

RESOLUTION NO. 04-2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, AND HC SOLTERRA, LLC, REGARDING THE DEVELOPMENT OF APPROXIMATELY 1,424.398 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF EAST CARTWRIGHT ROAD AND BOTH NORTHWEST AND SOUTHEAST OF FAITHON P. LUCAS SR. BOULEVARD (THE “AGREEMENT”); AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY

WHEREAS, the City of Mesquite, Texas (the “**City**”) and HC Solterra, LLC, a Texas limited liability company (the “**Developer**”) previously entered into that certain Development Agreement dated October 19, 2019 (the “**Agreement**”) and a First Amendment to Development Agreement dated March 15, 2021 (the “**First Amendment**”), which are referred to collectively as the “**Agreement**”, regarding the development of approximately 1,424.398 acres of land generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr. Boulevard within the corporate limits of the City in Dallas County, Texas, as a master-planned development consisting of residential and commercial mixed uses; and

WHEREAS, the City Council has been presented with a Second Amendment to the Agreement (“**Second Amendment**”) which adds and amends certain provisions in the Agreement to reflect additional necessary improvements and costs as well as changes to the financing structure and distribution of TIRZ Revenues to reflect changed circumstances; and

WHEREAS, upon full review and consideration of the Agreement and Second Amendment, the form of which is attached hereto as Exhibit A, and all matters attendant and related thereto, the City Council finds that the Second Amendment is in the best interest of the City and will benefit the City and its citizens and should be approved.

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

Section 1. Findings and Definitions. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes. Capitalized terms not otherwise defined herein shall have the definitions set forth in the Agreement.

Section 2. Approval of Amendment. The City Council hereby again approves the Second Amendment substantially in the form presented at this meeting and attached hereto as Exhibit A, with such changes as are approved by the City Manager and City Attorney. The City Manager is hereby authorized to: (i) finalize, execute, and deliver the Second Amendment; and

(ii) take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the Second Amendment..

Section 3. Administration by City Manager. The City Manager is further hereby authorized to administer the Second Amendment on behalf of the City including, without limitation, the City Manager shall have the authority to: (i) provide any notices required or permitted by the Second Amendment; (ii) approve amendments to the Second Amendment provided such amendments, together with all previous amendments to the Agreement approved by the City Manager, do not increase City expenditures under the Second Amendment and Agreement in excess of \$50,000; (iii) approve or deny any matter in the Second Amendment that requires the consent of the City provided, however, notwithstanding the foregoing, any assignment of the Second Amendment that requires the consent of the City pursuant to the terms of the Second Amendment shall require the approval of the City Council; (iv) approve or deny the waiver of performance of any covenant, duty, agreement, term or condition of the Second Amendment; (v) exercise any rights and remedies available to the City under the Second Amendment; and (vi) execute any notices, amendments, approvals, consents, denials and waivers authorized by this Section 3 provided, however, notwithstanding anything contained herein to the contrary, the authority of the City Manager pursuant to this Section 3 shall not include the authority to take any action that cannot be delegated by the City Council or that is within the City Council's legislative functions.

Section 4. Effective Date. This resolution shall take effect immediately from and after its passage by the City Council of the City.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 20th day of February 2023.

APPROVED:

Daniel Aleman Jr.

D999585317D142B...

Daniel Alemán, Jr., MAYOR

ATTEST:

DocuSigned by:

Sonja Land

C2518095973F46A...

Sonja Land, CITY SECRETARY

APPROVED AS TO FORM:

DocuSigned by:

David Paschall

666E18891208434...

David L. Paschall, CITY ATTORNEY

EXHIBIT A

SECOND AMENDMENT TO SOLTERRA DEVELOPMENT AGREEMENT

**SOLTERRA
SECOND AMENDMENT TO DEVELOPMENT AGREEMENT**

This Second Amendment to Solterra Development Agreement (this "Amendment"), dated as of February 20, 2023 (the "Effective Date"), is entered into between HC Solterra, LLC, a Texas limited liability company (the "Developer"), and the City of Mesquite, Texas (the "City"), a home-rule city and municipal corporation, acting by and through its duly authorized representative.

Recitals:

WHEREAS, the City and the Developer entered into that certain Development Agreement dated October 19, 2019 (the "Original Agreement") and a First Amendment to Development Agreement dated March 15, 2021 (the "First Amendment"), which are referred to collectively as the "Agreement"; and

WHEREAS, all capitalized terms used in this Amendment shall be defined as stated in the Agreement unless otherwise defined in this Amendment; and

WHEREAS, the Parties desire to add and amend certain provisions in the Agreement to reflect additional necessary improvements and costs as well as changes to the financing structure and distribution of TIRZ Revenues to reflect changed circumstances; and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Amendment, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

1. Defined Terms. Capitalized terms not otherwise defined in this Amendment shall have the meanings set forth in the Agreement.
2. Definition of "Reimbursement Cap," "Roadway Capital Recovery Fee" and "TIRZ Bonds".

The definition of "Reimbursement Cap" shall be deleted and replaced in its entirety with the following:

"Reimbursement Cap" means the total amount of reimbursement to the Developer for the Public Improvement Project Costs from any source, including the proceeds of PID Bonds, TIRZ Revenues, TIRZ Revenues, Roadway Recovery Fees or Assessment Revenues; such amount shall be no more than \$297,560,206".

The definition of "Roadway Capital Recovery Fee" is hereby added to read as follows:

"Roadway Capital Recovery Fee" means the \$3,000 fee charged to each commercial and residential lot within each PID Phase as set forth in Section 6.06."

The definition of "TIRZ Bonds" shall be added to read as follows:

“TIRZ Bonds” means bonds issued for Public Improvement Project Costs that are secured by seventy percent (70%) of the Tax Increment that would otherwise be used for the reimbursement to the Developer of the Public Improvement Project Costs pursuant to Section 4.01 (c) herein.

3. Addition or Replacement of Exhibits. The following Exhibits are added to the Agreement, as set forth and depicted in the Exhibits by the same name attached to this Amendment:

Exhibit K-1 – “Additional Amenities and Trails”

Exhibit M – “Authorized Signage and Monumentation”

Exhibit N – “Mesquite Valley Road Improvements”

Exhibit O – “Twin Oaks Improvements”

The following Exhibits to the Agreement are hereby deleted and replaced in their entirety with the Exhibits by the same name attached to this Amendment:

Exhibit C – “Concept Plan”

Exhibit D – “Homebuyer Disclosure”

Exhibit E – “McKenzie Road Connector”

Exhibit G – “Public Improvement Project Costs”

4. Additional Amenities. The Developer agrees to construct the additional amenities consisting of the trail and pedestrian bridge improvements (estimated to cost \$245,364) depicted on Exhibit K-1. Section 5.08(c) is hereby added to read as follows:

“The Amenities depicted on exhibit K-1 and described on the attached Exhibit G shall be owned by the City and maintained by the Developer or the HOA subject to Section 10.02 and the cost of the Amenities depicted on exhibit K-1, as described on Exhibit G, shall be Public Improvement Project Costs.”

5. McKenzie Road Connector. The Parties agree to a revised alignment of the McKenzie Road Connector. Within 120 calendar days after the Effective Date of this Agreement, the City agrees to (a) execute and record a corrected easement for the McKenzie Road Connector that is consistent with the attached Exhibit E and such recorded easement will replace the easement required by the First Amendment; and (b) record the corrected easement in the Real Property Records of Dallas County. The Parties agree that this realignment does not constitute approval by the City of a new alignment for the McKenzie Improvements within the meaning of the First Amendment.”

6. Mesquite Valley Road. The Developer has agreed to construct additional roadway improvements.

A new Section 6.09(f) is hereby added to the Agreement to read as follows:

“The Developer shall construct the Mesquite Valley Road intersection improvements depicted on Exhibit N (estimated to cost \$1,194,429), the Twin Oaks Signalization Improvements depicted on Exhibit O (estimated to cost \$171,114), as depicted on Exhibit K and each as described on the attached Exhibit G. Such improvements shall be Public Improvements, and the cost of such improvements shall be Public Improvement Project Costs.”

7. Value to Lien Ratio.

Section 3.02(d)(iii) of the Agreement is hereby deleted and replaced in its entirety with the following:

- A. For Up Front Bonds: the total assessment value to lien ratio is at least 2:1 at the time of the levy of assessments and the total assessment value to lien ratio of each series of PID Bonds for each PID Phase is at least 3:1 at the time of the issuance of PID Bonds for each PID Phase; such values shall be confirmed by appraisal from licensed MAI appraiser; or
- B. For Reimbursement Bonds: the total assessment value to lien ratio is at least 2:1 at the time of issuance of PID Bonds for each PID Phase in the Solterra Development; such values shall be confirmed by appraisal from a licensed MAI appraiser; provided, however, that the value to lien ratio of Improvement Area A-1 and Improvement Area C-1, as set forth in the applicable Service and Assessment Plan shall have a value to lien ratio of at least 1.5:1 at the time of the levy of Assessments; and

Section 3.02(d)(iii)(C) and (D) are hereby added to the Agreement to read as follows:

- C. Notwithstanding the foregoing, the City, subject to the discretion of the City Council, may agree to a total assessment value to lien ratio for each PID Phase at the time of the levy of assessments that is less than the ratio stated above.
- D. Notwithstanding the foregoing, if the City, subject to the discretion of the City Council, issues PID Bonds at a time when a portion, but not all, of the Public Improvements to be financed by such PID Bonds are complete, then the City may approve a total assessment value to lien ratio for such PID Bonds of less than 3:1 based on the amount of completed Public Improvements compared to the amount of Public Improvements to be completed at the time such PID Bonds are issued.

8. Application of City Tax Increment and TIRZ Bonds.

Section 4.01(b) of the Agreement is deleted and replaced in its entirety as follows:

“(b) The City, in exercising its powers under the TIRZ Act, intends to dedicate the City Tax Increment collected within each PID Phase and deposited to the corresponding TIRZ Account for such PID Phase for the uses described in the TIRZ Project and Finance Plan and in this Agreement. Such deposits of the City Tax Increment shall continue in each TIRZ Account for each corresponding PID Phase for a period equal to the lesser of (i) the time required (subject to (ii) below) for the total aggregate amount reimbursed to the Developer is equal to the total amount of the Public Improvement Project Costs allocated to each PID Phase as set forth in the Service and Assessment Plan, whether paid from PID Bond Proceeds, the proceeds of TIRZ Bonds or TIRZ Revenues, up to the Reimbursement Cap in the aggregate across all PID Phases, and if applicable, all TIRZ Bonds with a pledge of the City Tax Increment have been paid in full, or (ii) the expiration of the term of the TIRZ. In no event, shall the Developer be reimbursed for all Public Improvement Costs in an amount that is in excess of the Reimbursement Cap. The flow of TIRZ Revenues shall be as set forth herein.”

Section 4.01(c) is hereby deleted and replaced in its entirety to read as follows:

- (c) The City Tax Increment shall be deposited to the TIRZ Fund and used for the following purposes:
 - (i) First, to pay the City administrative costs relating to the TIRZ, including any reasonable third-party administrative costs; and
 - (ii) Next, for calendar years 2023-2032, to pay any outstanding invoices for wildlife mitigation services if the Developer or the HOA has not fully paid the amounts within thirty (30) days as described below; provided, however, the aggregate payments for wildlife mitigation services within the Solterra Development, whether paid by the Developer, the HOA or from the TIRZ Fund shall not exceed \$100,000 per year; and
 - (iii) Then, to the applicable TIRZ Account corresponding to each PID Phase and used for the following purposes in the following order of priority:
 - A. To subsidize Assessments levied in each PID Phase from the applicable TIRZ Account in order to lower the Annual Installments of the Assessments in each PID Phase to a level that produces an overall tax equivalent tax rate of \$3.12 per \$100 of assessed value (determined at the time of the levy) for each parcel within the PID Phase as defined in the Service and Assessment Plan; and
 - B. For the reimbursement of Public Improvement Project Costs to the Developer not otherwise reimbursed to the Developer from Assessment Revenues, the proceeds of PID Bonds or TIRZ Bonds, or from Roadway Capital Recovery Fees in the following order of priority and in the total aggregate amount of three million (\$3,000,000):

1. the Specific Improvements allocable to each PID Phase that are not assessed for in that same PID Phase, subject to the limitation of Section 4.01(b) above
 2. the Zone Improvements allocable to each PID Phase, that are not assessed for in that same PID Phase, subject to the limitation of Section 4.01 (b) above.
 3. the Major Improvements allocable to each PID Phase that are not assessed for in that same PID Phase, subject to the limitation of Section 4.01 (b) above; then
 4. any remaining eligible and unpaid Public Improvement Project Costs in each PID Phase payable under this Agreement subject to the limitation of Section 4.01(b) above.
- C. For the payment of debt service on any TIRZ Bonds issued by the City for the reimbursement of Public Improvement Project Costs.
- D. Pursuant to one or more TIRZ Reimbursement Agreements, the remaining TIRZ Revenues from Improvement Area A-1 and Improvement Area C-1 shall be used to reimburse the Developer for Public Improvement Project Costs of:
1. the Specific Improvements allocable to each PID Phase in Improvement Area A-1 and Improvement Area C-1 that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above; then
 2. the Zone Improvements allocable to each PID Phase in Improvement Area A-1 and Improvement Area C-1, that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above; then
 3. the Major Improvements allocable to each PID Phase in Improvement Area A-1 and Improvement Area C-1 that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above; then
 4. any remaining eligible and unpaid Public Improvement Project Costs in each PID Phase in Improvement Area A-1 and Improvement Area C-1 payable under this Agreement subject to the limitation of Section 4.01(b) above.
- E. Thirty percent (30%) of the remaining TIRZ Revenues from each PID Phase other than Improvement Area A-1 and Improvement Area C-1, to the City for the payment of City projects within the TIRZ, pursuant to the TIRZ Project and Finance Plan up to an aggregate amount of \$116,000,000, and

then pursuant to one or more TIRZ Reimbursement Agreements, such thirty percent (30%) shall be used to reimburse the Developer for Public Improvement Project Costs of:

1. the Specific Improvements allocable to each PID Phase that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above; then
2. the Zone Improvements allocable to each PID Phase, that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01 (b) above; then
3. The Major Improvements allocable to each PID Phase that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above.
4. Any remaining eligible and unpaid Public Improvement Project Costs in each PID Phase payable under this Agreement subject to the limitation of Section 4.01(b) above.

F. Pursuant to one or more TIRZ Reimbursement Agreements, seventy percent (70%) of the remaining TIRZ Revenues from each PID Phase other than Improvement Area A-1 and Improvement Area C-1 shall be used to reimburse the Developer for Public Improvement Project Costs of:

1. the Specific Improvements allocable to each PID Phase that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above; then
2. the Zone Improvements allocable to each PID Phase, that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01 (b) above; then
3. The Major Improvements allocable to each PID Phase that are not assessed for in that same PID Phase or financed with TIRZ Bonds, subject to the limitation of 4.01(b) above.
4. Any remaining eligible and unpaid Public Improvement Project Costs in each PID Phase payable under this Agreement subject to the limitation of Section 4.01(b) above.

9. TIRZ Bonds.

Section 4.03 is hereby added to the Agreement to read as follows:

“Section 4.03 TIRZ Bonds. Subject to the discretion of the City Council, and subsequent to the payment to the Developer of the amount set forth in Section 4.01(c)(iii)(B), the City intends to issue one or more series TIRZ Bonds to fund

certain Public Improvement Project Costs not funded by the PID Bonds and not reimbursed to the Developer previously. In no event shall the Developer be reimbursed for all Public Improvement Costs in an aggregate amount that exceeds the Reimbursement Cap. In consultation with the City's financial advisor, each series of TIRZ Bonds shall be issued based on (i) 70% of the net TIRZ Revenues produced in the immediate past completed fiscal year are 2.0 times the average annual debt service requirements of the TIRZ Bonds to be issued, taking into account any TIRZ Bonds outstanding and (ii) as level of annual debt service, payments as reasonably possible, as determined by the City's financial advisor. Notwithstanding the foregoing, the City, subject to the discretion of the City Council, may agree to a coverage factor for the issuance of TIRZ Bonds that is less than the 2.0 times stated above."

10. Wildlife Mitigation Services Payment.

Section 4.04 is hereby added to the Agreement to read as follows:

"Section 4.04. Wildlife Mitigation Services. For calendar years 2023, 2024 and 2025, Developer shall pay itemized invoices received from the City within thirty (30) days of receipt for wildlife mitigation services within the Solterra Development up to an aggregate amount of \$100,000 per year. For calendar years 2026 through 2032, the HOA shall pay itemized invoices received from the City within thirty (30) days of receipt for wildlife mitigation services within the Solterra Development up to an aggregate amount of \$100,000 per year. In the event the Developer or the HOA, as applicable, fails to pay the invoices within thirty (30) days of receipt as described in this Section 4.04, then the City shall use City Tax Increment on deposit in the TIRZ Fund to pay such invoice as described above in Section 4.01(c)(ii)."

Section 10.02(c) is hereby added to the Agreement to read as follows:

"As set forth in Section 4.04, beginning January 1, 2026 – December 31, 2032, the City shall periodically invoice the HOA for the actual costs of wildlife mitigation services within the Solterra Development, such annual amount not to exceed \$100,000."

11. Roadway Capital Recovery Fees.

Section 6.06 of the Agreement is hereby deleted and replaced in its entirety to read as follows:

"Section 6.06 Roadway Fees.

(b) Impact Fees. Development of the Property shall be subject to the payment of all Roadway Impact Fees.

(c) Roadway Capital Recovery Fees. The Solterra Development shall incur an additional \$3,000 Roadway Capital Recovery Fee for each residential and

commercial lot within each PID Phase. The Developer agrees to include in its contracts with builders or buyers, the requirement to pay such Roadway Capital Recovery Fee at the time a building permit is issued by the City. No other roadway fees, other than those described above, shall be required.

- (d) Subject to the discretion of the City Council, the City and the Developer intend to enter into an economic development agreement to rebate the Roadway Capital Recovery Fee to the Developer from the first 1,000 residential and commercial lots within the Development for which a Roadway Capital Recover Fee is collected. For the remaining residential and commercial lots within the Development, the City shall remit to the Developer 33.3% of the Roadway Capital Recovery Fee and retain the remainder.
- (e) Roadway Capital Recovery Fees shall begin collection upon the Effective Date of this Amendment and any building permits issued prior to the Effective Date of this Amendment shall not trigger the payment of a Roadway Capital Recovery Fee.”

12. Entry Signs/Monumentation.

Section 6.09(e) is hereby added to the Agreement and shall read as follows:

“(e) The signage and monumentation depicted on Exhibit M are permitted as shown on such exhibit.”


- 13. Ratification. The Parties acknowledge and agree that, except as amended herein, the Agreement is in full force and effect and is hereby ratified and confirmed. Notwithstanding the foregoing, in the event there is any conflict between the terms and provisions of the Agreement and this Amendment, the terms and provisions of this Amendment shall control.
- 14. Severability. In case any one or more of the provisions contained in this Amendment shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Amendment shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- 15. Counterparts. This Amendment may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument.
- 16. Amendments. This Amendment may only be amended by a written agreement executed by both Parties.
- 17. Assignment. Developer may assign any right, title, interest or obligation under this Amendment in whole or in part in accordance with the Original Agreement.
- 18. Entire Agreement. This Amendment contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. Any or all

representations or modifications concerning this instrument shall be of no force and effect except for a subsequent modification in writing signed by the Parties hereto.

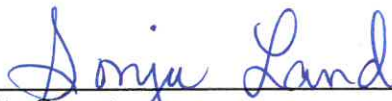
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Executed by the City and the Developer to be effective on the Effective Date.

CITY OF MESQUITE

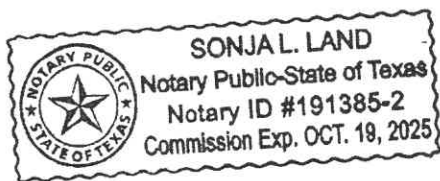
By: 
Name: Cliff Rehder
Title: City Manager

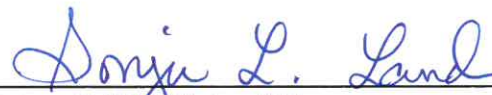
ATTEST:


City Secretary

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of February, 2023 by Cliff Rehder, City Manager of the City of Mesquite, a home rule municipality, on behalf of said municipality.

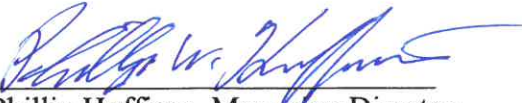



Notary Public, State of Texas

[SIGNATURES CONTINUE ON NEXT PAGE]

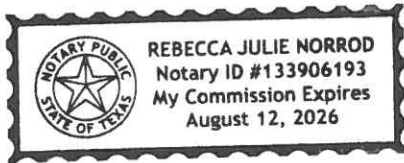
Developer:

HC Solterra, LLC,
a Texas limited liability company

By: 
Phillip Huffines, Managing Director
or
Donald Huffines, Managing Director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22nd day of FEBRUARY, 2023 by PHILLIP W. HUFFINES, Managing Director of HC Solterra, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

Updated Exhibit C Concept Plan



Exhibit C

Exhibit D
Home Buyer Disclosure Program

The Developer shall provide all notice required by statute to purchasers of property within the PID. The City, the PID Administrator and the Developer shall work together, to the extent reasonable, to facilitate the following aspects of a Home Buyer Disclosure Program.

1. Record notice of the PID in the appropriate land records for the Property if not already filed.
2. Provided statutory notice as required by the Texas Property Tax Code and attach the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30-year payment for such Assessed Parcel) in an addendum to each residential homebuyer's contract on brightly colored paper.
3. Collect a copy of the addendum signed by each buyer from homebuilders.
4. Require signage indicating that the Property for sale is located in a special assessment district and require that such signage be located in conspicuous places in all model homes.
6. If estimated monthly ownership costs are provided to home buyers, the inclusion of special assessments in estimated property taxes.
7. Notification to Settlement Companies that they are required to include special taxes on HUD 1 forms and include in total estimated taxes for the purpose of setting up tax escrows.

Exhibit E McKenzie Road Connector

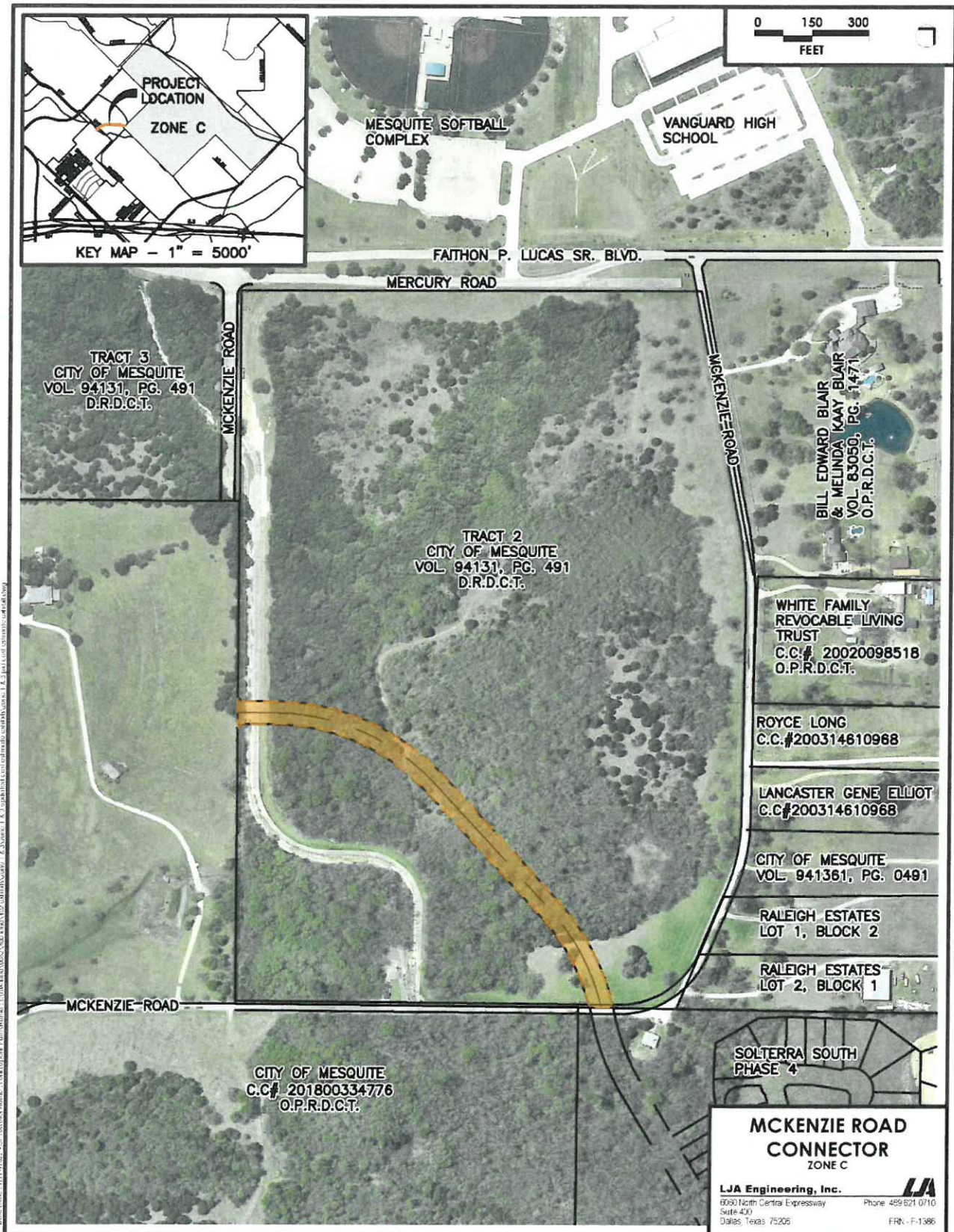


Exhibit G

Public Improvement Project Costs

The Public Improvement Project Costs may be modified as set forth in a Service and Assessment Plan.

