

PROJECTED
DEVELOPMENT COST ESTIMATE

FOR

Ripps-Kruesler Improvements
Ripps Tract

PREPARED BY:



SCHERTZ ESTIMATES

September 21, 2018

Revised: November 1, 2018

2nd Revision: November 6, 2018

NOTES:

- 1. THIS IS AN ESTIMATE ONLY. CONSTRUCTION PLANS HAVE NOT BEEN COMPLETED.**
- 2. NO INFLATION FACTOR HAS BEEN INCLUDED IN THE COSTS.**
- 3. PROFESSIONAL FEES ARE AN ESTIMATE ONLY. A FORMAL PROPOSAL HAS NOT BEEN PREPARED AND THIS ESTIMATE SHOULD NOT BE REPRESENTED AS SUCH.**
- 4. ESTIMATE DOES NOT INCLUDE UTILITY EXTENSIONS OR IMPROVEMENTS.**

DEVELOPMENT COST ESTIMATE
SUMMARY SHEET
Ripps-Kruesler Improvements

Ripps-Kruesler Improvements

SITework & EROSION CONTROL	\$	<u>27,500.00</u>
STREET IMPROVEMENTS	\$	<u>242,792.00</u>
DRAINAGE IMPROVEMENTS	\$	<u>69,575.00</u>
IMPROVEMENTS SUB-TOTAL	\$	<u><u>339,867.00</u></u>

Estimated Professional Services Fees

DESIGN, PREPARE, AND PROCESS CIVIL DOCUMENTS	\$	<u>23,000.00</u>
STORM WATER MANAGEMENT PLAN	\$	<u>4,000.00</u>
STORM WATER POLLUTION PREVENTION PLAN	\$	<u>1,500.00</u>
CONSTRUCTION ADMINISTRATION	\$	<u>2,500.00</u>
PREPARE & PROCESS PLANS OF RECORD	\$	<u>1,750.00</u>
ESTABLISH CONTROL POINTS & LIMITS OF CONSTRUCTION	\$	<u>1,250.00</u>
PRELIMINARY / FINAL STREET & DRAIN STAKING	\$	<u>5,000.00</u>
PROFESSIONAL SERVICES SUB-TOTAL	\$	<u><u>39,000.00</u></u>

SUB-TOTAL \$ 378,867.00

CONTINGENCY \$ 17,000.00

PERFORMANCE & WARRANTY BONDING By Developer

TOTAL \$ 395,867.00

DEVELOPMENT COST ESTIMATE
Ripps-Kruesler Improvements
Schertz

SITework & EROSION CONTROL

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	MOBILIZATION	LS	1	\$0.00	\$0.00
2	PREPARE ROW/EASEMENTS	AC	1.5	\$2,500.00	\$3,750.00
3	CONSTRUCTION ENTRANCE	EA	1	\$1,750.00	\$1,750.00
4	SILT FENCE	LF	900	\$2.50	\$2,250.00
5	ROCK BERM	LF	50	\$45.00	\$2,250.00
6	WASHOUT PIT	EA	1	\$750.00	\$750.00
7	REMOVE & REPLACE FENCE	LF	900	\$12.50	\$11,250.00
8	FINAL STABILIZATION OF DISTURBED AREAS	LS	1	\$5,500.00	\$5,500.00
TOTAL COST					\$27,500.00

STREET IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	SAWCUT & TIE TO EXISTING ROAD	LS	1	\$6,000.00	\$6,000.00
2	EXCAVATION	CY	2,250	\$5.00	\$11,250.00
3	EMBANKMENT	CY	750	\$3.50	\$2,625.00
4	TREATED SUBGRADE	SY	4,490	\$4.00	\$17,960.00
5	FLEXIBLE BASE (12" COMPACTED DEPTH)	SY	4,170	\$13.00	\$54,210.00
6	PRIME COAT	GAL	834	\$4.00	\$3,336.00
7	TACK COAT	GAL	417	\$3.00	\$1,251.00
8	HMAC TYPE D (2.0" COMPACTED THICKNESS)	SY	4,170	\$10.00	\$41,700.00
9	HMAC TYPE C (2.0" COMPACTED THICKNESS)	SY	4,170	\$11.00	\$45,870.00
10	MACHINE LAID CONCRETE CURB & GUTTER	LF	1,610	\$16.50	\$26,565.00
11	5' CONCRETE SIDEWALK - ONE SIDE	SY	405	\$55.00	\$22,275.00
12	PAVEMENT MARKINGS	LS	1	\$6,000.00	\$6,000.00
13	CONSTRUCTION & MATERIAL TESTING	LS	1	\$3,750.00	\$3,750.00
TOTAL COST					\$242,792.00

DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	24" STORM PIPE	LF	45	\$85.00	\$3,825.00
2	36" STORM PIPE	LF	250	\$125.00	\$31,250.00
3	10' CURB INLET	EA	2	\$13,500.00	\$27,000.00
4	OUTFALL END TREATMENT	EA	1	\$7,500.00	\$7,500.00
TOTAL COST					\$69,575.00