

Circle G Holdings JDA
 Roadway Design & Improvement Budget
 CM: EPS
 Rev: 3, with final contractor bids
 Date: 1/28/2018

	TOTAL BUDGET:			Allocations			TOTAL ALLOCATIONS
	All Improvements	North 1/2 of Orchid Rd	Total less North 1/2 of Orchid	Circle G Holdings	P&R I	Cowley Properties	
Net Acres for Allocation	A	B	A-B=C	26.8	8.17	28.56	63.5
Percentage of Total Development				42.18%	12.86%	44.96%	100.00%
Formula for Allocation	Per EPS	Per EPS	A-B=C	% of C	% of C	(% of C) + B	
Engineering & Design							
Engineering - EPS							
Offsite Roadway Construction Drawings	\$ 39,500						
Drainage Report	3,900						
RWCD Irrigation Coordination	2,500						
Storm Water Pollution Prevention Plan	1,500						
Street Light Design	2,450						
Map of Dedication (or Final Plat)	3,200						
Legal Descriptions	1,000						
Traffic Engineering							
Traffic Signal Design	6,950						
Meeting Attendance & Coordination							
Meeting Attendance & Coordination	2,500						
RWCD Design							
Irrigation Design & Engineering	28,683						
Soils Report							
	14,000						
Misc Consulting - Iplan, etc...							
	8,500						
Title Work & Escrow Fees							
	5,000						
Planning, Design & Engineering Total	119,683	11,719	107,964	45,544	13,884	60,254	119,683
Construction							
Construction Staking	21,450	1,324	20,126	8,490	2,588	10,371	21,450
Other Professional	7,505	809	6,696	2,825	861	3,819	7,505
Soils Report/Testing	17,920	735	17,185	7,249	2,210	8,461	17,920
Fees & Permits	137,242	11,565	125,677	53,016	16,162	68,063	137,242
Earthwork	95,250	9,015	86,235	36,378	11,090	47,782	95,250
Dirt Export	45,000	-	45,000	18,983	5,787	20,230	45,000
Sewer	188,500	15,682	172,818	72,903	22,225	93,373	188,500
Water	90,900	14,168	76,733	32,369	9,868	48,663	90,900
Storm Drain	31,480	7,650	23,830	10,053	3,065	18,363	31,480
Irrigation	363,005	-	363,005	153,133	46,683	163,189	363,005
Irrigation - FRA & Legal	12,000	-	12,000	5,062	1,543	5,395	12,000
Private Irrigation structures	10,000	-	10,000	10,000	-	-	10,000
Dry Utilities	31,280	-	31,280	13,195	4,023	14,062	31,280
Street Lights	245,378	7,590	237,788	100,311	30,580	114,488	245,378
Concrete	229,987	24,432	205,555	86,713	26,435	116,839	229,987
Paving	532,675	51,112	481,564	203,147	61,929	267,599	532,675
Landscaping	4,500	-	4,500	1,898	579	2,023	4,500
Contingency	107,280	16,166	91,114	38,436	11,717	57,126	107,280
Sales Tax	81,358	6,207	75,150	31,702	9,664	39,991	81,358
Construction Total	2,252,710	166,454	2,086,256	885,864	267,008	1,099,838	2,252,710
Subtotal - Engineering & Construction	2,372,393	178,173	2,194,220	931,409	280,892	1,160,092	2,372,393
Construction Management	71,172	5,345.18	65,826.61	27,942.26	8,426.76	34,802.76	71,172
Contract Management - 2% of all costs	47,448	3,563.45	43,884.40	18,628.18	5,617.84	23,201.84	47,448
Liability Insurance	16,000	-	16,000	6,749.57	2,057.61	7,192.82	16,000
Median Buy In Fees	-	-	-	-	-	-	-
Water Buy In Fees	-	-	-	-	-	-	-
Sewer Buy In Fees	-	-	-	-	-	-	-
Total Costs	2,507,012	187,081	2,319,931	984,729	296,994	1,225,289	2,507,012
Owners Contingency - 5%	125,351	9,354	115,997	49,236	14,850	61,264	125,351
Total Costs with Contingency	2,632,363	196,435	2,435,928	1,033,965	311,844	1,286,554	2,632,363

Circle G Holdings JDA**Dedicated Land Cost Allocations - Budget**

(To Be Update to Match Final Plans)