SOLTERRA ZONE A PHASE 1 OPC SAP

NOTES

GENERAL

- 1 OPC dated May 21, 2021, was updated to reflect revised pricing for Phase 1 Major, Zone, PID, and Private Improvements.
- 2 The subject tract is located within the City of Mesquite.
- 3 This estimate uses the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 4 Costs per lot were obtained using construction costs for phases 1A, 1B, 1C and 1D.
- 5 Unit prices do not reflect rock excavation.
- 6 Estimate does not include land cost, land maintenance, interest, HCA support, legal, financing, marketing, etc.
- 7 Impact fees, assessments, credits, etc. are not included in the estimate.
- 8 This estimate does not include tree survey or tree mitigations.
- 9 This estimate is based on environmental reports and wetlands determinations.
- 10 Costs of a flood study and FEMA processing are included in this estimate.
- 11 Off-site easements and Right-of-Way acquisitions are the responsibility of the developer. This estimate assumes the easements that may be needed to support the infrastructure, include the offsite collector Right-of-Way, landscape infrastructure easements, sanitary sewer trunk line easements, and drainage easements to convey runoff from property site to the creek.
- 12 The fees listed were provided by The City of Mesquite.
- 13 This estimate assumes Lucas Boulevard improvements will be constructed by others.

WATER

- 1 Water Line includes all fittings, tees, crosses, etc.
- 2 Fire hydrant assembly includes all fittings, tees and valves.
- 3 Assumes all waterlines are less than 10' deep.
- 4 This estimate was performed without the benefit of a water model.
- 5 This estimate does not include cost to remove and relocate existing waterlines.
- 6 This estimate assumes there are no water wells on site.
- 7 Waterline in 80' ROW in Lakeside Trail and Solterra Boulevard is assumed to be a Zone A Improvement.
- 8 18" waterline through floodplain from Lucas Boulevard to Creekside Drive is assumed to be a CIP costs. No other CIP waterline improvement costs are included in this estimate.
- 9 18" waterline cost does not include connection to existing waterline.

SANITARY SEWER

- 1 Sanitary sewer lines provided to future phases through Phases 1D, 1E and 1G are assumed to be a Zone A Improvement.
- 2 This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 3 Sewer testing includes IV testing.

STORM DRAINAGE

- 1 This estimate was prepared based on the approved FEMA CLOMR issued January 7, 2022, for South Mesquite Creek adjacent to the Solterra development.
- 2 It is assumed that one CLOMR is needed for the entire Solterra Tract. These costs are assumed to be split 50/50 between the South Tract and the North tract of Solterra.
- 3 This estimate assumes any out-of-phase and offsite easements will be obtained for a drainage easement for storm outfalls. The costs associated with this are not included in this estimate.
- 4 Storm sewer in Lakeside Trail, Solterra Boulevard and Cartwright Road are assumed to be Major Improvements.
- 5 Bridge and culvert costs in Solterra Boulevard are assumed to be a Major Improvement.
- 6 Lucas Lake outfall structure is assumed to be a Major Improvement.

GRADING

- 1 This estimate assumes a grading permit fee per the City of Mesquite. Fee includes a \$100 permit fee, \$500 for the 1st Acre of disturbed land, and \$100 for each additional acre (rounded up). For this estimate disturbed acres are assumed to be the net developable acres.
- 2 Lucas Lake grading is assumed to be a Major Improvement.

PAVING

- 1 This estimate is based on the following street sections:
 - 60' ROW Undivided: 37' B-B, 8" reinforced concrete (section has a 4.32' crown based on City of Mesquite max 2% cross slope)
 - 51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade (section has a 3.60" crown) (not a City of Mesquite section)
 - 80' ROW Divided: 2 x 21' B-B, 8" reinforced concrete with 8" lime subgrade
 - 20' ROW: 12' E-E, 8" reinforced concrete with 6" lime subgrade (section has a 5" invert)
- City of Mesquite has the above dimensions for alleys in their manual, however their detail has an 18' ROW.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 1 OPC SAP

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Residential Roundabout entry lanes: 19' B-B, 6" reinforced concrete with 8" lime subgrade

Residential Roundabout: 8" reinforced concrete with 8" lime subgrade (Truck apron included)

City of Mesquite does not have a roundabout detail, Highbridge roundabout from City of Grandall was assumed

- 2 This estimate uses a Traffic Impact Analysis, produced by LJA and dated June 2020.
 - Offsite recommended improvements are assumed as a 0% shared cost to the Solterra development. It is assumed these improvements will be City projects and funded from the Road Impact Fee program.
 - This estimate assumes any additional proposed left and right turn lanes, not shown on the 99% plans, to be additional cost to the Faithon P. Lucas, Sr. Boulevard. Plan verification confirms 2 proposed left-turn lanes and 1 median opening have been contemplated and therefore not considered in this estimate.
- 3 This estimate includes cost for 1 left-turn lanes and 1 right-turn lanes on Cartwright Road at the intersection of Bear Drive.
- 4 Estimate includes cost of traffic signalization improvements at Cartwright Road and Bear Drive.
- 5 Estimate does not include onsite road signalization; additional pavement markings and traffic signs may be required.
- 6 Paving improvements in Lakeside Trail from Lucas Boulevard to roundabout and east of roundabout through Solterra Boulevard to Cartwright Road are assumed to be Major Improvements.

MISCELLANEOUS

- 1 Electricity is not included in this estimate.
- 2 This estimate includes an allowance for gas at \$500 per lot.
- 3 This estimate assumes there are no existing gas lines.
- 4 This cost estimate does not include county plat filling costs.
- 5 This estimate does not include Cartwright Road and Twin Oaks Drive overhead electric and street light relocations.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A PHASE 1 OPC SAP

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**SOLTERRA ZONE A
PHASE 1 OPC SAP**

SUMMARY

	Phase 1 Private	Phase 1 PID	Major Improvements	Zone A Improvements	CIP Projects	Phase 1 Total
OVERALL SUMMARY						
A. EXCAVATION	\$ 2,456,103.34	\$ 2,450,773	\$ 3,180,647	\$ 1,023,359		\$ 9,111,082
B. SANITARY SEWER SYSTEM		\$ 4,677,782		\$ 1,115,573		\$ 5,793,355
C. STORM SEWER SYSTEM		\$ 6,579,075	\$ 1,482,517	\$ 3,032,640		\$ 11,094,632
D. WATER DISTRIBUTION SYSTEM		\$ 4,975,077		\$ 954,474	\$ 1,666,665	\$ 7,596,417
E. STREET & ALLEY PAVING		\$ 9,838,029	\$ 3,263,328			\$ 13,101,357
F. RETAINING WALLS	\$ 2,152,660.21					\$ 2,152,660
G. MISCELLANEOUS ITEMS	\$ 2,479,580.17					\$ 2,479,580
H. LANDSCAPING	\$ 12,469,349.36	\$ 49,725	\$ 7,026,480	\$ 605,206		\$ 20,150,761
I. ENGINEERING/TESTING/INSPECTION	\$ 2,184,250.00	\$ 3,045,100	\$ 1,895,300	\$ 791,300	\$ 155,800	\$ 8,071,750
SUB-TOTAL:	\$ 21,741,943	\$ 37,515,561	\$ 16,848,672	\$ 1,522,552	\$ 1,822,665	\$ 9,551,594
5% CONTINGENCY:	\$ 1,087,100	\$ 1,875,800	\$ 842,500	\$ 376,200	\$ 91,200	\$ 3,977,800
TOTAL CONSTRUCTION COSTS:	\$22,829,043	\$39,391,361	\$17,691,372	\$7,898,752	\$1,913,865	\$83,529,394
LOT COUNT:	787	787	3,324	1,750		787
COST / LOT:	\$29,700	\$42,200	\$5,400	\$4,500		\$106,200
NET DEVELOPABLE ACREAGE:	236.54	236.54				236.54
COST / DEVELOPABLE ACRE:	\$96,600	\$140,400				\$353,200
TOTAL GROSS ACREAGE:	246.54	246.54				246.54
COST / GROSS ACRE:	\$92,600	\$134,700				\$338,900

OPINION OF PROBABLE COST - SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
PHASE 1 - PRIVATE

Lots: 787

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT EXCAVATION (PRIVATE)	LOT	\$1,297.53	20.	\$25,950.60
40' PRODUCT EXCAVATION (PRIVATE)	LOT	\$2,752.73	200.	\$550,546.00
50' PRODUCT EXCAVATION (PRIVATE)	LOT	\$3,452.32	278.	\$959,744.96
60' PRODUCT EXCAVATION (PRIVATE)	LOT	\$3,970.58	132.	\$524,116.56
70' PRODUCT EXCAVATION (PRIVATE)	LOT	\$4,732.78	46.	\$217,707.68
22' TOWNHOUSE PRODUCT EXCAVATION (PRIVATE)	LOT	\$1,603.94	111.	\$178,037.34
TOTAL EXCAVATION				\$ 2,456,103.34

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$1,848.51	20.	\$36,970.20
40' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,453.54	200.	\$490,708.00
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$3,029.02	278.	\$842,067.56
60' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$3,447.10	132.	\$455,017.20
70' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$4,123.60	46.	\$189,685.60
22' TOWNHOUSE PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$1,245.15	111.	\$136,211.65
TOTAL RETAINING WALLS				\$ 2,152,660.21

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$937.50	20.	\$18,750.00
40' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,205.31	200.	\$241,062.00
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,521.58	278.	\$422,999.24
60' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,757.58	132.	\$232,000.56
70' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$2,125.00	46.	\$37,750.00
22' TOWNHOUSE PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$608.11	111.	\$67,500.21
ROW DEDICATION	ACRE	\$22,882.90	61.16	\$1,339,518.16
TOTAL MISCELLANEOUS ITEMS				\$ 2,479,580.17

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
AMENITY CENTER - PHASE 1	LS	\$10,590,671.00	1.	\$10,590,671.00
TREEHOUSE PARK - PHASE 1	LS	\$1,300,000.00	1.	\$1,300,000.00
NEIGHBORHOOD POCKET PARKS - PHASE 1	LS	\$495,852.50	1.	\$495,852.50
NATIVE SPACE IMPROVEMENTS - PHASE 1	LS	\$82,825.86	1.	\$82,825.86
TOTAL LANDSCAPING				\$ 12,469,349.36

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
PHASE 1 - PRIVATE

Lots: 787

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% \$	19,557,693.03	\$195,600.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% \$	2,456,103.34	\$24,600.00
PLAN REVIEW FEE	PERCENT	0.2% \$	7,088,343.72	\$14,200.00
GRADING PERMIT FEE (PHASE 1)	IS	\$14,500.00	1	\$14,500.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PH 1	LOT	\$500.00	787	\$393,500.00
LANDSCAPE ARCHITECT FEE - PH 1 (PRIVATE)	PERCENT	7.0% \$	12,469,349.35	\$872,900.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	787	\$275,450.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	787	\$393,500.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 2,184,250.00

SUMMARY

A. EXCAVATION		\$	2,456,103.34
B. SANITARY SEWER SYSTEM		\$	-
C. STORM SEWER SYSTEM		\$	-
D. WATER DISTRIBUTION SYSTEM		\$	-
E. STREET & ALLEY PAVING		\$	-
F. RETAINING WALLS		\$	2,152,650.21
G. MISCELLANEOUS ITEMS		\$	2,479,580.17
H. LANDSCAPING		\$	12,460,340.36
I. ENGINEERING/TESTING/INSPECTION		\$	2,184,250.00
SUB-TOTAL:			\$21,741,943.08
OVERALL CONTINGENCIES:		5%	\$1,087,100.00
TOTAL CONSTRUCTION COSTS:			\$22,829,043.08
LOT COUNT:		787	COST / LOT: \$29,100
LF OF STREET:		-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:		236.54	COST / DEVELOPABLE ACRE: \$96,600
TOTAL GROSS ACREAGE:		246.54	COST / GROSS ACRE: \$92,600

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP

DETAIL

PHASE 1 - PID

Lots: 787 ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	20	\$62,281.40
40" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	200	\$622,814.00
50" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	278	\$865,711.46
60" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	132	\$411,057.24
70" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	46	\$143,247.22
22" TOWNHOUSE PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,114.07	111	\$345,661.77
TOTAL EXCAVATION				\$ 2,450,773.09

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$3,690.25	20	\$77,805.20
40" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,322.04	200	\$1,064,408.00
50" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$6,605.65	278	\$1,836,370.70
60" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$7,544.75	132	\$995,907.00
70" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$9,133.65	46	\$420,147.90
22" TOWNHOUSE PRODUCT: SANITARY SEWER SYSTEM	LOT	\$2,550.84	111	\$283,143.24
TOTAL SANITARY SEWER SYSTEM				\$ 4,677,782.04

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,350.63	20	\$127,012.60
40" PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$7,750.64	200	\$1,550,128.00
50" PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$9,049.94	278	\$2,515,883.32
60" PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$9,954.40	132	\$1,313,980.80
70" PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$11,550.95	46	\$531,343.70
22" TOWNHOUSE PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$4,671.41	111	\$540,726.51
TOTAL STORM SEWER SYSTEM				\$ 6,579,074.93

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,117.05	20	\$82,341.00
40" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,698.37	200	\$1,139,674.00
50" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$7,023.75	278	\$1,952,602.50
60" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$7,984.58	132	\$1,053,964.56
70" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$9,637.63	46	\$443,330.98
22" TOWNHOUSE PRODUCT: WATER DISTRIBUTION SYSTEM	LOT	\$2,731.21	111	\$303,164.31
TOTAL WATER DISTRIBUTION SYSTEM				\$ 4,975,077.35

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$8,233.95	20	\$164,679.20
40" PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$11,139.03	200	\$2,227,806.00
50" PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$13,912.21	278	\$3,867,594.38
60" PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$15,888.54	132	\$2,097,287.28
70" PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$19,125.51	46	\$879,773.46
22" TOWNHOUSE PRODUCT: STREET & ALLEY PAVING (PUBLIC)	LOT	\$5,413.41	111	\$600,888.51
TOTAL STREET & ALLEY PAVING				\$ 9,838,028.83

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
PHASE 1 - PID Lots: 787 ||

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RESIDENTIAL SIDEWALK IMPROVEMENTS - PHASE 1	LS	\$49,725.00	1	\$49,725.00
TOTAL LANDSCAPING				\$ 49,725.00

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	\$ 28,520,756.24	\$1,140,900.00
GEO TECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	\$ 26,069,963.15	\$260,700.00
PLAN REVIEW FEE	PERCENT	0.2%	\$ 28,520,756.24	\$57,100.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PH 1 (PID)	LOT	\$1,700.00	787	\$1,337,900.00
RESIDENT PROJECT ENGINEER - PH 1 (PID)	LS	\$150,000.00	1	\$150,000.00
SITE PLAN - PH 1	LS	\$95,000.00	1	\$95,000.00
LANDSCAPE ARCHITECT FEE - PH 1 (PID)	PERCENT	7.0%	\$ 49,725.00	\$3,500.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 3,045,100.00

SUMMARY

A. EXCAVATION	\$ 2,450,773.09
B. SANITARY SEWER SYSTEM	\$ 4,677,782.04
C. STORM SEWER SYSTEM	\$ 6,579,074.93
D. WATER DISTRIBUTION SYSTEM	\$ 4,975,077.35
E. STREET & ALLEY PAVING	\$ 9,038,028.83
F. RETAINING WALLS	\$ -
G. MISCELLANEOUS ITEMS	\$ -
H. LANDSCAPING	\$ 49,725.00
I. ENGINEERING/TESTING/INSPECTION	\$ 3,045,100.00

SUB-TOTAL \$37,515,561.24

OVERALL CONTINGENCIES 5% \$1,580,800.00

TOTAL CONSTRUCTION COSTS: \$33,196,361.24

LOT COUNT:	787	COST / LOT:	\$42,200
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	236.54	COST / DEVELOPABLE ACRE:	\$140,400
TOTAL GROSS ACREAGE:	246.54	COST / GROSS ACRE:	\$134,700

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
PHASE 1 - MAJOR IMPROVEMENTS Lots: 3324 ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LUCAS LAKE GRADING	LS	\$3,180,847.00	1.	\$3,180,847.00
TOTAL EXCAVATION				\$ 3,180,847.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$83.20	356	\$29,619.20
21" RCP	LF	\$90.88	1,229	\$111,691.52
24" RCP	LF	\$122.62	180	\$22,071.60
27" RCP	LF	\$123.69	495	\$61,226.55
30" RCP	LF	\$127.80	73	\$9,329.40
42" RCP	LF	\$239.08	107	\$25,581.56
48" RCP	LF	\$200.00	157	\$31,400.00
60" RCP	LF	\$407.01	50	\$20,350.50
5' INLET	EA	\$4,351.71	4	\$17,406.84
10' INLET	EA	\$5,281.74	4	\$21,126.96
15' INLET	EA	\$6,238.49	5	\$41,192.45
20' INLET	EA	\$9,678.06	2	\$19,356.12
INLET PROTECTION	EA	\$250.00	15	\$3,750.00
4' STORM SEWER MANHOLE	EA	\$7,707.36	2	\$15,414.72
6x5' RCB	LF	\$400.00	28	\$11,200.00
24" HEADWALL	EA	\$2,300.00	1	\$2,300.00
27" HEADWALL	EA	\$2,608.00	1	\$2,608.00
42" HEADWALL	EA	\$4,760.77	1	\$4,760.77
12" GRouted ROCK RIPRAP	SY	\$98.00	8	\$784.00
TRENCH SAFETY	LF	\$1.00	2,647	\$2,647.00
LAKE OUTFALL STRUCTURE	LS	\$1,000,000.00	1	\$1,000,000.00
BONDS	PERCENT	2.0% \$	1,453,617.19	\$29,100.00
LAND COST	ACRE	\$22,862.90	40.06	\$916,574.56
TOTAL STORM SEWER SYSTEM				\$ 1,482,917.19

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINF. CONCRETE STREET PAVEMENT	SY	\$66.30	19,118	\$1,257,523.40
8" SUBGRADE PREPERATION	SY	\$3.05	22,396	\$66,307.80
HYDRATED LIME	TON	\$245.00	471	\$115,395.00
BAR-RIP FREE RAMPS	EA	\$2,500.00	28	\$70,000.00
STAMPED CONCRETE	SY	\$248.00	378.11	\$217,771.56
PAVEMENT HEADER	LF	\$10.00	73	\$730.00
STRIPING - 4" STRIPE	LF	\$4.80	2,000	\$9,600.00
REMOVE BARRICADE	EA	\$600.00	2	\$1,200.00
SOLTERRA BLVD LAKE CROSSING (BRIDGE)	LS	\$1,000,000.00	1	\$1,000,000.00
SIGNALIZATION OF SOLTERRA BLVD/CARTWRIGHT ROAD	LS	\$200,000.00	1	\$200,000.00
RIGHT-TURN LANE - CARTWRIGHT ROAD	EA	\$125,000.00	1	\$125,000.00
LEFT-TURN LANE - CARTWRIGHT ROAD	EA	\$125,000.00	1	\$125,000.00
BONDS	PERCENT	2.0% \$	3,137,727.75	\$62,800.00
TOTAL STREET & ALLEY PAVING				\$ 3,263,327.76

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
PHASE 1 - MAJOR IMPROVEMENTS Lots: 3324

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MAIN ENTRY PARK - PHASE 1 MAJOR	LS	\$1,019,460.00	1	\$1,019,460.00
STREETSCAPE IMPROVEMENTS - PHASE 1 MAJOR	LS	\$3,270,660.77	1	\$3,270,660.77
POND IMPROVEMENTS - PHASE 1 MAJOR	LS	\$1,377,752.22	1	\$1,377,752.22
FLOODPLAIN IMPROVEMENTS - PHASE 1 MAJOR	LS	\$976,092.88	1	\$976,092.88
ELECTRICAL EASEMENT IMPROVEMENTS - PHASE 1 MAJOR	LS	\$430,514.50	1	\$430,514.50
TOTAL LANDSCAPING				\$ 7,026,480.37

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	14,953,572.32	\$596,200.00
GEOTECH TESTING (EXCAVATION PAVING & UTILITIES)	PERCENT	1.0% \$	7,927,091.95	\$79,300.00
PLAN REVIEW FEE	PERCENT	0.2% \$	7,927,091.95	\$15,300.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$693,400.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING FEES (MAJOR)	LS	\$500,000.00	1	\$500,000.00
RESIDENT PROJECT ENGINEER (MAJOR)	LS	\$75,000.00	1	\$75,000.00
LANDSCAPE ARCHITECT FEE (MAJOR)	PERCENT	7.0% \$	7,026,480.37	\$491,900.00
WATER APPROPRIATIONS PERMIT	LS	\$35,000.00	1	\$35,000.00
DAM SAFETY PERMITTING	LS	\$100,000.00	1	\$100,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,895,300.00

SUMMARY

A. EXCAVATION	\$ 3,180,847.00
B. SANITARY SEWER SYSTEM	\$ -
C. STORM SEWER SYSTEM	\$ 1,487,917.19
D. WATER DISTRIBUTION SYSTEM	\$ -
E. STREET & ALLEY PAVING	\$ 3,263,327.76
F. RETAINING WALLS	\$ -
G. MISCELLANEOUS ITEMS	\$ -
H. LANDSCAPING	\$ 7,026,480.37
I. ENGINEERING/TESTING/INSPECTION	\$ 1,895,300.00

SUB-TOTAL: \$16,848,872.32

OVERALL CONTINGENCIES: 5% \$642,500.00

TOTAL CONSTRUCTION COSTS: \$17,691,372.32

LOT COUNT:	3.324	COST / LOT:	\$5,400
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
ZONE A IMPROVEMENTS

Lots: 1760

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FLOODPLAIN RECLAMATION	LS	\$1,023,359.00	1.	\$1,023,359.00
TOTAL EXCAVATION				\$ 1,023,359.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" SDR-26 PVC SS PIPE	LF	\$74.02	2,135.	\$158,032.70
10" SDR-26 PVC SS PIPE	LF	\$89.34	4,358.	\$389,343.72
12" SDR-26 PVC SS PIPE	LF	\$104.97	1,387.	\$145,593.39
15" SDR-26 PVC SS PIPE	LF	\$97.61	264.	\$25,769.04
4' DIAMETER MANHOLE	EA	\$7,852.10	21.	\$154,894.10
5' DIAMETER MANHOLE	EA	\$12,777.85	3.	\$38,333.55
CONNECT TO EXISTING MANHOLE	EA	\$20,000.00	1.	\$20,000.00
ADJUST EXISTING MANHOLE	FA	\$1,000.00	3.	\$3,000.00
CSS BACKFILL	LF	\$67.10	400.	\$26,840.00
12" STEEL ENCASEMENT	LF	\$66.00	141.	\$9,306.00
TRENCH SAFETY	LF	\$1.00	8,144.	\$8,144.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	8,144.	\$12,216.00
CREEK CROSSING	LS	\$50,000.00	1.	\$50,000.00
SANITARY LINE BY BORE	LF	\$300.00	142.	\$42,000.00
BONDS	PERCENT	2.0% \$	1,072,572.50	\$21,500.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,115,572.50

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FLOOD EROSION CONTROL ARMORING	SY	\$162.00	18,720.	\$3,032,640.00
TOTAL STORM SEWER SYSTEM				\$ 3,032,640.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" PVC WATERLINE	LF	\$212.00	3,644.	\$772,528.00
12" X 12" TAPPING SLEEVE & VALVE	EA	\$4,400.00	1.	\$4,400.00
12" GATE VALVE & BOX	EA	\$4,599.49	11.	\$50,594.39
CONNECT TO EXISTING WATER LINE	EA	\$1,000.00	2.	\$2,000.00
FIRE HYDRANT ASSEMBLY	EA	\$8,201.97	8.	\$65,615.76
2000 PS CONCRETE ENCASEMENT	LF	\$91.50	240.	\$21,960.00
8" STEEL ENCASEMENT	LF	\$83.00	136.	\$11,288.00
TRENCH SAFETY - WATER	LF	\$0.50	3,644.	\$1,822.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	3,644.	\$5,466.00
BONDS	PERCENT	2.0% \$	935,674.15	\$18,800.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 954,474.15

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING
OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
ZONE A IMPROVEMENTS

