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6465 Marindustry Place
San Diego, CA 92121
hazardconstruction.com
License No. 750542A/B

PROPOSAL AND CONTRACT

Date: January 29, 2018

To: Ingalls Enterprises
171 Mace Street #A5
Chula Vista, CA 91911

Attn: Todd Ingalls

Project: Vista Santa Domingo
San Diego, CA

Upon Execution and return of this Contract within ten days from the date below, Hazard Construction Company ("Hazard") will perform the following work at the above location pursuant to the terms and conditions contained herein.

This quotation is good for all work as stated and includes One Mobilization as noted.

Terms: 100% monthly progress payments to be paid to us within thirty-five calendar days after completion of our work; subject to credit approval and construction lender's guarantee of payment. A monthly service charge of 0.75% (percent) will be applied to unpaid balance.

Prior to commencement of construction operations, a mutually agreeable contract shall be negotiated and executed by both parties.

We agree to furnish necessary labor, equipment and material to complete the following improvements at the above referenced project.

**Per Attached Exhibit 'A'
Bid Schedule of Values
Dated January 29, 2018**

Thank you for the opportunity to quote on this project. **If you have any questions regarding this proposal or require additional information please call Bill Rogers of our office at 858-587-3604.**

EXHIBIT 'A'

VISTA SANTA DOMINGO

BID SCHEDULE OF VALUES

JANUARY 29, 2018

A. Site Improvements

1. Mobilization / Supervision	1 LS @	\$106,400.00 / LS =	\$106,400.00
2. Traffic Control	1 LS @	\$8,000.00 / LS =	\$8,000.00
3. Clearing and Grubbing	1 LS @	\$20,000.00 / LS =	\$20,000.00
4. Construction Surveying	1 LS @	\$11,200.00 / LS =	\$11,200.00
5. Construction Water	1 LS @	\$11,000.00 / LS =	\$11,000.00
6. Mass Excavation	1,700 CY @	\$5.50 / CY =	\$9,350.00
7. Remedial Grading	19,000 CY @	\$2.75 / CY =	\$52,250.00
8. Stability Fill Key	2,700 CY @	\$9.40 / CY =	\$25,380.00
9. Export Soils Onsite	1,200 CY @	\$2.75 / CY =	\$3,300.00
10. Site Finish to \pm 1/10'	1 LS @	\$12,130.00 / LS =	\$12,130.00
11. 10" PVC SDR35 Sewer Main	500 LF @	\$56.00 / LF =	\$28,000.00
12. 8" PVC Sewer Lateral	3 EA @	\$1,780.00 / EA =	\$5,340.00
13. 4' x 3' Sewer Manhole (In Existing Street)	1 EA @	\$9,745.00 / EA =	\$9,745.00
14. 4' x 3' Sewer Manhole	1 EA @	\$6,100.00 / EA =	\$6,100.00
15. Sewer Cleanout	3 EA @	\$785.00 / EA =	\$2,355.00
16. Adjust Sewer Manhole to Grade	2 EA @	\$815.00 / EA =	\$1,630.00
17. Connect to Existing Sewer	1 EA @	\$2,240.00 / EA =	\$2,240.00
18. Testing & Clean Sewer	1 LS @	\$1,680.00 / LS =	\$1,680.00
19. Sewer Video Inspection	500 LF @	\$2.00 / LF =	\$1,000.00
20. 16" PVC CL235 DR18 Waterline	50 LF @	\$130.00 / LF =	\$6,500.00
21. 12" PVC C900 DR18 Waterline	630 LF @	\$63.00 / LF =	\$39,690.00
22. 16" PVC Service Stub	1 EA @	\$7,175.00 / EA =	\$7,175.00
23. 12" PVC Service Stub	2 EA @	\$4,610.00 / EA =	\$9,220.00
24. Fire Hydrant Assembly	2 EA @	\$8,250.00 / EA =	\$16,500.00
25. 16" Butterfly Valve	3 EA @	\$4,625.00 / EA =	\$13,875.00
26. 12" Gate Valve	6 EA @	\$3,535.00 / EA =	\$21,210.00
27. 2" Copper Water Service	1 EA @	\$3,665.00 / EA =	\$3,665.00
28. Temporary Blowoff Assembly	3 EA @	\$4,690.00 / EA =	\$14,070.00
29. Raise Valve Cans to Grade	9 EA @	\$1,040.00 / EA =	\$9,360.00
30. Water System Testing	1 LS @	\$1,150.00 / LS =	\$1,150.00
31. 24" RCP 1350-D Storm Drain	80 LF @	\$145.00 / LF =	\$11,600.00
32. 18" RCP 1350-D Storm Drain	635 LF @	\$87.00 / LF =	\$55,245.00
33. 6" Perforated PVC Basin Drain	1,110 LF @	\$17.75 / LF =	\$19,702.50
34. Biofiltration Swale	1 LS @	\$108,640.00 / LS =	\$108,640.00
35. Modified 5' Type B-2 Inlet	1 EA @	\$8,450.00 / EA =	\$8,450.00
36. Reconstruct B Inlet to Mod. B-2 Inlet	1 EA @	\$3,620.00 / EA =	\$3,620.00
37. 1-1/2" Crushed Rock at Curb Cut	19 EA @	\$530.00 / EA =	\$10,070.00
38. Type A4 Cleanout	4 EA @	\$4,975.00 / EA =	\$19,900.00
39. 6" PVC Basin Cleanout	23 EA @	\$410.00 / EA =	\$9,430.00
40. Convert B Inlet to Type A4 Cleanout	1 EA @	\$3,615.00 / EA =	\$3,615.00
41. 24" x 24" Precast Catch Basin	4 EA @	\$3,160.00 / EA =	\$12,640.00
42. Remove Wall and Construct A4 Cleanout	1 EA @	\$620.00 / EA =	\$620.00

