

Doucet & Associates, Inc. 7401 B Hwy 71 W., Suite 160 Austin, Texas 78735 (512) 583-2600			Date:	12/1/2016
			D&A #:	1536-001
Jonestown Tract OPC (PRELIMINARY)				
Item	Quantity	Unit	Unit Cost	Total
EROSION CONTROL IMPROVEMENTS				
SILT FENCE	7,461	LF	\$3.00	\$22,383.00
ROCK BERM	470	LF	\$20.00	\$9,400.00
CONCRETE WASH OUT AREA	1	EA	\$700.00	\$700.00
TREE PROTECTION	1	LS	\$10,000.00	\$10,000.00
TOP SOIL, HYDROMULCH, REVEGETATION (WITHIN ROW)	29,688	SY	\$2.50	\$74,220.00
STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$1,500.00	\$1,500.00
WATER IMPROVEMENTS (assuming onsite water system)				
ELEVATED STORAGE TANK (ASSUMED 0.3MGD)	1	EA	\$675,000.00	\$675,000.00
8" CONTROL VALVE	1	EA	\$25,000.00	\$25,000.00
TANK CONTROL SYSTEM	1	EA	\$25,000.00	\$25,000.00
STATIC WATER MIXING SYSTEM	1	EA	\$30,000.00	\$30,000.00
SITE WORK (SITE PREP, YARD PIPING, GRADING,ACCESS ROAD, WOODEN FENCE, GATES, REVEG, ELECTRICAL)	1	LS	\$75,000.00	\$75,000.00
1" SINGLE WATER SERVICE	40	EA	\$1,500.00	\$60,000.00
1-1/2" IRRIGATION WATER SERVICE (INCLUDING METER)	3	EA	\$2,500.00	\$7,500.00
4" IRRIGATION SLEEVES	300	LF	\$18.00	\$5,400.00
2" AUTOMATIC AIR RELEASE VALVE & BOX	1	EA	\$4,000.00	\$4,000.00
8" PVC, C-900, SDR 14, CL 200, WATERLINE	6,000	LF	\$40.00	\$240,000.00
8" GATE VALVE AND BOX	12	EA	\$2,000.00	\$24,000.00
5-1/4" FIRE HYDRANT ASSEMBLY	12	EA	\$4,500.00	\$54,000.00
TRENCH SAFETY SYSTEM	6,000	LF	\$1.00	\$6,000.00
WASTEWATER IMPROVEMENTS				
ON-SITE SEPTIC (BY HOME BUILDER)	40	EA		
SINGLE WASTEWATER SERVICE (BY HOME BUILDER)	40	EA		
DRAINAGE IMPROVEMENTS				
18-INCH R.C.P. CL III	1,000	LF	\$55.00	\$55,000.00
18" RCP STANDARD HEADWALL W/DISSAPATORS	3	EA	\$4,500.00	\$13,500.00
10-FT CURB INLET	6	EA	\$4,500.00	\$27,000.00
STANDARD DRAIN MANHOLE	1	EA	\$4,000.00	\$4,000.00
FRENCH DRAIN INSTALLATIONS	450	LF	\$36.00	\$16,200.00
WATER QUALITY POND, INCLUSIVE (EXC. TO REVEG.)	4	EA	\$500,000.00	\$2,000,000.00
FILTER STRIPS (BY HOME BUILDER)	1	LS		
TRENCH SAFETY	1,000	LF	\$2.00	\$2,000.00
STREET IMPROVEMENTS				
SUBGRADE PREPARATION (AT LEAST 2' BEYOND BOC)	17,423	SY	\$3.00	\$52,269.00
8" FLEXIBLE BASE MATERIAL (2' EXTENTION BEYOND BOC)	17,423	SY	\$12.00	\$209,076.00
2" H.M.A.C.	13,989	SY	\$21.00	\$293,769.00
RIBBON CURB	8,830	LF	\$14.00	\$123,620.00
4' PEDESTRIAN RAMP	1	EA	\$1,050.00	\$1,050.00
4' CONCRETE SIDEWALK (BY HOME BUILDER)				
STREET END BARRICADE	1	LS	\$1,000.00	\$1,000.00
STREET LIGHT (SINGLE)	9	EA	\$4,500.00	\$40,500.00
STREET LIGHT (DOUBLE)	3	EA	\$6,000.00	\$18,000.00
STOP SIGN WITH STREET NAME SIGN AND POST	2	EA	\$375.00	\$750.00
ROADWAY STRIPING	1	LS	\$1,000.00	\$1,000.00
MAIL BOX 16-UNIT SLAB AND BOX	3	EA	\$3,500.00	\$10,500.00
SITE WORK				
MOBILIZATION	1	LS	\$150,000.00	\$150,000.00
CLEARING AND GRUBBING	6	AC	\$3,000.00	\$18,818.32
EMBANKMENT FILL - COMPACTED INPLACE	147,368	CY	\$8.00	\$1,178,944.00
EMBANKMENT CUT - INPLACE	147,368	CY	\$8.00	\$1,178,944.00
TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00
LANDSCAPING	1	LS	\$25,000.00	\$25,000.00
LANDSCPAE ELECTRICAL & LIGHTING	1	LS	\$25,000.00	\$25,000.00
DRY UTILITIES				
DRY UTILITIES	1	LS	\$225,000.00	\$225,000.00
(INCLUDES TRENCH EXCAVATION, CONDUITS, TRASFORMER PAD, ELECTRIC PULL BOX)				
CONDUCTORS (CABLING)	5,000	LF	\$7.00	\$35,000.00
3" SCH 40 TELEPHONE & CABLE SLEEVES (ROAD CROSSING)	60	LF	\$5.00	\$300.00
3" SCH 40 TELEPHONE & CABLE SLEEVES (JOINT TRENCHING)	4,500	LF	\$5.00	\$22,500.00
			SUB-TOTAL	\$7,082,843.32
			ENGINEERING, SURVEY, FEES (6%)	\$424,970.60
			CONTINGENCY (10%)	\$708,284.33
			BCCP PARTICIPATION	\$588,500.00
			TOTAL	\$8,804,598.25

**Notes**

The cost estimates presented here is preliminary and does not reflect actual construction plans quantities.

All cost estimates presented in this report are Doucet & Associates' opinions of probable project construction costs. Cost estimates are made on the basis of our experience and represent our best judgment. We have no control over cost of labor, materials, equipment, contractor's methods, or over competitive bidding or market conditions. Therefore, we do not guarantee that proposals, bids, or actual construction costs will not vary from estimates of project construction costs presented.

This cost estimate doesnt include dry utility installation for cables and telephone.