

DEVELOPER PARTICIPATION AGREEMENT

Construction of Shallowford Road Improvements and Extension of 12" Waterline

This Agreement is executed by and between the City of Temple, a home rule city in Bell County, Texas (hereinafter "the City") and Shallowford Road, LLC (hereinafter "Developer"), land developer of real property located at 4202 Shallow Ford Road and 5020 Shallow Ford Road, Temple, Texas.

Whereas, the City and Developer desire to execute this Developer Participation Agreement pursuant to Texas Local Government Code §§ 212.071-212.074;

Whereas, Developer owns property located at 4202 Shallowford Road and 5020 Shallowford Road in south Temple and is interested in constructing off-site improvements to Shallowford Road between Robinhood Drive to the bridge over Bird Creek and oversizing from an 8" to a 12" watermain line, which would serve its property, as well as surrounding properties in the same area;

Whereas, Texas Local Government Code, Section 212.072(c) allows participation by a municipality at a level not to exceed 100% of the total costs of any oversizing of improvements required by a municipality, including but not limited to increased capacity of improvements to anticipate other future development in the area.

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

Therefore, City and Developer agree as follows:

1. **Purpose.** The City and Developer desire to share in the cost of constructing public improvements, to include improving Shallow Ford Road to the standards of a Neighborhood Collector from its intersection with Robinhood Drive south to a bridge over Bird Creek, along with required improvements of 150 feet at each entrance to the subdivision providing dedicated turn lanes, improvements of an approximately 1,494-foot extension of a 12" watermain line along Shallowford Road from the bridge over Bird Creek to the Developer's property's southern entrance, and improvements of approximately 2,679-foot upsizing a water line from 8" to 12" through Developer's development from the southern entrance to a tie in point on Valley View Drive, which improvements will connect Developer's property to the City's road and watermain systems.
2. **Developer's Obligations.** Developer will construct improvements to Shallow Ford Road from its intersection with Hickory Road south to a bridge over Bird Creek, and approximately 2,679-foot extension of a 12" watermain line along Shallowford Road from Bird Creek to the Developer's property ("the Project"), further described in Exhibits A through D, attached hereto and incorporated herein for all purposes, to connect to the City's road network and watermain systems upon completion. The Project would serve Developer's property as well as surrounding properties in the same area.
 - a. **Project Details**
 - i. Developer will engineer and construct improvements to Shallow Ford Road according to City standards for a Neighborhood Collector.
 1. Phase One of the improvements to Shallow Ford Road are approximately 3,338-feet and will extend from the intersection of Robinhood Drive and extend south to approximately 200-feet south of the southern entrance to The Preserve at Lions Park Phase 1 subdivision as shown in the phasing plan marked as Exhibit A. This phase shall also include improvements of

an approximately 1,494-foot extension of a 12” watermain line along Shallowford Road from the bridge over Bird Creek to the Developer’s property’s southern entrance as shown in the phasing plan marked as Exhibit A. The improvements proposed in this section are described in more detail in the estimate contained in Exhibit B. The portion of this section that is required for the Developer to construct as part of their development is 150-feet for dedicated turn lanes at each of the two entrances from Shallow Ford Road into the development as further described in the estimate contained in Exhibit C. Except for those costs included in the estimate contained in Exhibit C, all costs contained in the estimate contained in exhibit A are costs to oversize under Texas Local Government Code Chapter 212 and may be funded at 100% of actual costs to oversize.

2. Phase Two of the improvements to Shallow Ford Road are approximately 1,225-feet and will extend from approximately 200-feet south of the southern entrance to The Preserve at Lions Park Phase 1 subdivision south to the Bird Creek Bridge. The improvements proposed in this section are described in more detail in the estimate contained in Exhibit D. The improvements in this section are outside the development and are costs to oversize under Texas Local Government Code Chapter 212 and may be funded at 100% of actual costs to oversize.
- ii. Developer will engineer and construct improvements to oversize approximately 2,679-feet of water line from the waterline from the entrance of Developer's development through the development to a tie-in at Valley View Drive. These improvements shall be oversized from the required 8-inch diameter water line to a 12-inch diameter water line to increase the capacity of the improvements to anticipate future development in the area. The improvements in the section are described in more detail in the estimate contained in Exhibit E. Only the costs to oversize the water line were included in the estimate and may be funded at 100% of actual costs to oversize.

