

EXHIBIT C
COMPARK VILLAGE SOUTH, FILING NO. 1
ROAD AND DRAINAGE

November 21, 2017

Item Number	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Subtotal
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I. STORM SEWER SYSTEM IMPROVEMENTS**A. Storm Laterals - Belford Ave**

1	Type-R Inlet - 10'	7	Each	\$7,773.52	\$54,415
2	Type-R Inlet - 15'	5	Each	\$8,837.89	\$44,189
3	Type C Inlet	2	Each	\$3,090.00	\$6,180
4	Type D Inlet	2	Each	\$3,621.23	\$7,242
5	18" RCP	121	L.F.	\$49.58	\$6,000
6	24" RCP	621	L.F.	\$72.54	\$45,049
7	30" RCP	288	L.F.	\$98.61	\$28,400
8	36" RCP	876	L.F.	\$98.61	\$86,384
9	42" RCP	608	L.F.	\$138.02	\$83,916
10	6' Manhole	3	Each	\$6,592.00	\$19,776
11	6' CDS3035-6-C Water Quality Structure	1	Each	\$40,273.00	\$40,273
12	8' Diversion Bypass Manhole	1	Each	\$15,244.00	\$15,244
13	6' CDS4030-8-C Water Quality Structure	1	Each	\$43,826.50	\$43,827
14	6' CDS3030-6-C Water Quality Structure	1	Each	\$37,904.00	\$37,904
15	24" FES	4	Each	\$2,074.80	\$8,299
16	30" FES	3	Each	\$2,296.26	\$6,889
17	36" FES	9	Each	\$2,798.59	\$25,187
18	42" FES	2	Each	\$2,884.00	\$5,768
19	Swale (5' Wide)	117	L.F.	\$1.80	\$211
20	Swale (12' Wide)	570	L.F.	\$1.85	\$1,057
21	Swale (17' Wide)	597	L.F.	\$2.63	\$1,568
22	Type L Soil Rip Rap Lining for Swale	1,170	C.Y.	\$61.80	\$72,306
23	Type M Soil Rip Rap Lining for Swale	57	C.Y.	\$72.10	\$4,110
24	Grouted Boulder Lining for 5' Swale	44	C.Y.	\$258.07	\$11,355
25	Type L Rip Rap at FES	441	C.Y.	\$61.80	\$27,254

SUBTOTAL \$682,803**B. East Water Quality Pond (Cordillera)**

1	Type M Soil Rip Rap (at Overflow Weir)	323	C.Y.	\$72.10	\$23,288
2	Concrete Trickle Channel (4' Wide x 6" Deep)	80	L.F.	\$42.33	\$3,387
3	14' Maintenance Trail (8" Thick Crushed Granite)	85	L.F.	\$15.58	\$1,325
4	14' Maintenance Trail (12" Thick Crushed Granite)	23	L.F.	\$23.36	\$537
5	Reinforced Concrete Forebay (13' x 18')	1	Each	\$3,934.60	\$3,935
6	Outlet Structure (Structure, Initial Surcharge, Micropool, WQ Plate)	1	Each	\$10,456.56	\$10,457
7	18" RCP	64	L.F.	\$49.58	\$3,173
8	18" RCP FES w/ Cutoff Wall	1	Each	\$1,597.99	\$1,598
9	Type L Rip-Rap Low Tailwater Basin	8	C.Y.	\$61.80	\$494
10	Concrete Emergency Overflow Weir	1	Each	\$5,235.49	\$5,235
11	Detailed Pond Grading	1	Each	\$3,772.89	\$3,773

SUBTOTAL \$57,202

C West Water Quality Pond (Cordillera)

1	Type M Soil Rip Rap (at Overflow Weir)	276	C.Y.	\$72.10	\$19,900
2	Concrete Trickle Channel (4' Wide x 6" Deep)	68	L.F.	\$42.33	\$2,879
3	14' Maintenance Trail (8" Thick Crushed Granite)	174	L.F.	\$15.58	\$2,712
4	14' Maintenance Trail (12" Thick Crushed Granite)	14	L.F.	\$23.36	\$327
5	Reinforced Concrete Forebay (13' x 16')	1	Each	\$3,934.60	\$3,935
6	Outlet Structure (Structure, Initial Surcharge, Micropool, WQ Plate)	1	Each	\$10,456.56	\$10,457
7	18" RCP	56	L.F.	\$49.58	\$2,777
8	18" RCP FES w/ Cutoff Wall	1	Each	\$1,597.99	\$1,598
9	Type L Rip-Rap Low Tailwater Basin	8	C.Y.	\$61.80	\$494
10	Emergency Overflow Weir	1	Each	\$5,235.49	\$5,235
11	Detailed Pond Grading	1	Each	\$3,772.89	\$3,773

