

18-0411

1 Recording Requested for the  
2 Benefit of the County of Fresno,  
3 Department of Public Works  
4 And Planning

5 When Recorded Return To:  
6 Department of Public Works  
7 And Planning  
8 Development Services  
9 Division Stop 214  
10 Attn: Development Engineering

## AGREEMENT

## Tract No. 4968 Facility and Development Fees

11  
12 THIS AGREEMENT is made and entered into this 1<sup>st</sup> day of  
13 May, 2018, by and between the COUNTY OF FRESNO, a political subdivision  
14 of the State of California (hereinafter "COUNTY") and JPJ, INCORPORATED, a  
15 California Corporation located at 7030 N. Fruit Avenue, Suite 101, Fresno CA, 93711,  
16 the subdivider of Tract No. 4968 (hereinafter "SUBDIVIDER").

## WITNESSETH

17  
18 WHEREAS, on December 14, 2000 the Fresno County Planning Commission  
19 approved Initial Study Application No. 4665 and Classified Conditional Use Permit No.  
20 2956 related to Vesting Tentative Subdivision Map No. 4968; and

21 WHEREAS, on December 14, 2000 the Fresno County Planning Commission  
22 approved Vesting Tentative Subdivision Map No. 4968, Classified Conditional Use  
23 Permit Application No. 2956, Site Plan Review Application No. 7082, and Mitigation  
24 Measures adopted and/or approved through the associated Initial Study Application  
25 subject to certain conditions; and

26 WHEREAS, on December 19, 2000, the Board of Supervisors of the County of  
27 Fresno adopted the Millerton New Town Infrastructure Plan and Implementation  
28 Procedures (Infrastructure Plan) creating and establishing the authority for imposing

1 and charging a fee for the development of public sewer and water facilities identified in  
2 Exhibit A to this resolution for projects within the Millerton Specific Plan area (Facility  
3 Fee); and

4 WHEREAS, on December 7, 2004, the Fresno County Board of Supervisors  
5 adopted the latest update to the Millerton Specific Plan (Specific Plan) creating and  
6 establishing the authority for imposing and charging a fee for the development of  
7 roadway and park facilities identified in Exhibit A to this resolution for projects within the  
8 Millerton Specific Plan area (Development Fee); and

9 WHEREAS, a detailed study of the cost of construction of those sewer and water  
10 facilities identified in the Infrastructure Plan and those roadway and park facilities  
11 identified in the Millerton Specific Plan was prepared for and reviewed by the  
12 Department of Public Works and Planning entitled "MILLERTON NEW TOWN  
13 INFRASTRUCTURE PLAN FACILITY FEES AND SPECIFIC PLAN DEVELOPMENT  
14 FEES" dated June 2008 ("2008 Fee Document") and is on file with the Department of  
15 Public Works and Planning, Development Services and Capital Projects Division; and,

16 WHEREAS, said Infrastructure Plan requires the payment of the Facility Fee to  
17 fund the construction of Improvements within the Infrastructure Plan area; and,

18 WHEREAS, said Specific Plan requires the payment of the Development Fee to  
19 fund the construction of Improvements within the Specific Plan area; and,

20 WHEREAS, the Board of Supervisors, has by resolution on May 1, 2018, after  
21 noticed public hearing and following all other procedures required by law, established  
22 the amount of the Facility Fees for Tract No. 4968; and,

23 WHEREAS, the Board of Supervisors, has by resolution on May 1, 2018, after  
24 noticed public hearing and following all other procedures required by law, established  
25 the amount of the Development Fees for Tract No. 4968; and,

26 WHEREAS, the SUBDIVIDER is required to pay the Facility Fee and  
27 Development Fee for each lot before the issuance of a building permit; and,

28

1 WHEREAS, the SUBDIVIDER wishes to pay the Facility Fee and Development  
2 Fee concurrently with the recordation of a Final Map, according to the terms of this  
3 agreement; and,