Pursuant to Texas Local Government Code Chapter 212, the City agrees to reimburse the Developer for the cost of constructing the Project at a total not to exceed amount of \$6,046,590.13, or 100% of the actual costs to oversize the above improvements, whichever is less (referred to herein as the “Not to Exceed Amount”). The City shall contribute no more than the Not to Exceed Amount and Developer shall bear the cost, if any, of the Project construction which exceeds the City’s contribution under Section 3 below.

3. **City’s Obligations.** Pursuant to Texas Local Government Code Chapter 212, the City agrees to reimburse the Developer for the cost of constructing the Project at a total not to exceed amount of \$6,046,590.13, or 100% of the actual costs to oversize the above improvements, whichever is less (referred to herein as the “Not to Exceed Amount”). Developer agrees to provide full documentation to the City of the actual amounts spent towards eligible costs (as described in Section 3). Subject to verification of such records by the City, the City agrees to reimburse Developer for construction of the Project up to the Not to Exceed Amount. Final payment will be made to Developer once

satisfactory documentation showing funds expended has been received and the City has accepted the improvements.

Developer bears 100% of the cost of the Project over the Not to Exceed Amount. Eligible expenses to be reimbursed by the City include the cost of labor and materials for the Project as outlined in Exhibits B, D, and E, less the cost of labor and materials for the required turn lanes as outlined in Exhibit C, provided that the total reimbursement by the City cannot exceed the Not to Exceed Amount.

After acceptance of the said improvements, the City shall maintain those improvements at its own expense, subject to any warranties by the contractors or maintenance bonds on said improvements.

- 4. Developer's Certifications.** Developer certifies by executing this agreement that Developer does not and will not knowingly employ undocumented workers as that term is defined in Section 2264.001(4) of the Texas Government Code. In the event Developer is convicted of a violation of 8 U.S.C Section 1324 (a) (relating to federal criminal penalties and injunctions for a pattern or practice employing unauthorized aliens), Developer shall repay the amount of the fee waivers, lien releases, and in-kind services received under this Agreement, with interest at a rate of 5% per annum, not later than the 120th day after the date the City notifies Developer of the violation. Notwithstanding anything to the contrary herein, this Section shall survive the expiration or termination of this Agreement.

Developer certifies that neither it, nor any of its agents or employees, have or will offer or accept gifts or anything of value, or enter into any business arrangement, with any employee, official, or agent of the City.

Developer certifies, pursuant to Texas Government Code Chapter 2270, that it does not boycott Israel and will not boycott Israel during the term of this Agreement. Developer further certifies, pursuant to Texas Government Code Chapter 2252, Subchapter F, that it does not engage in business with Iran, Sudan, or a foreign terrorist organization as may be designated by the United States Secretary of State pursuant to his authorization in 8 U.S.C. Section 1189.

- 5. Assignment.** Developer shall have the right to assign this Agreement as collateral for the financing of the construction of the Project, and in the event that Developer is unable to complete the Project for any reason, its assignee shall have the right, but not the obligation to finish the Project, and receive a contribution from the City in an amount not to exceed \$6,046,590.13, or 100 % of the actual cost of oversizing the improvements, whichever is less, upon final acceptance of the improvements by the City.
- 6. Availability of Records.** Developer agrees to make its books and other records related to construction of the project available for inspection by the City during reasonable business hours.
- 7. Performance Bond.** Developer or its contractor must execute a performance bond with the City as beneficiary for the construction and completion of the said improvements outlined above. The bond shall also be executed by a corporate surety and shall be in compliance with Chapter 2253 of the Texas Government Code.

Executed on this the _____ day of _____, 2024.