SUBTOTAL \$54,086

II. STREET IMPROVEMENTS**A. Belford Ave (Peoria Street - 10' Past Third KB Homes Entrance)**

1	24' Temporary Construction Access Road - 8" Thickness	7,520	S.Y.	\$9.89	\$74,358
2	Cattle Guard	1	Each	\$1,854.00	\$1,854
3	Subgrade Preparation (2' Behind Back of Curb)	33,413	S.Y.	\$3.09	\$103,246
4	Asphalt Pavement (7" HMA/17" ABC)	25,900	S.Y.	\$52.74	\$1,365,862
5	6" Vertical Curb & Gutter	6,568	L.F.	\$13.17	\$86,525
6	4' Shoulder (8" Class 6 Road Base)	2,900	S.Y.	\$10.01	\$29,034
7	Delineator Posts @ 200' O.C.	16	Each	\$77.77	\$1,244
8	Signage	17	Each	\$669.50	\$11,382
9	Striping 8" White	6,000	L.F.	\$0.52	\$3,090
10	Skip Striping 4" White	493	L.F.	\$0.52	\$254
11	Striping 4" White	7,276	L.F.	\$0.52	\$3,747
12	Striping 4" Single Yellow	1,461	L.F.	\$0.52	\$752
13	Striping 4" Double Yellow	6,303	L.F.	\$0.52	\$3,246
14	8" Wide Yellow Cross Hatching @ 25'	380	L.F.	\$0.52	\$196
15	8" Wide White Cross Hatching @ 25'	60	L.F.	\$0.52	\$31
16	Cross Pan	136	S.Y.	\$57.23	\$7,783
17	Double Corner Pedestrian Ramp Including Curb Return	8	Each	\$1,611.95	\$12,896
18	Collector Trench Drain	6,700	L.F.	\$15.71	\$105,240
19	Cleanouts	44	Each	\$360.70	\$15,871
20	Street Lights	12	Each	\$8,240.00	\$98,880
21	Std. Stock Fence	6,500	L.F.	\$3.19	\$20,755
22	5' Detached Concrete Sidewalk	16,445	S.F.	\$4.38	\$71,988
23	Subgrade Preparation for Sidewalk	2,558	S.Y.	\$3.09	\$7,904

SUBTOTAL \$2,026,137

B. Peoria Street Intersection

1	CLEARING AND GRUBBING	1	LS	\$5,150.00	\$5,150
2	REMOVAL OF BARRICADE	1	EA	\$515.00	\$515
3	REMOVAL OF PAVEMENT MARKING	2904	SF	\$2.06	\$5,982
4	REMOVAL OF SIGN PANEL	3	EA	\$72.10	\$216
5	REMOVAL OF GROUND SIGN	3	EA	\$92.70	\$278
6	REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	1	LS	\$8,240.00	\$8,240
7	REMOVAL OF FENCE	710	LF	\$8.24	\$5,850
8	REMOVAL OF CURB AND GUTTER	1349	LF	\$10.30	\$13,895
9	REMOVAL OF CONCRETE PAVEMENT	709	SY	\$16.48	\$11,684
10	REMOVAL OF LIGHT STANDARD	5	EA	\$412.00	\$2,060
11	REMOVAL OF LIGHT STANDARD FOUNDATION	5	EA	\$566.50	\$2,833
12	REMOVAL OF PULL BOX	5	EA	\$257.50	\$1,288
13	REMOVAL OF INLET	1	EA	\$1,030.00	\$1,030
14	EMBANKMENT MATERIAL (COMPLETE-IN-PLACE)	6324	CY	\$4.12	\$26,055
15	OVEREXCAVATION (COMPLETE-IN-PLACE)	5374	CY	\$2.67	\$14,336
16	POTHOLING	24	HR	\$257.50	\$6,180
17	STOCKPILE TOPSOIL	1192	CY	\$2.67	\$3,180
18	TOPSOIL	491	CY	\$5.15	\$2,529
19	INLET PROTECTION	74	LF	\$10.30	\$762

