



**OPINION OF PROBABLE COST  
DEAN RANCH - BEALL TRACT PID**

Parker County, Texas

Project Number: BEA21001\_Dean\_Commercial  
 Prepared For: Beall Investments  
 Date: 10/10/2024  
 Prepared by: CJB  
 Checked by: TDC

<b>CONSTRUCTION COSTS</b>				
<b>DESCRIPTION</b>	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>TOTAL</b>
Earthwork & Erosion Control	\$ 11,533,500	\$ 8,181,000	\$ 2,089,500	\$ 21,804,000
Paving	\$ 3,354,400	\$ 3,034,150	\$ 1,756,100	\$ 8,144,650
Drainage	\$ 1,194,450	\$ 1,388,250	\$ 745,800	\$ 3,328,500
Water	\$ 756,600	\$ 774,400	\$ 743,400	\$ 2,274,400
Sanitary Sewer	\$ 2,306,200	\$ 321,700	\$ 731,900	\$ 3,359,800
Street Lights and Signage	\$ 354,000	\$ 280,500	\$ 132,000	\$ 766,500
Landscape & Irrigation	\$ 262,500	\$ 225,400	\$ 107,800	\$ 595,700
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 19,761,650</b>	<b>\$ 14,205,400</b>	<b>\$ 6,306,500</b>	<b>\$ 40,273,550</b>

<b>MISCELLANEOUS COSTS</b>					
Engineering & Surveying	12%	\$ 2,371,398	\$ 1,704,648	\$ 756,780	\$ 4,832,826
Geotechnical	1%	\$ 197,617	\$ 142,054	\$ 63,065	\$ 402,736
PPM Bonds	3%	\$ 592,850	\$ 426,162	\$ 189,195	\$ 1,208,207
City Review Fees	1%	\$ 197,617	\$ 142,054	\$ 63,065	\$ 402,736
Infrastructure Inspection Fee *	4%	\$ 318,626	\$ 231,960	\$ 164,368	\$ 714,954
Materials Testing **	2%	\$ 152,233	\$ 110,370	\$ 79,544	\$ 342,147
<b>TOTAL MISCELLANEOUS COSTS</b>		<b>\$ 3,830,340</b>	<b>\$ 2,757,248</b>	<b>\$ 1,316,017</b>	<b>\$ 7,903,605</b>

<b>SUMMARY OF PROJECT COSTS</b>					
Construction Costs		\$ 19,761,650	\$ 14,205,400	\$ 6,306,500	\$ 40,273,550
Miscellaneous Costs		\$ 3,830,340	\$ 2,757,248	\$ 1,316,017	\$ 7,903,605
Contingency Costs	20%	\$ 4,718,398	\$ 3,392,530	\$ 1,524,503	\$ 9,635,431
<b>TOTAL PROJECT COSTS</b>		<b>\$ 28,310,387</b>	<b>\$ 20,355,178</b>	<b>\$ 9,147,020</b>	<b>\$ 57,812,585</b>

\* Infrastructure Inspection Fee includes water, sanitary sewer, drainage, paving, street lights and signage.

\*\* Materials Testing includes water, sanitary sewer, drainage, and paving.

**GENERAL NOTES:**

- 1 Costs shown herein exclude interest, legal fees, other services, telephone service, off-site easement preparation & procurement, impact fees and other costs not specifically addressed.
- 2 Since the design professional has no control over the cost of labor, materials, equipment, the contractor's method of determining prices, or competitive bidding or market conditions, his opinions of probable development cost provided for herein are to be made on the basis of his or her experience and qualifications. These opinions represent his or her best judgment as a design professional familiar with the construction industry. However, the design professional cannot and does not guarantee that proposals, bids, or the development cost will not vary from opinions of probable cost prepared by him or her. If the owner wishes greater assurance as to the development cost, he shall employ an independent cost estimator.
- 3 This estimate is based on a land plan prepared by Westwood Professional Services dated September 2024. The property is located in Parker County. Quantities are based on LINEAR FOOT estimates.
- 4 This estimate was done without the benefit of a geotechnical report. Site compaction, moisture conditioning, rock removal, etc. could affect the cost. Assumed street pavement sections could be affected by the geotechnical report, thus affecting the cost.
- 5 A preliminary wetlands/jurisdictional determination was not conducted at the time of this estimate.
- 6 All fees shall be verified by the City of Willow Park.
- 7 Unit Costs are based on recent project bid tabulations.
- 8 It is assumed there will be some impacts to jurisdictional waters. However the extent of impacts have not been determined. The developer should allocate some fees to mitigate WOTUS impacts.
- 9 Cost estimate does not include demolition for any existing structures that may be in the path of utilities or grading.
- 10 This estimate was performed without the benefit of a traffic study. A traffic study should be conducted and approved by the City, County and TxDOT to confirm roadway alignments and improvements to existing facilities such as auxiliary lanes and intersection signals.

