

RESOLUTION NO. R-2020-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPROVING A PUBLIC IMPROVEMENT PLAN AGREEMENT WITH KB HOME LONE STAR, INC FOR PHASE TWO OF PINEY CREEK BEND AS ATTACHED IN EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council has appointed the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, The City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, The City Council understands the importance of making housing available in a timely manner; and

WHEREAS, The City Council also understands the importance of the required public improvements and the value they bring in regard to the public safety of neighborhoods.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

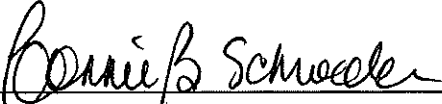
Section 1: That the City Manager will execute the Public Improvement Plan Agreement, attached as Exhibit A, once an engineering estimate is approved by the City Engineer and upon posting the fiscal surety to complete any and all Public Improvements.

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is resolved

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 9th day of June, 2020.

APPROVED:



Connie B. Schroeder, Mayor

ATTEST:



Ann Franklin, City Secretary

APPROVED AS TO FORM:



Alan Bojorquez, City Attorney

CITY OF BASTROP, TEXAS
Subdivision Improvement Plan Agreement
Piney Creek Bend Phase II

The State of Texas

County of Bastrop

WHEREAS, KB Home Lone Star, Inc. hereinafter referred to as, "Developer", is the developer of the following described property and desires to make certain improvements to the following lots and blocks in Piney Creek Bend Phase II, a proposed addition to the City of Bastrop, Texas: being Block B Lots 38-70, 73-75, Block D Lots 102-109, Block E Lots 115-138, Block F Lots 148-170, Block G Lot 2; and

WHEREAS, the said Developer has requested the City of Bastrop, a Home Rule Municipality of Bastrop County, Texas, hereinafter referred to as, "City", to provide approvals and cooperative arrangements in connection with said improvements:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That said Developer, acting herein by and through Gary E. Jones, Engineer, Binkley & Barfield, Inc., its duly authorized officer, and the City, acting herein by and through its City Manager, for and in consideration of the covenants and agreements herein performed and to be performed, do hereby covenant and agree as follows regarding assurance of construction of sanitary sewer facilities, streets, drainage, street lights and street signs, and park/trail improvements; summary of infrastructure (development) amounts; assurance payments to the City; payment of impact fees; and miscellaneous provisions relating to the acceptable completion of said construction according to the plans for Piney Creek Bend Phase II approved by the City Council on *November 19, 2019*.

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

1.00 Assurance of Infrastructure Construction

1.10 Employment of Contractors

In accordance with this agreement, the Developer agrees to employ a general contractor or contractors in accordance with the conditions set forth in Section 4.00 for work for which the Developer is providing as stated herein and indicated in the Summary of Infrastructure (Development) Assurance Amounts, Section 2.30 on page 4 of this agreement.

1.11 Payment of Developer Infrastructure Assurance Fees

The Developer and the City agree that the final plat of Piney Creek Bend Phase II will not be filed for record until payment of the Final Assurance Amount. Except as otherwise provided in Section 4.40 of this contract, no building permits will be issued for any lots prior to the plat recording.

1.12 Payment of Miscellaneous Construction Costs

It is further agreed and understood that additional costs may be required of the Developer to cover such additional work, materials and/or other costs as may be made necessary by conditions encountered during construction and within the scope of this project.

1.13 Compliance with Tree Preservation Ordinance

The Developer is responsible to fully comply with the City's Tree Preservation Ordinance during all phases of construction. The Developer submitted a tree protection plan and protected tree survey on **November 19, 2019**, showing the protected trees on site and the measures of tree protection to be employed during

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

construction prior to any site work on the project. The Developer submitted landscape, hardscape, irrigation, and materials plans that were approved by the City on **November 19, 2019** and these plans have been included in the final Subdivision Improvement Plans which were approved on **November 19, 2019**.