Lots: 1760

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PROMENADE IMPROVEMENTS - ZONE A	.5	\$605,206.03	1.	\$605,206.03
TOTAL LANDSCAPING				\$ 605,206.03

L ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	6,731,251.68	\$269,300.00
GEOTECH TESTING (EXCAVATION, PAVING & UTILITIES)	PERCENT	1.0% \$	5,126,045.65	\$61,300.00
PLAN REVIEW FEE	PERCENT	0.2% \$	5,126,045.65	\$12,300.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$342,900.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING FEES (ZONE 1)	.5	\$331,000.00	1.	\$331,000.00
RESIDENT PROJECT ENGINEER (ZONE 1)	.5	\$75,000.00	1.	\$75,000.00
LANDSCAPE ARCHITECT FEE (ZONE 1)	PERCENT	7.0% \$	605,206.03	\$42,400.00
SUB-TOTAL PROFESSIONAL FEES				\$448,400.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 791,300.00

SUMMARY

A. EXCAVATION		\$	1,023,359.00
B. SANITARY SEWER SYSTEM		\$	1,115,572.50
C. STORM SEWER SYSTEM		\$	3,032,640.00
D. WATER DISTRIBUTION SYSTEM		\$	954,474.15
E. STREET & ALLEY PAVING		\$	-
F. RETAINING WALLS		\$	-
G. MISCELLANEOUS ITEMS		\$	-
H. LANDSCAPING		\$	605,206.03
I. ENGINEERING/TESTING/INSPECTION		\$	791,300.00
SUB-TOTAL:			\$7,522,551.68
OVERALL CONTINGENCIES:		5%	\$376,200.00
TOTAL CONSTRUCTION COSTS:			\$7,898,751.68
LOT COUNT:	1,760	COST / LOT:	\$4,500
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
CIP PROJECTS
A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL EXCAVATION				\$ 0.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" DUCTILE IRON WATERLINE	LF	\$206.43	6,900	\$1,474,367.00
WATER LINE BY BORE	LF	\$350.00	100	\$35,000.00
18" BUTTERFLY VALVE & BOX	EA	\$24,812.77	3	\$74,438.31
2" AIR RELEASE VALVE	EA	\$10,000.00	3	\$30,000.00
2" BLOW OFF	EA	\$2,500.00	2	\$5,000.00
24" STEEL ENCASMENT	LF	\$206.24	250	\$51,560.00
TRENCH SAFETY - WATER	LF	\$0.50	6,900	\$3,450.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	6,900	\$10,350.00
BONDS	PERCENT	2.0% \$	1,634,165.31	\$32,700.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,666,865.31

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL LANDSCAPING				\$ 0.00

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	1,666,865.31	\$66,700.00
GEOTECH TESTING (EXCAVATION PAVING & UTILITIES)	PERCENT	1.0% \$	1,666,865.31	\$16,700.00
PLAN REVIEW FEE	PERCENT	0.2% \$	1,666,865.31	\$3,400.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$86,800.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING FEES (ZONE 1 WATERLINE)	LS	\$69,000.00	1	\$69,000.00
SUB-TOTAL PROFESSIONAL FEES				\$69,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 155,800.00

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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SOLTERRA ZONE A PHASE 1 OPC SAP
DETAIL
CIP PROJECTS

SUMMARY		
A. EXCAVATION	\$	-
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	-
D. WATER DISTRIBUTION SYSTEM	\$	1,665,855.31
F. STREET & ALLEY PAVING	\$	-
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	-
I. ENGINEERING/TESTING/INSPECTION	\$	155,800.00
SUB-TOTAL:		\$1,822,655.31
OVERALL CONTINGENCIES:		5% \$91,200.00
TOTAL CONSTRUCTION COSTS:		\$1,913,855.31
LOT COUNT: - COST / LOT: -		
LF OF STREET: - COST / LF OF STREET: -		
NET DEVELOPABLE ACREAGE: 0.00 COST / DEVELOPABLE ACRE: -		
TOTAL GROSS ACREAGE: 0.00 COST / GROSS ACRE: -		

OPINION OF PROBABLE COST SOLTERRA ZONE A PHASE 1 OPC SAP

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**SOLTERRA ZONE A
REMAINDER OPC SAP**

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	\$ 7,167,556
B. SANITARY SEWER SYSTEM	\$ 7,560,736
C. STORM SEWER SYSTEM	\$ 9,752,767
D. WATER DISTRIBUTION SYSTEM	\$ 7,160,358
E. STREET & ALLEY PAVING	\$ 14,270,611
F. RETAINING WALLS	\$ 2,786,133
G. MISCELLANEOUS ITEMS	\$ 2,259,488
H. LANDSCAPING	\$ 5,383,678
I. ENGINEERING/TESTING/INSPECTION	\$ 6,804,900
SUB-TOTAL:	\$ 63,146,227
10% CONTINGENCY:	\$ 6,314,800
TOTAL CONSTRUCTION COSTS:	\$ 69,461,027
LOT COUNT:	973
COST / LOT:	\$71,400
NET DEVELOPABLE ACREAGE:	
COST / DEVELOPABLE ACRE:	
TOTAL GROSS ACREAGE:	
COST / GROSS ACRE:	

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A REMAINDER OPC SAP - PID

NOTES

GENERAL

- 1 The subject tract is located within the City of Mesquite.
- 2 This estimate uses the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 3 Costs per lot were obtained using construction costs for phases 1 & 2.
- 4 Unit prices do not reflect rock excavation.
- 5 Estimate does not include land cost, land maintenance, interest, HCA support, legal, financing, marketing, etc.
- 6 Impact fees, assessments, credits, etc. are not included in the estimate.
- 7 This estimate does not include tree survey or tree mitigations.
- 8 This estimate is based on environmental reports and wetlands determinations.
- 9 Costs of a flood study and FEMA processing are included in this estimate.
- 10 Off-site easements and Right-of-Way acquisitions are the responsibility of the developer. This estimate assumes the easements that may be needed to support the infrastructure include the offsite collector Right-of-Way, landscape infrastructure easements, sanitary sewer trunk line easements, and drainage easements to convey runoff from property site to the creek.
- 11 The fees listed were provided by The City of Mesquite.
- 12 This estimate assumes Lucas Boulevard improvements will be constructed by others.

WATER

- 1 Water line includes all fittings, tees, crosses, etc.
- 2 Fire hydrant assembly includes all fittings, tees, and valves.
- 3 Assumes all waterlines are less than 10' deep.
- 4 This estimate was performed without the benefit of a water model.
- 5 This estimate does not include cost to remove and relocate existing waterlines.
- 6 This estimate assumes there are no water wells on site.

SANITARY SEWER

- 1 This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes IV testing.

STORM DRAINAGE

- 1 This estimate was prepared based on the approved FEMA CLOMR issued January 7, 2022, for South Mesquite Creek adjacent to the Solterra development.
- 2 It is assumed that one CLOMR is needed for the entire Solterra Tract. These costs are assumed to be split 50/50 between the South Tract and the North tract of Solterra.
- 3 This estimate assumes any out-of-phase and offsite easements will be obtained for a drainage easement for storm outfalls. The costs associated with this are not included in this estimate.

GRADING

- 1 This estimate assumes a grading permit fee per the City of Mesquite. Fee includes a \$100 permit fee, \$500 for the 1st Acre of disturbed land, and \$100 for each additional acre (rounded up). For this estimate disturbed acres are assumed to be the net developable acres.

PAVING

- 1 This estimate is based on the following street section:
 - 60' ROW Undivided: 37' B-B, 8" reinforced concrete (section has a 4.32' crown based on City of Mesquite max 2% cross slope)
 - 51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade (section has a 3.60" crown) (not a City of Mesquite section)
 - 60' ROW Divided: 2 x 21' B-B, 8" reinforced concrete with 8" lime subgrade
 - 20' ROW: 12' E-E, 8" reinforced concrete with 6" lime subgrade (section has a 5" invert)

City of Mesquite has the above dimensions for alleys in their manual, however their detail has an 18' ROW.

Residential Roundabout entry lanes: 19' B-B, 8" reinforced concrete with 8" lime subgrade

Residential Roundabout: 8" reinforced concrete with 8" lime subgrade (Truck apron included)

City of Mesquite does not have a roundabout detail, Highbridge roundabout from city of Crandall was assumed
- 2 This estimate uses a Traffic Impact Analysis, produced by LJA and dated June 2020.
 - Offsite recommended improvements are assumed as a 65% shared cost to the Solterra development. It is assumed these improvements will be City projects and funded from the Road Impact Fee program.
 - This estimate assumes any additional proposed left and right turn lanes, not shown on the 99% plans, to be additional cost to the Faithon P. Lucas, Sr. Boulevard. Plan verification confirms 2 proposed left-turn lanes and 1 median opening have been contemplated and therefore not considered in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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- 3 This estimate includes cost for 1 left-turn lanes and 1 right-turn lanes on Cartwright Road at the intersection of Bear Drive.
- 4 Estimate includes cost of traffic signalization improvements at Cartwright Road and Bear Drive.
- 5 Estimate does not include onsite road signalization; additional pavement markings and traffic signs may be required.

MISCELLANEOUS

- 1 Electricity is not included in this estimate.
- 2 This estimate includes an allowance for gas at \$500 per lot.
- 3 This estimate assumes there are no existing gas lines.
- 4 This cost estimate does not include county plat filling costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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SOLTERRA ZONE A REMAINDER OPC SAP – MESQUITE VALLEY INTERSECTION

NOTES

GENERAL

- 1 This estimate is based on unit prices received for Solterra Phases 1A-1E supplemented by LJA unit prices updated July 2022.
- 2 The proposed improvements are located within the City of Mesquite, southwest of the intersection of Mesquite Valley Road and San Simeon Drive.
- 3 This estimate used the current water, paving, and storm drainage design criteria specified by the City of Mesquite, with some variances assumed to be accepted by the city.
- 4 This estimate assumes public infrastructure will be conveyed to and accepted by City of Mesquite at project completion. Costs for future maintenance of infrastructure has not been considered.
- 5 This estimate does not include the cost of sanitary sewer.
- 6 This estimate assumes Solterra Phase 2 has been developed. It is recommended these improvements be constructed concurrently with Solterra Phase 2.
- 7 Assumes no offsite ROW dedication will be required for the proposed improvements.

GRADING

- 1 Additional erosion control may be required.

STORM DRAINAGE

- 1 All flows impacting the storm design of this intersection come from offsite.
- 2 Additional grade to drain quantities may be required based on final design topography.
- 3 This estimate sizes pipes to meet offsite future ultimate flows per City of Mesquite design criteria.
- 4 Roadside bar ditches are assumed adjacent to the proposed road improvements to convey drainage.
- 5 This estimate includes cost for removal and installation of a new culvert under Mesquite Valley Road.
- 6 This estimate assumes a variance request to allow offsite flows to be conveyed with a concrete lined channel through Solterra Phase 2 will be accepted by the city. Per client discussion with the City of Mesquite, the cost share responsibility of the concrete channel is approximately 100 LF for the City. Remaining cost of concrete channel to the tributary of South Mesquite Creek is assumed to be developer responsibility and is not included in this estimate.
- 7 Per IES report dated August 18, 2021, there are no jurisdiction features on site or along the proposed concrete channel in Solterra Phase 2.

WATER

- 1 This estimate assumes the construction of a waterline to loop Solterra to the existing water in Mesquite Valley Road. Connections to existing water infrastructure is assumed to be achieved by an 8" waterline in Mesquite Valley Road adjacent to Cantura Cove Addition Phase II.
- 2 Water line includes all fittings, tees, crosses, reducers, etc.
- 3 Water line includes steel encasement under the concrete channel.
- 4 Line hydrant assembly includes all fittings, tees and valves.
- 5 Assumes all waterlines are less than 10' deep and have a minimum 3.5' cover for 12" and smaller mains.
- 6 This estimate assumes no adjustments will be required to any existing irrigation facilities.
- 7 This estimate does not include cost to remove and relocate existing waterlines.
- 8 This estimate assumes there is no waterline on the north side of the Mesquite Valley intersection.

PAVING

- 1 This estimate is based on the following street sections:
 - 36' F-F, 8" reinforced concrete with 8" lime subgrade (No Curb)
 - 37' B-B, 8" reinforced concrete with 8" lime subgrade (Curbed)
- 2 This estimate assumes unreinforced pavement transition from asphalt to concrete is not allowed. Cost for 8" reinforced pavement is included for these transitions.
- 3 Estimate includes stop signs and pavement markings at the intersection.
- 4 Estimate includes the cost for a free right turn lane onto westbound Mesquite Valley Road.

MISCELLANEOUS

- 1 Franchise utility relocation allowance is included. Coordination is required with franchise companies to determine what exists in the vicinity of the project.
- 2 This estimate does not include screening walls.
- 3 This estimate includes the removal of existing street signs at the Mesquite Valley Road intersection.
- 4 This estimate assumes there are no existing gas lines.
- 5 This estimate includes a cost to remove an existing streetlight and electric conduits.
- 6 This estimate includes an allowance for Traffic Control.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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LANDSCAPING

- 1 Hardscape and landscape cost allowances are included in this estimate.

DEVELOPMENT

- 1 Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
- 2 The municipal and jurisdictional fees listed have been generated based on researched information published by The City of Mesquite. This estimate holds the following fee assumptions:

Applicable & Included	Potentially Applicable & Excluded	Not Applicable
City Inspection fees (Water, Sewer, Storm)	Engineering Plan review fees (other jurisdictions)	Zoning/Re-zoning fee
Engineering Plan review fees (City)	Tax Certificate fees	TCEQ review fee
	Impact fees, contribution or credits	MUD Engineering review fees
		District fees
		Park fees (City) - see notes
		Urban Forestry Permit fees
		Preliminary Plat fee
		Suburban Development fee (City)
		Final Plat application fee (City)
		Preliminary Plat fee
		Permitting fees
		Permitting fees

- 3 This estimate does not include Park Fees or similar City of Mesquite costs.
- 4 This estimate does not include fees for pro rata or face foot costs to connect to existing water or sewer infrastructure.
- 5 This estimate does not include IEMA application fees.
- 6 Professional fees for engineering/surveying, subsurface utility exploration, and landscape are included in this estimate.
- 7 This estimate includes professional fee assumptions for geotechnical testing and reports.
- 8 This estimate does not include professional fee assumptions for tree survey or tree mitigations.

OPINION OF PROBABLE COST- SOLTERRA ZONE A REMAINDER OPC SAP

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**SOLTERRA ZONE A
REMAINDER OPC SAP**

SUMMARY

	Zone A Remainder - Private	Zone A Remainder - PID	Zone A Remainder Total
OVERALL SUMMARY			
A. EXCAVATION	\$ 3,189,979	\$ 3,977,577	\$ 7,167,556
B. SANITARY SEWER SYSTEM		\$ 7,560,736	\$ 7,560,736
C. STORM SEWER SYSTEM		\$ 9,752,767	\$ 9,752,767
D. WATER DISTRIBUTION SYSTEM		\$ 7,160,358	\$ 7,160,358
E. STREET & ALLEY PAVING		\$ 14,270,611	\$ 14,270,611
F. RETAINING WALLS	\$ 2,497,893	\$ 288,240	\$ 2,786,133
G. MISCELLANEOUS ITEMS	\$ 2,148,157	\$ 111,331	\$ 2,259,488
H. LANDSCAPING	\$ 1,763,281	\$ 3,620,397	\$ 5,383,678
I. ENGINEERING/TESTING/INSPECTION	\$ 1,843,900	\$ 4,961,000	\$ 6,804,900
SUB-TOTAL:	\$ 11,443,210	\$ 51,703,011	\$ 63,146,221
10% CONTINGENCY:	\$ 1,144,400	\$ 5,170,400	\$ 6,314,800
TOTAL CONSTRUCTION COSTS:	\$12,587,610	\$56,873,417	\$69,461,027
LOT COUNT:	973	973	973
COST / LOT:	\$13,000	\$58,500	\$71,400
NET DEVELOPABLE ACREAGE:			
COST / DEVELOPABLE ACRE:			
TOTAL GROSS ACREAGE:			
COST / GROSS ACRE:			

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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**SOLTERRA ZONE A
REMAINDER OPC SAP**

DETAIL

ZONE A REMAINDER - PRIVATE

Lots: 973

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT EXCAVATION (PRIVATE)	LOT	\$2,557.00	19	\$48,203.00
40' PRODUCT EXCAVATION (PRIVATE)	LOT	\$3,383.00	155	\$524,365.00
50' PRODUCT EXCAVATION (PRIVATE)	LOT	\$4,228.00	340	\$1,437,520.00
60' PRODUCT EXCAVATION (PRIVATE)	LOT	\$5,074.00	90	\$456,660.00
70' PRODUCT EXCAVATION (PRIVATE)	LOT	\$5,919.00	9	\$53,271.00
22' TOWNHOUSE PRODUCT EXCAVATION (PRIVATE)	LOT	\$1,861.00	360	\$659,960.00
TOTAL EXCAVATION				\$ 3,189,979.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$1,987.00	19	\$37,753.00
40' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,649.00	155	\$410,595.00
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$3,311.00	340	\$1,125,740.00
60' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$3,973.00	90	\$357,570.00
70' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$4,635.00	9	\$41,715.00
22' TOWNHOUSE PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$1,457.00	360	\$524,520.00
TOTAL RETAINING WALLS				\$ 2,497,893.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$937.00	19	\$17,803.00
40' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,249.00	155	\$193,595.00
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,561.00	340	\$530,740.00
60' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,873.00	90	\$168,570.00
70' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$2,185.00	9	\$19,665.00
22' TOWNHOUSE PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$687.00	360	\$247,320.00
ROW DEDICATION	ACRE	\$22,882.90	42.41	\$970,463.79
TOTAL MISCELLANEOUS ITEMS				\$ 2,148,156.79

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

PATH: \\SNTX-1\AND\11742\400 - AND\405 Cost Estimate\0221213 - Soltterra Zone A Remainder OPC SAP\024053 - U.S. Office\Soltterra Zone A Remainder OPC SAP\024053.xlsm

**SOLTERRA ZONE A
REMAINDER OPC SAP**

DETAIL

ZONE A REMAINDER - PRIVATE

Lots: 973

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PRIVATE LANDSCAPE - PHASE 2	LS	\$557,426.10	1.	\$557,426.10
PRIVATE LANDSCAPE - PHASE 3	LS	\$376,640.00	1.	\$376,640.00
PRIVATE LANDSCAPE - PHASE 4	LS	\$467,324.00	1.	\$467,324.00
PRIVATE LANDSCAPE - PHASE 5	LS	\$48,109.60	1.	\$48,109.60
PRIVATE LANDSCAPE - PHASE 6	LS	\$210,672.00	1.	\$210,672.00
PRIVATE LANDSCAPE - PHASE 7	LS	\$103,109.60	1.	\$103,109.60
TOTAL LANDSCAPING				\$ 1,763,281.30

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% \$	9,599,310.09	\$96,000.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% \$	3,189,579.00	\$31,900.00
PLAN REVIEW FEE	PERCENT	0.2% \$	7,836,028.79	\$15,700.00
GRADING PERMIT FEE	LS	\$20,000.00	1.	\$20,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES	LOT	\$750.00	973.	\$729,750.00
LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0% \$	1,763,281.30	\$123,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	973.	\$340,550.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	973.	\$486,500.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,843,900.00

SUMMARY

A. EXCAVATION		\$ 3,189,975.00
B. SANITARY SEWER SYSTEM		\$ -
C. STORM SEWER SYSTEM		\$ -
D. WATER DISTRIBUTION SYSTEM		\$ -
E. STREET & ALLEY PAVING		\$ -
F. RETAINING WALLS		\$ 2,497,893.00
G. MISCELLANEOUS ITEMS		\$ 2,143,156.79
H. LANDSCAPING		\$ 1,763,281.30
I. ENGINEERING/TESTING/INSPECTION		\$ 1,843,900.00
SUB-TOTAL:		\$11,443,210.09
OVERALL CONTINGENCIES:	10%	\$1,144,400.00
TOTAL CONSTRUCTION COSTS:		\$12,587,610.09
LOT COUNT:	973	COST / LOT: \$13,000
LF OF STREET:	-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE: -

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$3,063.00	19	\$58,197.00
40" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$4,083.00	155	\$632,865.00
50" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$5,104.00	340	\$1,735,360.00
60" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$5,125.00	90	\$551,250.00
70" PRODUCT: EXCAVATION (PUBLIC)	LOT	\$7,145.00	9	\$64,305.00
22" TOWNHOUSE PRODUCT: EXCAVATION (PUBLIC)	LOT	\$2,246.00	360	\$808,560.00
SUB-TOTAL ZONE A REMAINDER - PID				\$3,850,537.00

MESQUITE VALLEY INTERSECTION

CLEARING AND GRUBBING - INTERSECTION	ACRE	\$3,500.00	1	\$3,500.00
CLEARING AND GRUBBING - CHANNEL	ACRE	\$3,500.00	1	\$3,500.00
ROW EXCAVATION	CY	\$4.00	4,000	\$16,000.00
REMOVE 48" HEADWALL	EA	\$2,200.00	2	\$4,400.00
REMOVE 48" RCP	EA	\$100.00	110	\$11,000.00
REMOVE 18" HEADWALL	EA	\$1,500.00	1	\$1,500.00
REMOVE STREET LIGHT	EA	\$3,000.00	1	\$3,000.00
REMOVE STREET SIGNS	EA	\$500.00	5	\$2,500.00
REMOVE GUARDRAIL	LF	\$25.00	280	\$7,000.00
BAR DITCH GRADING	LS	\$9,000.00	1	\$9,000.00
REMOVE EXISTING PAVEMENT	SY	\$60.00	1,094	\$65,640.00
SUB-TOTAL MESQUITE VALLEY INTERSECTION				\$127,040.00

TOTAL EXCAVATION \$ 3,977,577.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,013.00	19	\$114,247.00
40" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$8,018.00	155	\$1,242,790.00
50" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$10,022.00	340	\$3,407,480.00
60" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$12,026.00	90	\$1,082,340.00
70" PRODUCT: SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$14,031.00	9	\$126,279.00
22" TOWNHOUSE PRODUCT: SANITARY SEWER SYSTEM	LOT	\$4,410.00	360	\$1,587,600.00
TOTAL SANITARY SEWER SYSTEM				\$ 7,560,736.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
30' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$5,250.00	19	\$118,750.00
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$8,333.00	155	\$1,291,615.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$10,416.00	340	\$3,541,440.00
60' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$12,499.00	90	\$1,124,910.00
70' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$14,582.00	9	\$121,238.00
22' TOWNHOUSE PRODUCT: STORM SEWER SYSTEM	LOT	\$4,583.00	360	\$1,549,880.00
SUB-TOTAL ZONE A REMAINDER - PID				\$7,857,853.00

ZONE A - PHASE 2 CONCRETE DIVERSION SWALE

CONCRETE DIVERSION SWALE	SY	\$120.00	4,547	\$545,640.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1	\$150,000.00
BONDS	PERCENT	2.0%	\$ 695,640.00	\$14,000.00
SUB-TOTAL ZONE A - PHASE 2 CONCRETE DIVERSION SWALE				\$709,640.00

ZONE A - PHASE 2/4 CREEK CROSSING

3 - 10' X 5' MBC	LF	\$2,270.00	60	\$136,200.00
3 - 10' X 5' WINGWALL	EA	\$25,000.00	2	\$50,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	167	\$30,561.00
PEDESTRIAN RAIL	LF	\$150.00	120	\$18,000.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1	\$150,000.00
TRENCH SAFETY	LF	\$2.00	60	\$120.00
T.V. TESTING	LF	\$2.00	60	\$120.00
BONDS	PERCENT	2.0%	\$ 385,001.00	\$7,800.00
SUB-TOTAL ZONE A - PHASE 2/4 CREEK CROSSING				\$392,801.00

ZONE A - PHASE 3 CREEK CROSSING

4 - 8' X 5' MBC	LF	\$2,080.00	72	\$149,760.00
4 - 8' X 5' WINGWALL	EA	\$25,000.00	2	\$50,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	200	\$36,600.00
PEDESTRIAN RAIL	LF	\$150.00	217	\$32,550.00
TRENCH SAFETY	LF	\$2.00	72	\$144.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1	\$150,000.00
T.V. TESTING	LF	\$2.00	72	\$144.00
BONDS	PERCENT	2.0%	\$ 419,196.00	\$8,400.00
SUB-TOTAL ZONE A - PHASE 3 CREEK CROSSING				\$427,558.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973

MESQUITE VALLEY INTERSECTION

18" RCP	LF	\$118.00	40.	\$4,720.00
24" RCP	LF	\$171.00	200.	\$34,200.00
6"x5" RCB	LF	\$734.00	150.	\$110,100.00
5" INLET	EA	\$4,880.00	1.	\$4,880.00
4' x 4' "Y" INLET	EA	\$5,600.00	1.	\$5,600.00
INLET PROTECTION	EA	\$250.00	2.	\$500.00
18" HEADWALL	EA	\$2,300.00	1.	\$2,300.00
18" C--PW-D HEADWALL	EA	\$4,600.00	1.	\$4,600.00
8' X 5' TX-DOT HW-D HEADWALL	EA	\$23,000.00	1.	\$23,000.00
8' X 5' TX-DOT PW-D WINGWALL	EA	\$23,000.00	1.	\$23,000.00
CONCRETE CHANNEL	SY	\$120.00	550.	\$66,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	45.	\$8,235.00
24" GROUTED ROCK RIPRAP	SY	\$300.00	230.	\$69,000.00
T.V. TESTING	LF	\$2.00	390.	\$780.00
TRENCH SAFETY	LF	\$2.00	390.	\$780.00
BONDS	PERCENT	2.0%	\$ 357,695.00	\$7,200.00