4 WHEREAS, the SUBDIVIDER has a reservation of capacity in the water and  
5 wastewater facilities as per Resolution No. 14-073, adopted by the Fresno County  
6 Board of Supervisors on February 25, 2014; and,

7 WHEREAS, the SUBDIVIDER desires to acquire a permanent allocation of  
8 capacity for water and wastewater facilities for Tract No. 4968; and

9 WHEREAS, the SUBDIVIDER desires to record a Final Map for Tract No. 4968.

10 NOW THEREFORE, the parties hereto agree as follows:

11 1. FEE OBLIGATION

12 A. SUBDIVIDER is obligated to pay the Facility Fee and the Development Fee in  
13 the amounts shown in Exhibit A to this agreement. Each of the fees is a base fee per  
14 lot multiplied by the one hundred six (106) lots in Tract No. 4968 and includes an  
15 amount for COUNTY administration of the fee program.

16 B. SUBDIVIDER deferred payment of that portion of the Development Fee for  
17 Tract No. 4870 allocated to collector roads and now, in addition to the Facility Fee and  
18 the Development Fee for Tract No. 4968, is obligated to pay that deferred portion of the  
19 Development in accordance with the 2008 Fee Document. The amount deferred is the  
20 current base fee per lot plus the three percent (3%) County Administration Fee for one  
21 hundred sixty one (161) lots in Tract 4870. This amount is included in the Development  
22 Fee shown on Exhibit A.

23 C. The accelerated payback provisions of the 2008 Fee Document are applied  
24 as shown on Exhibit A.

25 2. CREDIT FOR FACILITY CONSTRUCTION

26 A. In connection with Tract No. 4870, SUBDIVIDER constructed facilities that  
27 are the subject of the Facility Fee and the Development Fee. SUBDIVIDER has  
28 furnished COUNTY with documentation of the cost of those constructed facilities and



1 SUBDIVIDER's pro rata share of that cost for those completed facilities that are the  
2 subject of the Facility Fee and Development Fee. Those costs that are in excess of the  
3 fee obligation for prior Tract No. 4870 and also attributable to the fee obligation for Tract  
4 No. 4968 are summarized as fee credits for Tract No. 4968 in Exhibit B.

5 B. SUBDIVIDER has furnished COUNTY with documentation of the estimated  
6 cost of facilities and of SUBDIVIDER's pro rata share of that estimated cost for facilities  
7 that are the subject of the Facility Fees and Development Fees that are to be  
8 constructed or installed and not completed at the time of this Agreement. Those costs  
9 are summarized in Exhibits C and D. SUBDIVIDER shall provide to COUNTY a  
10 summary with supporting documentation of the actual costs within sixty (60) days after  
11 completion of the facilities.

12 C. The value of the pro rata share shown by the documentation in paragraphs A  
13 and B of this section 2, above, is shown in Exhibit A and is credited against  
14 SUBDIVIDER's fee obligation.

### 15 3. PAYMENT OF FEES

16 A. SUBDIVIDER shall pay the fees due in the amount shown on Exhibit A  
17 concurrently with the recordation of the Final Map for Tract No. 4968.

18 B. COUNTY shall deposit SUBDIVIDER's payment into separate accounts and  
19 shall accurately account for all funds and interest earned. Funds shall be administered  
20 in accordance with the Implementation Procedures of the Millerton New Town  
21 Infrastructure Plan.

### 22 4. ADJUSTMENTS

23 A. Based on documentation that may later be submitted by SUBDIVIDER, and  
24 reviewed and accepted by the COUNTY's Department of Public Works and Planning, of  
25 actual cost and SUBDIVIDER's pro rata share of that cost furnished in accordance with  
26 Section 2, Paragraph B, COUNTY shall revise SUBDIVIDER'S credits shown in Exhibit  
27 A to reflect that actual cost.

1 B. Within 90 days of receiving and accepting the documentation described in  
2 paragraph A of this section 4, above, COUNTY shall provide to SUBDIVIDER a revised  
3 statement of fees and credits for Tract No. 4968 and notify SUBDIVIDER of any  
4 additional fees due. SUBDIVIDER shall pay any such additional fees within sixty (60)  
5 days of receiving notice of fees due.