(Signature page to follow)

DRAFT

City of Temple, Texas

Shallowford Road, LLC

Brynn Myers
City Manager

By: _____
Title: _____

Attest:

Approved as to Form:

Jana Lewellen
City Secretary

City Attorney's Office

State of Texas §
County of Bell §

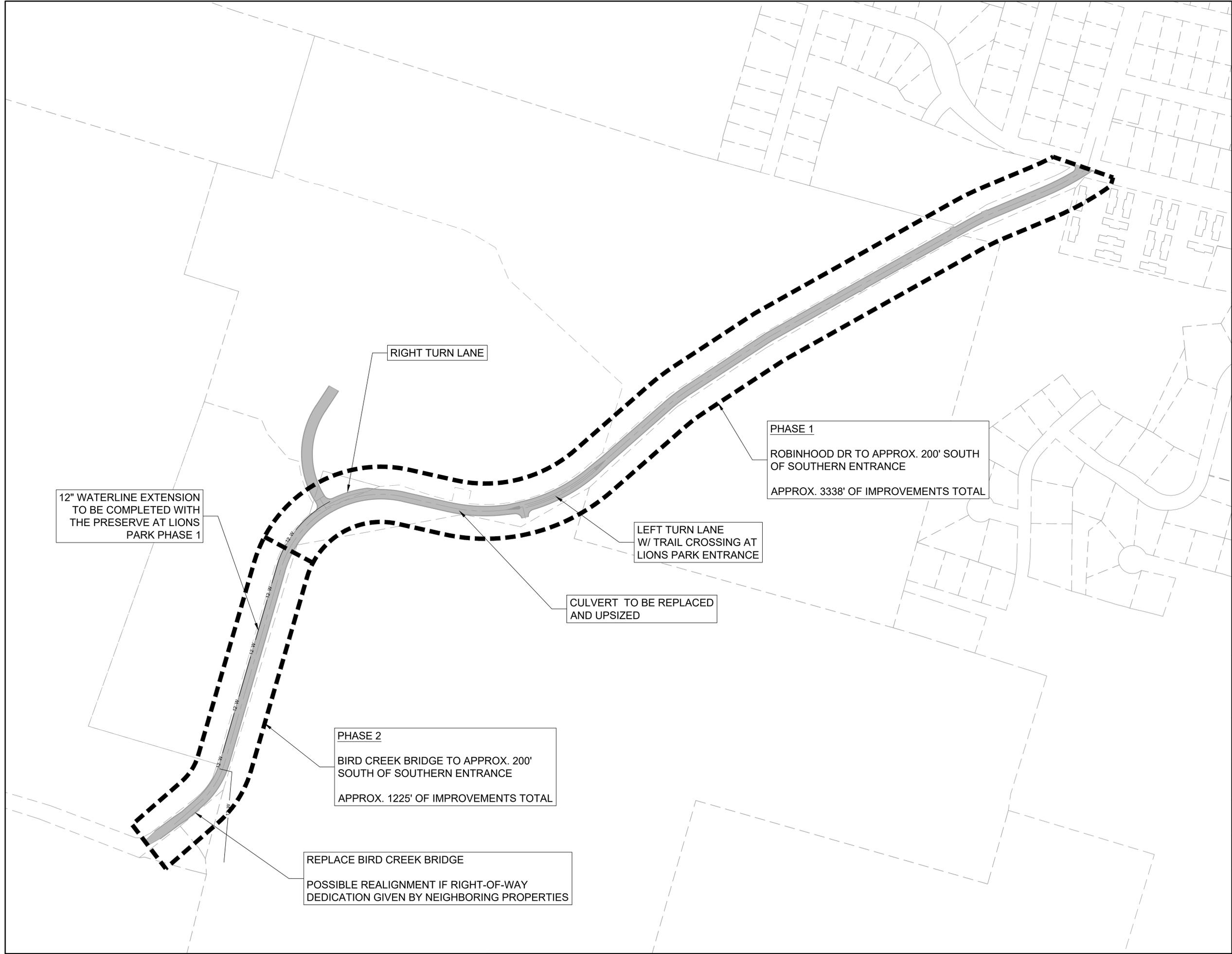
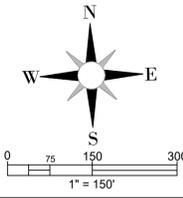
This instrument was acknowledged before me on the ____ day of _____, 2024 by Brynn Myers, City Manager, for the City of Temple, a Texas home rule City.

Notary Public

State of Texas §
County of Bell §

This instrument was acknowledged before me on the ____ day of _____, 2024 by _____, _____ for Shallowford Road, LLC, a Texas Limited Liability Company, on behalf of said company.