SUB-TOTAL MESQUITE VALLEY INTERSECTION \$364,895.00

TOTAL STORM SEWER SYSTEM \$ 9,752,767.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
30" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,559.00	19.	\$107,521.00
40" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$7,545.00	155.	\$1,169,475.00
50" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$9,431.00	340.	\$3,206,540.00
60" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$11,317.00	90.	\$1,018,530.00
70" PRODUCT: WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$13,203.00	9.	\$118,827.00
22" TOWNHOUSE PRODUCT: WATER DISTRIBUTION	LOT	\$4,150.00	360.	\$1,494,000.00

SUB-TOTAL ZONE A REMAINDER - PID \$7,174,893.00

MESQUITE VALLEY INTERSECTION

6" PVC WATERLINE	LF	\$72.00	100.	\$7,200.00
CONNECT TO EXISTING WATER LINE	EA	\$3,390.00	2.	\$6,780.00
FIRE HYDRANT ASSEMBLY	EA	\$8,620.00	1.	\$8,620.00
1" IRRIGATION SERVICE	EA	\$2,315.00	1.	\$2,315.00
16" STEEL ENCASEMENT	LF	\$275.00	70.	\$19,250.00
TRENCH SAFETY - WATER	LF	\$2.00	100.	\$200.00
TESTING (EXCLUDING GEOTECH) - WATER	LF	\$2.00	100.	\$200.00
BONDS	PERCENT	2.0%	\$ 44,565.00	\$900.00

SUB-TOTAL MESQUITE VALLEY INTERSECTION \$45,405.00

TOTAL WATER DISTRIBUTION SYSTEM \$ 7,160,358.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
30' PRODUCT: STREET & ALLEY PAVING (PUBL C)	LOT	\$10,658.00	19	\$202,502.00
40' PRODUCT: STREET & ALLEY PAVING (PUBL C)	LOT	\$14,210.00	155	\$2,202,550.00
50' PRODUCT: STREET & ALLEY PAVING (PUBL C)	LOT	\$17,762.00	340	\$6,039,080.00
60' PRODUCT: STREET & ALLEY PAVING (PUBL C)	LOT	\$21,315.00	90	\$1,918,350.00
70' PRODUCT: STREET & ALLEY PAVING (PUBL C)	LOT	\$24,867.00	9	\$223,803.00
22' TOWNHOUSE PRODUCT: STREET & ALLEY PAVING	LOT	\$7,816.00	360	\$2,813,760.00
SUB-TOTAL ZONE A REMAINDER - PID				\$13,400,045.00

ZONE A INFRASTRUCTURE

TURN LANE IMPROVEMENTS	EA	\$200,000.00	2	\$400,000.00
TWIN OAKS/CARTWRIGHT SIGNALIZATION	LS	\$135,057.99	1	\$135,057.99
BONDS	PERCENT	2.0%	\$ 535,057.99	\$10,800.00
SUB-TOTAL ZONE A INFRASTRUCTURE				\$545,857.99

MESQUITE VALLEY INTERSECTION

6" REIN. CONCRETE STREET PAVEMENT	SY	\$66.00	1,790	\$118,140.00
6" SUBGRADE PREPARATION	SY	\$6.70	1,890	\$12,663.00
HYDRATED LIME (42#/SY)	TON	\$245.00	40	\$9,800.00
8" CONCRETE SIDEWALK	LF	\$90.00	310	\$27,900.00
BARRIER FREE RAMPS	EA	\$2,220.00	2	\$4,440.00
PAVEMENT HEADER	LF	\$30.00	72	\$2,160.00
REMOVE BARRICADE	EA	\$600.00	1	\$600.00
PEDESTRIAN RAIL	LF	\$150.00	210	\$31,500.00
24" WIDE PREFORMED THERPLASTIC PAVEMENT	LF	\$30.00	56	\$1,680.00
CENTERLINE DOUBLE ROW MARKING	LF	\$15.00	295	\$4,425.00
FREE RIGHT TURN LANE	LS	\$90,000.00	1	\$90,000.00
EXISTING DRIVEWAY ADJUSTMENT	LS	\$15,000.00	1	\$15,000.00
BONDS	PERCENT	2.0%	\$ 318,300.00	\$6,400.00
SUB-TOTAL MESQUITE VALLEY INTERSECTION				\$324,708.00

TOTAL STREET & ALLEY PAVING

\$ 14,270,610.99

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	\$250,000.00	1	\$250,000.00
SUB-TOTAL ZONE A REMAINDER - PID				\$250,000.00

MESQUITE VALLEY INTERSECTION

2' CONCRETE RETAINING WALL	LF	\$256.00	90	\$23,040.00
3' CONCRETE RETAINING WALL	LF	\$304.00	50	\$15,200.00
SUB-TOTAL MESQUITE VALLEY INTERSECTION				\$38,240.00
TOTAL RETAINING WALLS				\$ 288,240.00

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973 ||

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MESQUITE VALLEY INTERSECTION				
EROSION CONTROL				
SILT FENCE	LF	\$1.90	160.	\$304.00
CURLEX	LF	\$1.10	770.	\$847.00
SEEDING	SF	\$0.25	21,000.	\$5,250.00
ROCK CHECK DAM	EA	\$2,000.00	2.	\$4,000.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
SWPPP & MONITORING	LS	\$5,000.00	1.	\$5,000.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	1.	\$5,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	120.	\$1,440.00
BONDS	PERCENT	2.0%	6,440.00	\$200.00
STREET SIGNS				
STREET NAME BLADES	EA	\$310.00	2.	\$620.00
STOP SIGNS	EA	\$140.00	3.	\$420.00
YIELD SIGNS	EA	\$150.00	1.	\$150.00
BONDS	PERCENT	2.0%	1,190.00	\$100.00
COORDINATION				
TRAFFIC CONTROL ALLOWANCE	LS	\$35,000.00	1.	\$35,000.00
FRANCHISE RELOCATION ALLOWANCE	LS	\$50,000.00	1.	\$50,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 111,331.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PUBLIC LANDSCAPE - PHASE 2	LS	\$1,065,759.20	1.	\$1,065,759.20
PUBLIC LANDSCAPE - PHASE 3	LS	\$1,020,919.55	1.	\$1,020,919.55
PUBLIC LANDSCAPE - PHASE 4	LS	\$652,739.52	1.	\$652,739.52
PUBLIC LANDSCAPE - PHASE 5	LS	\$175,688.70	1.	\$175,688.70
PUBLIC LANDSCAPE - PHASE 6	LS	\$220,984.50	1.	\$220,984.50
PUBLIC LANDSCAPE - PHASE 7	LS	\$214,165.60	1.	\$214,165.60
SUB-TOTAL ZONE A REMAINDER - PID				\$3,350,257.07
OFFSITE CITY TRAIL				
OFFSITE CITY TRAIL - REMAINDER	LS	\$213,360.00	1.	\$213,360.00
SUB-TOTAL OFFSITE CITY TRAIL				\$213,360.00
MESQUITE VALLEY INTERSECTION				
HYDROMULCH WITH TEMPORARY IRRIGATION	SF	\$0.25	87,120.	\$21,780.00
LANDSCAPING ALLOWANCE	LS	\$35,000.00	1.	\$35,000.00
SUB-TOTAL MESQUITE VALLEY INTERSECTION				\$56,780.00
TOTAL LANDSCAPING				\$ 3,620,397.07

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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REMAINDER OPC SAP

DETAIL

ZONE A REMAINDER - PID

Lots: 973

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	\$ 41,559,940.99	\$1,674,400.00
GEOTECHNICAL TESTING (PAVING & UTILITIES)	PERCENT	1.0%	\$ 36,009,403.99	\$360,100.00
PLAN REVIEW FEE	PERCENT	0.2%	\$ 42,109,940.99	\$64,300.00
MUNICIPALITY & JURISDICTIONAL FEES - MESQUITE VALLEY				
EXCAVATION INSPECTION & TESTING FEE	PERCENT	1.0%	\$ 127,040.00	\$1,300.00
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	\$ 735,068.00	\$29,500.00
GEOTECHNICAL TESTING (EXCAVATION, PAVING, & PLAN REVIEW FEE ALLOWANCE	PERCENT	1.0%	\$ 862,108.00	\$8,700.00
	LS	\$10,000.00	1	\$10,000.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PID	LOT	\$2,200.00	973	\$2,140,600.00
RESIDENT PROJECT ENGINEER - PID	LS	\$150,000.00	1	\$150,000.00
SITE PLAN - REMAINDER	LS	\$80,000.00	1	\$80,000.00
LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0%	\$ 3,563,617.07	\$249,500.00
OFFSITE CITY TRAIL - REMAINDER ENGINEERING FEES	PERCENT	10.0%	\$ 213,360.00	\$21,400.00
PROFESSIONAL FEES - MESQUITE VALLEY				
ENGINEERING/SURVEYING (A-G)	PERCENT	10.0%	\$ 1,011,678.00	\$101,200.00
SUBSURFACE UTILITY EXPLORATION	LS	\$15,000.00	1	\$15,000.00
LANDSCAPE ARCHITECT FEE	LS	\$15,000.00	1	\$15,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 4,961,000.00

SUMMARY

A. EXCAVATION	\$ 3,977,577.00
B. SANITARY SEWER SYSTEM	\$ 7,560,736.00
C. STORM SEWER SYSTEM	\$ 9,752,767.00
D. WATER DISTRIBUTION SYSTEM	\$ 7,160,358.00
E. STREET & ALLEY PAVING	\$ 14,270,510.99
F. RETAINING WALLS	\$ 286,240.00
G. MISCELLANEOUS ITEMS	\$ 111,331.00
H. LANDSCAPING	\$ 3,620,397.07
I. ENGINEERING/TESTING/INSPECTION	\$ 4,961,000.00

SUB-TOTAL: \$51,703,077.06

OVERALL CONTINGENCIES: 10% \$5,170,400.00

TOTAL CONSTRUCTION COSTS: \$56,873,417.06

LOT COUNT:	973	COST / LOT:	\$58,500
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE A REMAINDER OPC SAP

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**SOLTERRA ZONE B
OPC SAP**

SUMMARY

OVERALL SUMMARY		
A. EXCAVATION	\$	8,992,485
B. SANITARY SEWER SYSTEM	\$	5,234,388
C. STORM SEWER SYSTEM	\$	6,935,781
D. WATER DISTRIBUTION SYSTEM	\$	5,330,630
E. STREET & ALLEY PAVING	\$	15,164,060
F. RETAINING WALLS	\$	4,692,750
G. MISCELLANEOUS ITEMS	\$	2,302,394
H. LANDSCAPING	\$	8,409,063
I. ENGINEERING/TESTING/INSPECTION	\$	7,560,300
SUB-TOTAL:	\$	65,521,857
10% CONTINGENCY:	\$	6,562,300
TOTAL CONSTRUCTION COSTS:	\$	72,184,151
LOT COUNT:		751
COST / LOT:		\$96,200
NET DEVELOPABLE ACREAGE:		
COST / DEVELOPABLE ACRE:		
TOTAL GROSS ACREAGE:		
COST / GROSS ACRE:		

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP

NOTES

GENERAL

1. OPC dated July 27, 2022, was updated to reflect revised pricing for Zone B, PID, Private and Zone Improvements.
2. This estimate of probable cost was prepared for the concept plan by LIA.
3. The tract is located within the City of Mesquite, within Mesquite ISD.
4. This estimate is based on cost "per lot" averages from nearby developments and considers the density of the development.
5. This estimate uses the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
6. This estimate approximates moisture conditioning costs based on a preliminary geotechnical report for Lucas Farms. It is assumed that 100% of lots will require moisture conditioning at a depth of 6'.
7. Unit prices do not reflect rock excavation.
8. This estimate was prepared utilizing topographic assumptions based on 2 ft LIDAR contours sourced from Vargis and identifies an approximate mean site grade of 5.7%.
9. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
10. Impact fees, assessments, credits, etc. are not included in the estimate.
11. This estimate does not include tree survey or tree mitigations.
12. This estimate is based on environmental reports and wetlands determinations.
13. Costs of a flood study and FEMA processing are included in this estimate.
14. Any offsite easements and Right-of-Way acquisitions are the responsibility of the developer.
15. The fees listed were provided by The City of Mesquite.
16. This estimate assumes Lucas Boulevard improvements will be constructed by others.
17. This estimate was prepared without the benefit of an environmental report or wetlands. The National Wetlands Inventory maps denote that wetlands and other jurisdictional features may be present on site and proposed lots and roads may potentially cross these features.

WATER

1. Unit prices for Zone water lines includes all necessary fire hydrants, fittings, tees, valves, crosses, etc.
2. Assumes all waterlines are less than 10' deep.
3. This estimate was performed without the benefit of a water model.
4. This estimate does not include cost to remove and relocate existing waterlines.
5. This estimate assumes a 12" waterline will be needed.
6. This estimate does not include the costs for any transmission water mains.

SANITARY SEWER

1. This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
2. Unit prices for zone sanitary sewer lines include all necessary manholes, trench safety, testing, etc.
3. Sewer testing includes TV testing.
4. This estimate was produced without the benefit of a comprehensive sewer study. Additional costs may occur due to extra deep or parallel sewer lines.

STORM DRAINAGE

1. This estimate was prepared without the benefit of a flood study and a floodplain water surface elevation analysis.
2. Costs for studies, easement releases, analysis of regional dams are not included in this estimate.
3. This estimate assumes any out-of-phase and offsite easements will be obtained for a drainage easement for storm outfalls. The costs associated with this are not included in this estimate.

GRADING

1. This estimate assumes a grading permit fee per the City of Mesquite. Fee includes a \$100 permit fee, \$500 for the 1st Acre of disturbed land, and \$100 for each additional acre (rounded up). For this estimate disturbed acres are assumed to be the net developable acres.

PAVING

1. This estimate is based on the following street section:
60' ROW Undivided: 37' B-B, 8" reinforced concrete (section has a 4.32' crown based on City of Mesquite max 2% cross slope)
51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade (section has a 3.60" crown) (not a City of Mesquite section)
60' ROW Divided: 2 x 21' B-B, 6" reinforced concrete with 6" lime subgrade
20' ROW: 12' E-E, 8" reinforced concrete with 6" lime subgrade (section has a 5" invert)
City of Mesquite has the above dimensions for alleys in their manual, however their detail has an 18' ROW.
Residential Roundabout entry lanes: 19' B-B, 8" reinforced concrete with 8" lime subgrade
Residential Roundabout: 8" reinforced concrete with 6" lime subgrade (truck apron included)
City of Mesquite does not have a roundabout detail, Highbridge roundabout from city of Crandall was assumed

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

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- 2 This estimate uses a Traffic Impact Analysis, produced by LJA and dated June 2020.
 - Offsite recommended improvements are assumed as a 0% shared cost to the Solterra development. It is assumed these improvements will be City projects and funded from the Road Impact Fee program.
 - This estimate assumes any additional proposed left and right turn lanes, not shown on the 99% plans to be additional cost. This estimate includes 1 left turn lane on Faithon P. Lucas, Sr. Boulevard.
- 3 Estimate does not include costs for road signalization; additional pavement markings and traffic signs may be required.
- 4 This estimate assumes the Lucas Boulevard improvements (including roundabout) will be constructed by others.
- 5 Street paving costs for Zone infrastructure include reinforced concrete pavement, subgrade preparation, hydrated lime, street lights, barrier free ramps, striping/markings, street signs, road excavation, erosion control, seeding, conduit crossings, and storm infrastructure. This estimate assumes that a 36" RCP pipe will be required along the length of the master streets, with 21" RCP laterals, 10' inlets, and 4' manholes spaced accordingly.

MISCELLANEOUS

- 1 Electricity is not included in this estimate.
- 2 This estimate includes an allowance for gas at \$500 per lot.
- 3 This estimate assumes there are no existing gas lines.
- 4 This cost estimate does not include county plat filing costs.
- 5 This estimate includes an allowance for franchise utility relocations.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.
- 2 This estimate includes a cost allowance for landscape improvements for the Lucas Boulevard roundabout being constructed by others.

OPINION OF PROBABLE COST- SOLTERRA ZONE B OPC SAP

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**SOLTERRA ZONE B
OPC SAP**

SUMMARY

	Zone B - Private	Zone B - PID	Zone B Improvements	Zone B Total
OVERALL SUMMARY				
A. EXCAVATION	\$ 3,317,540	\$ 4,274,545	\$ 1,400,000	\$ 8,992,485
B. SANITARY SEWER SYSTEM		\$ 5,651,170	\$ 563,218	\$ 6,234,388
C. STORM SEWER SYSTEM		\$ 4,593,300	\$ 2,342,481	\$ 6,935,781
D. WATER DISTRIBUTION SYSTEM		\$ 4,433,700	\$ 896,930	\$ 5,330,630
E. STREET & ALLEY PAVING		\$ 3,551,360	\$ 5,612,700	\$ 15,164,060
F. RETAINING WALLS	\$ 4,442,750	\$ 250,000		\$ 4,692,750
G. MISCELLANEOUS ITEMS	\$ 2,302,394			\$ 2,302,394
H. LANDSCAPING	\$ 5,020,215	\$ 1,527,862	\$ 1,860,586	\$ 8,409,063
I. ENGINEERING/TESTING/INSPECTION	\$ 1,777,400	\$ 3,474,400	\$ 2,308,500	\$ 7,560,300
SUB-TOTAL:	\$ 16,860,699	\$ 33,756,337	\$ 15,004,815	\$ 65,621,851
10% CONTINGENCY:	\$1,686,100	\$3,375,700	\$1,500,500	\$6,562,300
TOTAL CONSTRUCTION COSTS:	\$18,546,799	\$37,132,037	\$16,505,315	\$72,184,151
LOT COUNT:	751	751	751	751
COST / LOT:	\$24,700	\$49,500	\$22,000	\$96,200
NET DEVELOPABLE ACREAGE:				
COST / DEVELOPABLE ACRE:				
TOTAL GROSS ACREAGE:				
COST / GROSS ACRE:				

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
DETAIL
ZONE B - PRIVATE

Lots: 751

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT EXCAVATION (PRIVATE)	LOT	\$3,360.00	83	\$278,880.00
50' PRODUCT EXCAVATION (PRIVATE)	LOT	\$4,200.00	425	\$1,785,000.00
60' PRODUCT EXCAVATION (PRIVATE)	LOT	\$4,920.00	178	\$875,760.00
70' PRODUCT EXCAVATION (PRIVATE)	LOT	\$5,820.00	65	\$378,300.00
TOTAL EXCAVATION				\$ 3,317,940.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$4,600.00	83	\$381,800.00
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$5,600.00	425	\$2,380,000.00
60' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$6,650.00	178	\$1,183,700.00
70' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$7,650.00	65	\$497,250.00
TOTAL RETAINING WALLS				\$ 4,442,750.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,140.00	83	\$94,620.00
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,440.00	425	\$612,000.00
60' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,560.00	178	\$277,680.00
70' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$1,620.00	65	\$105,300.00
ROW DEDICATION	ACRE	\$22,882.90	53	\$1,212,793.70
TOTAL MISCELLANEOUS ITEMS				\$ 2,302,393.70

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HERITAGE PARK - PRIVATE	LS	\$1,925,000.00	1	\$1,925,000.00
PECAN GROVE - PRIVATE	LS	\$1,045,000.00	1	\$1,045,000.00
NEIGHBORHOOD POCKET PARKS - PRIVATE	LS	\$1,980,000.00	1	\$1,980,000.00
ENHANCED MONUMENTATION - PRIVATE	LS	\$70,215.20	1	\$70,215.20
TOTAL LANDSCAPING				\$ 5,020,215.20

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
ZONE B - PRIVATE

Lots: 751

DETAIL
I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0%	\$ 15,083,290.90	\$150,900.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0%	3,317,940	\$33,200.00
PLAN REVIEW FEE	PERCENT	0.2%	\$ 10,063,083.70	\$20,200.00
GRADING PERMIT FEE	LS	\$20,000.00	1	\$20,000.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$224,300.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES	LOT	\$750.00	751	\$563,250.00
LANDSCAPE ARCHITECT FEE - PRIVATE	PERCENT	7.0%	\$ 5,020,215.20	\$351,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	751	\$262,850.00
SUB-TOTAL PROFESSIONAL FEES				\$1,177,600.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	751	\$375,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$0.00	751	\$0.00
SUB-TOTAL FRANCHISE FEES				\$375,500.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,777,400.00

SUMMARY

A. EXCAVATION	\$	3,317,940.00
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	-
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET & ALLEY PAVING	\$	-
F. RETAINING WALLS	\$	4,442,750.00
G. MISCELLANEOUS ITEMS	\$	2,302,393.70
H. LANDSCAPING	\$	5,020,215.20
I. ENGINEERING/TESTING/INSPECTION	\$	1,777,400.00
SUB-TOTAL:		\$16,860,696.90
OVERALL CONTINGENCIES:		10% \$1,686,100.00
TOTAL CONSTRUCTION COSTS:		\$18,546,798.90
LOT COUNT:	751	COST / LOT: \$24,700
LF OF STREET:	-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE: -

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
DETAIL
ZONE B - PID

Lots: 751

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT EXCAVATION (PUBLIC)	LOT	\$4,042.00	83	\$335,486.00
50' PRODUCT EXCAVATION (PUBLIC)	LOT	\$5,680.00	425	\$2,414,000.00
60' PRODUCT EXCAVATION (PUBLIC)	LOT	\$6,223.00	178	\$1,107,694.00
70' PRODUCT EXCAVATION (PUBLIC)	LOT	\$6,421.00	65	\$417,365.00
TOTAL EXCAVATION				\$ 4,274,545.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,950.00	83	\$433,850.00
50' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$7,420.00	425	\$3,153,500.00
60' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$8,190.00	178	\$1,457,820.00
70' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$6,400.00	65	\$546,000.00
TOTAL SANITARY SEWER SYSTEM				\$ 5,651,170.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$4,800.00	83	\$396,400.00
50' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,060.00	425	\$2,575,500.00
60' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,600.00	178	\$1,174,800.00
70' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,840.00	65	\$444,600.00
TOTAL STORM SEWER SYSTEM				\$ 4,593,300.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,680.00	83	\$386,440.00
50' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,820.00	425	\$2,473,500.00
60' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$6,420.00	178	\$1,142,760.00
70' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$6,600.00	65	\$429,000.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 4,433,700.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$10,010.00	83	\$830,830.00
50' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$12,530.00	425	\$5,325,250.00
60' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$13,860.00	178	\$2,467,080.00
70' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$14,280.00	65	\$928,200.00
TOTAL STREET & ALLEY PAVING				\$ 9,551,360.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS - PID	LS	\$250,000.00	1	\$250,000.00
TOTAL RETAINING WALLS				\$ 250,000.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PEDESTRIAN BRIDGE - PID	LS	\$457,750.00	1	\$457,750.00
12' CITY TRAIL - PID	LS	\$352,346.40	1	\$352,346.40
LANDSCAPE/HARDSCAPE IMPROVEMENTS - PID	LS	\$720,765.67	1	\$720,765.67
TOTAL LANDSCAPING				\$ 1,527,862.07

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
DETAIL
ZONE B - PID

Lots: 751

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	28,504,075.00	\$1,140,200.00
GEOTECH TESTING (PAYING & UTILITIES)	PERCENT	1.0%	24,229,530.	\$242,300.00
PLAN REVIEW FEE	PERCENT	0.2% \$	28,754,075.00	\$57,600.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$1,440,100.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PID	LOT	\$2,300.00	751.	\$1,727,300.00
RESIDENT PROJECT ENGINEER - PID	LS	\$200,000.00	1.	\$200,000.00
LANDSCAPE ARCHITECT FEE - PID	PERCENT	7.0% \$	1,527,662.07	\$107,000.00
SUB-TOTAL PROFESSIONAL FEES				\$2,034,300.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 3,474,400.00

SUMMARY

A. EXCAVATION	\$	4,274,545.00
B. SANITARY SEWER SYSTEM	\$	5,651,170.00
C. STORM SEWER SYSTEM	\$	4,593,300.00
D. WATER DISTRIBUTION SYSTEM	\$	4,433,700.00
E. STREET & ALLEY PAVING	\$	9,551,350.00
F. RETAINING WALLS	\$	250,000.00
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	1,527,862.07
I. ENGINEERING/TESTING/INSPECTION	\$	3,474,400.00
SUB-TOTAL:		\$33,756,337.07
OVERALL CONTINGENCIES:		10% \$3,375,700.00
TOTAL CONSTRUCTION COSTS:		\$37,132,037.07
LOT COUNT:	751	COST / LOT: \$49,500
LF OF STREET:	-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE: -