6 5. REIMBURSEMENTS

7 A. COUNTY shall review the Facility Fee and Development Fee accounts  
8 annually or as requested by SUBDIVIDER and notify SUBDIVIDER when funds are  
9 available in any of the accounts to reimburse SUBDIVIDER for the credits shown on  
10 Exhibit A or the latest revised statement of fees and credits.

11 B. Within 60 days of receiving notification of available funds as provided in  
12 paragraph A of this section 5, above, SUBDIVIDER shall choose to receive  
13 reimbursement or to retain credits toward fee obligations on future projects in the  
14 Millerton New Town Specific Plan Area and shall notify COUNTY of its choice in writing.

15 6. NOTICES

16 The persons and their addresses having authority to give and receive notices  
17 under this Agreement include the following:

18 COUNTY OF FRESNO

SUBDIVIDER

19 Director of Public Works and Planning  
20 County of Fresno  
21 2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

John A. Bonadelle, President  
JPJ Incorporated, a California  
Corporation  
7030 N. Fruit Ave., Suite 101  
Fresno, CA 93711

22 All notices between the COUNTY and SUBDIVIDER provided for or permitted  
23 under this Agreement must be in writing and delivered either by personal service, by  
24 first-class United States mail, by an overnight commercial courier service, or by  
25 telephonic facsimile transmission. A notice delivered by personal service is effective  
26 upon service to the recipient. A notice delivered by first-class United States mail is  
27 effective three COUNTY business days after deposit in the United States mail, postage  
28 prepaid, addressed to the recipient. A notice delivered by an overnight commercial



1 courier service is effective one COUNTY business day after deposit with the overnight  
2 commercial courier service, delivery fees prepaid, with delivery instructions given for  
3 next day delivery, addressed to the recipient. A notice delivered by telephonic facsimile  
4 is effective when transmission to the recipient is completed (but, if such transmission is  
5 completed outside of COUNTY business hours, then such delivery shall be deemed to  
6 be effective at the next beginning of a COUNTY business day), provided that the sender  
7 maintains a machine record of the completed transmission. For all claims arising out of  
8 or related to this Agreement, nothing in this section establishes, waives, or modifies any  
9 claims presentation requirements or procedures provided by law, including but not  
10 limited to the Government Claims Act (Division 3.6 of Title 1 of the Government Code,  
11 beginning with section 810).

#### 12 7. VENUE AND GOVERNING LAW.

13 Venue for any action arising out of or related to this Agreement shall only be in  
14 Fresno County, California. The rights and obligations of the parties and all interpretation  
15 and performance of this Agreement shall be governed in all respects by the laws of the  
16 State of California.

#### 17 8. SEVERABILITY.

18 In the event any provisions of this Agreement are held by a court of competent  
19 jurisdiction to be invalid, void, or unenforceable, the Parties will use their best efforts to  
20 meet and confer to determine how to mutually amend such provisions with valid and  
21 enforceable provisions, and the remaining provisions of this Agreement will  
22 nevertheless continue in full force and effect without being impaired or invalidated in any  
23 way.

#### 24 9. HEADINGS; CONSTRUCTION; STATUTORY REFERENCES.

25 The headings of the sections and paragraphs of this Agreement are for  
26 convenience only and shall not be used to interpret this Agreement. This Agreement is  
27 the product of negotiation between the Parties. The language of this Agreement shall  
28 be construed as a whole according to its fair meaning and not strictly for or against any

1 Party. Any rule of construction to the effect that ambiguities are to be resolved against  
2 the drafting party shall not apply in interpreting this Agreement. All references in this  
3 Agreement to particular statutes, regulations, ordinances or resolutions of the United  
4 States, the State of California, or the County of Fresno shall be deemed to include the  
5 same statute, regulation, ordinance or resolution as hereafter amended or renumbered,  
6 or if repealed, to such other provisions as may thereafter govern the same subject.

7 10. LEGAL AUTHORITY.

