

EXHIBIT "D1"

ESTIMATED PRELIMINARY PROJECT COSTS

SHARY ROAD (FM 494) PROJECT

(Limits: from FM 1924 (Mile 3) to SH 107)

Mileage Breakdown:

***NOTE: Total Length includes 1/2 of the Roadway in the City of McAllen and Alton.

SECTION I & II (4.35 Miles)			SECTION I ONLY (2.35 Miles)		
*** HIDALGO COUNTY	2.88 Miles	66%	HIDALGO COUNTY	1.968 Miles	83%
CITY OF MCALLEN	0.35 Miles	8%	CITY OF MCALLEN	0.32 Miles	14%
CITY OF PALMHURST	1.0 Miles	23%	CITY OF PALMHURST	0.0 Miles	0%
CITY OF ALTON	.125 Miles	3%	CITY OF ALTON	.062 Miles	3%

ROADWAY PROJECT:	SHARY ROAD (FM 494)
LIMITS:(SECTION 1).....	from FM 676 (Mile 5) to SH 107
LIMITS:(SECTION 2).....	from FM 1924 (Mile 3) to fm 676 (Mile 5)
EXISTING ROADWAY SECTION:	40-ft Rural
EXISTING ROW WIDTH:	65' to 100' Varies
PROPOSED ROADWAY SECTION:	4-lane divided urban
PROPOSED ROW WIDTH: SECTION 1.....	100FT
ESTIMATED CONSTRUCTION COST ...(SECTION 1).....	\$10,575,000.00
ESTIMATED CONSTRUCTION COST ...(SECTION 2).....	\$9,000,000.00
LENGTH FOR 4-LANE ROADWAY ...(SECTION 1).....	2.35 Miles
LENGTH FOR 4-LANE ROADWAY ...(SECTION 2).....	2 Miles

ESTIMATED PROJECT COSTS	STATE/MPO	* LPA	* HIDALGO COUNTY	* CITY OF McALLEN	* CITY OF PALMHURST	* CITY OF ALTON
WORK AUTHORIZATION NO. 1 (Entire Length of Section 1 & 2)						
(FROM FM 1924 (MILE 3) TO SH 107)						
PHASE I - EA, PUBLIC INVOLVEMENT, SCHEMATIC, DESIGN						
Environmental Assessment with TxDOT	\$ -	\$ 95,000.00				
Public Involvement for the project with stakeholders and 1 Public Meeting	\$ -	\$ 25,000.00				
Archeological and Historical Research	\$ -	\$ 30,000.00				
Engineering Technical Support at Public Mtgs with Layouts etc	\$ -	\$ 24,000.00				
Schematic by L&G	\$ -	\$ 293,625.00				
Hydrological Map for County use to identify outfall	\$ -	\$ 42,000.00				
Estimated Environmental Document Review Charges by TxDOT	\$ -	\$ -				
Office Surveys for Schematic (Prel. Ownership Identification and Property Rights) for County Use	\$ -	\$ 21,000.00				
Preliminary Compensable Utilities Identification on Schematic for County Use	\$ -	\$ 18,000.00				
Update Schematic based on comments as provided by TxDOT/County for schematic and EA update w/ FHWA	\$ -	\$ 30,000.00				
Engineering Technical Support at Public Hearing with Layouts etc	\$ -	\$ 12,000.00				
Public Involvement for 1 Public Hearing	\$ -	\$ 25,000.00				
SUB-TOTAL	\$ -	\$ 615,625.00	\$ 406,312.50	\$ 49,250.00	\$ 141,593.75	\$ 18,468.75
(FOR SECTION I ONLY)						
(TO BE COMPLETED BY TXDOT) (SURVEYS BY LPA)						
PHASE II- PS&E and CONSTRUCTION OVERSIGHT						
Outfall Identification Preliminary Property Ownership and Hydraulics	TXDOT	\$ -				
PS&E Development (8% Engineering Fee)	TXDOT	\$ -				
Engineering Fee to Create 1 set of Plans and Submit through TxDOT	TXDOT	\$ -				
PS&E Development for OUTFALL(S)	TXDOT	\$ -				
Permitted Utilities Coordination to adjust	TXDOT	\$ -				
ROADWAY CONSTRUCTION COST	\$10,575,000.00	\$ -				
Field Surveys for Design and Construction		\$ 112,800.00				
TxDOT Construction Inspection (11%)	\$ 657,966.00	\$ -				
Eng Consultant Construction Management (18 Months)	TXDOT	\$ -				
SUB-TOTAL	\$ 11,232,966.00	\$ 112,800.00	\$ 93,624.00	\$ 15,792.00	\$ -	\$ 3,384.00
WORK AUTHORIZATION NO. 2 (FOR SECTION I ONLY)						
PHASE III - ROW Acquisition						
Complete ROW Map (Estimated 56 Parcels)		\$ 212,800.00				
Right-of-Way Costs - Acq.Services @ (est. 56 Parcels @ \$13,500/Parcel Avg.)		\$ 756,000.00				
Estimated Compensable Utility Mgmt for Acq. of Property Rights and Compensate for Utility Adjust(s)		\$ 84,000.00				
(2) Two High Pressure Pipelines and (2) Parallel Irrigation Easements		\$ -				
Estimated Roadway Right-of-Way Costs (40 ft. for 2.35 Miles @ \$4.5/ sq ft) (80/20) minus EDC 95/5	\$ 2,121,768.00	\$ 111,672.00				
COMPENSABLE UTILITY COSTS (Est 2 Pipeline Crossings at \$130,000 ea to lower and encase)	\$ 247,000.00	\$ 13,000.00				
SUB-TOTAL	\$ 2,368,768.00	\$ 1,177,472.00	\$ 977,301.76	\$ 164,846.08	\$ -	\$ 35,324.16
TOTAL	\$ 13,601,734.00	\$ 1,905,897.00	**\$1,477,238.26	**\$229,888.08	**\$141,593.75	**\$57,176.91

* Local Public Agencies (LPA)

** Estimated Cost Based on Percentage of Road

Work Authorization No. 1 (Phase I & II)	FY 13	\$ 728,425.00	NOT ISSUED
Work Authorization No. 2 (Phase III)	FY 15	\$ 1,052,800.00	NOT ISSUED

LOCAL PUBLIC AGENCY:	SECTION I & II	SECTION I ONLY	TOTAL
Estimated County Cost:	\$ 406,312.50	\$ 1,070,925.76	\$ 1,477,238.26
Estimated City of McAllen Cost:	\$ 49,250.00	\$ 180,638.08	\$ 229,888.08
Estimated City of Palmhurst Cost:	\$ 141,593.75	\$ -	\$ 141,593.75
Estimated City of Alton Cost:	\$ 18,468.75	\$ 38,708.16	\$ 57,176.91
Estimated Total Project LPA Cost:	\$ 615,625.00	\$ 1,290,272.00	\$ 1,905,897.00

COMBINED TOTAL ESTIMATED PROJECT COST FOR SECTION I & II: **\$ 15,507,631.00** **12%**

ESTIMATED COUNTY OR LPA (LOCAL PUBLIC AGENCY) COSTS NOT INCLUDED IN WORK AUTHORIZATIONS \$ 124,672.00

State Estimated Costs

LPA Estimated Costs