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
DETAIL
ZONE B IMPROVEMENTS

Lots: 751

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FLOODPLAIN IMPROVEMENTS - ZONE B	LS	\$800,000.00	1.	\$800,000.00
SITE PREP/REMEDIATION ALLOWANCE	LS	\$600,000.00	1.	\$600,000.00
TOTAL EXCAVATION				\$ 1,400,000.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
10" SDR-26 PVC SS PIPE	LF	\$89.34	1,670.	\$149,197.80
12" SDR-26 PVC SS PIPE	LF	\$104.97	2,030.	\$213,089.10
15" SDR-26 PVC SS PIPE	LF	\$97.61	865.	\$84,432.65
4' DIAMETER MANHOLE	EA	\$7,521.10	10.	\$78,521.00
CONNECT TO EXISTING MANHOLE	EA	\$20,000.00	2.	\$40,000.00
ADJUST EXISTING MANHOLE	EA	\$1,000.00	2.	\$2,000.00
TRENCH SAFETY	LF	\$2.00	4,565.	\$9,130.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	4,565.	\$6,847.50
BONDS	PERCENT	2.0% \$	571,518.05	\$11,700.00
TOTAL SANITARY SEWER SYSTEM				\$ 583,218.05

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ZONE B - CULVERT E				
2 - 7' X 5' MBC	LF	\$1,212.50	90.	\$109,125.00
2 - 7' X 5' WINGWALL	EA	\$30,000.00	2.	\$60,000.00
12" GROUTED ROCK RIPRAP	SY	\$98.00	372.	\$36,456.00
PEDESTRIAN RAIL	LF	\$150.00	216.	\$32,400.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1.	\$150,000.00
TRENCH SAFETY	LF	\$2.00	90.	\$180.00
T.V. TESTING	LF	\$2.00	90.	\$180.00
BONDS	PERCENT	2.0% \$	380,541.03	\$7,600.00
SUB-TOTAL ZONE B - CULVERT E				\$588,341.00
ZONE B - CULVERT F				
3 - 8' X 5' MBC	LF	\$1,300.00	90.	\$117,000.00
3 - 8' X 5' WINGWALL	EA	\$30,000.00	2.	\$60,000.00
12" GROUTED ROCK RIPRAP	SY	\$98.00	780.	\$76,440.00
PEDESTRIAN RAIL	LF	\$150.00	216.	\$32,400.00
TRENCH SAFETY	LF	\$2.00	90.	\$180.00
CREEK EROSION CONTROL ALLOWANCE	LS	\$150,000.00	1.	\$150,000.00
T.V. TESTING	LF	\$2.00	90.	\$180.00
BONDS	PERCENT	2.0% \$	427,400.00	\$8,500.00
SUB-TOTAL ZONE B - CULVERT F				\$435,200.00
ZONE B IMPROVEMENTS				
FLOOD EROSION CONTROL ARMORING	SY	\$162.00	9,370.	\$1,517,940.00
SUB-TOTAL ZONE B IMPROVEMENTS				\$1,517,940.00
TOTAL STORM SEWER SYSTEM				\$ 2,342,481.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" WATERLINE (ZONE B)	LF	\$259.00	3,270.	\$846,930.00
EXISTING WATER WELL IMPROVEMENTS	LS	\$50,000.00	1.	\$50,000.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 896,930.00

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

PATH: \\SYNTAX\LAND\CCG2\400 LAND\405 Cost Estimate\2022\727 - Soltterra Zone B OPC SAP\405.3 MS Office\Soltterra Zone B OPC SAP.xsm

SOLTERRA ZONE B OPC SAP**DETAIL****ZONE B IMPROVEMENTS**

Lots: 751 ||

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TURNLANE IMPROVEMENTS	EA	\$200,000.00	1.	\$200,000.00
COLLECTOR STREET (60' ROW - 37' B-B)	LF	\$1,150.00	4,790.	\$5,412,700.00
TOTAL STREET & ALLEY PAVING				\$ 5,612,700.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/HARDSCAPE IMPROVEMENTS - ZONE B	LS	\$1,360,985.52	1.	\$1,360,985.52
LUCAS BLVD ROUNDABOUT ALLOWANCE - ZONE B	LS	\$500,000.00	1.	\$500,000.00
TOTAL LANDSCAPING				\$ 1,860,985.52

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE B OPC SAP
DETAIL
ZONE B IMPROVEMENTS

Lots: 751

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	10,835,329.05	\$433,500.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	9,435,329.05	\$94,400.00
PLAN REVIEW FEE	PERCENT	0.2% \$	10,835,329.05	\$21,700.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$549,600.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - ZONE	PERCENT	10.0% \$	10,835,329.05	\$1,083,600.00
LANDSCAPE ARCHITECT FEE - ZONE	PERCENT	7.0% \$	1,000,985.52	\$130,300.00
SITE PLAN - ZONE	LS	\$90,000.00	1.	\$90,000.00
FLOOD STUDY	LS	\$90,000.00	1.	\$90,000.00
LOMR	LS	\$50,000.00	1.	\$50,000.00
ENVIRONMENTAL ASSESSMENT	LS	\$25,000.00	1.	\$25,000.00
MASS GRADING ANALYSIS	LS	\$150,000.00	1.	\$150,000.00
TIA UPDATE	LS	\$30,000.00	1.	\$30,000.00
SUB-TOTAL PROFESSIONAL FEES				\$1,658,900.00
FRANCHISE FEES				
FRANCHISE UTILITY RELOCATION ALLOWANCE	LS	\$100,000.00	1.	\$100,000.00
SUB-TOTAL FRANCHISE FEES				\$100,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 2,308,500.00

SUMMARY

A. EXCAVATION	\$	1,400,000.00
B. SANITARY SEWER SYSTEM	\$	583,218.05
C. STORM SEWER SYSTEM	\$	2,342,481.00
D. WATER DISTRIBUTION SYSTEM	\$	895,930.00
E. STREET & ALLEY PAVING	\$	5,612,700.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	1,660,985.52
I. ENGINEERING/TESTING/INSPECTION	\$	2,308,500.00
SUB-TOTAL:		\$15,004,814.57
OVERALL CONTINGENCIES:		10% \$1,500,500.00
TOTAL CONSTRUCTION COSTS:		\$16,505,314.57
LOT COUNT:	751	COST / LOT: \$22,000
LF OF STREET:	-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE: -

OPINION OF PROBABLE COST SOLTERRA ZONE B OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP**SUMMARY**

OVERALL SUMMARY	
A. EXCAVATION	\$ 1,916,229
B. SANITARY SEWER SYSTEM	\$ 1,667,622
C. STORM SEWER SYSTEM	\$ 2,687,319
D. WATER DISTRIBUTION SYSTEM	\$ 1,436,652
E. STREET & ALLEY PAVING	\$ 2,424,689
F. RETAINING WALLS	\$ 414,662
G. MISCELLANEOUS ITEMS	\$ 50,165
H. LANDSCAPING	\$ 1,377,672
I. ENGINEERING/TESTING/INSPECTION	\$ 2,092,700
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SUB-TOTAL:	\$ 14,567,119
5% CONTINGENCY:	\$ 703,500
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TOTAL CONSTRUCTION COSTS:	\$ 14,771,210
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LOT COUNT:	152
COST / LOT:	\$97,200
NET DEVELOPABLE ACREAGE:	295.70
COST / DEVELOPABLE ACRE:	\$71,900
TOTAL GROSS ACREAGE:	368.20
COST / GROSS ACRE:	\$40,200

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP

NOTES

GENERAL

- 1 This estimate is based on construction plans and costs for Solterra South, Phase 1.
- 2 The tract is located within the City of Mesquite.
- 3 This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 4 Unit prices do not reflect rock excavation.
- 5 Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
- 6 Impact fees, assessments, credits, etc. are not included in the estimate.
- 7 This estimate does not include tree survey or tree mitigations.
- 8 This estimate is based on environmental reports and wetlands determinations.
- 9 This estimate assumes Faithon P. Lucas Sr. Boulevard improvements will not be built concurrent or prior to the construction of Phase 1. Any adjustments to the proposed driveway connections are assumed to be the responsibility of those improving Faithon P. Lucas Sr. Boulevard.
- 10 The fees listed were provided by The City of Mesquite.

SANITARY SEWER

- 1 This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes T.V. testing.
- 3 Zone costs include out-of-phase sewer and aerial crossing for connection to the existing transmission line in South Mesquite Creek.

STORM DRAINAGE

- 1 This estimate was prepared based on the approved FEMA CLOMR issued January 7, 2022, for South Mesquite Creek adjacent to the Solterra development.
- 2 This estimate includes cost for culvert crossings on the existing drainage ditches at each connection to existing Lucas Blvd.
- 3 Zone improvements include storm drainage improvements related to Daisy Hollow Loop.

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reducers etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 Assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.
- 8 Zone improvements include water improvements related to Daisy Hollow Loop.

PAVING

- 1 This estimate is based on the following street section:
60' ROW (Zone improvement - Daisy Hollow Loop): 37' B-B, 8" reinforced concrete with 8" lime subgrade
51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade
28' ROW: 24' E-E, 8-5-8" reinforced concrete with 6" lime subgrade
20' ROW: 12' E-E, 8-5-8" reinforced concrete with 6" lime subgrade
- 2 Estimate does not include median paving and/or pavers.
- 3 This estimate does not include costs for turn lanes or traffic signalization.

MISCELLANEOUS

- 1 This estimate does not include any costs for existing franchise utility relocations.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are not included in this estimate.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filling costs.

LANDSCAPING

- 1 Hardscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP
SUMMARY

	Phase 1 Private	Phase 1 PID	Zone C Improvements	Phase 1 Total
OVERALL SUMMARY				
A. EXCAVATION	\$ 239,775.60	\$ 173,176	\$ 1,503,275	\$ 1,916,229
B. SANITARY SEWER SYSTEM		\$ 1,069,668	\$ 597,954	\$ 1,667,622
C. STORM SEWER SYSTEM		\$ 885,330	\$ 1,600,939	\$ 2,687,319
D. WATER DISTRIBUTION SYSTEM		\$ 855,896	\$ 579,756	\$ 1,436,652
E. STREET & ALLEY PAVING		\$ 1,568,658	\$ 855,031	\$ 2,424,689
F. RETAINING WALLS	\$ 414,662.00			\$ 414,662
G. MISCELLANEOUS ITEMS	\$ 50,164.92			\$ 50,165
H. LANDSCAPING	\$ 356,210.40	\$ 1,021,462		\$ 1,377,672
I. ENGINEERING/TESTING/INSPECTION	\$ 258,300.00	\$ 648,500	\$ 1,185,900	\$ 2,092,700
SUB-TOTAL:	\$ 1,319,111	\$ 6,224,142	\$ 6,523,855	\$ 14,067,110
5% CONTINGENCY:	\$66,005	\$311,300	\$326,200	\$703,500
TOTAL CONSTRUCTION COSTS:	\$1,385,113	\$6,536,042	\$6,850,055	\$14,771,210
LOT COUNT:	162	162	813	162
COST / LOT:	\$8,600	\$40,400	\$8,500	\$91,200
NET DEVELOPABLE ACREAGE:	39.90	39.90		39.90
COST / DEVELOPABLE ACRE	\$34,800	\$163,900		\$370,300
TOTAL GROSS ACREAGE	67.70	67.70		67.70
COST / GROSS ACRE	\$20,500	\$96,600		\$218,200

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP**DETAIL****PHASE 1 - PRIVATE**

Lots: 762 ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT EXCAVATION (PRIVATE)	LOT	\$1,480.10	66.	\$97,086.36
50' PRODUCT EXCAVATION (PRIVATE)	LOT	\$1,480.10	96.	\$142,089.24
TOTAL EXCAVATION				\$ 239,775.60

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
14" INLET	EA	\$5,550.00	-	\$0.00
18" INLET	EA	\$6,350.00	-	\$0.00
20" INLET	EA	\$6,750.00	-	\$0.00
2 - GRATE COMBINATION INLET	EA	\$3,750.00	-	\$0.00
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,229.00	66.	\$147,114.13
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$2,786.96	96.	\$267,547.87
TOTAL RETAINING WALLS				\$ 414,662.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$309.66	66.	\$20,437.56
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$309.66	96.	\$29,727.36
TOTAL MISCELLANEOUS ITEMS				\$ 50,164.92

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PRIVATE LANDSCAPE - PHASE 1	LS	\$356,210.40	1.	\$356,210.40
TOTAL LANDSCAPING				\$ 356,210.40

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP
DETAIL
PHASE 1 - PRIVATE

Lots: 162

L ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% \$	1,060,812.92	\$10,700.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% \$	239,775.60	\$2,400.00
PLAN REVIEW FEE	PERCENT	0.2% \$	704,602.52	\$1,500.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PH 1	LOT	\$500.00	162	\$81,000.00
LANDSCAPE ARCHITECT FEE - PH 1 (PRIVATE)	PERCENT	7.0% \$	356,210.40	\$25,000.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	162	\$56,700.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	162	\$81,000.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$0.00	162	\$0.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 258,300.00

SUMMARY

A. EXCAVATION	\$	239,775.60
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	-
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET & ALLEY PAVING	\$	-
F. RETAINING WALLS	\$	414,662.00
G. MISCELLANEOUS ITEMS	\$	50,164.92
H. LANDSCAPING	\$	356,210.40
I. ENGINEERING/TESTING/INSPECTION	\$	258,300.00

SUB-TOTAL: \$1,519,112.92

OVERALL CONTINGENCIES: 5% \$66,000.00

TOTAL CONSTRUCTION COSTS: \$1,385,112.92

LOT COUNT:	162	COST / LOT:	\$8,605
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	39.90	COST / DEVELOPABLE ACRE:	\$34,800
TOTAL GROSS ACREAGE:	67.70	COST / GROSS ACRE:	\$20,500

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP**DETAIL****PHASE 1 - PID**

Lots: 162

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT EXCAVATION (PUBLIC)	LOT	\$1,069.00	66	\$70,554.00
50' PRODUCT EXCAVATION (PUBLIC)	LOT	\$1,069.00	96	\$102,624.00
TOTAL EXCAVATION				\$ 173,178.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$5,714.00	66	\$377,124.00
50' PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$7,214.00	96	\$692,544.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,069,668.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$4,582.00	66	\$302,412.00
50' PRODUCT STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,083.00	96	\$582,968.00
8' INLET	EA	\$4,350.00	-	\$0.00
14' INLET	EA	\$5,550.00	-	\$0.00
15' INLET	EA	\$5,500.00	-	\$0.00
16' INLET	EA	\$5,950.00	-	\$0.00
TOTAL STORM SEWER SYSTEM				\$ 886,380.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$4,400.00	66	\$290,400.00
50' PRODUCT WATER DISTRIBUTION SYSTEM (PUBLIC)	LOT	\$5,901.00	96	\$566,496.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 856,896.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$8,201.00	66	\$541,266.00
50' PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$10,702.00	96	\$1,027,392.00
TOTAL STREET & ALLEY PAVING				\$ 1,568,658.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE IMPROVEMENTS - PHASE 1	LS	\$1,021,462.00	1	\$1,021,462.00
TOTAL LANDSCAPING				\$ 1,021,462.00

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP
DETAIL
PHASE 1 - PID

Lots: 162

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	\$ 4,554,780.00	\$182,200.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	\$ 4,381,602.00	\$43,900.00
PLAN REVIEW FEE	PERCENT	0.2%	\$ 4,554,780.00	\$9,200.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - PH 1 (PID)	LOT	\$1,800.00	162	\$291,600.00
LANDSCAPE ARCHITECT FEE - PH 1 (PID)	PERCENT	7.0%	\$1,021,462.00	\$71,600.00
FLOOD STUDY UPDATE	LS	\$50,000.00	1	\$50,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 648,500.00

SUMMARY

A. EXCAVATION	\$ 173,178.00
B. SANITARY SEWER SYSTEM	\$ 1,069,658.00
C. STORM SEWER SYSTEM	\$ 885,380.00
D. WATER DISTRIBUTION SYSTEM	\$ 855,896.00
E. STREET & ALLEY PAVING	\$ 1,568,658.00
F. RETAINING WALLS	\$ -
G. MISCELLANEOUS ITEMS	\$ -
H. LANDSCAPING	\$ 1,021,462.00
I. ENGINEERING/TESTING/INSPECTION	\$ 648,500.00

SUB-TOTAL:

\$6,224,742.00

OVERALL CONTINGENCIES:

5%

\$311,300.00

TOTAL CONSTRUCTION COSTS:
\$6,536,042.00

LOT COUNT:	162	COST / LOT:	\$40,400
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	39.90	COST / DEVELOPABLE ACRE:	\$163,900
TOTAL GROSS ACREAGE:	67.70	COST / GROSS ACRE:	\$96,600

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

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SOLTERRA ZONE C PHASE 1 OPC SAP
DETAIL
ZONE C IMPROVEMENTS

Lots: 813

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FLOODPLAIN GRADING	LS	\$1,503,275.02	1.	\$1,503,275.02
TOTAL EXCAVATION				\$ 1,503,275.02

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" SDR-26 PVC PIPE (WW-2 NATIVE BACKFILL)	LF	\$212.00	80.	\$16,960.00
12" SDR-26 PVC PIPE (WW-1 NATIVE BACKFILL)	LF	\$73.00	1,393.	\$101,689.00
15" SDR-26 PVC PIPE (8'-10" DEEP, WW-1 NATIVE BACKFILL)	LF	\$102.00	1,007.	\$102,714.00
15" SDR-26 PVC PIPE (10'-12" DEEP, WW-1 NATIVE BACKFILL)	LF	\$108.00	500.	\$54,000.00
16" DUCTILE IRON SEWER	LF	\$268.00	180.	\$46,240.00
7' DIAMETER MANHOLE	EA	\$27,625.00	1.	\$27,625.00
WATERTIGHT LID	EA	\$1,750.00	8.	\$14,000.00
MANHOLE LID	EA	\$1,750.00	40.	\$70,000.00
5' DIAMETER MANHOLE	EA	\$6,500.00	9.	\$76,500.00
MANHOLE VENT	EA	\$4,250.00	1.	\$4,250.00
AIRIAL CROSSING	LS	\$43,700.00	1.	\$43,700.00
CSS BACKFILL	LF	\$47.00	40.	\$1,880.00
2000 PS CONCRETE ENCASEMENT	LF	\$70.00	60.	\$4,200.00
MH VACUUM TESTING	EA	\$300.00	10.	\$3,000.00
TRENCH SAFETY	LF	\$2.50	3,160.	\$7,900.00
PRESSURE TESTING	LF	\$1.40	3,160.	\$4,424.00
TESTING (EXCLUDING GEOTECH-)	LF	\$1.70	3,160.	\$5,372.00
BONDS	PERCENT	2.0% \$	574,954.00	\$11,500.00
TOTAL SANITARY SEWER SYSTEM				\$ 597,954.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$87.00	470.	\$40,890.00
21" RCP	LF	\$90.00	182.	\$16,380.00
24" RCP	LF	\$105.00	38.	\$3,090.00
27" RCP	LF	\$120.00	50.	\$6,000.00
30" RCP	LF	\$142.00	495.	\$70,290.00
36" RCP	LF	\$193.00	419.	\$80,867.00
42" RCP	LF	\$238.00	167.	\$39,746.00
48" RCP	LF	\$295.00	50.	\$14,750.00
6'X6' RCB	LF	\$632.00	53.	\$33,496.00
2 - 6'X3' M3C	LF	\$925.00	248.	\$229,400.00
6" INLET	EA	\$3,950.00	-	\$0.00
8" INLET	EA	\$4,350.00	-	\$0.00
10" INLET	EA	\$4,500.00	6.	\$27,000.00
15" INLET	EA	\$5,500.00	1.	\$5,500.00
INLET PROTECTION	EA	\$250.00	8.	\$2,000.00
4' STORM SEWER MANHOLE	EA	\$5,500.00	3.	\$16,500.00
4' MANHOLE RISER	EA	\$2,100.00	1.	\$2,100.00
6' X 6' TXDOT FW-S - EADWALL	EA	\$6,700.00	1.	\$6,700.00
2 - 6'X3' SLOPED END HEADWALL (4 1)	EA	\$30,000.00	4.	\$120,000.00
12" GROUTED ROCK RIPRAP	SY	\$180.00	470.	\$84,600.00
TV TESTING	LF	\$1.50	2,172.	\$3,258.00
TRENCH SAFETY	LF	\$1.00	2,172.	\$2,172.00
BONDS	PERCENT	2.0% \$	791,739.00	\$15,900.00
FLOOD EROSION CONTROL ARMORING	SY	\$175.00	7,240.	\$977,400.00
TOTAL STORM SEWER SYSTEM				\$ 1,800,939.00

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

PATH: \\SYNTR-LAND\CC\G2\400 LAND\405 Cost Estimate\20220701 - Soltterra Zone C Phase 1 OPC SAP\405.3 MS Office\Soltterra Zone C Phase 1 OPC SAP\msb

SOLTERRA ZONE C PHASE 1 OPC SAP
DETAIL
ZONE C IMPROVEMENTS

Lots: 813

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" PVC WATERLINE (W-1 BASE BACKFILL)	LF	\$125.00	2,267	\$283,375.00
12" PVC WATERLINE (W-2 BASE BACKFILL)	LF	\$150.00	300	\$45,000.00
12" X 12" TAPPING SLEEVE & VALVE	EA	\$11,100.00	1	\$11,100.00
12" GATE VALVE & BOX	EA	\$4,075.00	14	\$57,050.00
2" AIR RELEASE VALVE	EA	\$5,400.00	1	\$5,400.00
FIRE HYDRANT ASSEMBLY	EA	\$7,900.00	5	\$39,500.00
SAWCUT, REMOVE, & REPLACE ASPHALT PAVEMENT	SY	\$350.00	17	\$5,950.00
2000 PS. CONCRETE ENCASEMENT	LF	\$70.00	40	\$2,800.00
18" STEEL ENCASEMENT	LF	\$265.00	30	\$7,950.00
24" STEEL ENCASEMENT	LF	\$140.00	265	\$37,100.00
30" STEEL ENCASEMENT	LF	\$105.00	265	\$27,825.00
R & R CONCRETE PAVEMENT	SY	\$100.00	265	\$26,500.00
** IRRIGATION SERVICE	EA	\$1,525.00	3	\$4,575.00
TRAFFIC CONTROL	LS	\$7,500.00	1	\$7,500.00
TRENCH SAFETY - WATER	LF	\$1.00	2,567	\$2,567.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.70	2,567	\$4,363.90
BONDS	PERCENT	2.0% \$	557,355.90	\$11,200.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 579,755.90

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINF. CONCRETE STREET PAVEMENT	SY	\$63.00	10,407	\$655,641.00
8" SUBGRADE PREPARATION	SY	\$4.35	11,009	\$47,889.15
HYDRATED LIME	TON	\$210.00	231	\$48,510.00
6" CONCRETE SIDEWALK	LF	\$50.00	586	\$29,300.00
BARRIER FREE RAMPS	EA	\$2,000.00	10	\$20,400.00
PAVEMENT HEADER	LF	\$15.00	37	\$555.00
STREET BARRICADE	EA	\$1,200.00	1	\$1,200.00
PAVESTONE PAVERS IN MEDIAN	SF	\$250.00	24	\$6,000.00
STRIPING - 4" STRIPE	LF	\$2.00	18	\$36.00
BONDS	PERCENT	2.0% \$	823,031.15	\$16,500.00
TOTAL STREET & ALLEY PAVING				\$ 856,031.15

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL RETAINING WALLS				\$ 0.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL MISCELLANEOUS ITEMS				\$ 0.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL LANDSCAPING				\$ 0.00

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

PATH: \\SNTD-LAND\CCG\400 LAND\405 Cost Estimate\2022\705 - Soltterra Zone C Phase 1 OPC SAP\405.3 MS Office\Soltterra Zone C Phase 1 OPC SAP\alsm

SOLTERRA ZONE C PHASE 1 OPC SAP
DETAIL
ZONE C IMPROVEMENTS

Lots: 813

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0% \$	4,321,955.07	\$172,900.00
GEOTECH TESTING (EXCAVATION, PAVING & UTILITIES)	PERCENT	1.0% \$	4,321,955.07	\$43,300.00
PLAN REVIEW FEE	PERCENT	0.2% \$	4,321,955.07	\$6,700.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$224,900.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING FEES (ZONE C)	LS	\$331,000.00	1.	\$331,000.00
RESIDENT PROJECT ENGINEER (ZONE C)	LS	\$75,000.00	1.	\$75,000.00
PRELIMINARY PLAT	LS	\$80,000.00	1.	\$80,000.00
TIA UPDATE	LS	\$25,000.00	1.	\$25,000.00
MASS GRADING/ FLOODPLAIN RECLAMATION PLANS	LS	\$100,000.00	1.	\$100,000.00
FUTURE P-ASE GRADING ANALYSIS	LS	\$100,000.00	1.	\$100,000.00
CLOMR	LS	\$50,000.00	1.	\$50,000.00
LOMR	LS	\$75,000.00	1.	\$75,000.00
ENVIRONMENTAL ASSESSMENT	LS	\$25,000.00	1.	\$25,000.00
FLOOD STUDY	LS	\$100,000.00	1.	\$100,000.00
SUB-TOTAL PROFESSIONAL FEES				\$961,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,185,900.00

SUMMARY

A. EXCAVATION	\$	1,503,275.02
B. SANITARY SEWER SYSTEM	\$	597,954.00
C. STORM SEWER SYSTEM	\$	1,600,935.00
D. WATER DISTRIBUTION SYSTEM	\$	579,755.90
E. STREET & ALLEY PAVING	\$	856,031.15
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	-
I. ENGINEERING/TESTING/INSPECTION	\$	1,185,900.00
SUB-TOTAL:		\$6,523,855.07
OVERALL CONTINGENCIES		5% \$326,200.00
TOTAL CONSTRUCTION COSTS:		\$6,850,055.07

LOT COUNT:	813	COST / LOT:	\$8,500
LF OF STREET		COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE C PHASE 1 OPC SAP

PATH: \\SYND-LAND\CG2\400 LAND\405 Cost Estimate\2022\705 - Solterra Zone C Phase 1 OPC SAP\405.3 MS Office\Solterra Zone C Phase 1 OPC SAP.xlsx

**SOLTERRA ZONE C
REMAINDER OPC SAP**

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	\$ 4,283,576
B. SANITARY SEWER SYSTEM	\$ 4,589,766
C. STORM SEWER SYSTEM	\$ 5,598,922
D. WATER DISTRIBUTION SYSTEM	\$ 3,625,596
E. STREET & ALLEY PAVING	\$ 8,381,465
F. RETAINING WALLS	\$ 2,651,937
G. MISCELLANEOUS ITEMS	\$ 832,038
H. LANDSCAPING	\$ 4,009,554
I. ENGINEERING/TESTING/INSPECTION	\$ 4,738,900
SUB-TOTAL:	\$ 38,711,753
10% CONTINGENCY:	\$ 3,871,300
TOTAL CONSTRUCTION COSTS:	\$ 42,583,053
LOT COUNT:	651
COST / LOT:	\$65,500
NET DEVELOPABLE ACREAGE:	
COST / DEVELOPABLE ACRE:	
TOTAL GROSS ACREAGE:	
COST / GROSS ACRE:	

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

PATH: S:\NTECH\ANF\00674061\ANF\405 Cost Estimate\2022\1213 - Solterra Zone C Remainder OPC SAP_v0\405.3 MS Office\Solterra Zone C Remainder OPC SAP_v0.xlsm

SOLTERRA ZONE C REMAINDER OPC SAP - PID

NOTES

GENERAL

- 1 This estimate is based on construction plans and costs for Solterra South, Phase 2-5.
- 2 The tract is located within the City of Mesquite.
- 3 This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 4 Unit prices do not reflect rock excavation.
- 5 Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
- 6 Impact fees, assessments, credits, etc. are not included in the estimate.
- 7 This estimate does not include tree survey or tree mitigations.
- 8 This estimate is based on environmental reports and wetlands determinations.
- 9 This estimate assumes Faithon P. Lucas Sr. Boulevard improvements will not be built concurrent or prior to the construction of Phase 1. Any adjustments to the proposed driveway connections are assumed to be the responsibility of those improving Faithon P. Lucas Sr. Boulevard.
- 10 The fees listed were provided by the City of Mesquite.

