



# CHAUDHARY & ASSOCIATES, INC.

ENGINEERS

SURVEYORS

INSPECTORS

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April 11, 2019  
#19-12-990(24)

Mr. Paul Disario, Chief Business Officer  
Napa Valley Unified School District  
1616 Lincoln Ave  
Napa, CA 94558

Re: Remainder Land at New Napa Junction Elementary School  
American Canyon, California  
Subject: Cost Proposal for Civil Engineering Services

Dear Paul:

Pursuant to my meeting with Kelli Jurgensen of the School District, Jill Williams of KTG Architects, Dominic Dutra of 3D Strategies, and input from you on April 10, 2019, and at your request, Chaudhary & Associates, Inc. is pleased to submit this Cost Proposal to provide civil engineering services for the referenced project. It is our understanding that Napa Valley Unified School District intends to obtain a Planned Development (PD) approval/entitlement from City of American Canyon showing approximately 16 single-family residential lots as depicted on the attached Exhibit A within the Remainder Land consisting of 4.28 gross acres immediately east of the proposed New Napa Junction Elementary School Site. The following is our Scope of Work:

## **SCOPE OF WORK:**

### **Phase I:**

#### 1. Prepare PD Plan to include the following:

- a. Title & Notes Sheet
- b. Preliminary Grading & Drainage Plan
- c. Preliminary Utility, Parking & Common Area Plan
- d. Preliminary Erosion Control Plan
- e. Preliminary Hydrology & Hydraulics Report
- f. Preliminary Stormwater Control Plan (C3)
- g. Assist client in Zoning Amendment Application
- h. Coordinate with the team and attend 3 meetings

Subtotal:.....\$29,600.00

### **Phase II:**

1. After the PD plan is approved, prepare a Final Parcel Map showing the School Site Parcel and the Remainder Land Parcel for owner's recordation at Napa County Assessor's Office / sales purposes.
2. Set property corners for the Remainder Parcel and Preservation Easement.

Subtotal:.....\$9,920.00

**Fee: Our total fee for the above-described services will be..... \$39,520.00**



**ASSUMPTIONS / EXCEPTIONS:**

- The topographic map will be based on the current survey for the New Napa Junction Elementary School and no additional field survey is anticipated; therefore, it is not included in this Proposal.
- The Final construction plans and Final Map for the 16 residential lots subdivision to be prepared by the new developer/owner.
- Attend public meetings, if requested by client, will be billed on a Time & Expense Basis per our current Fee Schedule.
- Client to make all submittals to the City, and pay all processing, plan check and governmental fees.
- Client to hire other consultants as required by the City.

**SCHEDULE** - 30 working days after receipt of Notice to Proceed.

We are looking forward to continuing working with you on this project soon, and if you have any questions please do not hesitate to call me at (707) 255-2729.

Sincerely,

**CHAUDHARY & ASSOCIATES, INC.**  
A California Corporation

Tam Duong, P.E., QSD / QSP  
Vice President Design

TD:jb