

WATERSTONE SCHOOL SITE OPINION OF PROBABLE COST - (June 17, 2024)

EARTHWORK	QUANTITY	UNIT	UNIT COST \$	EARTHWORK COST
EXCAVATION/EMBANKMENT	40,000	CY	\$ 5.00	\$ 200,000.00
REVEGETATION	58,080	SY	\$ 1.75	\$ 101,640.00
EARTHWORK SUBTOTAL				\$ 301,640.00

DRAINAGE	QUANTITY	UNIT	UNIT COST \$	DRAINAGE COST
PRO-RATED AMENITY/DETENTION	1	LS	\$ 30,000.00	\$ 30,000.00
DRAINAGE SUBTOTAL				\$ 30,000.00

ROADWAY NAME	ROADWAY LENGTH (LF)	COST PER LF \$	ROADWAY CLASSIFICATION	ROADWAY COST \$
1/2 OF LOCAL RESIDENTIAL	785	\$ 375.00	RESIDENTIAL (54' ROW)	\$ 294,375.00
MAINSAIL LANE - UNIT G	630	\$ 1,000.00	COLLECTOR (60' ROW)	\$ 630,000.00
MAINSAIL LANE - ADJACENT TO SCHOOL	690	\$ 1,000.00	COLLECTOR (60' ROW)	\$ 690,000.00
ROADWAY SUBTOTAL	2,105			\$ 1,614,375.00

SUBTOTAL DEVELOPMENT COST	\$	1,946,015.00
SOFT COSTS (12%)	\$	233,521.80
SUBTOTAL DEVELOPMENT COST AND SOFT COSTS	\$	2,179,536.80
CONTINGENCY (15%)	\$	326,930.52
TOTAL DEVELOPMENT COST	\$	2,506,467.32

Lennar Homes of Texas Land and Construction, LLC agrees to limit/cap Hays CISD infrastructure cost payment associated with the proposed Waterstone School Site to not exceed \$1.2 million dollars