SANITARY SEWER

- 1 This estimate assumes connection to the existing sanitary sewer transmission lines. No costs for improvements to existing sewer lines are anticipated in this estimate.
- 2 Sewer testing includes T.V. testing.
- 3 Zone costs include out of phase sewer and aerial crossing for connection to the existing transmission line in South Mesquite Creek.

STORM DRAINAGE

- 1 This estimate was prepared based on the approved FEMA CLOMR issued January 7, 2022, for South Mesquite Creek adjacent to the Solterra development.
- 2 This estimate includes cost for culvert crossings on the existing drainage ditches at each connection to existing Lucas Blvd.
- 3 Zone improvements include storm drainage improvements related to Daisy Hollow Loop.

WATER

- 1 This estimate assumes that the tract is supplied water by the City of Mesquite.
- 2 Water line includes all fittings, tees, crosses, reducers etc.
- 3 Fire hydrant assembly includes all fittings, tees, and valves.
- 4 Assumes all waterlines are less than 10' deep.
- 5 This estimate was performed without the benefit of a water model.
- 6 This estimate does not include cost to remove and relocate existing waterlines.
- 7 This estimate assumes no water wells are on site.
- 8 Zone improvements include water improvements related to Daisy Hollow Loop.

PAVING

- 1 This estimate is based on the following street section:
60' ROW (Zone improvement - Daisy Hollow Loop): 3' B-B, 8" reinforced concrete with 8" lime subgrade
51' ROW: 31' B-B, 6" reinforced concrete with 6" lime subgrade
28' ROW: 24' E-E, 8.5 8" reinforced concrete with 6" lime subgrade
20' ROW: 12' E-E, 8.5 8" reinforced concrete with 6" lime subgrade
- 2 Estimate does not include median paving and/or pavers.
- 3 This estimate does not include costs for turn lanes or traffic signalization.

MISCELLANEOUS

- 1 This estimate does not include any costs for existing franchise utility relocations.
- 2 This estimate assumes there are no existing gas lines.
- 3 Franchise costs to deliver electricity are not included in this estimate.
- 4 Franchise costs to deliver gas are included in this estimate at \$500 per lot.
- 5 This cost estimate does not include county plat filling costs.

LANDSCAPING

- 1 Landscaping and landscaping are included in this estimate.

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

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SOLTERRA ZONE C REMAINDER OPC SAP - MCKENZIE CONNECTOR

NOTES

GENERAL

- 1 This estimate of probable cost was prepared for the McKenzie collector alignment dated 3/25/2022.
- 2 The tract is located within the City of Mesquite and is generally described as being located 1000 feet Southeast of the intersection of Faithon P. Lucas Blvd and McKenzie Road.
- 3 This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 4 This estimate assumes public infrastructure will be conveyed to and accepted by the City of Mesquite at project completion. Costs for future maintenance of infrastructure has not been considered.
- 5 This estimate is based on unit prices received for Solterra South Phase 2 (Utilities & Paving) and Phase 3 (Excavation) supplemented by UJA unit prices updated July 2022.
- 6 This estimate was prepared without the benefit of geotechnical data. Geotechnical knowledge collected from USDA soils maps and similar projects was used to inform assumptions related to project costs.
- 7 This estimate was prepared without the benefit of an environmental report or wetlands determination. The National Wetlands Inventory maps denote jurisdictional features may be present on site and roads may potentially cross these features.
- 8 This estimate was prepared utilizing topographic assumptions based on 2 ft LIDAR contours sourced from Vargis.
- 9 This estimate does not consider phasing or construction sequencing costs and does not contemplate progression of site development. This estimate allocates costs to phases based on infrastructure developed within individual phase boundary.
- 10 This estimate includes allowances to remove existing paving, storm, and water infrastructure. Scope of demolition should be informed by on the ground survey prior to final design.
- 11 This estimate assumes that a variance will be provided by the City of Mesquite to allow for an angle at of an intersection that is greater than a 10 degree skew from 90 degrees.
- 12 This estimate assumes that McKenzie Road will have temporary asphalt transitions during construction.
- 13 This estimate assumes the McKenzie Trails development will build approximately 592 LF of the proposed McKenzie collector alignment.
- 14 ***There is potential for traffic signalization at the intersection of McKenzie Road & FP Lucas Boulevard that may require cost participation from the Solterra Development. A cost has been included in this estimate for traffic signalization.***

GRADING

- 1 Unit prices do not reflect rock excavation.
- 2 This estimate assumes a unit excavation of 3' across the ROW.
- 3 This estimate assumes site will balance cut, fill, and spoil material at project completion over the proposed ROW and adjacent developments. It does not consider costs for import or export of material off project.
- 4 This estimate assumes that grading and tree removal will be allowed by all adjacent property owners for the construction of the road and any channels along the road.

SANITARY SEWER

- 1 No sanitary sewer infrastructure costs are considered in this estimate.
- 2 This estimate assumes no cost with relocation to the existing force main located under the existing McKenzie Road.

STORM DRAINAGE

- 1 This estimate was prepared without the benefit of a flood study and a floodplain water surface elevation analysis.
- 2 This estimate assumes proposed development will not impact the FEMA 1% floodplain.
- 3 This estimate assumes that the proposed culverts will be sized to pass modeled 100 yr flows with no increase in water surface elevation on the upstream side.
- 4 This estimate assumes floodplain excavation outside of the proposed ROW will be permitted on the City of Mesquite property to mitigate rises in water surface elevations.
- 5 The size for the culvert crossing of the Lawson Tributary was pulled from the preliminary Mesquite Lawson Rd Sewer and Drainage Improvements study done by Garner and dated 08/19/2021.
- 6 This estimate assumes that the culverts for the culvert crossing of the Lawson Tributary will be cast in place per TxDOT standard drawings.
- 7 This estimate assumes a culvert is needed to pass flow from the existing pond on the Mesquite Tract. Based on available topography, the culvert was sized for a basin of 10.86 acres using a Tc of 15 minutes.
- 8 This estimate includes cost for a culvert crossing of the proposed alignment due to an existing ditch along the existing McKenzie Road.
- 9 This estimate assumes that a bar ditch will be allowed to convey flow to the proposed 5' 10"x7' culvert that crosses the existing concrete channel. Cost has been included for channel excavation and erosion control lining.
- 10 Additional grade to drain quantities may be required based on final design topography.

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

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WATER

- 1 Water line includes all fittings, tees, crosses, etc.
- 2 Fire hydrant assembly includes all fittings, tees and valves.
- 3 Assumes all waterlines are less than 10' deep.
- 4 The cost to adjust existing valves and hydrants is based on the unit price to install each appurtenance assuming no salvage.
- 5 This estimate assumes that the waterline can remain in place where fill is anticipated along existing McKenzie Road. Per construction plans dated 11/17/1993, city contract no. 92-55 the existing waterline was installed at approximately 4.0' depth of cover.
- 6 This estimate assumes that the 16" waterline can be turned off in order to make the hydrant and valve adjustments.

PAVING

- 1 This estimate is based on the following street sections:
60' ROW: 4' B-B, 8" reinforced concrete with 8" lime subgrade (section has a 4.32" crown)
- 2 Estimate does not include median paving and/or pavers.
- 3 Barrier free ramps have been included based on standard placing practice of 4 ramps at a cross intersection and 2 ramps at a tee intersection. Additional ADA ramps may be required by jurisdictions during plan review. This estimate does not contemplate ADA destinations and assumes longitudinal roadway slopes of greater 2% or greater may be used in all residential intersections.
- 4 This estimate includes cost to tie the existing McKenzie asphalt road into the intersection of the proposed McKenzie collector.
- 5 This estimate does not include cost to build a permanent cul de sac for the existing McKenzie Road and is assumed to be done by others.
- 6 Additional pavement markings and traffic signs may also be required.

MISCELLANEOUS

- 1 Street lights are spaced at a maximum of 500'.
- 2 This estimate includes cost for street lights relocation only and does include cost for connections to existing electric or new electric to serve them.
- 3 This estimate does not include cost to relocate power poles within the City of Mesquite property running parallel to the McKenzie Trails development.
- 4 Existing fiber optic lines appear to run along the existing McKenzie Road. Cost to relocate existing franchise lines is included as an allowance.
- 5 Off-site easement and Right-of-Way acquisition is assumed to be a responsibility of the Developer and any required easements will be granted at no cost to the developer.

LANDSCAPING

- 1 Hardscaping, landscaping, and amenity costs are not included in this estimate.
- 2 Cost for entry monumentation are not included in this estimate.
- 3 Cost for 8' trail has been included in the paving section.

DEVELOPMENT

- 1 Estimate does not include land cost, land maintenance, interest, IHOA support, legal, financing, marketing, etc.
- 2 The municipal and jurisdictional fees listed have been generated based on researched information published by The City of Mesquite. This estimate holds the following fee assumptions:

Applicable & Included	Potentially Applicable & Excluded	Not Applicable
Final Plat application fee (City)	Preliminary Plat fee	Zoning/Rezoning fee
	Engineering Plan review fees (other jurisdictions)	
Engineering Plan review fees (City)	Plat filing fees	ERC review fee
	Tax Certificate fees	MUD Engineering review fees
	Utility lines, assessments, or credits	Permit fees
	Floodplain Development fee (City)	
	Park fees (City) - see notes	
	Early Grading fees	
	Urban Forestry Permit fees	
	Community Facility Agreement fees	
	City inspection fees (Water, Sewer, Paving, Storm)	

- 3 This estimate does not include costs for infrastructure and/or participation required by development agreements.
- 4 This estimate does not include FEMA application fees.
- 5 This estimate does not include costs for permitting and mitigating development within the limits of those jurisdictional features regulated by the USACE.
- 6 Professional fees for engineering and surveying are assumed as 12% of projected construction costs.
- 7 This estimate does not include professional fee assumptions for geotechnical testing and reports.
- 8 This estimate does not include professional fee assumptions for environmental reports, wetlands determination, and permitting of the removal and mitigation of jurisdictional features.
- 9 This estimate does not include professional fee assumptions for tree survey or tree mitigations.

OPINION OF PROBABLE COST- SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA ZONE C
REMAINDER OPC SAP**

SUMMARY

	Zone C Remainder - Private	Zone C Remainder - PID	Zone C Remainder Total
OVERALL SUMMARY			
A. EXCAVATION	\$ 2,975,034.00	\$ 1,308,542	\$ 4,283,576
B. SANITARY SEWER SYSTEM		\$ 4,589,766	\$ 4,589,766
C. STORM SEWER SYSTEM		\$ 5,598,922	\$ 5,598,922
D. WATER DISTRIBUTION SYSTEM		\$ 3,625,596	\$ 3,625,596
E. STREET & ALLEY PAVING		\$ 8,381,465	\$ 8,381,465
F. RETAINING WALLS	\$ 2,423,751.00	\$ 228,186	\$ 2,651,937
G. MISCELLANEOUS ITEMS	\$ 238,704.00	\$ 593,334	\$ 832,038
H. LANDSCAPING	\$ 3,464,459.70	\$ 545,094	\$ 4,009,554
I. ENGINEERING/TESTING/INSPECTION	\$ 1,416,400.00	\$ 3,322,500	\$ 4,738,900
SUB-TOTAL:	\$ 10,518,549	\$ 28,193,404	\$ 38,711,953
10% CONTINGENCY:	\$1,051,500	\$2,819,400	\$3,871,300
TOTAL CONSTRUCTION COSTS:	\$11,570,249	\$31,012,804	\$42,583,053
LOT COUNT:	651	651	651
COST / LOT:	\$17,800	\$47,700	\$65,500
NET DEVELOPABLE ACREAGE:			
COST / DEVELOPABLE ACRE:			
TOTAL GROSS ACREAGE:			
COST / GROSS ACRE:			

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

PATH: S:\NTX-1\AND\00671400-1\AND\405 Cost Estimate\2022-12-13 - Solterra Zone C Remainder OPC SAP_02\405-3 MS Office\Solterra Zone C Remainder OPC SAP_02.xlsx

**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PRIVATE

Lots: 651

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT EXCAVATION (PRIVATE)	LOT	\$4,027.00	300.	\$1,208,100.00
50' PRODUCT EXCAVATION (PRIVATE)	LOT	\$5,034.00	351	\$1,766,934.00
TOTAL EXCAVATION				\$ 2,975,034.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL SANITARY SEWER SYSTEM				\$ 0.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STORM SEWER SYSTEM				\$ 0.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL WATER DISTRIBUTION SYSTEM				\$ 0.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TOTAL STREET & ALLEY PAVING				\$ 0.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$3,281.00	300.	\$984,300.00
50' PRODUCT RETAINING WALLS (PRIVATE)	LOT	\$4,101.00	351	\$1,439,451.00
TOTAL RETAINING WALLS				\$ 2,423,751.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$323.00	300.	\$96,900.00
50' PRODUCT MISCELLANEOUS ITEMS (PRIVATE)	LOT	\$404.00	351.	\$141,804.00
TOTAL MISCELLANEOUS ITEMS				\$ 238,704.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PRIVATE LANDSCAPE - PHASE 2	.S	\$134,470.70	1.	\$134,470.70
PRIVATE LANDSCAPE - PHASE 3	.S	\$37,498.50	1.	\$37,498.50
PRIVATE LANDSCAPE - PHASE 4/5	.S	\$706,648.80	1.	\$706,648.80
AMENITY CENTER - PHASE 3	.S	\$2,063,465.30	1.	\$2,063,465.30
POCKET PARKS - PHASE 4/5	.S	\$522,376.40	1.	\$522,376.40
TOTAL LANDSCAPING				\$ 3,464,459.70

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

PATH: \\SNTX-1\LAND\107400 - AND\405 Cost Estimate\0221213 - Solterra Zone C Remainder OPC SAP_v2\405 - MS Office\Solterra Zone C Remainder OPC SAP_v2.xlsm

**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PRIVATE

Lots: 651

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PRIVATE)	PERCENT	1.0% \$	9,101,948.70	\$91,100.00
GEOTECH TESTING (EXCAVATION)	PERCENT	1.0% \$	2,075,034.00	\$20,800.00
PLAN REVIEW FEE	PERCENT	0.2% \$	5,637,489.00	\$11,300.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES (PRIVATE)	LOT	\$750.00	651	\$488,250.00
LANDSCAPE ARCHITECT FEE (PRIVATE)	PERCENT	7.0% \$	3,464,459.70	\$242,600.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	651	\$227,850.00
FRANCHISE FEES				
GAS DISTRIBUTION ALLOWANCE	LOT	\$500.00	651	\$325,500.00
ELECTRIC DISTRIBUTION ALLOWANCE	LOT	\$0.00	651	\$0.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 1,416,400.00

SUMMARY

A. EXCAVATION	\$ 2,975,034.00
B. SANITARY SEWER SYSTEM	\$ -
C. STORM SEWER SYSTEM	\$ -
D. WATER DISTRIBUTION SYSTEM	\$ -
E. STREET & ALLEY PAVING	\$ -
F. RETAINING WALLS	\$ 2,423,751.00
G. MISCELLANEOUS ITEMS	\$ 238,704.00
H. LANDSCAPING	\$ 3,464,459.70
I. ENGINEERING/TESTING/INSPECTION	\$ 1,416,400.00

SUB-TOTAL: \$70,518,346.70

OVERALL CONTINGENCIES: 10% \$7,051,900.00

TOTAL CONSTRUCTION COSTS: \$11,570,248.70

LOT COUNT:	651	COST / LOT:	\$17,800
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

PATH: \\SNTX-1\LANC\3052\400 - ANTI405 Cost Estimate\2022\13 - Soltterra Zone C Remainder OPC SAP_v2\405 - U.S. Office\Soltterra Zone C Remainder OPC SAP_v2.xlsm

**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PID

Lots: 657 ||

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40 PRODUCT EXCAVATION (PUBLIC)	LOT	\$1,650.00	300.	\$495,000.00
50 PRODUCT EXCAVATION (PUBLIC)	LOT	\$2,062.00	351.	\$723,762.00
SUB-TOTAL ZONE C REMAINDER - PID				\$1,218,762.00

MCKENZIE COLLECTOR

CLEARING AND GRUBBING	ACRE	\$3,500.00	3.5	\$12,250.00
CLEARING AND GRUBBING - TREE REMOVAL	ACRE	\$3,500.00	3.5	\$12,250.00
UNCLASSIFIED EXCAVATION	CY	\$4.00	12,000.	\$48,000.00
REMOVE EXISTING ASPHALT PAVEMENT	SY	\$60.00	270.	\$16,200.00
FLOODPLAIN EXCAVATION	CY	\$4.00	270.	\$1,080.00
SUB-TOTAL MCKENZIE COLLECTOR				\$89,780.00
TOTAL EXCAVATION				\$ 1,308,542.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40 PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$6,213.00	300.	\$1,863,900.00
50 PRODUCT SANITARY SEWER SYSTEM (PUBLIC)	LOT	\$7,766.00	351.	\$2,725,666.00
TOTAL SANITARY SEWER SYSTEM				\$ 4,589,566.00

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PID

Lots: 651 ||

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE		TOTAL
TRACT A - PH 1				
40' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$6,559.00	300.	\$1,967,700.00
50' PRODUCT: STORM SEWER SYSTEM (PUBLIC)	LOT	\$8,199.00	351.	\$2,877,849.00
SUB-TOTAL ZONE C REMAINDER - PID				\$4,845,549.00
MCKENZIE COLLECTOR				
18" RCP	LF	\$118.00	105.	\$12,390.00
21" RCP	LF	\$119.00	95.	\$11,305.00
42" RCP	LF	\$289.00	60.	\$17,340.00
3'x3' RCB	LF	\$272.00	60.	\$16,320.00
5" INLET	EA	\$4,687.50	6.	\$28,125.00
INLET PROTECTION	EA	\$250.00	6.	\$1,500.00
21" HEADWALL	EA	\$2,875.00	3.	\$8,625.00
36" HEADWALL	EA	\$3,375.00	2.	\$6,750.00
42" HEADWALL	EA	\$5,000.00	2.	\$10,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	81.	\$14,823.00
C-ANNEAL	LF	\$45.00	1,095.	\$49,275.00
TV TESTING	LF	\$2.00	320.	\$640.00
TRENCH SAFETY	LF	\$2.00	320.	\$640.00
BONDS	PERCENT	2.0% \$	177,733.00	\$3,600.00
SUB-TOTAL MCKENZIE COLLECTOR				\$187,333.00
LAWSON TRIBUTARY CULVERT CROSSING				
5 - 10' X 7' MBC	LF	\$5,000.00	60.	\$300,000.00
5 - 10' X 7' WINGWALL	EA	\$33,000.00	2.	\$166,000.00
PEDESTRIAN RAIL	LF	\$150.00	230.	\$34,500.00
CONCRETE CHANNEL ADJUSTMENT FOR 5-10'X7' WINGWALL	LS	\$20,000.00	2.	\$40,000.00
CONCRETE CHANNEL ADJUSTMENT FOR FLOODPLAIN	S	\$20,000.00	1.	\$20,000.00
TV TESTING	LF	\$2.00	60.	\$120.00
TRENCH SAFETY	LF	\$2.00	60.	\$120.00
BONDS	PERCENT	2.0% \$	560,740.00	\$11,300.00
SUB-TOTAL LAWSON TRIBUTARY CULVERT CROSSING				\$572,040.00
TOTAL STORM SEWER SYSTEM				\$ 5,598,922.00

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PID

Lots: 657 ||

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40 PRODUCT WATER DISTRIBUTION SYSTEM	LOT	\$4,893.00	300	\$1,467,900.00
50 PRODUCT WATER DISTRIBUTION SYSTEM	LOT	\$6,116.00	351	\$2,146,716.00
SUB-TOTAL ZONE C REMAINDER - PID				\$3,614,616.00
MCKENZIE COLLECTOR				
ADJUST EXISTING HYDRANTS	EA	\$3,890.00	1	\$3,890.00
ADJUST EXISTING BLOW OFF VALVE	EA	\$2,500.00	1	\$2,500.00
ADJUST EXISTING 16" GATE VALVE	EA	\$4,290.00	1	\$4,290.00
BONDS	PERCENT	2.0% \$	10,680.00	\$300.00
SUB-TOTAL MCKENZIE COLLECTOR				\$10,980.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 3,625,596.00

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ZONE C REMAINDER - PID				
40 PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$10,020.00	300	\$3,006,000.00
50 PRODUCT STREET & ALLEY PAVING (PUBLIC)	LOT	\$12,525.00	351	\$4,396,275.00
SUB-TOTAL ZONE C REMAINDER - PID				\$7,402,275.00
MCKENZIE COLLECTOR				
8" REINF. CONCRETE STREET PAVEMENT	SY	\$66.00	5,630	\$371,580.00
8" SUBGRADE PREPARATION	SY	\$6.70	5,930	\$39,731.00
HYDRATED LIME	TON	\$245.00	107	\$26,215.00
5' CONCRETE SIDEWALK	LF	\$42.00	1,262	\$53,004.00
8' CONCRETE SIDEWALK	LF	\$90.00	1,346	\$121,140.00
BARRIER FREE RAMPS	EA	\$2,220.00	6	\$13,320.00
EXISTING MCKENZIE CONNECTION	LS	\$25,000.00	2	\$50,000.00
TEMPORARY ASPHALT TRANSITION	EA	\$20,000.00	1	\$20,000.00
REMOVE TEMPORARY ASPHALT TRANSITION	EA	\$15,000.00	1	\$15,000.00
TRAFFIC CONTROL	LS	\$50,000.00	1	\$50,000.00
TRAFFIC SIGNALIZATION (LUCAS/MCKENZIE)	LS	\$200,000.00	1	\$200,000.00
BONDS	PERCENT	2.0% \$	959,990.00	\$19,200.00
SUB-TOTAL MCKENZIE COLLECTOR				\$979,190.00
TOTAL STREET & ALLEY PAVING				\$ 8,381,465.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40 PRODUCT RETAINING WALLS (PUBLIC)	LOT	\$309.00	300	\$92,700.00
50 PRODUCT RETAINING WALLS (PUBLIC)	LOT	\$386.00	351	\$135,486.00
TOTAL RETAINING WALLS				\$ 228,186.00