20	CONCRETE WASHOUT STRUCTURE	1	EA	\$1,030.00	\$1,030
21	VEHICLE TRACKING CONTROL	2	EA	\$1,030.00	\$2,060
22	SILT FENCE	230	LF	\$2.06	\$474
23	SEDIMENT CONTROL LOG (12 INCH)	670	LF	\$2.06	\$1,380
24	SEDIMENT REMOVAL AND DISPOSAL	10	HR	\$206.00	\$2,060
25	EROSION CONTROL SUPERVISOR	11.25	DAY	\$180.25	\$2,028
26	RESET SIGN PANEL	3	EA	\$206.00	\$618
27	RESET PULL BOX	2	EA	\$927.00	\$1,854
28	MODIFY MANHOLE	4	EA	\$772.50	\$3,090
29	ADJUST VALVE BOX	4	EA	\$257.50	\$1,030
30	RESET TRAFFIC SIGNAL EQUIPMENT	1	LS	\$7,255.00	\$7,255
31	SEEDING (NATIVE)	1.5	AC	\$1,287.50	\$1,931
32	MULCHING (WEED FREE STRAW)	1.5	AC	\$1,287.50	\$1,931
33	AGGREGATE BASE COURSE (CLASS 6)	1570	CY	\$41.20	\$64,684
34	HOT MIX ASPHALT (GRADING S)(75)(PG 64-22)	460	TON	\$77.25	\$35,535
35	HOT MIX ASPHALT (GRADING SX)(75)(PG 64-22)	230	TON	\$97.85	\$22,506
36	EMULSIFIED ASPHALT (SLOW-SETTING)	417	GAL	\$4.12	\$1,718
37	CONCRETE PAVEMENT (9 INCH)	4687	SY	\$51.50	\$241,381
38	GROUTED RIPRAP (12 INCH)	50	CY	\$154.50	\$7,725
39	INLET TYPE R L 5 (5 FOOT)	1	EA	\$5,665.00	\$5,665
40	TRENCH DRAIN (PERFORATED)	555	LF	\$16.22	\$9,003
41	CONSTRUCTION FENCE	1155	LF	\$2.06	\$2,379
42	FENCE BARBED WIRE WITH METAL POSTS	850	LF	\$3.19	\$2,714
43	CONCRETE SIDEWALK (6 INCH)	191	SY	\$41.20	\$7,869
44	CONCRETE CURB RAMP	40	SY	\$154.50	\$6,180
45	HIGH SPEED MOUNTABLE CURB AND GUTTER	352	LF	\$16.48	\$5,801
46	VERTICAL CURB AND GUTTER	252	LF	\$14.16	\$3,569
47	MEDIAN CURB AND GUTTER	216	LF	\$14.16	\$3,059
48	MEDIAN COVER MATERIAL (4 INCH PATTERNED CONCRETE)	645	SF	\$20.60	\$13,287
49	DELINEATOR (TYPE I)	6	EA	\$25.75	\$155
50	COMMON TRENCH	50	LF	\$10.30	\$515
51	COMMON BORE	295	LF	\$15.45	\$4,558
52	PVC CONDUIT 2" (WITHIN COMMON BORE OR TRENCH)	435	LF	\$4.12	\$1,792
53	PULL BOX (TYPE I)	1	EA	\$927.00	\$927
54	PULL BOX (TYPE II)	4	EA	\$824.00	\$3,296
55	SIGN PANEL (CLASS I)	123	SF	\$22.66	\$2,787
56	SIGN PANEL (CLASS II)	58	SF	\$30.90	\$1,792
57	STEEL SIGN POST (2x2 INCH TUBING)	123	LF	\$18.54	\$2,280
58	TRAFFIC SIGNAL LIGHT POLE, 50' MAST ARM	1	EA	\$29,870.00	\$29,870
59	TRAFFIC SIGNAL LIGHT POLE, 60' MAST ARM	2	EA	\$36,050.00	\$72,100
60	TRAFFIC SIGNAL LIGHT POLE, 65' MAST ARM	1	EA	\$39,140.00	\$39,140
61	TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES	10	EA	\$927.00	\$9,270
62	TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES "ARROW"	11	EA	\$927.00	\$10,197
63	PEDESTRIAN HEAD (16-INCH) (COUNTDOWN)	2	EA	\$669.50	\$1,339
64	PEDESTRIAN PUSH BUTTONS	2	EA	\$927.00	\$1,854
65	INTERSECTION DETECTION SYSTEM (CAMERA)	4	EA	\$8,034.00	\$32,136
66	OPTICOM GTT 762 CARD	2	EA	\$1,030.00	\$2,060
67	OPTICOM GTT 722 HEAD	2	EA	\$2,884.00	\$5,768
68	TRAFFIC SIGNAL CONTROLLER CABINET MODIFICATIONS	1	LS	\$2,575.00	\$2,575
69	SANITARY FACILITY	1	EA	\$2,060.00	\$2,060
70	PAVEMENT MARKING PAINT (WATERBORNE)	47	GAL	\$82.40	\$3,873
71	METHYL METHACRYLATE PAVEMENT MARKING (WORD-SYMBOL)	290	SF	\$30.90	\$8,961
72	METHYL METHACRYLATE PAVEMENT MARKING (XWALK-STOP LINE)	736	FS	\$30.90	\$22,742
73	TRAFFIC SIGNAL (TEMPORARY)	1	LS	\$10,300.00	\$10,300
74	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$25,750.00	\$25,750
75	UTILITY RELOCATIONS	1	LS	\$154,500.00	\$154,500