Notary Public



12" WATERLINE EXTENSION
TO BE COMPLETED WITH
THE PRESERVE AT LIONS
PARK PHASE 1

RIGHT TURN LANE

PHASE 1
ROBINHOOD DR TO APPROX. 200' SOUTH
OF SOUTHERN ENTRANCE
APPROX. 3338' OF IMPROVEMENTS TOTAL

LEFT TURN LANE
W/ TRAIL CROSSING AT
LIONS PARK ENTRANCE

CULVERT TO BE REPLACED
AND UPSIZED

PHASE 2
BIRD CREEK BRIDGE TO APPROX. 200'
SOUTH OF SOUTHERN ENTRANCE
APPROX. 1225' OF IMPROVEMENTS TOTAL

REPLACE BIRD CREEK BRIDGE
POSSIBLE REALIGNMENT IF RIGHT-OF-WAY
DEDICATION GIVEN BY NEIGHBORING PROPERTIES

1	ORIGINAL RELEASE	07/02/2024
REV.	DESCRIPTION	DATE



**SHALLOW FORD RD.
IMPROVEMENTS**

PHASING PLAN

SIGNATURE	DATE

PM	JAT
DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	23-017-016
DRAWING #	1

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps5



Name / Address

Project
SFR phase 1 OPC

Item	Description	Qty	Rate	Total
501.09 - Planning	design meeting and planning	1	10,000.00	10,000.00
501.16 Geotech	geotech	1	10,000.00	10,000.00
01.1 Plans	engineering	1	40,000.00	40,000.00
01.4 Surveying	Construction Surveying	1	25,000.00	25,000.00
01.4 Surveying	Boundary and topo Surveying	1	10,000.00	10,000.00
01.2 Building Permits	Building Permits	0	0.00	0.00
01.5 Estimating	Sitework estimating	1	3,500.00	3,500.00
02.05 Mobilization	Mobilization	1	8,500.00	8,500.00
03.01 Site Striping	Site Stripping	1	15,000.00	15,000.00
02.04 Traffic Control	SWPPP and silt fence	1	10,000.00	10,000.00
		0		
03.02 Roadway Excavation	asphalt milling	1	26,250.00	26,250.00
505.01 Asphalt Demo-Labor	asphalt hauling expect 2500 yds but some areas are thicker	1	16,900.00	16,900.00
505.00 Demo	base excavation based on 12" 45 feet wide	8,440	5.00	42,200.00
505.00 Demo	knockdown	1	10,000.00	10,000.00
505.03 Tree Demo-Labor	ROW clearing	1	40,000.00	40,000.00
02.06 Roadway Embankment	oHaul Off loose yards 11,250 yds	511	250.00	127,750.00
02.07 Subgrade Prep	Subgrade Prep	4,218	3.00	12,654.00
511.05 First Course Base	base	15,515	13.50	209,452.50
511.05 First Course Base	base placement	15,515	5.00	77,575.00
02.08 Road Base	geogrid	151,875	0.50	75,937.50
02.08 Road Base	Traffic Control	1	25,000.00	25,000.00
02.09 Asphalt Fine Grading	Asphalt Fine Grading- 1/2 acre 10 hrs	75	100.00	7,500.00
		0		
04.01 Curb and Gutter	Curb and Gutter	6,621	24.00	158,904.00
04.02 Concrete Approach	Concrete Approach	3	10,000.00	30,000.00
04 Concrete	Concrete headwalls		0.00	0.00
04.01 Curb and Gutter		0	0.00	0.00
04 Concrete	sidewalk ramps	2	750.00	1,500.00
514.02 Asphalt Paving	150' decel lane at each entrance	2	25,000.00	50,000.00
			Total	