2.00 Infrastructure (Development) Improvement Costs

All infrastructure (development) improvement costs are the full responsibility of the Developer. The following improvement costs have been developed using the Developer's plans and specifications and recommendations by the City in accordance with the construction guidelines set forth by the City:

2.10 Sanitary Sewer Improvements

The distribution of costs between the City and the Developer for all sanitary sewer improvements are as follows:

ON-SITE IMPROVEMENTS:

	Full Project Cost	Developer's Assurance Amount	City Participation
Sanitary Sewer Facilities	\$265,650.20	\$265,650.20	\$0.00
Other Related Facilities	\$0.00	\$0.00	\$0.00
Total Construction Cost	\$265,650.20	\$265,650.20	\$0.00

2.20 Water Infrastructure Improvements

The distribution of costs between the City and the Developer for all sanitary sewer improvements are as follows:

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

ON-SITE IMPROVEMENTS:

	Full Project Cost	Developer's Assurance Amount	City Participation
Water Line Improvements	\$250,470.00	\$250,470.00	\$0.00
Other Related Facilities	\$0.00	\$0.00	\$0.00
Total Construction Cost	\$250,470.00	\$250,470.00	\$0.00

2.30 Street and Storm Drainage Improvements

The distribution of costs between the City and the Developer for all street and drainage improvements are as follows:

	Full Project Cost	Developer's Assurance Amount	City Participation
Storm Drainage Facilities	\$239,733.15	\$239,733.15	\$0.00
Streets & Sidewalks	\$740,197.60	\$740,197.60	\$0.00
Total Construction Cost	\$979,930.75	\$979,930.75	\$0.00

2.40 Summary of Infrastructure (Development) Assurance Amounts

	Final Assurance Amount
Sanitary Sewer Facilities	\$265,650.20
Water Line Improvements	\$250,470.00
Storm Drainage Facilities	\$239,733.15
Streets & Sidewalks	\$740,513.60
Total Construction Cost	\$1,496,366.95

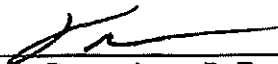
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ASSURANCE FEES TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING*:

	<u>Percentage of Construction</u>	<u>Construction Cost</u>	<u>Final Assurance Amount</u>
Water & Sewer Inspection Fee	3.5%	\$516,120.20	\$18,064.21
Storm Drainage Inspection Fee	3.5%	\$239,733.15	\$8,390.66
<u>Streets & Sidewalks Inspection Fee</u>	<u>3.5%</u>	<u>\$740,197.30</u>	<u>\$25,906.91</u>
Payment to the City			\$52,361.77

The final construction amount is **\$1,496,366.95**, and the final assurance amount is **\$52,361.77** (the "Final Assurance Amount").

RECOMMENDED:



Tony Buonodono, P. E. Date 7/31/2020
City Engineer

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3.00 Miscellaneous Improvements

3.10 Sidewalks

The Developer shall be responsible for installing sidewalks along right-of-ways on open space lots and other lots that will not contain single family residential units within Piney Creek Bend Phase II as shown on the approved Subdivision Improvement Plans by the City on **November 19, 2019**. The Developer shall also be responsible for installing a public trail within as shown on the approved Subdivision Improvement Plans by on the City on **November 19, 2019**. All sidewalks and trails shall conform to the City of Bastrop Standard Construction Details included within the details of the approved Subdivision Improvement Plans.

3.20 Screening Wall, Landscaping, and Irrigation

The Developer shall be responsible for installing screening walls, retaining walls, landscaping, and irrigation in accordance with the approved Subdivision Improvement Plans, landscape plans approved on **November 19, 2019**


3.30 Street Lights and Street Name and Regulatory Signs

The Developer has paid in full for the City Bastrop through Bastrop Power & Light to design, install and maintain the Electric Distribution System including street lights within Piney Creek Bend Phase II. The Piney Creek Bend Phase II Electric Distribution System plans and specification were Issued for Construction on August 2019. Installation and energizing of the electric Distribution System shall not affect the inspection or acceptance of the public subdivision improvements by the City of Bastrop. Electrical system installation and energizing of the community is outside the control of the Developer and shall not delay the issuance building permits or home inspections

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

Regulatory signs shall be installed by the Developer at the Developer's expense at locations specified within the **Subdivision Improvement Plans** in accordance with the City of Bastrop Standard Construction Details included within the details of the approved Subdivision Improvement Plans. The signs shall conform to The State of Texas Manual on Uniform Traffic Control Devices and City requirements, including but not limited to, exact placement, sign height and block numbers. The City shall not be responsible or obligated to maintain and/or replace any non-standard sign poles, street name signs or regulatory signs prior to acceptance of the subdivision. Installation shall be completed prior to the acceptance of the subdivision.

RECOMMENDED:



Trey Job Date
Assistant City Manager of Development
Services

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

3.50 Land Dedication

The Developer shall dedicate to the City the area shown as public open space on the Piney Creek Bend, Section Two, "**approved**" **Public Improvement Plan** (the "Public Open Space"), including, but not limited to, the Block G Lot 2 parcel identified on the **Public Improvement Plan**. KB Home Lone Star, Inc., as Declarant, shall establish a private homeowners' association or property owners' association and enter into a License Agreement with the City of Bastrop to provide maintenance of the Public Open Space as attached to Resolution 2020-48. The Developer through the dedication of Piney Creek Bend, Section Two, Final Plat, Block G, Lot 2, being 39.892 +/- acres of public open space shall be credited \$75,000.00 toward Park Development Fees and other fees owed as part of the development.