SUBTOTAL \$1,024,947

III. GREEN ACRES TRIBUTARY IMPROVEMENTS

1	Construct Micro Pool/EURV Outlet Structure	1	Each	\$16,291.94	\$16,292
2	18" RCP	11	L.F.	\$49.58	\$545
3	56' x 22' 100 Year Outlet Structure with Concrete Apron	1	Each	\$80,260.69	\$80,261
4	4' x 22.5' RCBC Outlet	8	L.F.	\$2,413.29	\$19,306
5	42" x 6" Trickle Channel	15	L.F.	\$42.33	\$635
6	Type M Buried Soil Rip Rap at Pond Outflow	200	C.Y.	\$57.46	\$11,493
7	18" RCP FES w/ Cutoff Wall	1	Each	\$1,597.99	\$1,598
8	Grouted Boulder Outfall (2)	-		\$0.00	
	*Grading for Run Down	7,400	SF	\$0.41	\$3,049
	*4 oz. Fabric at Run Down	7,400	SF	\$0.39	\$2,896
	*4" Layer - Type 2 Bedding	130	TN	\$27.81	\$3,615
	*Grouted Boulders	1,100	TN	\$154.50	\$169,950
9	Outlet Headwall, Emergency Overflow Weir, Wing walls	1	Each	\$32,333.76	\$32,334
10	12' Maintenance Trail (8" Thick Crushed Granite)	6,215	S.F.	\$0.89	\$5,505
11	12' Maintenance Trail (12" Thick Crushed Granite)	3,121	S.F.	\$1.17	\$3,665
12	Architectural Box Culvert	1	Each	\$15,450.00	\$15,450
13	Wing walls for ABC	2	Each	\$36,050.00	\$72,100
14	Guard Rail	56	L.F.	\$123.60	\$6,922
15	11' x 28' Arch Culvert with Headwalls, Wing walls	1	Each	\$341,960.00	\$341,960
16	Install 11' x 28' Arch Culvert with Headwalls, Wing walls	1	Each	\$98,880.00	\$98,880
17	Retaining Wall at Belford Ave Culvert (NE)	622	V.S.F.	\$29.80	\$18,534
18	Retaining Wall at Belford Ave Culvert (NW)	421	V.S.F.	\$29.80	\$12,545
19	Retaining Wall at Belford Ave Culvert (SE)	276	V.S.F.	\$29.80	\$8,224
20	Retaining Wall at Belford Ave Culvert (SW)	2,172	V.S.F.	\$29.80	\$64,721
21	Retaining Wall at Green Acres Tributary Sta. 98+60 - 100+44	240	V.S.F.	\$29.80	\$7,151
22	Grouted Boulder/Rip Rap at Arch Outflow (1)	-		\$0.00	
	*Grading for Run Down	3,340	SF	\$0.41	\$1,376
	*4 oz. Fabric at Run Down	3,340	SF	\$0.39	\$1,307
	*4" Layer - Type 2 Bedding	60	TN	\$27.81	\$1,669
	*Grouted Boulders	500	TN	\$154.50	\$77,250
23	Construct Grouted Boulder Drop Structures	6	Each	\$179,550.63	\$1,077,304

SUBTOTAL \$2,156,538

PUBLIC IMPROVEMENTS SUBTOTAL \$6,001,712

MOBILIZATION:

1	Mobilization @ 5%				\$300,086
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SURVEYING:

1	Surveying @ 3%				\$180,051
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CONSTRUCTION MANAGEMENT / TESTING:

1	Construction Management / Testing @ 12%				\$720,205
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CONTINGENCY:

1	Contingency @ 10%				\$600,171
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SUBTOTAL \$1,800,514

PUBLIC IMPROVEMENTS TOTAL \$7,802,225

LETTER OF CREDIT AT 110% \$8,582,448

The opinion of probable construction costs for Compark Village South, Filing No. 1 was based on approximate quantity estimates for general Earthwork, utility work, concrete structural work, revegetation, and miscellaneous work based on the Final Road & Storm Drainage Construction Plans Prepared by Manhard Consulting, latest revision dated June 2016

Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.