

ASH & BROWNE ENGINEERING, INC.

Engineers and Consultants

P.O. Box 10838, College Station, Texas 77842
979-846-6914 877-245-4839 Fax: 979-846-8914

03-20
10-21-03
Susan
9:30
DP-03-62

October 20, 2003

Spencer Thompson, E.I.T.
Graduate Civil Engineer
Development Services, City of College Station
College Station, TX 77840

Re.: Letter of Request for Over-Participation (OP)
Estates at Spring Creek Development (ESCD) Sanitary Sewer Trunk Line

Dear Mr. Thompson:

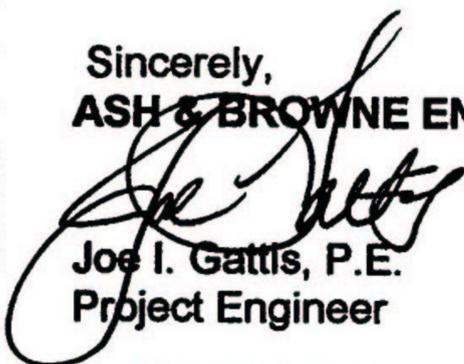
My client is requesting Over-Participation support for the construction costs incurred for the excess sanitary sewer trunk line that the city has requested. The Estates at Spring Creek Development (~153.35 acres) necessitates a sanitary sewer trunk line with pipe sizes varying from 8"Ø through 12"Ø with two creek borings. The City of College Station has requested that the trunk line be over-sized to service the rest of the Spring Creek Watershed Basin (~531.20 acres) not already being served. (See Attachment #1) The over-sizing would require that the pipe sizes increase to 21"Ø. Please reference Attachments #2 and #3 for area sewage productions and pipe capacities. It must be noted that this OP request is for only trunk lines 1 through 5 of the Estates at Spring Creek Sanitary Sewer Trunk Line. (Please see Attachment #1) Lines 6 through 8 will be developed at a later date.

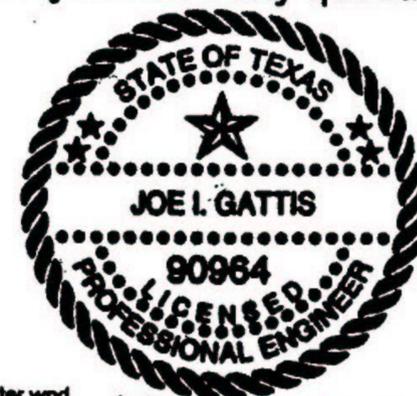
Spring Creek Watershed Basin (OP)	\$380,806
Estates at Spring Creek Development, Section 1	<u>-\$183,266</u>
Sub-Total =	\$197,540
Less Line Item 1.01 from Attach. #4 (8"Ø Sewer Line)	<u>-\$ 3,450</u>
Total Over Participation =	\$194,090

Attachments to this letter include: 1) ESCD Sanitary Sewer Trunk Line layout, 2) proposed sewage productions for ESCD, 3) proposed sewage productions for the Spring Creek Watershed Basin and remaining Crowley Development, 4) Engineer's Cost Estimate for Estates at Spring Creek Development, 5) Engineer's Cost Estimate for Spring Creek Watershed Basin.

Thank you for all your time and help on this project. Please contact me if you have any questions.

Sincerely,
ASH & BROWNE ENGINEERING, INC.


Joe I. Gattis, P.E.
Project Engineer



10-20-2003

ESTATES AT SPRING CREEK DEVELOPMENT
Engineer's Preliminary Opinion of Probable Construction Cost
for 12" ϕ Estates at Spring Creek Sanitary Sewer Trunk Line

ABEI No. 1045005
 October 20, 2003

The following construction estimate is based on the engineer's preliminary opinion of probable construction costs. This estimate constitutes our best judgement at this time. Please note that the engineer does not have any control over contractor or supplier workloads and the degree to which inflation may affect project costs between now and the bid date. During design and construction, additional features may become apparent as the work progresses, which will result in an increase in cost.