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PID

Lots: 651 ||

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
40 PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$729.00	300	\$218,700.00
50 PRODUCT: MISCELLANEOUS ITEMS (PUBLIC)	LOT	\$911.00	351	\$319,761.00
SUB-TOTAL ZONE C REMAINDER - PID				\$538,461.00
MCKENZIE COLLECTOR EASEMENTS				
OFFSITE EASEMENT ACQUISITION	SF	\$1.00	0	\$0.00
EROSION CONTROL				
SILT FENCE	LF	\$1.90	1,255	\$2,384.50
CURLEX	LF	\$1.10	2,680	\$2,948.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1	\$3,000.00
SWPPP & MONITORING	LS	\$5,000.00	1	\$5,000.00
SUB-TOTAL EROSION CONTROL				\$13,332.50
TREE PROTECTION				
TREE PROTECTION	LS	\$20,000.00	1	\$20,000.00
SUB-TOTAL TREE PROTECTION				\$20,000.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	4	\$20,000.00
BONDS	PERCENT	2.0% \$	20,000.00	\$400.00
SUB-TOTAL STREET LIGHTS				\$20,400.00
STREET SIGNS				
STREET NAME BLADES	EA	\$310.00	2	\$620.00
STOP SIGNS	EA	\$140.00	3	\$420.00
BONDS	PERCENT	2.0% \$	1,040.00	\$100.00
SUB-TOTAL STREET SIGNS				\$1,140.00
TOTAL MISCELLANEOUS ITEMS				\$ 593,333.50

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
TRAIL & SCREENING PHASE 2	LS	\$145,265.90	1	\$145,265.90
TRAIL & SCREENING PHASE 3	LS	\$160,927.00	1	\$160,927.00
TRAIL & SCREENING PHASE 4/5	LS	\$238,901.00	1	\$238,901.00
TOTAL LANDSCAPING				\$ 545,093.90

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA ZONE C
REMAINDER OPC SAP**

DETAIL

ZONE C REMAINDER - PID

Lots: 651 ||

I. ENGINEERING/TESTING/INSPECTION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	22,209,429.00	\$888,400.00
GEOTECH TESTING (PAVING & UTILITIES)	PERCENT	1.0%	20,452,206.00	\$204,600.00
PLAN REVIEW FEE	PERCENT	0.2%	22,437,615.00	\$44,900.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$1,137,900.00
MUNICIPALITY & JURISDICTIONAL FEES - MCKENZIE				
EXCAVATION INSPECTION & TESTING FEE	PERCENT	1.0%	89,180.00	\$900.00
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	1,743,543.00	\$69,800.00
GEOTECH TESTING (EXCAVATION, PAVING & UTILITIES)	PERCENT	1.0%	1,833,323.00	\$18,400.00
PLAN REVIEW FEE	PERCENT	0.2%	1,743,543.00	\$3,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES - MCKENZIE				\$92,600.00
PROFESSIONAL FEES				
RESIDENTIAL ENGINEERING/SURVEYING FEES - (PID)	LOT	\$2,200.00	651	\$1,432,200.00
LANDSCAPE ARCHITECT FEE - PH 1 (PID)	PERCENT	7.0%	\$45,093.90	\$38,200.00
DRAINAGE STUDY	LS	\$75,000.00	1	\$75,000.00
SUB-TOTAL PROFESSIONAL FEES				\$1,545,400.00
PROFESSIONAL FEES - MCKENZIE COLLECTOR				
ENGINEERING/SURVEYING (A-G)	PERCENT	12.0%	1,868,195.50	\$226,600.00
DRAINAGE STUDY UPDATE	LS	\$20,000.00	1	\$20,000.00
SUB-TOTAL PROFESSIONAL FEES - MCKENZIE COLLECTOR				\$246,600.00
FRANCHISE FEES				
OVERHEAD ELECTRIC RELOCATION ALLOWANCE	LS	\$100,000.00	1	\$100,000.00
LIFT STATION ELECTRIC ALLOWANCE	LS	\$100,000.00	1	\$100,000.00
SUB-TOTAL FRANCHISE FEES				\$200,000.00
FRANCHISE FEES - MCKENZIE COLLECTOR				
POWER POLE RELOCATION	EA	\$25,000.00	2	\$50,000.00
FRANCHISE RELOCATION ALLOWANCE	LS	\$50,000.00	1	\$50,000.00
SUB-TOTAL FRANCHISE FEES - MCKENZIE COLLECTOR				\$100,000.00
TOTAL ENGINEERING/TESTING/INSPECTION				\$ 3,322,500.00

SUMMARY

A. EXCAVATION	\$ 1,308,542.00
B. SANITARY SEWER SYSTEM	\$ 4,589,756.00
C. STORM SEWER SYSTEM	\$ 5,593,922.00
D. WATER DISTRIBUTION SYSTEM	\$ 3,625,596.00
E. STREET & ALLEY PAVING	\$ 8,381,455.00
F. RETAINING WALLS	\$ 228,186.00
G. MISCELLANEOUS ITEMS	\$ 593,333.50
H. LANDSCAPING	\$ 545,093.90
I. ENGINEERING/TESTING/INSPECTION	\$ 3,322,500.00

SUB-TOTAL: \$28,193,404.40

OVERALL CONTINGENCIES: 10% \$2,819,400.00

TOTAL CONSTRUCTION COSTS: **\$31,012,804.40**

LOT COUNT:	651	COST / LOT:	\$47,700
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	-	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	-	COST / GROSS ACRE:	-

OPINION OF PROBABLE COST SOLTERRA ZONE C REMAINDER OPC SAP

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**SOLTERRA SOUTH -
MCKENZIE CONNECTOR**

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	\$ 89,780.00
B. SANITARY SEWER SYSTEM	\$ -
C. STORM SEWER SYSTEM	\$ 759,373.00
D. WATER DISTRIBUTION SYSTEM	\$ 10,980.00
E. STREET & ALLEY PAVING	\$ 979,190.00
F. RETAINING WALLS	\$ -
G. MISCELLANEOUS ITEMS	\$ 54,872.50
H. LANDSCAPING	\$ -
I. DEVELOPMENT FEES	\$ 439,200.00
<i>SUB TOTAL:</i>	<i>\$2,327,355.50</i>
<i>10% CONTINGENCY:</i>	<i>\$232,800.00</i>
TOTAL CONSTRUCTION COSTS:	\$ 2,560,195.50
<i>LOT COUNT:</i>	<i>0</i>
<i>COST / LOT:</i>	<i>-</i>
<i>LF OF STREET:</i>	<i>1.920</i>
<i>COST / LF OF STREET:</i>	<i>\$1,350</i>
<i>NET DEVELOPABLE ACREAGE:</i>	<i>1.86</i>
<i>COST / DEVELOPABLE ACRE:</i>	<i>\$1,376.500</i>
<i>TOTAL GROSS ACREAGE:</i>	<i>1.86</i>
<i>COST / GROSS ACRE:</i>	<i>\$1,376.500</i>

OPINION OF PROBABLE COST SOLTERRA SOUTH - MCKENZIE CONNECTOR

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SOLTERRA SOUTH – MCKENZIE CONNECTOR

NOTES

GENERAL

- 1 This estimate of probable cost was prepared for the McKenzie collector alignment dated 3/25/2022.
- 2 The tract is located within the City of Mesquite and is generally described as being located 1000 feet Southeast of the intersection of Faithorn P. Lucas Blvd and McKenzie Road.
- 3 This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Mesquite.
- 4 This estimate assumes public infrastructure will be conveyed to and accepted by the City of Mesquite at project completion. Costs for future maintenance of infrastructure has not been considered.
- 5 This estimate is based on unit prices received for Solterra South Phase 2 (Utilities & Paving) and Phase 3 (Excavation) supplemented by UJA unit prices updated July 2022.
- 6 This estimate was prepared without the benefit of geotechnical data. Geotechnical knowledge collected from USDA soils maps and similar projects was used to inform assumptions related to project costs.
- 7 This estimate was prepared without the benefit of an environmental report or wetlands determination. The National Wetlands Inventory maps denote jurisdictional features may be present on site and roads may potentially cross these features.
- 8 This estimate was prepared utilizing topographic assumptions based on 2 ft LIDAR contours sourced from Vargis.
- 9 This estimate does not consider phasing or construction sequencing costs and does not contemplate progression of site development. This estimate allocates costs to phases based on infrastructure developed within individual phase boundary.
- 10 This estimate includes allowances to remove existing paving, storm, and water infrastructure. Scope of demolition should be informed by on the ground survey prior to final design.
- 11 This estimate assumes that a variance will be provided by the City of Mesquite to allow for an angle at of an intersection that is greater than a 10 degree skew from 90 degrees.
- 12 This estimate assumes that McKenzie Road will have temporary asphalt transitions during construction.
- 13 This estimate assumes the McKenzie Trails development will build approximately 592 LF of the proposed McKenzie collector alignment.
- 14 ***There is potential for traffic signalization at the intersection of McKenzie Road & FP Lucas Boulevard that may require cost participation from the Solterra Development. A cost has been included in this estimate for traffic signalization.***

GRADING

- 1 Unit prices do not reflect rock excavation.
- 2 This estimate assumes a unit excavation of 3' across the ROW.
- 3 This estimate assumes site will balance cut, fill, and spoil material at project completion over the proposed ROW and adjacent developments. It does not consider costs for import or export of material off project.
- 4 This estimate assumes that grading and tree removal will be allowed by all adjacent property owners for the construction of the road and any channels along the road.

SANITARY SEWER

- 1 No sanitary sewer infrastructure costs are considered in this estimate.
- 2 This estimate assumes no cost with relocation to the existing force main located under the existing McKenzie Road.

STORM DRAINAGE

- 1 This estimate was prepared without the benefit of a flood study and a floodplain water surface elevation analysis.
- 2 This estimate assumes proposed development will not impact the FEMA 1% floodplain.
- 3 This estimate assumes that the proposed culverts will be sized to pass modeled 100 yr flows with no increase in water surface elevation on the upstream side.
- 4 This estimate assumes floodplain excavation outside of the proposed ROW will be permitted on the City of Mesquite property to mitigate rises in water surface elevations.
- 5 The size for the culvert crossing of the Lawson Tributary was pulled from the preliminary Mesquite Lawson Rd Sewer and Drainage Improvements study done by Garver and dated 08/19/2021.
- 6 This estimate assumes that the culverts for the culvert crossing of the Lawson Tributary will be cast in place per TxDOT standard drawings.
- 7 This estimate assumes a culvert is needed to pass flow from the existing pond on the Mesquite Tract. Based on available topography, the culvert was sized for a basin of 10.86 acres using a Tc of 15 minutes.
- 8 This estimate includes cost for a culvert crossing of the proposed alignment due to an existing ditch along the existing McKenzie Road.
- 9 This estimate assumes that a bar ditch will be allowed to convey flow to the proposed 5' 10"x7' culvert that crosses the existing concrete channel. Cost has been included for channel excavation and erosion control lining.
- 10 Additional grade to drain quantities may be required based on final design topography.

OPINION OF PROBABLE COST - SOLTERRA SOUTH - MCKENZIE CONNECTOR

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WATER

- 1 Water line includes all fittings, tees, crosses, etc.
- 2 Fire hydrant assembly includes all fittings, tees and valves.
- 3 Assumes all waterlines are less than 10' deep.
- 4 The cost to adjust existing valves and hydrants is based on the unit price to install each appurtenance assuming no salvage.
- 5 This estimate assumes that the waterline can remain in place where fill is anticipated along existing McKenzie Road. Per construction plans dated 11/17/1993, city contract no. 92-55, the existing waterline was installed at approximately 4.0' depth of cover.
- 6 This estimate assumes that the 16" waterline can be turned off in order to make the hydrant and valve adjustments.

PAVING

- 1 This estimate is based on the following street sections:
60' ROW: 3/4" B-B, 8" reinforced concrete with 8" lime subgrade (section has a 4.32" crown)
- 2 Estimate does not include median paving and/or pavers.
- 3 Barrier free ramps have been included based on standard paving practice of 4 ramps at a cross intersection and 2 ramps at a tee intersection. Additional ADA ramps may be required by jurisdictions during plan review. This estimate does not contemplate ADA destinations and assumes longitudinal roadway slopes of greater 2% or greater may be used in all residential intersections.
- 4 This estimate includes cost to tie the existing McKenzie asphalt road into the intersection of the proposed McKenzie collector.
- 5 This estimate does not include cost to build a permanent cul de sac for the existing McKenzie Road and is assumed to be done by others.
- 6 Additional pavement markings and traffic signs may also be required.

MISCELLANEOUS

- 1 Street lights are spaced at a maximum of 500'.
- 2 This estimate includes cost for street lights relocation only and does include cost for connections to existing electric or new electric to serve them.
- 3 This estimate does not include cost to relocate power poles within the City of Mesquite property running parallel to the McKenzie Trails development.
- 4 Existing fiber optic lines appear to run along the existing McKenzie Road. Cost to relocate existing franchise lines is included as an allowance.
- 5 Off-site easement and Right-of-Way acquisition is assumed to be a responsibility of the Developer and any required easements will be granted at no cost to the developer.

LANDSCAPING

- 1 Hardscaping, landscaping, and amenity costs are not included in this estimate.
- 2 Cost for entry monumentation are not included in this estimate.
- 3 Cost for 8' trail has been included in the paving section.

DEVELOPMENT

- 1 Estimate does not include land cost, land maintenance, interest, IROA support, legal, financing, marketing, etc.
- 2 The municipal and jurisdictional fees listed have been generated based on researched information published by The City of Mesquite. This estimate holds the following fee assumptions:

Applicable & Included	Potentially Applicable & Excluded	Not Applicable
Final Plat application fee (City)	Preliminary Plat fee	Zoning/Rezoning fee
Engineering Plan review fees (City)	Engineering Plan review fees (other jurisdictions)	
Engineering Plan review fees (City)	Plat filing fees	CHC review fee
	Tax Certificate fees	MUD Engineering review fees
	Impact fees, assessments, or credits	Exam fees
	Roadplanning Development fee (City)	
	Park fees (City) - see notes	
	Early Grading fees	
	Urban Forestry Permit fees	
	Community Facility Agreement fees	
	City inspection fees (Water, Sewer, Paving, Storm)	

- 3 This estimate does not include costs for infrastructure and/or participation required by development agreements.
- 4 This estimate does not include FEMA application fees.
- 5 This estimate does not include costs for permitting and mitigating development within the limits of those jurisdictional features regulated by the USACE.
- 6 Professional fees for engineering and surveying are assumed as 12% of projected construction costs.
- 7 This estimate does not include professional fee assumptions for geotechnical testing and reports.
- 8 This estimate does not include professional fee assumptions for environmental reports, wetlands determination, and permitting of the removal and mitigation of jurisdictional features.
- 9 This estimate does not include professional fee assumptions for tree survey or tree mitigations.

OPINION OF PROBABLE COST - SOLTERRA SOUTH - MCKENZIE CONNECTOR

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SOLTERRA SOUTH - MCKENZIE CONNECTOR**DETAIL**

McKenzie Collector - Off-Site

Lots: 0 | Gross Acreage: 1.9 Acres | Streets: 1,900 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING	ACRE	\$3,500.00	3.5	\$12,250.00
CLEARING AND GRUBBING - TREE REMOVAL	ACRF	\$3,500.00	3.5	\$12,250.00
UNCLASSIFIED EXCAVATION	CY	\$4.00	12,000.	\$48,000.00
REMOVE EXISTING ASPHALT PAVEMENT	SY	\$60.00	270.	\$16,200.00
FLOODPLAIN EXCAVATION	CY	\$4.00	270.	\$1,080.00
TOTAL EXCAVATION				\$ 89,780.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MCKENZIE COLLECTOR STORM				
18" RCP	LF	\$118.00	105.	\$12,390.00
21" RCP	LF	\$119.00	95.	\$11,305.00
42" RCP	LF	\$289.00	60.	\$17,340.00
3'X3' RCB	LF	\$272.00	60.	\$16,320.00
5' INLET	EA	\$4,687.50	6.	\$28,125.00
INLET PROTECTION	EA	\$250.00	6.	\$1,500.00
21" HEADWALL	EA	\$2,875.00	3.	\$6,025.00
36" HEADWALL	EA	\$3,375.00	2.	\$6,750.00
42" HEADWALL	EA	\$5,000.00	2.	\$10,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	81.	\$14,823.00
CHANNEL	LF	\$45.00	1,095.	\$49,275.00
TV TESTING	LF	\$2.00	320.	\$640.00
TRENCH SAFETY	LF	\$2.00	320.	\$640.00
BONDS	PERCENT	2.0% \$	177,733.00	\$3,600.00
SUB-TOTAL MCKENZIE COLLECTOR STORM				\$181,333.00

LAWSON TRIBUTARY CULVERT CROSSING

5 - 10' X 7' MBC	LF	\$5,000.00	60.	\$300,000.00
5 - 10' X 7' WINGWALL	EA	\$82,000.00	2.	\$166,000.00
PEDESTRIAN RAIL	LF	\$150.00	230.	\$34,500.00
CONCRETE CHANNEL ADJUSTMENT FOR 5-10'X7' WINGWALL	LS	\$20,000.00	2.	\$40,000.00
CONCRETE CHANNEL ADJUSTMENT FOR FLOODPLAIN	LS	\$20,000.00	1.	\$20,000.00
TV TESTING	LF	\$2.00	60.	\$120.00
TRENCH SAFETY	LF	\$2.00	60.	\$120.00
BONDS	PERCENT	2.0% \$	\$60,740.00	\$11,300.00
SUB-TOTAL LAWSON TRIBUTARY CULVERT CROSSING				\$572,040.00

TOTAL STORM SEWER SYSTEM**\$ 753,373.00****D. WATER DISTRIBUTION SYSTEM**

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
ADJUST EXISTING HYDRANT	EA	\$3,890.00	1.	\$3,890.00
ADJUST EXISTING BLOW OFF VALVE	EA	\$2,500.00	1.	\$2,500.00
ADJUST EXISTING 16" GATE VALVE	EA	\$4,290.00	1.	\$4,290.00
BONDS	PERCENT	2.0% \$	10,680.00	\$300.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 10,980.00

OPINION OF PROBABLE COST SOLTERRA SOUTH - MCKENZIE CONNECTOR

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SOLTERRA SOUTH - MCKENZIE CONNECTOR

DETAIL

McKenzie Collector - Off-Site

Lots: 0 | Gross Acreage: 1.9 Acres | Streets: 1,900 LF

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINF. CONCRETE STREET PAVEMENT	SY	\$66.00	5,630.	\$371,580.00
8" SUBGRADE PREPARATION	SY	\$6.70	5,930.	\$39,731.00
HYDRATED LIME	TON	\$245.00	107.	\$26,215.00
5" CONCRETE SIDEWALK	LF	\$42.00	1,262.	\$53,004.00
8" CONCRETE SIDEWALK	LF	\$90.00	1,346.	\$121,140.00
BARRIER FREE RAMPS	EA	\$2,220.00	6.	\$13,320.00
EXISTING MCKENZIE CONNECTION	LS	\$25,000.00	2.	\$50,000.00
TEMPORARY ASP. ALT. TRANSITION	EA	\$20,000.00	1.	\$20,000.00
REMOVE TEMPORARY ASPHALT TRANSITION	EA	\$15,000.00	1.	\$15,000.00
TRAFFIC CONTROL	LS	\$50,000.00	1.	\$50,000.00
TRAFFIC SIGNALIZATION (LUCAS/MCKENZIE)	LS	\$200,000.00	1.	\$200,000.00
BONDS	PERCENT	2.0% \$	959,990.00	\$19,200.00
TOTAL STREET & ALLEY PAVING				\$ 979,190.00

F. RETAINING WALLS

None -- See notes for additional information.

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EASEMENTS				
OFFSITE EASEMENT ACQUISITION	SF	\$1.00	0.	\$0.00
SUB-TOTAL EASEMENTS				\$0.00
EROSION CONTROL				
SILT FENCE	LF	\$1.90	1,255.	\$2,384.50
CURLEX	LF	\$1.70	2,680.	\$2,948.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
SWPPP & MONITORING	LS	\$5,000.00	1.	\$5,000.00
SUB-TOTAL EROSION CONTROL				\$13,332.50
TREE PROTECTION				
TREE PROTECTION	LS	\$20,000.00	1.	\$20,000.00
SUB-TOTAL TREE PROTECTION				\$20,000.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	4.	\$20,000.00
BONDS	PERCENT	2.0% \$	20,000.00	\$400.00
SUB-TOTAL STREET LIGHTS				\$20,400.00
STREET SIGNS				
STREET NAME BLADES	EA	\$310.00	2.	\$620.00
STOP SIGNS	EA	\$140.00	3.	\$420.00
BONDS	PERCENT	2.0% \$	1,040.00	\$100.00
SUB-TOTAL STREET SIGNS				\$1,140.00
TOTAL MISCELLANEOUS ITEMS				\$ 54,872.50

H. LANDSCAPING

None -- See notes for additional information.

OPINION OF PROBABLE COST SOLTERRA SOUTH - MCKENZIE CONNECTOR

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DETAIL

Lots 0 | Gross Acreage: 1.9 Acres || Street: 1900 LF

A. EXCAVATION		\$	83,780.00
B. SANITARY SEWER SYSTEM		\$	-
C. STORM SEWER SYSTEM		\$	753,373.00
D. WATER DISTRIBUTION SYSTEM		\$	10,980.00
E. STREET & ALLEY PAVING		\$	979,190.00
F. RETAINING WALLS		\$	-
G. MISCELLANEOUS ITEMS		\$	54,872.50
H. LANDSCAPING		\$	-
I. DEVELOPMENT FEES		\$	439,200.00
SUB-TOTAL:			\$2,327,395.50
OVERALL CONTINGENCIES:		10%	\$232,800.00
TOTAL CONSTRUCTION COSTS:			\$2,560,195.50
LOT COUNT:		COST / LOT:	
LF OF STREET:	1,900	COST / LF OF STREET:	\$1,350
NET DEVELOPABLE ACREAGE:	1.86	COST / DEVELOPABLE ACRE:	\$1,376,500
TOTAL GROSS ACREAGE:	1.86	COST / GROSS ACRE:	\$1,376,500

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MESQUITE VALLEY INTERSECTION

Mesquite Valley Intersection

SUMMARY

OVERALL SUMMARY	
A. EXCAVATION	\$ 127,040.00
B. SANITARY SEWER SYSTEM	\$ -
C. STORM SEWER SYSTEM	\$ 364,895.00
D. WATER DISTRIBUTION SYSTEM	\$ 45,465.00
E. STREET & ALLEY PAVING	\$ 324,708.00
F. RETAINING WALLS	\$ 38,240.00
G. MISCELLANEOUS ITEMS	\$ 111,331.00
H. LANDSCAPING	\$ 56,780.00
I. DEVELOPMENT FEES	\$ 180,700.00
SUB TOTAL:	
	\$1,249,159.00
10% CONTINGENCY:	
	\$125,000.00
TOTAL CONSTRUCTION COSTS:	
	\$ 1,374,159.00

OPINION OF PROBABLE COST - MESQUITE VALLEY INTERSECTION

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Mesquite Valley Road Intersection OPC

NOTES

GENERAL

- 1 This estimate is based on unit prices received for Solterra Phases 1A-1E supplemented by LJA unit prices updated July 2022.
- 2 The proposed improvements are located within the City of Mesquite, southwest of the intersection of Mesquite Valley Road and San Simeon Drive.
- 3 This estimate used the current water, paving, and storm drainage design criteria specified by the City of Mesquite, with some variances assumed to be accepted by the city.
- 4 This estimate assumes public infrastructure will be conveyed to and accepted by City of Mesquite at project completion. Costs for future maintenance of infrastructure has not been considered.
- 5 This estimate does not include the cost of sanitary sewer.
- 6 This estimate assumes Solterra Phase 2 has been developed. It is recommended these improvements be constructed concurrently with Solterra Phase 2.
- 7 Assumes no offsite ROW dedication will be required for the proposed improvements.

GRADING

- 1 Additional erosion control may be required.

STORM DRAINAGE

- 1 All flows impacting the storm design of this intersection come from offsite.
- 2 Additional grade to drain quantities may be required based on final design to topography.
- 3 This estimate sizes pipes to meet offsite future ultimate flows per City of Mesquite design criteria.
- 4 Roadside bar ditches are assumed adjacent to the proposed road improvements to convey drainage.
- 5 This estimate includes cost for removal and installation of a new culvert under Mesquite Valley Road.
- 6 This estimate assumes a variance request to allow offsite flows to be conveyed with a concrete lined channel through Solterra Phase 2 will be accepted by the city. Per client discussion with the City of Mesquite, the cost share responsibility of the concrete channel is approximately 100 LF for the City. Remaining cost of concrete channel to the tributary of South Mesquite Creek is assumed to be developer responsibility and is not included in this estimate.
- 7 Per IES report dated August 18, 2021, there are no jurisdiction features on site or along the proposed concrete channel in Solterra Phase 2.