8 Each individual executing or attesting this Agreement hereby covenants,  
9 warrants, and represents to the other Party: (1) that he or she is duly authorized to  
10 execute and deliver this Agreement on behalf of his or her respective Party in  
11 accordance with the following: for the SUBDIVIDER, its articles of organization and  
12 operating agreement; and for COUNTY, its governing legal authority; (2) that this  
13 Agreement is binding upon his or her respective Party; and (3) that his or her respective  
14 Party is duly organized and legally existing in good standing in the State of California.

15 11. BINDING EFFECT.

16 This Agreement shall be binding upon, and inure to the benefit of, the successors  
17 and assigns of the Parties.

18 12. NO THIRD PARTY BENEFICIARIES.

19 Notwithstanding anything else to the contrary herein, the Parties acknowledge  
20 and agree that no other person, firm, corporation, or entity shall be deemed an intended  
21 third-party beneficiary of this Agreement.

22 13. COUNTERPARTS.

23 This Agreement may be executed in two or more counterparts, each of which  
24 shall be deemed to be an original, and all of which taken together shall constitute one  
25 and the same instrument.

26 14. ENTIRE AGREEMENT.


27 This Agreement constitutes the entire agreement between the SUBDIVIDER and  
28 COUNTY with respect to the subject matter hereof and supersedes all previous

1 Agreement negotiations, proposals, commitments, writings, advertisements,  
2 publications, and understanding of any nature whatsoever unless expressly included in  
3 this Agreement.

4 IN WITNESS WHEREOF, the parties have executed this Agreement on the date  
5 set forth above.  
6

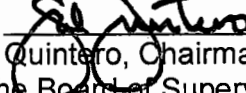
7 **SUBDIVIDER:**

8 JPJ, INCORPORATED, a California  
9 Corporation

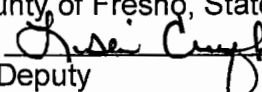
10 By:   
11 Dean H. Pryor, CFO

12 JPJ, INCORPORATED, a California  
13 Corporation  
14 7030 N. Fruit Ave., Suite 101  
15 Fresno, CA 93711

**COUNTY OF FRESNO:**

By:   
Sal Quintero, Chairman  
of the Board of Supervisors of the  
County of Fresno

**ATTEST:**

Bernice E. Seidel  
Clerk to the Board of Supervisors  
County of Fresno, State of California  
By:   
Deputy

22  
23  
24 FOR ACCOUNTING USE  
25 ONLY:  
26 ORG: 1170-1178, 1194-1199  
27 FUND: 0085  
28 SUBCLASS: 174141- 17428  
ACCOUNT: 1450



## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 ) SS  
COUNTY OF Fresno )

APN No:

On April 19, 2018 before me, Anna M. Renna, Notary Public, personally appeared  
Dean H. Pryor

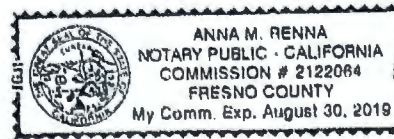
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the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

*Anna M. Renna*



This area for official notarial seal.