The following table identifies the Park Development Fees due by the Developer for this project at the time of single family building permit issuance, subject to a credit reduction as described above in this Section 3.50:

Number of Lots	Fee Per Lot	Total Amount of Park Development Fees Owed (Subject to Credits)
93	\$500.00	\$46,500 (\$75,000.00 Credits)

The above open space dedications and fees in lieu of shall fully satisfy all City requirements for dedication of park land or payment of fees in lieu of dedication.

RECOMMENDED:

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II



Date
Director of Planning and Development

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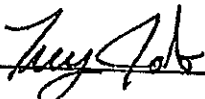
3.60 Impact Fees

Water Impact Fees and Wastewater Impact Fees as set forth by City ordinances will be assessed at the time of final plat recording and shall be paid by the builder, property owner or developer at the time of Building Permit issuance for each individual lot within Piney Creek Bend Phase II and shall be based on the Water and Wastewater Impact Fee for Service as set forth in the City of Bastrop Impact Fee Ordinance that is in effect as of the final plat recording date.

IMPACT FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE:

	<u>Lots</u>	<u>Fee per Lot</u>	<u>Final Assessment Amount</u>
Waste Water Impact Fee	93	\$5,020.00	\$466,860.00
Water Impact Fee	93	\$1,785.00	\$166,005.00
Total Impact Fees To Be Collected			\$632,865.00

RECOMMENDED:



Date
Trey Job, Assistant City Manager

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

4.00 Miscellaneous Provisions

4.10 Bonds

The Developer agrees to require the contractor(s) to furnish the City with a payment and performance bond if the contract cost exceeds \$25,000.00. The payment and performance bonds shall be submitted prior to the City issuing the Notice to Proceed.

The Developer agrees to require the contractor(s) to furnish the City with a two (2) year maintenance bond in the name of the City, subject to City approval for one hundred twenty-five percent (125%) of the contract price of the residential streets, sanitary sewer, and underground stormwater drainage facilities improvements. The maintenance bond(s) shall be submitted and approved prior to the final acceptance of the improvements.

The developer will provide the City with proof of payment to the surety and that all other obligations of the developer or contractor have been met in order for the bonds to be binding upon the surety.

4.20 Public Liability

The Developer shall further require the contractor(s) to secure Public Liability Insurance. The amount of Insurance required shall include Public Liability, Bodily Injury and Property Damage of not less than \$100,000 one person, \$300,000 one accident and \$100,000 property damage. The minimum requirements for automobile and truck public liability, bodily injury and property damage shall also include not less than \$100,000 one person, \$300,000 one accident, and \$100,000 property damage.

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

The Contractor shall provide Worker's Compensation Insurance in accordance with the most recent Texas Workers' Compensation Commission's rules.

4.30 General Indemnity Provisions

The Developer shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and/or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of Developer, its officers, agents, consultants, employees, invitees, or other person, arising out of or in connection with the Agreement, or on or about the property, and Developer will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from any and all such claims and demands. Also, Developer agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants, employees and invitees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorney fees for injury to or death of any person or for any damage to any property arising out of or in connection with this Agreement or any and all activity or use pursuant to the Agreement, or on or about the property. This indemnity shall apply whether

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of developer or any of its officers, officials, agents, consultants, employees or invitees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's sole negligence. Provided, however, that nothing contained in this Agreement shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.31 Indemnity Against Design Defects

Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the Developer under this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, its engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants,

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the Developer shall indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the Developer shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgments which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith. Notwithstanding anything to the contrary in this section, the Developer shall not be required to indemnify the City in the event the claims, suits, losses, damages, causes of action or liability arise in whole or in part as a result of the City's breach of this agreement or a separate agreement pertaining to the property governed by this agreement.

4.32 Approval of Plans

The Developer and City agree that the approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner.

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

4.33 Venue

Venue of any action brought hereunder shall be in Bastrop, Bastrop County, Texas.

