

Construction Costs to complete Riverview Estates Project
Phases 1 & 2 - 84 Lots - Minimum Lot - Size 3/4 acres.

1. Construction crew: (a) Complete the Front Detention Pond, (the pond is going to require 2 - 400 GPM Pumps). (b) Spread material from the Detention pond on existing lots, grading and compacting the lots. (c) Once the concrete road is in place, dig roadside ditch along the main road and one side of each cul-de-sac. The purpose of this is so the Concrete trucks can make their pores as we are limited on space. (d) Set 8 - 30" RCP pipes in the TxDOT ditch on Highway 61 placed under Driveway. = \$375,000
2. Chambers, engineering – surveying lot corners – \$15,000
3. Lime material- \$120,000
4. Mixer - \$10,000 pr month + taxes and transport - \$14,000.
5. Lime testing - HTS and Chambers County testing – \$35,000
6. Concrete material – \$850,000
7. Concrete labor – \$200,000
8. Concrete sealant - \$40,000
9. Weeds - all lots and drainages - 6 men - 1 week with weed eaters. Roundup application - spray with 5 gallon backpack sprayers - \$35,000 Labor and material.
10. Hot Tap Sanitary Sewer-Trinity Bay \$20,000.
11. Cross Disk Weeds in front 18 acres. Strip whee needed. Gary Nelson quote - \$7,500. Sam and I met with Gary on site a few months ago.
12. Techline Pipe - Water and Sanitary Sewer service lines, saddles, curb stops - \$20,000
13. Pumps, electrical hook-up, concrete pads \$30,000 (Engineers estimate pumps at \$7,000 per pump.)
14. Engineering - \$100,000
15. Signs – Street, speed limit, stop and front Project Sign on SH 61 - \$35,000
16. Chambers County Fees, and 2 year Maintenance Bonds - \$110,000 (2 year Maintenance bond for \$1,500,000 - 2% Premium - 2 years - \$60,000) + County Fees.
17. Entergy – power and street lighting for the project – \$50,000
18. Left Turn Lane in SH61 - Gulf Coast (subcontractor - \$350,000
19. Contingency - \$150,000
20. Payables - \$759,000

Total Construction Costs - \$3,315,000

Revenue - 84Lots & \$110,000 \$9,240,000