

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.

Engineers and Consultants

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NA
2:15pm
04-08-04
03-269

April 8, 2004

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)
Reatta Meadows Subdivision, Sect. 1, Ph. 1 of
Estates at Spring Creek Development (ESCD),

Dear Mr. Thompson:

My client is requesting Over-Participation support for the construction costs incurred for the excess infrastructure development of the 18" ductile iron pipe along Barron Road right-of-way and the extension of Victoria Avenue (70' ROW).

Reatta Meadows Sub., Sect. 1, Ph. 1 (Comprehensive)	\$234,003
Reatta Meadows Sub. Sect. 1, Ph. 1(Min. Requirements)	<u>-\$165,745</u>
<u>Total Over Participation =</u>	<u>\$ 68,258</u>

Attachments to this letter include: 1) Engineer's Preliminary Opinion of Probable Construction Cost for Reatta Meadows Subdivision, Sect. 1, Ph. 1, Comprehensive Requirements 2) Engineer's Preliminary Opinion of Probable Construction Cost for Reatta Meadows Subdivision, Sect. 1, Ph. 1, Minimum Development Requirements.

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

Sincerely,
McCLURE & BROWNE ENGINEERING/SURVEYING, INC.

J. Dale Browne, Jr.
J. Dale Browne, Jr., P.E.
Project Engineer



ATTACHMENT #1
Engineer's Cost Estimate for
Reatta Meadows Subdivision, Sect. 1, Ph. 1
Comprehensive Construction Costs

REATA MEADOWS SUBDIVISION
Section 1, Phase 1 Comprehensive Requirements
for Victoria Drive

Engineer's Preliminary Opinion of Probable Construction Cost
(Revised April 7, 2004)

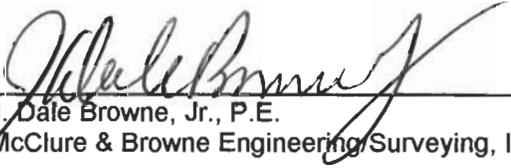
MBESI No. 1045005
 April 8, 2004

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	VICTORIA DRIVE EXTENSION (70' R.O.W.)			
1.01	70' R.O.W. Preparation (includes clearing and grubbing, cutting to rough grade, etc.)	779 LF	\$20.00	\$15,580
1.02	6" Lime Modified Subgrade (includes subgrade preparation and incorporation of lime into subgrade.)	4,370 SY	\$1.75	\$7,648
1.03	Lime for Stabilization (5% by weight)	44 TN	\$100.00	\$4,400
1.04	Curb and Gutter	1,556 LF	\$8.00	\$12,448
1.05	Valley Gutter	44 LF	\$8.00	\$352
1.06	Spandrel Curb & Gutter (1 Quadrant)	2 EA	\$1,000.00	\$2,000
1.07	8" Crushed Rock Base (Flexible Base) TxDOT Type A, Grade 2	3,809 SY	\$7.75	\$29,520
1.08	2" Hot Mix Asphaltic Concrete TxDOT Type D (includes prime coat)	3,809 SY	\$7.50	\$28,568
Subtotal Item 1.00 Streets:				\$100,516
2.00	WATER LINES ALONG BARRON RD. & VICTORIA AVE.			
2.01	18"ø D.I. Pipe, Class 350 - Non-Structural (includes installation, testing, and cleanup.)	516 LF	\$46.00	\$23,736
2.02	18"ø D.I. Pipe, Class 350 - Structural (includes installation, testing, and cleanup.)	60 LF	\$56.00	\$3,360

Item No.	Description	Estimated Quantity	Estimated Unit Cost	ESTIMATED TOTAL COSTS
2.03	12"ø AWWA C900 Class 200 PVC Pipe - Non-Structural (includes installation, testing, and cleanup.)	727 LF	\$40.00	\$29,080
2.04	18" Butterfly Valve (includes installation and cleanup.)	1 EA	\$5,500.00	\$5,500
2.05	18"ø 45° bend (includes installation and cleanup)	2 EA	\$1,250.00	\$2,500
2.06	18" Plug (includes installation and cleanup.)	1 EA	\$400.00	\$400
2.07	12" Gate Valve (includes installation and cleanup.)	2 EA	\$1,500.00	\$3,000
2.08	12" Plug (includes installation and cleanup.)	1 EA	\$250.00	\$250
2.09	18" x 12" Cross (includes installation and cleanup.)	1 EA	\$1,700.00	\$1,700
2.10	Fire Hydrant Assembly (includes installation and cleanup.)	1 EA	\$2,000.00	\$2,000
2.11	4" Blow Off Valve Assembly (includes installation and cleanup.)	2 EA	\$700.00	\$1,400
Subtotal Item 2 - Water:				\$72,926
3.00	MISCELLANEOUS			
3.01	Mobilization/Demobilization	1 LS	\$6,500.00	\$6,500
3.02	6' Sidewalk	1518 LF	\$17.50	\$26,565
3.03	Sidewalk Ramp Type 3	2 EA	\$300.00	\$600
3.04	Hydromulch Seeding	11,246 SF	\$0.50	\$5,623
Subtotal Item 3 - Miscellaneous:				\$39,288
Sub-Total Section 1, Phase 1 for Over Participation				\$212,730
Contingency (10%)				\$21,273
PRELIMINARY COMPREHENSIVE CONSTRUCTION COST (SECTION 1, PHASE1):				\$234,003

Prepared by: 
 Pat Penn, E.I.T.
 McClure & Browne Engineering/Surveying, Inc.