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

# EXHIBIT A

## Millerton New Town Infrastructure Facility Fees and Development Fees

### TRACT 4968

	Base Fee per lot*	Number of Lots	Fee	Accumulated Fee Credits	Estimated Expenditure	Accelerated Payback	Net Due	Net Fee Credit
<b>FACILITY FEES</b>								
1 Intake and Transmission Facility	\$ 1,614.61	106	\$ 171,148.66	\$ 1,685,309.78	\$ 265,825.00	1.0	-	\$ 1,779,986.12
2 Groundwater Extraction Facility	\$ 72.13	106	\$ 7,645.78	\$ 1,850.21		1.2	9,174.94	\$ 3,379.37
3 Water Treatment Facility	\$ 2,512.99	106	\$ 266,376.94	\$ 128,369.58	556,000.00	1.0	-	\$ 417,992.64
4 Water Distribution and Storage	\$ 3,166.85	106	\$ 335,686.10	\$ 1,080,699.09	192,871.80	1.0	-	\$ 937,884.79
5 Wastewater Treatment	\$ 8,360.55	106	\$ 886,218.30	\$ 350,345.10	(216,975.00)	1.0	752,848.20	\$ -
6 Wastewater Collection	\$ 1,003.74	106	\$ 106,396.44	\$ 208,406.02	236,520.00	1.0	-	\$ 338,529.58
7 Reclaimed Effluent Disposal	\$ 577.53	106	\$ 61,218.18	\$ 92,105.30	80,098.20	1.0	-	\$ 110,985.32
8 County Administration	\$ 519.25	106	\$ 55,040.71				55,040.71	\$ -
Total Facility Fees	\$ 17,827.65		\$ 1,889,731.11		\$ 1,114,340.00			
<b>Facility Fees Due</b>							<b>\$ 817,063.85</b>	
<b>DEVELOPMENT FEES</b>								
1 Marina Drive	\$ 3,293.36	106	\$ 349,096.16	\$ 1,386,536.53		1.0	-	\$ 1,037,440.37
2 Traffic Signal Millerton Rd & Marina	\$ 98.54	106	\$ 10,445.24		-	1.0	10,445.24	\$ -
3 White Fox - Marina Parkway	\$ 82.78	106	\$ 8,774.68			1.0	8,774.68	\$ -
4 Collector Roads <sup>1</sup>	\$ 2,484.60	106	\$ 263,367.60	\$ (400,020.60)	\$ 1,605,522.00	1.0	-	\$ 942,133.80
5 Millerton Road Improvements	\$ 775.90	106	\$ 82,245.40	\$ 95,780.96	365,647.50	1.0	-	\$ 379,183.06
6 Community Park	\$ 297.72	106	\$ 31,558.32			1.0	31,558.32	\$ -
7 County Administration	210.99	106	\$ 22,364.62				22,364.62	\$ -
Deferred County Admin <sup>2</sup>			\$ 12,000.62				12,000.62	
Total Development Fees	\$ 7,243.89		\$ 779,852.64		\$ 1,971,169.50		\$ 73,142.86	
<b>Development Fees Due</b>							<b>\$ 73,142.86</b>	
<b>Total Due</b>							<b>\$ 890,206.71</b>	

\* The Base Fee per lot is from the Millerton New Town Infrastructure Plan Facility Fees and Specific Plan Development Fees report prepared by R. Heyman January 2005, Updated June 2008 adjusted by change in ENR 20-Cities Index Dec 2007-Dec 2017

1. Deferred Fee from Tract 4870 added as negative credit

2. County Administrative Fee for Deferred Tract 4870 Collector Road Fee

**EXHIBIT B**

**Millerton New Town**  
**Infrastructure Facility Fees and Development**  
**Fees**

**Accumulated Fee Credits - Tract 4968**

<b>FACILITY FEES</b>	<b>Credit</b>
1 Intake and Transmission Facility	\$ 1,685,309.78
2 Groundwater Extraction Facility	\$ 1,850.21
3 Water Treatment Facility	\$ 128,369.58
4 Water Distribution and Storage	\$ 1,080,699.09
5 Wastewater Treatment	\$ 350,345.10
6 Wastewater Collection	\$ 208,406.02
7 Reclaimed Effluent Disposal	\$ 92,105.30
<b>DEVELOPMENT FEES</b>	
1 Marina Drive	\$ 1,386,536.53
2 Traffic Signal Millerton Rd & Marina	
3 White Fox - Marina Parkway	
4 Collector Roads	
5 Millerton Road Improvements	\$ 95,780.96
6 Community Park	
7 County Administration	



## EXHIBIT C

### Millerton New Town Infrastructure Infrastructure Plan Facilities Proposed Construction with Tract 4968

#### 1. Intake and Transmission Facilities

Lake Pump Standby Generator	
Total Estimated Cost	\$ 1,750,000.00
JPJ 15.19% Share	<u>\$ 265,825.00</u>
<b>Total Intake and Transmission Construction</b>	<b>\$ 265,825.00</b>