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43. 24" Brick and Mortar Plug	1 EA @	\$615.00 / EA =	\$615.00
44. Adjust A4 Cleanout to Grade	5 EA @	\$820.00 / EA =	\$4,100.00
45. Pothole Existing Utilities	1 LS @	\$4,500.00 / LS =	\$4,500.00
46. Handle Underground Spoils	1 LS @	\$7,000.00 / LS =	\$7,000.00
47. Rebalance Street Subgrade	28,200 SF @	\$0.30 / SF =	\$8,460.00
48. 5" Asph Conc over 18-1/2" CTB	28,200 SF @	\$6.60 / SF =	\$186,120.00
49. Modified Deep Curb & Gutter	1,330 LF @	\$37.00 / LF =	\$49,210.00
50. 6" Type G2 Curb and Gutter	170 LF @	\$23.55 / LF =	\$4,003.50
51. 4" PCC Sidewalk	6,340 SF @	\$3.00 / SF =	\$19,020.00
52. Deep Edge Walks and Drives	1,250 LF @	\$23.55 / LF =	\$29,437.50
53. PCC Driveway Expansion	1,700 SF @	\$4.30 / SF =	\$7,310.00
54. Curb Grade and Backfill	3,000 LF @	\$5.60 / LF =	\$16,800.00
55. Sidewalk / Drive Grade	7,590 SF @	\$0.45 / SF =	\$3,415.50
56. Metal Beam Guardrail	1 LS @	\$17,000.00 / LS =	\$17,000.00
57. 6' Chain Link Fence	675 LF @	\$41.50 / LF =	\$28,012.50
58. Street Lights	6 EA @	\$6,000.00 / EA =	\$36,000.00
59. Striping and Signs	1 LS @	\$4,000.00 / LS =	\$4,000.00
60. Landscape and Irrigation	1 LS @	\$85,120.00 / LS =	\$85,120.00
61. Erosion Control (per plan)	1 LS @	\$13,440.00 / LS =	\$13,440.00
62. Erosion Control Maintenance/Monitoring	1 LS @	\$11,500.00 / LS =	\$11,500.00
63. SDG&E / Pactel / CATV Underground (Allowance)	1 LS @	\$28,000.00 / LS =	\$28,000.00
Bid Total:			\$1,286,111.50

B. Additive Alternate

1. Performance and Payment Bond	1 LS @	\$13,000.00 / LS =	\$13,000.00
2. Import Select Material for Upper 5' of Roadway Subgrade (Stockpile Existing Soils Onsite)	10,000 CY @	\$12.00 / CY =	\$120,000.00
3. Export Stockpiled Soils to Disposal Site	@	\$40.00 / CY	

Notes:

- Revised pricing based on project completion prior to December 31, 2018.
- Additive Alternate Item B2 allows for the removal of expansive soils and replacement with import non-expansive materials.

