

**BOLD FOX TRACT
BAY CITY TIRZ NO. 2
ORDER OF MAGNITUDE PRELIMINARY COST ESTIMATE**

COST SUMMARY

	<u>WATER</u>	<u>SANITARY</u>	<u>DRAINAGE</u>	<u>ROAD</u>	<u>PARK</u>	<u>TOTAL</u>
1. Clearing, Grubbing, and Site Preparation of 80-Acres	\$4,800	\$9,300	\$9,900	\$29,000	\$0	\$53,000
2. Section One Utilities and Roads ⁽⁴⁾	\$171,000	\$333,400	\$350,600	\$1,045,000	\$0	\$1,900,000
3. Section Two Utilities and Roads ⁽⁴⁾	\$171,000	\$333,400	\$350,600	\$1,045,000	\$0	\$1,900,000
4. Section Three Utilities and Roads ⁽⁴⁾	\$229,400	\$447,300	\$470,300	\$1,403,000	\$0	\$2,550,000
5. Detention Basin Excavation and Outfall into Drainage Channel	\$0	\$0	\$656,000	\$0	100,000 ⁽⁵⁾	\$100,000
6. Drainage Channel Excavation and Outfall into Bucks Bayou	\$0	\$0	\$635,000	\$0	\$0	\$635,000
7. Highway 35 Traffic Signal	\$0	\$0	\$0	\$250,000	\$0	\$250,000
8. Highway 35 Left Turn Lane	\$0	\$0	\$0	\$250,000	\$0	\$250,000
9. Open Space, Park and Recreation Facilities	\$0	\$0	\$0	\$0	\$2,400,000	\$2,400,000
Sub-Total Construction Costs	\$576,200	\$1,123,400	\$2,472,400	\$4,022,000	\$2,500,000	\$10,038,000
Contingencies (10%)	\$58,100	\$112,800	\$247,800	\$402,000	\$250,000	\$1,005,200
Total Construction Costs	\$634,300	\$1,236,200	\$2,720,200	\$4,424,000	\$2,750,000	\$11,043,200
Engineering, Platting, Survey, Traffic Study, Construction Management, SWPPP, Geotechnical Services	\$348,000	\$695,000	\$1,439,000	\$2,598,000	\$0	\$5,080,000
TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE	\$982,300	\$1,931,200	\$6,130,200	\$7,022,000	\$2,750,000	\$18,094,200
COST PER ACRE	80	\$12,300	\$24,100	\$76,600	\$87,800	\$226,200

Notes:

- Please see note section for additional notes and assumptions .
- All estimated dollar amounts, rounded to nearest 100.
- Engineering related fees are calculated as 5% of Clearing, Grubbing, and Site Preparation, Retaining Walls, 18% of Overall Developable Acreage Cost, Bridge and Culvert Crossings, Lake, Mitigation, Offsite Road Improvements, On-Site Collector Road, On-Site Major Thoroughfare (Half Blvd), On-Site Major Thoroughfare (Full Blvd), Traffic Signal, Left Turn Lane, Offsite Waterline Pro-rata share of, 16% of Detention, Mass Grading, Amenity, 11% of Lift Station, Water Treatment Plant, Wastewater Treatment Plant, 13% of Storm Water Pumped Station, Water Well, and 16% of contingencies.
- Cost for Sections 1, 2, and 3 include the installation of all public water distribution lines, fire hydrants, water valves and appurtenances under the "WATER" designation; installation of all sanitary sewer pipe, manholes, and service leads under the "SANITARY" Designation; installation of all storm sewer pipes, manholes, and inlets under the "DRAINAGE" designation; and, excavation of roadways and installation of concrete pavement and curbs under the "ROAD" Designation.
- Park costs associated with the Detention basin excavation (item 5) includes the excavation of the amenity portion (lake excavation) of the detention pond.