#### 2. Groundwater Extraction Facilities

No proposed construction

#### 3. Water Treatment Facilities\*

Total Estimated Cost 450 GPM Expansion	\$ 1,631,000.00
JPJ 38.2% Share	<u>\$ 623,042.00</u>
<b>Total Water Treatment Construction</b>	<b>\$ 556,000.00</b>

#### 4. Water Distribution and Storage Facilities\*

2344 L.F. 12" Water Main	47.00	\$ 110,168.00
150 L.F. 8" Water Main (Millerton Rd)	30.00	\$ 4,500.00
2 EA Connection to existing main	6,000.00	\$ 12,000.00
6 EA 12" Gate Valve	2,700.00	<u>\$ 16,200.00</u>
Subtotal		\$ 142,868.00
15% Contingency		\$ 21,430.20
20% Engineering, Environmental, Legal Etc		<u>\$ 28,573.60</u>
<b>Total Water Distribution and Storage Construction</b>		<b>\$ 192,871.80</b>

#### 5. Wastewater Treatment Facilities

Purchase 17 Unit Capacity	\$ 111,775.00
Sell 50 Unit Reserved Capacity	<u>\$ (328,750.00)</u>
<b>Total Wastewater Treatment Construction</b>	<b>\$ (216,975.00)</b>

#### 6. Wastewater Collection Facilities\*

4350 L.F. 8" Sewer Main	25.00	\$ 108,750.00
65 L.F. 8" Sewer Main (Millerton Rd)	30.00	1,950.00
17 EA Sewer manhole	2,500.00	42,500.00
1100 L.F. Sewer Force main	20.00	<u>22,000.00</u>
Subtotal		\$ 175,200.00
15% Contingency		\$ 26,280.00
20% Engineering, Environmental, Legal Etc		<u>\$ 35,040.00</u>
<b>Total Wastewater Collection Facilities</b>		<b>\$ 236,520.00</b>

#### 7. Reclaimed Effluent Disposal Facilities\*

2452 L.F. 6" Reclaimed Water Line	21.00	\$ 51,492.00
245 L.F. 8" Reclaimed Water Line	32.00	<u>\$ 7,840.00</u>
Subtotal		\$ 59,332.00
15% Contingency		\$ 8,899.80
20% Engineering, Environmental, Legal Etc		<u>\$ 11,866.40</u>
<b>Total Reclaimed Effluent Disposal Facilities</b>		<b>\$ 80,098.20</b>

\* Estimate from Opinion of Probable Construction Cos Gateway Engineering 1-4-201

## EXHIBIT D

### Millerton New Town Infrastructure Specific Plan Facilities Proposed Construction with Tract 4968

**1. Marina Drive**

No proposed construction

**2. Traffic Signal Millerton Rd & Marina**

No proposed construction

**3. White Fox - Marina Parkway**

No proposed construction

**4. Collector Roads**

Lakeridge and Sunset Drives\*

147,956	SF	AC Pavement (2.5" AC over 8" AB)	2.75	\$	406,879.00
1	LS	Bridge	710,350		710,350.00
4,447	LF	Concrete Curb & Gutter	8.65		38,466.55
10,360	SF	Sidewalk	3.00		31,080.00
1	LS	Signing and Striping	2,500		2,500.00
Subtotal					<u>\$ 1,189,275.55</u>
15% Contingency					\$ 178,391.33
20% Engineering, Environmental, Legal Etc					<u>\$ 237,855.11</u>

**Total Collector Roads**

**\$ 1,605,521.99**

**5. Millerton Road Improvements**

Permanent Improvements\*

	\$	270,850.00
15% Contingency		40,627.50
20% Engineering, Environmental, Legal Etc		<u>54,170.00</u>

**Total Millerton Road Improvements**

**\$ 365,647.50**

**6. Community Park**

No proposed construction

\* Estimate from Opinion of Probable Construction Cost Gateway Engineering 1-04-2018

R. Heyman 1-10-2018