Approved by: 
 J. Dale Browne, Jr., P.E.
 McClure & Browne Engineering/Surveying, Inc



ATTACHMENT #2
Engineer's Cost Estimate for
Reatta Meadows Subdivision, Sect. 1, Ph. 1
Over Participation (OP) - Minimum Requirements

REATA MEADOWS SUBDIVISION
Section 1, Phase 1 Over Participation
Minimum Requirements for Victoria Drive

Engineer's Preliminary Opinion of Probable Construction Cost
(Revised April 7, 2004)

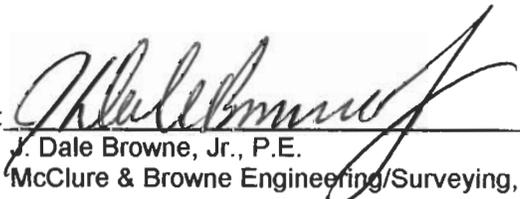
MBESI No. 1045005
 April 8, 2004

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	VICTORIA STREET EXTENSION (60' R.O.W.)			
1.01	60' R.O.W. Preparation (includes clearing and grubbing, cutting to rough grade, etc.)	779 LF	\$16.00	\$12,464
1.02	6" Lime Modified Subgrade (includes subgrade preparation and incorporation of lime into subgrade.)	3,467 SY	\$1.75	\$6,067
1.03	Lime for Stabilization (5% by weight)	35 TN	\$100.00	\$3,500
1.04	Curb and Gutter	1,556 LF	\$8.00	\$12,448
1.05	Valley Gutter	34 LF	\$8.00	\$272
1.06	Spandrel Curb & Gutter (1 Quadrant)	2 EA	\$1,000.00	\$2,000
1.07	7" Crushed Rock Base (Flexible Base) TxDOT Type A, Grade 2	2,943 SY	\$7.75	\$22,808
1.08	2" Hot Mix Asphaltic Concrete TxDOT Type D (includes prime coat)	2,943 SY	\$7.50	\$22,073
Subtotal Item 1.00 Streets:				\$81,632
2.00	WATER LINES ALONG BARRON RD. & VICTORIA AVE.			
2.01	8"ø AWWA C900 Class 200 PVC Pipe - Non-Structural (includes installation, testing, and cleanup.)	1303 LF	\$19.00	\$24,757
2.02	8"ø AWWA C900 Class 200 PVC Pipe - Structural (includes installation, testing, and cleanup.)	50 LF	\$22.00	\$1,100

Item No.	Description	Estimated Quantity	Estimated Unit Cost	ESTIMATED TOTAL COSTS
2.03	8" Gate Valve (includes installation and cleanup.)	3 EA	\$500.00	\$1,500
2.04	8"∅ 45° bend (includes installation and cleanup)	2 EA	\$300.00	\$600
2.05	8" Plug (includes installation and cleanup.)	2 EA	\$225.00	\$450
2.06	8" x 8" Cross (includes installation and cleanup.)	1 EA	\$750.00	\$750
2.07	Fire Hydrant Assembly (includes installation and cleanup.)	1 EA	\$2,000.00	\$2,000
2.08	2" Blow Off Valve Assembly (includes installation and cleanup.)	2 EA	\$300.00	\$600
Subtotal Item 2 - Water:				\$31,757
3.00	MISCELLANEOUS			
3.01	Mobilization/Demobilization	1 LS	\$4,500.00	\$4,500
3.02	6' Sidewalk	1,518 LF	\$17.50	\$26,565
3.03	Sidewalk Ramp Type 3	2 EA	\$300.00	\$600
3.04	Hydromulch Seeding	11,246 SF	\$0.50	\$5,623
Subtotal Item 3 - Miscellaneous:				\$37,288
Sub-Total Section 1, Phase 1 for OP Min. Requirements				\$150,677
Contingency (10%)				\$15,068
PRELIMINARY CONSTRUCTION COST MINIMUM DEVELOPMENT REQUIREMENTS(SECTION 1, PHASE1):				\$165,745

Prepared by: 
 Pat Penn, E.I.T.
 McClure & Browne Engineering/Surveying, Inc.

Approved by: 
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 McClure & Browne Engineering/Surveying, Inc.