Source Documents:

- Site Visit
- Improvement and Grading Plans for Vista Santa Domingo: Sheets 38961-1-D to 13-D Approved dated 12/14/17 by Kimley Horn.
- Geotechnical Investigation for Ingalls Property dated November 28, 2014 by Geocon Incorporated.
- Addendum for Alternative Grading Recommendations dated January 7, 2015 by Geocon Incorporated.
- Addendum Geotechnical Report for Vista Santa Domingo dated 12/07/2015 by Geocon Incorporated

EXHIBIT 'A'

VISTA SANTA DOMINGO

BID SCHEDULE OF VALUES

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Source Documents (Cont.):

- Storm Water Management Recommendations and Response to City Comments - Vista Santa Domingo dated July 6, 2016 by Geocon Incorporated.
- Storm Water Management - Vista Santa Domingo dated 10/19/16 by Geocon Incorporated.
- Response to City Comments - Vista Santa Domingo dated 10/19/16 by Geocon Incorporated.
- No Dry Utility Plans

Inclusions:

- Final payment to be based on field measured quantities at the above listed unit prices
- One Mobilization
- Construction Surveying
- Single Phase Construction
- Non Prevailing Wage Rates
- Construction Water Purchase
- 6' Steel Guardrail Posts
- Excess soils to be stockpiled on adjacent Ocean View Village lot
- 90 day Landscape Maintenance

Exclusions:


- Any items of work not specifically listed in Bid Schedule of Values.
- Permits/Fees/Testing
- Soils Testing
- Archeological/Biological Monitoring
- Water Meters
- Water Connection / Meter Fees
- Sewer Capacity Charges
- SDG&E Fees
- Handling of Buried Debris, Pipe and Brush
- Hazardous Material Handling
- Drilling and Blasting
- Import/Export of Soils
- Fiber Optic Pole Removal
- Power to Irrigation Controller
- Dewatering and Aeration of Saturated Materials
- SWPP Plan and /or Permit
- PCC Reinforcement
- Base Under Concrete
- Backflow Preventer on Irrigation Services
- Street Survey Monument
- Onsite Clearing, Grading and Improvements
- Canyon Subdrains
- Existing Fill Slope Removal & Recompaction



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1. This Contract is subject to Hazard's approval of Buyer's credit ability after return of the executed Contract to Hazard.
2. On the twenty-fifth day of each month, Hazard shall bill for all work then performed and said billing shall be due and payable in full on the tenth day of the following month, unless otherwise provided herein.
3. Any amount not paid when due shall bear interest at the maximum rate allowed by law.
4. This Contract may not be assigned or otherwise transferred by Buyer without Hazard's prior, written consent.
5. Should Buyer fail to make any payment to Hazard when due, this Contract shall be deemed breached and Hazard's further performance hereunder shall be executed.
6. Hazard shall not be liable for any damage resulting from delays caused by acts of God, weather, strikes, lockouts, unavailability of labor, equipment or materials, act of others or any other cause beyond Hazard's control.
7. Buyer agrees to pay upon demand therefore, all attorney's fees incurred by Hazard in enforcing its rights hereunder.
8. For one year after completion of this Contract Hazard agrees to correct any defective work performed by it. If Hazard fails to repair such defective work within a reasonable time after receipt of written notice from Buyer describing the defective work, Hazard's liability to Buyer shall be limited to the reasonable cost of repairing the defective work. Defective work will be considered to be work which fails due to faulty materials or workmanship.
9. Should Hazard encounter unusual subsurface conditions which are not reasonably discernable from a visual inspection of the job site as of the date of this Contract, Hazard shall be entitled to extra compensation for the cost of all additional work required as the result of said conditions plus fifteen percent of said cost for overhead and profit.
10. This Contract supersedes all prior bids, negotiations and agreements between Hazard and Buyer and contains the entire agreement between parties.
11. This proposal excludes the handling, processing or disposal of all materials which may be categorized as "Hazardous".
12. Unless otherwise specifically included in this proposal, preparation and compaction of subgrade is limited to the top 6" of material directly below the lowest lift of base or paving.
13. Hazard Construction Company is an Equal Opportunity Employer.
14. This proposal excludes N.P.D.E.S. storm water permit and regulations compliance costs.

HAZARD CONSTRUCTION COMPANY


W. S. Rogers, Executive Vice President

DATE : January 29, 2018

WSR:cc Vista Santa Domingo

ACCEPTED BY:
INGALLS ENTERPRISES

(Signature/Title)

Date: _____

NOTICE

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, 9835 Goethe Road, Sacramento, California. Mail Address P.O. Box 26000, Sacramento, California 95826