4.40 Release of Building Permits

The Developer may request, and the Director of Planning and Development may approve, the release of up to ten percent (10%) of the total building permits for the lots listed on pg. 1 of this agreement upon completion of the public streets and final acceptance of the sanitary sewer and underground stormwater drainage facilities that are not deemed private. Building permits for all lots will be released upon final acceptance of all public and private infrastructure improvements, park and trail construction, screening walls, retaining walls, landscaping, irrigation, and tree mitigation in accordance with the Subdivision Improvement Plans that were approved by the City on November 19, 2019

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II

4.50 Dedication of Infrastructure Improvements

Upon final acceptance of Piney Creek Bend Phase II, the public streets, sanitary sewer, and underground stormwater drainage facilities shall become the property of the City.

4.60 Assignment

This agreement, any part hereof, or any interest herein shall not be assigned by the Developer without written consent of the City Manager, said consent shall not be unreasonably withheld, and it is further agreed that such written consent will not be granted for the assignment, transfer, pledge and/or conveyance of any refunds due or to become due to the Developer except that such assignment, transfer, pledge and/or conveyance shall be for the full amount of the total of all such refunds due or to become due hereunder nor shall assignment release assignor or assignee from any and all Development assurances and responsibilities set forth herein.

4.70 Conflicts


In the event of a conflict between this agreement and that certain Development Agreement between the City of Bastrop and KB Home Lone Star, Inc. effective May 28 2019 (the "Development Agreement"), the Development Agreement

Subdivision Improvement Plan Agreement – Piney Creek Bend Phase II


IN TESTIMONY WHEREOF, the City of Bastrop has caused this instrument to be executed in duplicate in its name and on its behalf by its City Manager, attested by its City Secretary, with the corporate seal of the City affixed, and said Developer has executed this instrument in duplicate, at the City of Bastrop, Texas this the 31st day of July, 2020.

Piney Creek Bend Phase II

City of Bastrop, Texas

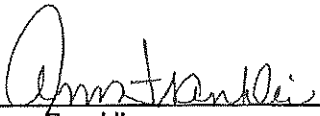


John Zinsmeyer, VP Land Development
KB Home Lone Star, Inc.
STEVE STILL, EVP

 7-31-2020

Acting City Manager

ATTEST:



Ann Franklin
City Secretary

8/21/2020
Date

City Secretary
Planning and Development Department



PINEY CREEK SUBDIVISION - PHASE 2 CONSTRUCTION COSTS

	Item	Unit	Quantity	Unit Cost	Total
EROSION CONTROL	Silt Fence	LF	3,730	\$ 2.10	\$ 7,833
	Rock Berm	LF	130	\$ 26.10	\$ 3,393
	Construction Entrance	EA	2	\$ 1,195.70	\$ 2,391
	Inlet Protection, including maintenance	EA	15	\$ 88.05	\$ 1,321
	ROW Revegetation	SY	8,240	\$ 1.85	\$ 15,244
	Common Area Revegetation	SY	22,310	\$ 1.85	\$ 41,274
	Dry Rock Rip-Rap (12" Rock, 12" Deep)	SY	85	\$ 50.00	\$ 4,250
	Subtotal				\$
LOT SERVICES	Clearing & Grubbing	Ac	24	\$ 1,032.65	\$ 24,556
	ROW Excavation	SY	19,861	\$ 7.05	\$ 140,020
	Mass Lot Grading (Excluding Import)	Lots	93	\$ 2,130.45	\$ 198,132
	Mass Lot Grading (15,000 CY Import)	CY	15,000	\$ 11.88	\$ 178,200
	Mass Lot Grading (25,000 CY Import by Others)	CY	25,000	\$ 4.95	\$ 123,750
	Property Pins	Lots	93	\$ 92.40	\$ 8,593
Subtotal				\$	673,252
WASTE WATER	8" SDR 26 Gravity Main 0-8'	LF	685	\$ 28.75	\$ 19,694
	8" SDR 26 Gravity Main 8-10'		276	\$ 29.90	\$ 8,252
	8" SDR 26 Gravity Main 10-12'		512	\$ 31.65	\$ 16,205
	8" SDR 26 Gravity Main 12-14'		675	\$ 32.85	\$ 22,174
	8" SDR 26 Gravity Main 14-16'		125	\$ 37.25	\$ 4,656
	8" SDR 26 Gravity Main 16-18'		316	\$ 40.70	\$ 12,861
	8" SDR 26 Gravity Main 18-20'		125	\$ 43.75	\$ 5,469
	8" SDR 26 Gravity Main 20-22'		283	\$ 56.80	\$ 16,074
	Wastewater Manhole	EA	17	\$ 2,707.15	\$ 46,022
	4' Manhole	EVF	62	\$ 55.95	\$ 2,909
	8" Connection to Existing Line	EA	2	\$ 1,308.30	\$ 2,617
	Double WW Service	EA	43	\$ 1,228.10	\$ 52,808
	Single WW Service	EA	9	\$ 931.65	\$ 8,384
	Trench Safety	LF	2,997	\$ 1.10	\$ 3,297
	Adjust MH to Grade	EA	17	\$ 521.75	\$ 8,870
	Pre-Mandrel Test	LF	2,997	\$ 1.95	\$ 5,844
	Mandrel Test	LF	2,997	\$ 1.95	\$ 5,844
	Camera Test	LF	2,997	\$ 1.95	\$ 5,844
	Coal Manholes	EA	17	\$ 1,048.60	\$ 17,826
	Subtotal				\$
WATER	8" C-900 Waterline	LF	3,834	\$ 30.25	\$ 115,979
	8" Gate Valve	EA	12	\$ 1,213.45	\$ 14,561
	Single Water Service	EA	9	\$ 1,005.25	\$ 9,056
	Double Water Service	EA	43	\$ 1,447.15	\$ 62,227
	5-1/4" Fire Hydrant Assembly	EA	8	\$ 4,031.85	\$ 32,255
	Adjust Valve Casting	EA	19	\$ 282.65	\$ 5,370
	Water Tie in #1	EA	4	\$ 982.20	\$ 3,929
	Bac T's	LF	3,834	\$ 0.75	\$ 2,876
	Trench Safety	LF	3,834	\$ 1.10	\$ 4,217
Subtotal				\$	250,470
IMPROVEMENTS	Mobilization	LS	1	\$ 62,907.65	\$ 62,908
	Subgrade Prep	SY	13,368	\$ 3.00	\$ 40,104
	8" Base	SY	13,368	\$ 11.45	\$ 153,064
	2" HMAC Type D	SY	9,502	\$ 11.15	\$ 105,947
	Geogrid	SY	13,368	\$ 5.20	\$ 69,514
	Curb & Gutter	LF	6,737	\$ 12.35	\$ 83,202
	Sidewalks (Common Areas Only)	SY	280	\$ 18.50	\$ 5,180
	Street Signs & Striping	LS	1	\$ 6,244.60	\$ 6,245
	ADA Curb Ramps	EA	14	\$ 1,032.65	\$ 14,457