## PHASE 1

<b>EARTHWORK AND EROSION CONTROL</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Clearing and Grubbing	115	AC	\$1,500.00	\$ 172,500.00
Excavation (Mass Grading)	697,000	CY	\$6.00	\$ 4,182,000.00
Import (from Phase 2)	613,000	CY	\$8.00	\$ 4,904,000.00
Detention Pond Excavation (qty per Drainage Study)	360,000	CY	\$6.00	\$ 2,160,000.00
Erosion Control	115	AC	\$1,000.00	\$ 115,000.00
<b>TOTAL EARTHWORK AND EROSION CONTROL =</b>				<b>\$ 11,533,500.00</b>

<b>PAVING</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Conc Pavement	22,000	SY	\$80.00	\$ 1,760,000.00
6" Lime Stabilized Subgrade	23,760	SY	\$5.00	\$ 118,800.00
Hydrated Lime (36 LBS/SY)	430	TN	\$300.00	\$ 129,000.00
Pavement Markings	5,700	LF	\$8.00	\$ 45,600.00
Concrete Sidewalk (5' wide)	57,000	SF	\$8.00	\$ 456,000.00
Barrier Free Ramp	18	EA	\$2,500.00	\$ 45,000.00
Deceleration Lane (IH-20)	2	EA	\$200,000.00	\$ 400,000.00
Deceleration Lane (FM 1187)	2	EA	\$200,000.00	\$ 400,000.00
<b>TOTAL PAVING =</b>				<b>\$ 3,354,400.00</b>

<b>DRAINAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Drainage per Linear Foot of Local Street	1,200	LF	\$100.00	\$ 120,000.00
Street Drainage per Linear Foot of Collector Street	4,500	LF	\$150.00	\$ 675,000.00
8'x4' RCB	70	LF	\$630.00	\$ 44,100.00
10'x5' RCB	70	EA	\$980.00	\$ 68,600.00
(1) 8'x4' RCB SET Headwall	2	EA	\$18,000.00	\$ 36,000.00
(1) 10'x5' RCB SET Headwall	2	EA	\$25,000.00	\$ 50,000.00
Detention Pond Outfall Structures	4	EA	\$20,000.00	\$ 80,000.00
Rock Riprap	690	SY	\$175.00	\$ 120,750.00
<b>TOTAL DRAINAGE =</b>				<b>\$ 1,194,450.00</b>

<b>WATER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Water Line	300	LF	\$70.00	\$ 21,000.00
12" Water Line	5,600	LF	\$100.00	\$ 560,000.00
8" Gate Valve	6	EA	\$2,500.00	\$ 15,000.00
12" Gate Valve	10	EA	\$4,000.00	\$ 40,000.00
Fire Hydrant Assembly (incl. 6" Gate Valve)	8	EA	\$8,000.00	\$ 64,000.00
Ductile Iron Fittings	5.6	TN	\$8,000.00	\$ 44,800.00
Trench Safety	5,900	LF	\$2.00	\$ 11,800.00
<b>TOTAL WATER =</b>				<b>\$ 756,600.00</b>

<b>SANITARY SEWER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Gravity Sewer Line	4,600	LF	\$75.00	\$ 345,000.00
12" Gravity Sewer Line	1,400	LF	\$100.00	\$ 140,000.00
15" Gravity Sewer Line	100	LF	\$130.00	\$ 13,000.00
8" Sewer Force Main	1,000	LF	\$70.00	\$ 70,000.00
Trench Safety	7,100	LF	\$2.00	\$ 14,200.00
4' Dia Manhole	28	EA	\$8,000.00	\$ 224,000.00
Sewer Lift Station (1.4 MGD)	1	LS	\$1,500,000.00	\$ 1,500,000.00
<b>TOTAL SANITARY SEWER = \$</b>				<b>2,306,200.00</b>

