notary Public),
Date Here Insert Name and Title of the Officerpersonally appeared OHANES JOHN NAHAS / MARIEL GEORR
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above



Cash Register Receipt

City of Corona

Receipt Number
R15739

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2018-0013 Address: 600-699 HIDDEN VALLEY PY APN: 6465			
FAITHFUL PERFORMANCE BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$155,400.00
TOTAL FEES PAID BY RECEIPT:R15739			\$155,400.00

Date Paid: Thursday, June 27, 2019

Paid By: OHANES JOHN NAHAS AND MARIE EL GEORR

Cashier: ACIS

Pay Method: BOND



Cash Register Receipt

City of Corona

Receipt Number
R15738

DESCRIPTION	ACCOUNT	STATUS	PAID
ProjectTRAK			
PWIM2018-0013 Address: 600-699 HIDDEN VALLEY PY APN: 6465			
LABOR & MATERIAL BOND – PUBLIC IMPROVEMENTS	11000000 22002	ORIGINAL	\$77,700.00
TOTAL FEES PAID BY RECEIPT:R15738			\$77,700.00

Date Paid: Thursday, June 27, 2019

Paid By: OHANES JOHN NAHAS AND MARIE EL GEORR

Cashier: ACIS

Pay Method: BOND