Piney Creek Subdivision

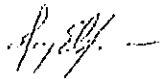
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STREET	Conc Valley Gutter	EA	2	\$ 4,347.85	\$ 8,696
	10-ft Concrete Trail	LF	3,220	\$ 42.50	\$ 136,850
	5-ft Concrete Trail	LF	283	\$ 24.05	\$ 6,806
	4-ft Concrete Trail	LF	135	\$ 19.70	\$ 2,660
	Testing	LS	1	\$ 35,973.00	\$ 35,973
	Subtotal				\$ 731,604

STORM DRAIN	18" RCP Storm Drain Pipe	LF	8	\$ 46.40	\$ 371
	24" RCP Storm Drain Pipe	LF	8	\$ 57.70	\$ 462
	18" HDPE Storm Drain Pipe	LF	348	\$ 37.25	\$ 12,963
	24" HDPE Storm Drain Pipe	LF	717	\$ 47.35	\$ 33,950
	30" HDPE Storm Drain Pipe	LF	196	\$ 61.85	\$ 12,123
	36" HDPE Storm Drain Pipe	LF	276	\$ 69.25	\$ 19,113
	42" HDPE Storm Drain Pipe (0-6')	LF	37	\$ 82.10	\$ 3,038
	42" HDPE Storm Drain Pipe (6-8')	LF	186	\$ 83.80	\$ 15,587
	10' Curb Inlets	EA	13	\$ 3,809.15	\$ 49,519
	15' Curb Inlets	EA	2	\$ 5,494.80	\$ 10,990
	4' Dia Manhole	EA	2	\$ 2,049.65	\$ 4,099
	4'x4' Junction Box	EA	1	\$ 2,574.10	\$ 2,574
	7'x4' Junction Box	EA	1	\$ 6,858.15	\$ 6,858
	5'x3' Box Culvert	LF	174	\$ 348.45	\$ 60,630
	24" Headwalls	EA	2	\$ 2,134.20	\$ 4,268
	Trench Safety	LF	1,950	\$ 1.10	\$ 2,145
Manhole Adjust	EA	2	\$ 521.75	\$ 1,044	
	Subtotal				\$ 239,733

TOTAL ESTIMATED COST	\$ 2,236,415
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Prepared by:



Gary Eli Jones, P.E.



5/31/2020