<b>STREET LIGHTS AND SIGNAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Light - Single Lamp	29	EA	\$8,000.00	\$ 228,000.00
Street Light Conduit/Wire	5,700	LF	\$20.00	\$ 114,000.00
Stop Sign and Post	8	EA	\$1,000.00	\$ 8,000.00
Street Name Blade	16	EA	\$250.00	\$ 4,000.00
<b>TOTAL STREET LIGHTS AND SIGNAGE = \$</b>				<b>354,000.00</b>

<b>LANDSCAPE AND IRRIGATION</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Sod and Irrigation	75,000	SF	\$3.50	\$ 262,500.00
<b>TOTAL LANDSCAPE AND IRRIGATION = \$</b>				<b>262,500.00</b>

**TOTAL = \$ 19,761,650**

## PHASE 2

<b>EARTHWORK AND EROSION CONTROL</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Clearing and Grubbing	74	AC	\$1,500.00	\$ 111,000.00
Excavation (Mass Grading)	1,030,000	CY	\$6.00	\$ 6,180,000.00
Export (stock pile in Phase 3)	227,000	CY	\$8.00	\$ 1,816,000.00
Erosion Control	74	AC	\$1,000.00	\$ 74,000.00
<b>TOTAL EARTHWORK AND EROSION CONTROL = \$</b>				<b>8,181,000.00</b>

<b>PAVING</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
10' Wide Hike/Bike Trail	9,400	LF	\$100.00	\$ 940,000.00
8" Conc Pavement	18,400	SY	\$80.00	\$ 1,472,000.00
6" Lime Stabilized Subgrade	19,870	SY	\$5.00	\$ 99,350.00
Hydrated Lime (36 LBS/SY)	360	TN	\$300.00	\$ 108,000.00
Pavement Markings	4,600	LF	\$8.00	\$ 36,800.00
Concrete Sidewalk (5' wide)	46,000	SF	\$8.00	\$ 368,000.00
Barrier Free Ramp	4	EA	\$2,500.00	\$ 10,000.00
<b>TOTAL PAVING = \$</b>				<b>3,034,150.00</b>

<b>DRAINAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Drainage per Linear Foot of Collector Street	4,600	LF	\$150.00	\$ 690,000.00
36" RCP	70	LF	\$150.00	\$ 10,500.00
7'x4' RCB	140	LF	\$580.00	\$ 81,200.00
10'x5' RCB	210	EA	\$980.00	\$ 205,800.00
36" RCP SET Headwall	2	EA	\$6,000.00	\$ 12,000.00
(2) 7'x4' RCB PW Headwall	2	EA	\$50,000.00	\$ 100,000.00
(2) 10'x5' RCB PW Headwall	2	EA	\$70,000.00	\$ 140,000.00
Rock Riprap	850	SY	\$175.00	\$ 148,750.00
<b>TOTAL DRAINAGE = \$</b>				<b>1,388,250.00</b>

<b>WATER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Water Line	200	LF	\$70.00	\$ 14,000.00
12" Water Line	5,800	LF	\$100.00	\$ 580,000.00
8" Gate Valve	4	EA	\$2,500.00	\$ 10,000.00
12" Gate Valve	10	EA	\$4,000.00	\$ 40,000.00
Fire Hydrant Assembly (incl. 6" Gate Valve)	9	EA	\$8,000.00	\$ 72,000.00
Ductile Iron Fittings	5.8	TN	\$8,000.00	\$ 46,400.00
Trench Safety	6,000	LF	\$2.00	\$ 12,000.00
<b>TOTAL WATER = \$</b>				<b>774,400.00</b>

<b>SANITARY SEWER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Gravity Sewer Line	2,600	LF	\$75.00	\$ 195,000.00
12" Gravity Sewer Line	250	LF	\$100.00	\$ 25,000.00
Trench Safety	2,850	LF	\$2.00	\$ 5,700.00
4' Dia Manhole	12	EA	\$8,000.00	\$ 96,000.00
<b>TOTAL SANITARY SEWER = \$</b>				<b>321,700.00</b>