Entity	Net Acreage	Percentage for Allocation
Circle G Holdings	26.79	42.18%
Power & Ray I	8.17	12.86%
SCF-P&R 30,	28.56	44.96%
	<u>63.52</u>	<u>100.00%</u>

Land Dedicated for Roads

Entity	Land Area Dedicated (Acres)	Land Area Dedicated (Sq. Ft.)	JDA Value per Dedicated Sq. Ft.	Total Value
Circle G Holdings	2.56	111,513.6	\$ 4.00	\$ 446,054
Power & Ray I	1.14	49,658.4	\$ 4.00	\$ 198,634
	<u>3.7</u>	<u>161,172.0</u>		<u>\$ 644,688</u>

Allocation of Dedicated Land Costs

Cost Allocation	Alloc %	JDA Land Cost Allocable to Entity	Less: Value of Land Dedicated	Net Due (To) / From
Circle G Holdings	42.18%	\$ 271,902	\$ 446,054	\$ (174,153)
Power & Ray I	12.86%	82,920	198,634	(115,713)
Cowley - HUSD/SCF-P&R	44.96%	289,866	-	289,866
		<u>\$ 644,688</u>	<u>\$ 644,688</u>	<u>\$ -</u>

Circle G Holdings JDA
 Roadway Design & Improvement Budget
 Cost Allocations between HUSD & SCF-P&R
 CM: EPS
 Rev: 3, with final contractor bids
 Date: 1/28/2018

	Cowley Share for Allocation	Allocations		TOTAL ALLOCATIONS
		HUSD School Parcel	SCF-P&R Remainder	
GROSS Acres for Allocation	A	19.5	9.81	29.3
Percentage of Total Development		66.53%	33.47%	100.00%
Formula for Allocation		% of A	% of A	
Engineering & Design				
Engineering - EPS				
Offsite Roadway Construction Drawings				
Drainage Report				
RWCD Irrigation Coordination				
Storm Water Pullution Prevention Plan				
Street Light Design				
Map of Dedication (or Final Plat)				
Legal Descriptions				
Traffic Engineering				
Traffic Signal Design				
Meeting Attendance & Coordination				
Meeting Attendance & Coordination				
RWCD Design				
Irrigation Design & Engineering				
Soils Report				
Misc Consulting - Iplan, etc...				
Title Work & Escrow Fees				
Planning, Design & Engineering Total	60,254	40,087	20,167	60,254
Construction				
Construction Staking	10,371	6,900	3,471	10,371
Other Professional	3,819	2,541	1,278	3,819
Soils Report/Testing	8,461	5,629	2,832	8,461
Fees & Permits	68,063	45,283	22,781	68,063
Earthwork	47,782	31,789	15,993	47,782
Dirt Export	20,230	13,459	6,771	20,230
Sewer	93,373	62,121	31,252	93,373
Water	48,663	32,375	16,287	48,663
Storm Drain	18,363	12,217	6,146	18,363
Irrigation	163,189	108,570	54,620	163,189
Irrigation - FRA & Legal	5,395	3,589	1,806	5,395
Private Irrigation structures	-	-	-	-
Dry Utilities	14,062	9,355	4,707	14,062
Street Lights	114,488	76,169	38,319	114,488
Concrete	116,839	77,733	39,106	116,839
Paving	267,599	178,034	89,565	267,599
Landscaping	2,023	1,346	677	2,023
Contingency	57,126	38,006	19,120	57,126
Sales Tax	39,991	26,606	13,385	39,991
Construction Total	1,099,838	731,722	368,116	1,099,838
Subtotal - Engineering & Construction	1,160,092	771,809	388,283	1,160,092
Construction Management	34,802.76	23,154	11,648	34,803
Contract Management - 2% of all costs	23,201.84	15,436	7,766	23,202
Liability Insurance	7,192.82	4,785	2,407	7,193
Median Buy In Fees				
Water Buy In Fees				
Sewer By In Fees				
Total Improvement Costs	1,225,289	815,185	410,105	1,225,289
Contingency - 5%	61,264	40,759	20,505	61,264
Total Improvement Costs with Contingency	1,286,554	855,944	430,610	1,286,554
Dedicated Land Cost Allocations	289,866	192,848	97,018	289,866
Total Due to JDA - Land & Improvements	1,576,420	1,048,792	527,628	1,576,420