WATER

- 1 This estimate assumes the construction of a waterline to loop Solterra to the existing water in Mesquite Valley Road. Connections to existing water infrastructure is assumed to be achieved by an 8" waterline in Mesquite Valley Road adjacent to Cantura Cove Addition Phase II.
- 2 Water line includes all fittings, tees, crosses, reducers, etc.
- 3 Water line includes steel encasement under the concrete channel.
- 4 Line hydrant assembly includes all fittings, tees and valves.
- 5 Assumes all waterlines are less than 10' deep and have a minimum 3.5' cover for 12" and smaller mains.
- 6 This estimate assumes no adjustments will be required to any existing irrigation facilities.
- 7 This estimate does not include cost to remove and relocate existing waterlines.
- 8 This estimate assumes there is no waterline on the north side of the Mesquite Valley intersection.

PAVING

- 1 This estimate is based on the following street sections:
 - 36' F-F, 8" reinforced concrete with 8" lime subgrade (No Curb)
 - 37' B-B, 8" reinforced concrete with 8" lime subgrade (Curbed)
- 2 This estimate assumes unreinforced pavement transition from asphalt to concrete is not allowed. Cost for 8" reinforced pavement is included for these transitions.
- 3 Estimate includes stop signs and pavement markings at the intersection.
- 4 Estimate includes the cost for a free right turn lane onto westbound Mesquite Valley Road.

MISCELLANEOUS

- 1 Franchise utility relocation allowance is included. Coordination is required with franchise companies to determine what exists in the vicinity of the project.
- 2 This estimate does not include screening walls.
- 3 This estimate includes the removal of existing street signs at the Mesquite Valley Road intersection.
- 4 This estimate assumes there are no existing gas lines.
- 5 This estimate includes a cost to remove an existing streetlight and electric conduits.
- 6 This estimate includes an allowance for Traffic Control.

OPINION OF PROBABLE COST - MESQUITE VALLEY ROAD INTERSECTION

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LANDSCAPING

- 7 Hardscape and landscape cost allowances are included in this estimate.

DEVELOPMENT

- 1 Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
- 2 The municipal and jurisdictional fees listed have been generated based on researched information published by The City of Mesquite. This estimate holds the following fee assumptions:

Applicable & Included	Potentially Applicable & Excluded	Not Applicable
City Impact Charges (Water, Sewer, Parking, Street)	Engineering Plan review fees (other jurisdictions)	Zoning/Reviewing fee
Engineering Plan review fees (City)	Tax Certificate fees	TCEQ review fee
	Impact fees, construction credits	MUD Engineering review fees
		District fees
		Park fees (City) - see notes
		Urban Forestry Permit fees
		Preliminary Plat fee
		Companion Development fee (City)
		Final Plat application fee (City)
		Preliminary Plat fee
		Early rendering fees
		Permitting fees

- 3 This estimate does not include Park fees or similar City of Mesquite costs.
- 4 This estimate does not include fees for pro rata or face foot costs to connect to existing water or sewer infrastructure.
- 5 This estimate does not include UTM application fees.
- 6 Professional fees for engineering/surveying, subsurface utility exploration, and landscape are included in this estimate.
- 7 This estimate includes professional fee assumptions for geotechnical testing and reports.
- 8 This estimate does not include professional fee assumptions for tree survey or tree mitigations.

OPINION OF PROBABLE COST - MESQUITE VALLEY ROAD INTERSECTION

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MESQUITE VALLEY INTERSECTION

DETAIL

MESQUITE VALLEY - Master

Job: 0 | Gross Acreage: 1.0 Acres | Streets: 415 U

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING - INTERSECTION	ACRE	\$3,500.00	1.	\$3,500.00
CLEARING AND GRUBBING - CHANNEL	ACRE	\$3,500.00	1.	\$3,500.00
ROW EXCAVATION	CY	\$4.00	4,000.	\$16,000.00
REMOVE 48" HEADWALL	EA	\$2,200.00	2.	\$4,400.00
REMOVE 48" RCP	F	\$100.00	110.	\$11,000.00
REMOVE 18" HEADWALL	EA	\$1,500.00	1.	\$1,500.00
REMOVE STREET LIGHT	EA	\$3,000.00	1.	\$3,000.00
REMOVE STREET SIGNS	EA	\$500.00	5.	\$2,500.00
REMOVE GUARDRAIL	LF	\$25.00	280.	\$7,000.00
BAR DITCH GRADING	LS	\$9,000.00	1.	\$9,000.00
REMOVE EXISTING PAVEMENT	SY	\$60.00	1,094.	\$65,640.00
TOTAL EXCAVATION				\$ 127,040.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$118.00	40.	\$4,720.00
24" RCP	LF	\$171.00	200.	\$34,200.00
8' X 5' RCB	LF	\$734.00	150.	\$110,100.00
5' INLET	EA	\$4,880.00	1.	\$4,880.00
4' X 4' "Y" INLET	EA	\$5,600.00	1.	\$5,600.00
INLET PROTECTION	EA	\$250.00	2.	\$500.00
18" HEADWALL	EA	\$2,300.00	1.	\$2,300.00
18" CH PW 0 HEADWALL	EA	\$4,600.00	1.	\$4,600.00
8' X 5' TX-DO" FW-0 HEADWALL	EA	\$23,000.00	1.	\$23,000.00
8' X 5' TX-DO" PW WINGWALL	EA	\$23,000.00	1.	\$23,000.00
CONCRETE CHANNEL	SY	\$120.00	550.	\$66,000.00
12" GROUTED ROCK RIPRAP	SY	\$183.00	45.	\$8,235.00
24" GROUTED ROCK RIPRAP	SY	\$300.00	230.	\$69,000.00
TV TESTING	LF	\$2.00	390.	\$780.00
TRENCH SAFETY	LF	\$2.00	390.	\$780.00
BONDS	PERCENT	2.0% \$	357,695.00	\$7,200.00
TOTAL STORM SEWER SYSTEM				\$ 364,895.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" PVC WATERLINE	LF	\$72.00	100.	\$7,200.00
CONNECT TO EXISTING WATER LINE	EA	\$3,390.00	2.	\$6,780.00
FIRE HYDRANT ASSEMBLY	EA	\$6,620.00	1.	\$6,620.00
1" IRRIGATION SERVICE	EA	\$2,315.00	1.	\$2,315.00
6" STEEL ENCASMENT	LF	\$275.00	70.	\$19,250.00
TRENCH SAFETY - WATER	LF	\$2.00	100.	\$200.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.00	100.	\$200.00
BONDS	PERCENT	2.0% \$	44,565.00	\$900.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 45,465.00

OPINION OF PROBABLE COST - MESQUITE VALLEY INTERSECTION

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MESQUITE VALLEY INTERSECTION

MESQUITE VALLEY - Master

Job: 0 | Gross Acreage: 1.0 Acres | Streets: 415 U

DETAIL

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REIN. CONCRETE STREET PAVEMENT	SY	\$66.00	1,790	\$118,140.00
8" SUBGRADE PREPARATION	SY	\$6.70	1,890	\$12,663.00
HYDRATED LIME (42#/SY)	TON	\$245.00	40	\$9,800.00
8" CONCRETE SIDEWALK	LF	\$90.00	310	\$27,900.00
BARRIER FREE RAMPS	EA	\$2,220.00	2	\$4,440.00
PAVEMENT HEADER	LF	\$30.00	72	\$2,160.00
REMOVE BARRICADE	EA	\$600.00	1	\$600.00
PEDESTRIAN RAIL	LF	\$150.00	210	\$31,500.00
24" WIDE PREFORMED THERPLASTIC PAVEMENT MARKING	LF	\$30.00	56	\$1,680.00
CENTERLINE DOUBLE ROW MARKING	LF	\$15.00	295	\$4,425.00
FREE RIGHT TURN LANE	LS	\$90,000.00	1	\$90,000.00
EXISTING DRIVEWAY ADJUSTMENT	LS	\$15,000.00	1	\$15,000.00
BONDS	PERCENT	2.0% \$	318,508.00	\$6,400.00
TOTAL STREET & ALLEY PAVING				\$ 324,708.00

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
2' CONCRETE RETAINING WALL	LF	\$256.00	90	\$23,040.00
3' CONCRETE RETAINING WALL	LF	\$304.00	50	\$15,200.00
TOTAL RETAINING WALLS				\$ 38,240.00

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	160	\$304.00
CURLEX	LF	\$1.10	770	\$847.00
SEEDING	SF	\$0.25	21,000	\$5,250.00
ROCK CHECK DAM	EA	\$2,000.00	2	\$4,000.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1	\$3,000.00
SWPPP & MONITORING	LS	\$5,000.00	1	\$5,000.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	1	\$5,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	120	\$1,440.00
BONDS	PERCENT	2.0% \$	6,440.00	\$200.00
STREET SIGNS				
STREET NAME BLADES	EA	\$310.00	2	\$620.00
STOP SIGNS	EA	\$140.00	3	\$420.00
YIELD SIGNS	EA	\$150.00	1	\$150.00
BONDS	PERCENT	2.0% \$	1,190.00	\$100.00
COORDINATION				
TRAFFIC CONTROL ALLOWANCE	LS	\$35,000.00	1	\$35,000.00
FRANCHISE RELOCATION ALLOWANCE	LS	\$50,000.00	1	\$50,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 111,331.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HYDROMULCH WITH TEMPORARY IRRIGATION	SF	\$0.25	87,120	\$21,780.00
LANDSCAPING ALLOWANCE	LS	\$35,000.00	1	\$35,000.00
TOTAL LANDSCAPING				\$ 56,780.00

OPINION OF PROBABLE COST - MESQUITE VALLEY INTERSECTION

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MESQUITE VALLEY INTERSECTION

MESQUITE VALLEY - Master

Job: 0 | Gross Acreage: 1.0 Acres | Streets: 415 LF

DETAIL

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
EXCAVATION INSPECTION FEE	PERCENT	1.0%	\$ 127,040.00	\$1,300.00
ENGINEERING INSPECTION FEE (PUBLIC)	PERCENT	4.0%	\$ 735,068.00	\$29,500.00
PLAN REVIEW FEE ALLOWANCE	LS	\$10,000.00	1.	\$10,000.00
GEOTECHNICAL TESTING (EXCAVATION, PAVING, & UTILITIES)	PERCENT	1.0%	\$ 862,108.00	\$8,700.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING (A-G)	PERCENT	10.0%	\$ 1,011,679.00	\$101,200.00
SUBSURFACE UTILITY EXPLORATION	LS	\$15,000.00	1.	\$15,000.00
LANDSCAPE ARCHITECT FEE	LS	\$15,000.00	1.	\$15,000.00
FRANCHISE FEES				
TOTAL DEVELOPMENT FEES				\$ 180,700.00

SUMMARY

A. EXCAVATION	\$ 127,040.00
B. SANITARY SEWER SYSTEM	\$ -
C. STORM SEWER SYSTEM	\$ 364,895.00
D. WATER DISTRIBUTION SYSTEM	\$ 45,465.00
E. STREET & ALLEY PAVING	\$ 324,708.00
F. RETAINING WALLS	\$ 39,240.00
G. MISCELLANEOUS ITEMS	\$ 111,331.00
H. LANDSCAPING	\$ 55,780.00
I. DEVELOPMENT FEES	\$ 180,700.00
SUB-TOTAL:	\$ 1,249,159.00
OVERALL CONTINGENCIES:	10% \$125,000.00
TOTAL CONSTRUCTION COSTS:	\$1,374,159.00

OPINION OF PROBABLE COST - MESQUITE VALLEY INTERSECTION

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Planning and Landscape Architecture

Project: SOLTERRA
 Client: HUFFINES COMMUNITES
 Job Number: NT520-0062
 Date: 7/21/2022

OFFSITE CITY TRAIL - BREAKDOWN

I. SITE PREPARATION

#	Item	Unit	Quantity	Unit Cost	Total
1	Grading and Earthwork (Using Imported Material)	CY	200	\$45.00	\$ 9,000.00
2	Erosion Control Silt Fence	LF	260	\$3.00	\$ 780.00
3	Clearing and Grubbing	AC	0.20	\$10,000.00	\$ 2,000.00
TOTAL I. SITE PREPARATION					\$ 11,780.00

II. SITE HARDSCAPE

#	Item	Unit	Quantity	Unit Cost	Total
1	12' Wide Concrete Walk (5" Depth)	LF	320	\$84.00	\$ 26,880.00
2	12' Wide Premanufactured Pedestrian Bridge	LF	50	\$2,500.00	\$ 125,000.00
3	Concrete Bridge Deck	SF	600	\$8.50	\$ 5,100.00
4	Bridge Abutment	EA	2	\$17,500.00	\$ 35,000.00
TOTAL II. SITE HARDSCAPE					\$ 191,980.00

III. SITE LANDSCAPE

#	Item	Unit	Quantity	Unit Cost	Total
1	Turf Sod - Bermudagrass	SF	6,000	0.40	\$ 2,400.00
2	Irrigation	SF	6,000	1.20	\$ 7,200.00
TOTAL III. SITE LANDSCAPE					\$ 9,600.00

OFFSITE CITY TRAIL				\$ 213,360.00
Engineering (10%)				\$ 21,336.00
Contingency (5%)				\$ 10,668.00
GRAND TOTAL				\$ 245,364.00

SUMMARY OF QUANTITIES | | SOLTERRA - TWIN OAKS / CARTWRIGHT SIGNALIZATION

ITEM NO.	DESC NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
416	6030	DRILL SHAFT (TRF SIG POLE) (24 IN)	LF	12	\$ 183.42	\$ 2,201.04
416	6031	DRILL SHAFT (TRF SIG POLE) (30 IN)	LF	11	\$ 347.41	\$ 3,821.51
416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	13	\$ 362.25	\$ 4,709.25
618	6023	CONDT (PVC) (SCH 40) (2")	LF	55	\$ 10.79	\$ 593.45
618	6024	CONDT (PVC) (SCH 40) (2") (BORE)	LF	0	\$ 22.90	\$ -
618	6029	CONDT (PVC) (SCH 40) (3")	LF	310	\$ 20.39	\$ 6,320.90
618	6033	CONDT (PVC) (SCH 40) (4")	LF	0	\$ 23.58	\$ -
618	6034	CONDT (PVC) (SCH 40) (4") (BORE)	LF	305	\$ 38.79	\$ 11,830.95
624	6010	GROUND BOX TY D (162922)W/APRON	EA	3	\$ 1,279.98	\$ 3,839.94
628	6187	ELC SRV TY D 120/240 070(NS)SS(E)PS(U)	EA	0	\$ 6,757.34	\$ -
680	6003	INSTALL HWY TRF SIG (SYSTEM)	EA	1	\$ 28,066.68	\$ 28,066.68
682	6001	VEH SIG SEC (12")LED(GRN)	EA	4	\$ 326.08	\$ 1,304.32
682	6002	VEH SIG SEC (12")LED(GRN ARW)	EA	2	\$ 329.37	\$ 658.74
682	6003	VEH SIG SEC (12")LED(YEL)	EA	4	\$ 324.45	\$ 1,297.80
682	6004	VEH SIG SEC (12")LED(YEL ARW)	EA	2	\$ 336.39	\$ 672.78
682	6005	VEH SIG SEC (12")LED(RED)	EA	4	\$ 322.77	\$ 1,291.08
682	6006	VEH SIG SEC (12")LED(RED ARW)	EA	0	\$ 340.75	\$ -
682	6018	PED SIG SEC (LED)(COUNTDOWN)	EA	8	\$ 738.62	\$ 5,908.96
682	6051	BACKPLATE W/REFL BRDR(3 SEC)ALUM	EA	2	\$ 158.01	\$ 316.02
682	6052	BACKPLATE W/REFL BRDR(4 SEC)ALUM	EA	0	\$ 166.02	\$ -
682	6053	BACKPLATE W/REFL BRDR(5 SEC)ALUM	EA	2	\$ 186.17	\$ 372.34
686	6031	INS TRF SIG PL AM(S)1 ARM(28')LUM	EA	1	\$ 7,900.00	\$ 7,900.00
686	6047	INS TRF SIG PL AM(S)1 ARM(44')LUM	EA	1	\$ 11,652.97	\$ 11,652.97
687	6001	PED POLE ASSEMBLY	EA	3	\$ 2,483.57	\$ 7,450.71
688	6001	PED DETECT PUSH BUTTON (APS)	EA	8	\$ 831.05	\$ 6,648.40
690	6027	REMOVAL OF SIGNAL RELATED SIGNS	EA	2	\$ 200.00	\$ 400.00
690	6029	INSTALL OF SIGNAL RELATED SIGNS	EA	2	\$ 215.49	\$ 430.98
6306	6002	VIVDS CAM ASSY FXD LNS	EA	1	\$ 1,866.67	\$ 1,866.67
6306	6007	VIVDS CABLING	LF	250	\$ 4.01	\$ 1,002.50
					Incidentals	\$ 24,500.00
					Sub-Total	\$ 135,057.99
					Engineering Design/Survey	\$ 20,500.00
					Contingency (10%)	\$ 15,555.80
					TOTAL	\$ 171,113.79

Exhibit K
Amenities and Trails



Prepared by:
LJA | PLANNING LANDSCAPE ARCHITECTURE
2150 South Central Expressway | Suite 300
Irving, Texas 75015



0 50 100 200
(FEET)
1" = 200'

OFFSITE CITY TRAIL EXHIBIT
MESQUITE | TEXAS
12.19.2022

SOLTERRA

Exhibit M **Authorized Signage and Monumentation**

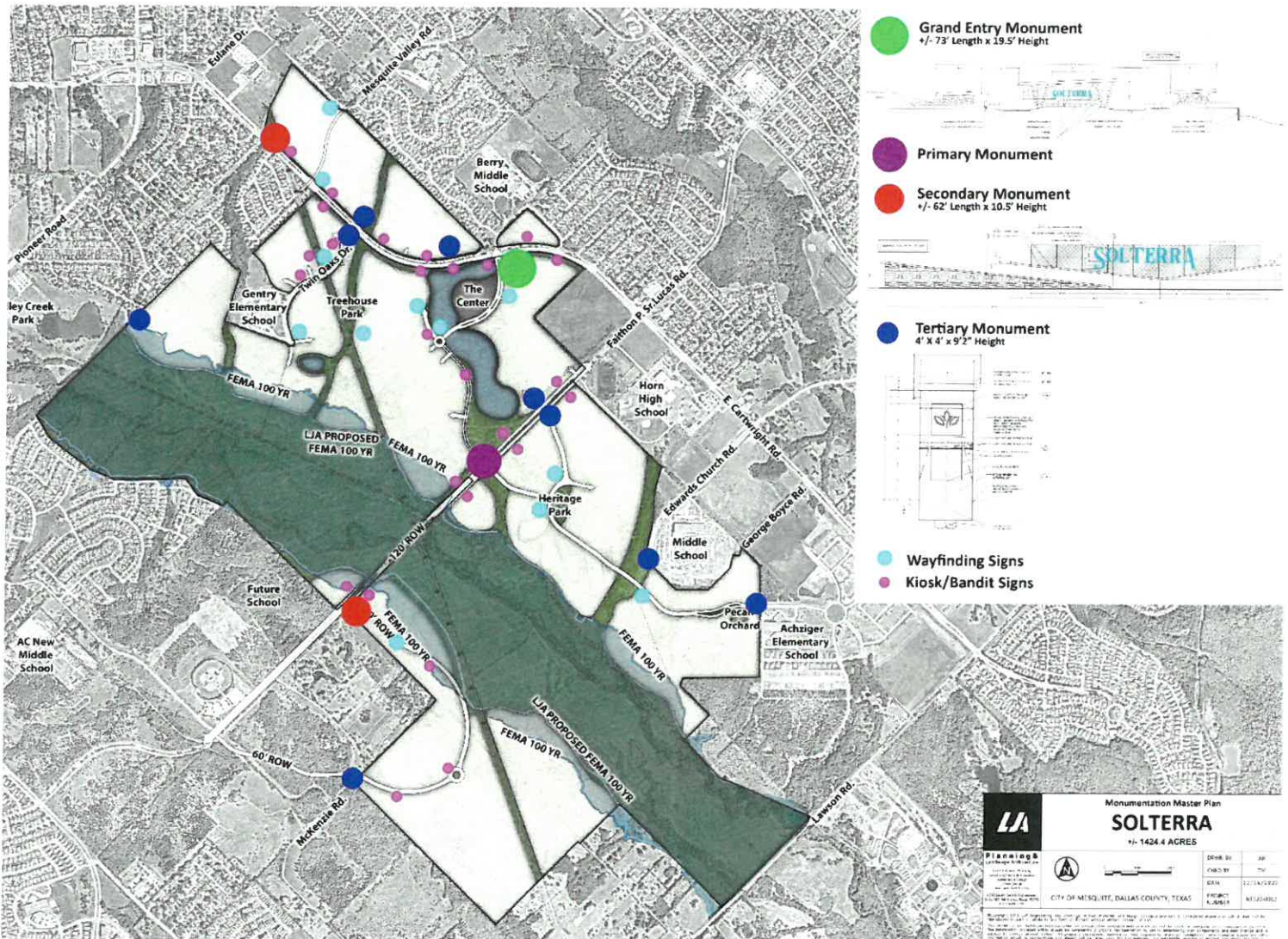


Exhibit N
Mesquite Valley Road

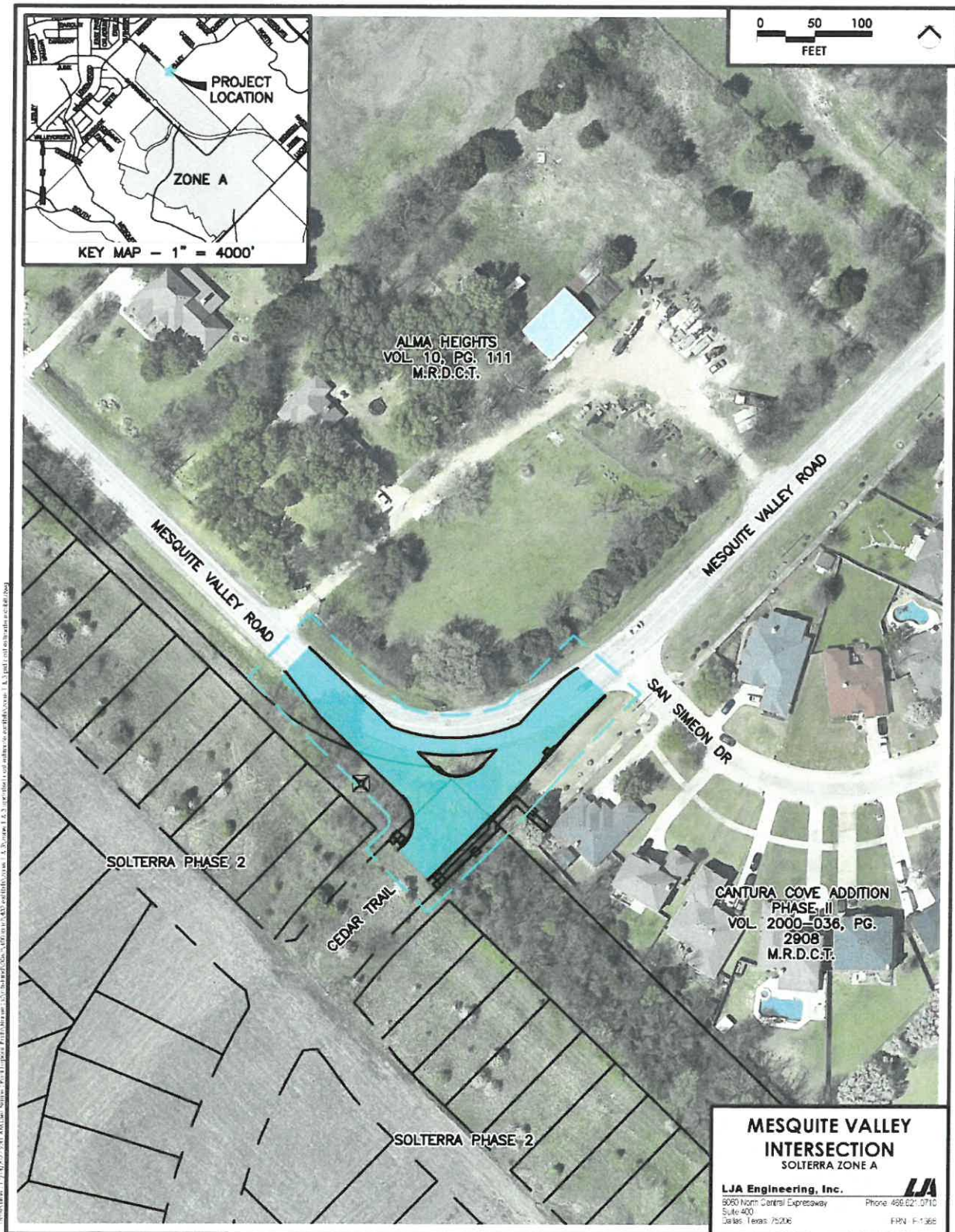


Exhibit O
Twin Oaks Signalization