Item No.	Description	Estimated Quantity	Estimated Unit Cost	ESTIMATED TOTAL COSTS
1.00	12" SANITARY SEWER TRUNK LINE			
1.01	8" ϕ ASTM D3034 SDR 26 PVC Sewer Line (includes installation, testing, and cleanup.)	345 LF	\$10.00	\$3,450
1.02	10" ϕ ASTM D3034 SDR 26 PVC Sewer Line (includes installation, testing, and cleanup.)	1,995 LF	\$14.00	\$27,930
1.03	12" ϕ ASTM D3034 SDR 26 PVC Sewer Line (includes installation, testing, and cleanup.)	858 LF	\$16.00	\$13,728
1.04	8' - 10' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	158 LF	\$12.00	\$1,896
1.05	10' - 12' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	304 LF	\$16.00	\$4,864
1.06	12' - 15' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	2,426 LF	\$20.00	\$48,520
1.07	16" Bore (Includes mobilization, 3/8" thk. steel casing, spacers, capping, cleanup)	310 LF	\$225.00	\$69,750
1.08	Trench Safety	3,198 LF	\$1.50	\$4,797
1.09	4' Standard Manhole (0 - 6' Deep) (includes installation, testing, and cleanup.)	9 EA	\$1,750.00	\$15,750

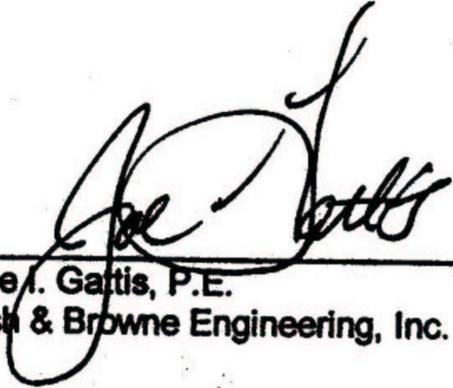
1.10 Additional Depth for 4' Dia. Standard Manhole 73 VF \$100.00 \$7,300

Subtotal Item 1.00 - 12" Sewer Trunk Line: \$166,605

Contingency(10%): \$16,661

Preliminary Total Construction Costs: \$183,266

Prepared by:


Joe I. Gattis, P.E.
Ash & Browne Engineering, Inc.



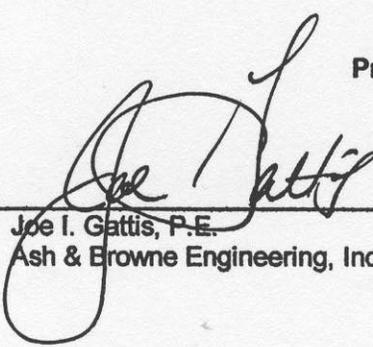
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ESTATES AT SPRING CREEK DEVELOPMENT
Engineer's Preliminary Opinion of Probable Construction Cost
for 21" ϕ Estates at Spring Creek Sanitary Sewer Trunk Line

ABEI No. 1045005
 October 20, 2003

The following construction estimate is based on the engineer's preliminary opinion of probable construction costs. This estimate constitutes our best judgement at this time. Please note that the engineer does not have any control over contractor or supplier workloads and the degree to which inflation may affect project costs between now and the bid date. During design and construction, additional features may become apparent as the work progresses, which will result in an increase in cost.

Item No.	Description	Estimated Quantity	Estimated Unit Cost	ESTIMATED TOTAL COSTS
1.00	21" SANITARY SEWER TRUNK LINE			
1.01	21" ϕ ASTM D2241 SDR 26 PVC Sewer Line (includes installation, testing, and cleanup.)	3,198 LF	\$45.00	\$143,910
1.02	8' - 10' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	158 LF	\$12.00	\$1,896
1.03	10' - 12' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	304 LF	\$16.00	\$4,864
1.04	12' - 15' Trenching & Backfill - Non-Structural (includes backfill and cleanup)	2,426 LF	\$20.00	\$48,520
1.05	30" Bore (Includes mobilization, 3/8" thk. steel casing, spacers, capping, cleanup)	310 LF	\$380.00	\$117,800
1.06	Trench Safety	3,198 LF	\$1.50	\$4,797
1.07	5' Standard Manhole (0 - 6' Deep) (includes installation, testing, and cleanup.)	9 EA	\$1,900.00	\$17,100
1.08	Additional Depth for 4' Dia. Standard Manhole	73 VF	\$100.00	\$7,300
Subtotal Item 1.00 - 21" Sewer Trunk Line:				\$346,187
Contingency(10%):				\$34,619
Preliminary Total Construction Costs:				\$380,806

Prepared by: 
 Joe I. Gattis, P.E.
 Ash & Browne Engineering, Inc.