<b>STREET LIGHTS AND SIGNAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Light - Single Lamp	23	EA	\$8,000.00	\$ 184,000.00
Street Light Conduit/Wire	4,600	LF	\$20.00	\$ 92,000.00
Stop Sign and Post	3	EA	\$1,000.00	\$ 3,000.00
Street Name Blade	6	EA	\$250.00	\$ 1,500.00
<b>TOTAL STREET LIGHTS AND SIGNAGE = \$</b>				<b>280,500.00</b>

<b>LANDSCAPE AND IRRIGATION</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Sod and Irrigation	64,400	SF	\$3.50	\$ 225,400.00
<b>TOTAL LANDSCAPE AND IRRIGATION = \$</b>				<b>225,400.00</b>

**TOTAL = \$ 14,205,400**

### PHASE 3

<b>EARTHWORK AND EROSION CONTROL</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Clearing and Grubbing	45	AC	\$1,500.00	\$ 67,500.00
Excavation (Mass Grading)	216,000	CY	\$6.00	\$ 1,296,000.00
Excavation (stock pile material from Phase 2)	227,000	CY	\$3.00	\$ 681,000.00
Erosion Control	45	AC	\$1,000.00	\$ 45,000.00
<b>TOTAL EARTHWORK AND EROSION CONTROL = \$</b>				<b>2,089,500.00</b>

<b>PAVING</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
10' Wide Hike/Bike Trail	5,600	LF	\$100.00	\$ 560,000.00
8" Conc Pavement	8,800	SY	\$80.00	\$ 704,000.00
6" Lime Stabilized Subgrade	9,500	SY	\$5.00	\$ 47,500.00
Hydrated Lime (36 LBS/SY)	170	TN	\$300.00	\$ 51,000.00
Pavement Markings	2,200	LF	\$8.00	\$ 17,600.00
Concrete Sidewalk (5' wide)	22,000	SF	\$8.00	\$ 176,000.00
Deceleration Lane (FM 1187)	1	EA	\$200,000.00	\$ 200,000.00
<b>TOTAL PAVING = \$</b>				<b>1,756,100.00</b>

<b>DRAINAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Drainage per Linear Foot of Collector Street	2,200	LF	\$150.00	\$ 330,000.00
36" RCP	140	LF	\$150.00	\$ 21,000.00
9'x5' RCB	140	LF	\$920.00	\$ 128,800.00
36" RCP SET Headwall	4	EA	\$6,000.00	\$ 24,000.00
(2) 9'x5' RCB PW Headwall	2	EA	\$65,000.00	\$ 130,000.00
Rock Riprap	640	SY	\$175.00	\$ 112,000.00
<b>TOTAL DRAINAGE = \$</b>				<b>745,800.00</b>

<b>WATER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Water Line	200	LF	\$70.00	\$ 14,000.00
12" Water Line	5,700	LF	\$100.00	\$ 570,000.00
8" Gate Valve	4	EA	\$2,500.00	\$ 10,000.00
12" Gate Valve	7	EA	\$4,000.00	\$ 28,000.00
Fire Hydrant Assembly (incl. 6" Gate Valve)	8	EA	\$8,000.00	\$ 64,000.00
Ductile Iron Fittings	5.7	TN	\$8,000.00	\$ 45,600.00
Trench Safety	5,900	LF	\$2.00	\$ 11,800.00
<b>TOTAL WATER = \$</b>				<b>743,400.00</b>

<b>SANITARY SEWER</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
8" Gravity Sewer Line	6,700	LF	\$75.00	\$ 502,500.00
Trench Safety	6,700	LF	\$2.00	\$ 13,400.00
4' Dia Manhole	27	EA	\$8,000.00	\$ 216,000.00
<b>TOTAL SANITARY SEWER = \$</b>				<b>731,900.00</b>

<b>STREET LIGHTS AND SIGNAGE</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Street Light - Single Lamp	11	EA	\$8,000.00	\$ 88,000.00
Street Light Conduit/Wire	2,200	LF	\$20.00	\$ 44,000.00
<b>TOTAL STREET LIGHTS AND SIGNAGE = \$</b>				<b>132,000.00</b>

<b>LANDSCAPE AND IRRIGATION</b>				
<b>Description</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
Sod and Irrigation	30,800	SF	\$3.50	\$ 107,800.00
<b>TOTAL LANDSCAPE AND IRRIGATION = \$</b>				<b>107,800.00</b>

**TOTAL = \$ 6,306,500**