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps5



Name / Address

Project
SFR phase 1 OPC

Item	Description	Qty	Rate	Total
		0		
02.11 Lot Grading	striping	1	25,000.00	25,000.00
02.11 Lot Grading	pedestrian crossing island	1	15,000.00	15,000.00
516.00 Backfill	backfill curb	1	10,000.00	10,000.00
02.12 Detention Pond	roadway embankment	1	26,250.00	26,250.00
02.12 Detention Pond	Detention Pond grading	0	0.00	0.00
02.12 Detention Pond	Detention Pond topsoil	0	0.00	0.00
02.12 Detention Pond	replace existing fence on the east side	1,643	7.50	12,322.50
02 Site Work	erosion control mats	1	15,000.00	15,000.00
		0		
02.09 Asphalt Fine Grading	paving	15,515	15.25	236,603.75
		0		
02.05 Mobilization	Mobilization	0		0.00
36.01	Manholes	0	0.00	0.00
36.02	connect to existing	0	0.00	0.00
36.03	8"SDR	0	0.00	0.00
36.04	end of line plug	0	0.00	0.00
36.05	single long service	0	0.00	0.00
36.06	double long service	0	0.00	0.00
36.07	double short service	0	0.00	0.00
36.08	single short service	0	0.00	0.00
		0		
37.01	12" water	1,494	120.00	179,280.00
37.02	connect to existing	1	14,500.00	14,500.00
37.03	45s	2	900.00	1,800.00
37.04	gate valves	10	2,500.00	25,000.00
37.05	casing	1	0.00	0.00
37.06	fire hydrant	4	8,500.00	34,000.00
37.07	flush assembly	0	0.00	0.00
37.08	hydrant assembly	0	0.00	0.00
37.09	sample station	0	0.00	0.00
37.10	Tee	0	0.00	0.00
37.11	plug	0	0.00	0.00
37.12	double long service	0	0.00	0.00
37.13	double short service	0	0.00	0.00
			Total	

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps5



Name / Address

Project
SFR phase 1 OPC

Item	Description	Qty	Rate	Total
37.14	single long service	0	0.00	0.00
37.15	single short service	0	0.00	0.00
		0		
38	storm sewer-4900'. 2/3 24". 1/3 36"		0.00	0.00
38.01	curb inlets every 500' on both sides	10	11,000.00	110,000.00
38.02	junction boxes	4	4,000.00	16,000.00
38.03	24" RCP	288	150.00	43,200.00
38.04	24" HDPE		0.00	0.00
38.05	36" HDPE			0.00
38.06	set	5	2,500.00	12,500.00
38.07	rip rap and	0	0.00	0.00
509.19 Headwall	triple box culvert and headwalls	1	350,000.00	350,000.00
502.05 Density Test	testing	1	10,000.00	10,000.00
501.05 - Overhead	overhead	2,171,579	0.05	108,578.95
501.08 - Profit Margin	GC profit margin	2,280,158	0.15	342,023.70
501.06 - Workers Comp	workers comp	1	15,000.00	15,000.00
501.15 Liability Insurance	Liability Insurance	3,060,000	0.01	30,600.00
501.07 - Bonding	Bond	3,060,000	0.025	76,500.00
501.11 - Planning Contingency	contingency 10%	3,060,000	0.10	306,000.00
Total				\$3,058,781.90

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
9/7/2023	15



Name / Address

Project
SFR section

Item	Description	Qty	Rate	Total
501.16 Geotech	geotech	1	600.00	600.00
01.1 Plans	engineering	50,000	0.06	3,000.00
01.4 Surveying	Construction Surveying	25,000	0.06	1,500.00
01.4 Surveying	Boundary and topo Surveying	10,000	0.06	600.00
01.2 Building Permits	Building Permits	0	0.00	0.00
01.5 Estimating	Sitework estimating	3,500	0.06	210.00
02.05 Mobilization	Mobilization	8,500	0.06	510.00
03.01 Site Striping	Site Striping	0	3.00	0.00
02.04 Traffic Control	SWPPP and silt fence	15,000	0.06	900.00
		0		
03.02 Roadway Excavation	asphalt milling	35,000	0.06	2,100.00
505.01 Asphalt Demo-Labor	asphalt hauling expect 2500 yds but some areas are thicker	22,500	0.06	1,350.00
505.00 Demo	base excavation based on 12" 45 feet wide	56,250	0.06	3,375.00
505.00 Demo	knockdown	10,000	0.06	600.00
505.03 Tree Demo-Labor	ROW clearing	40,000	0.06	2,400.00
02.06 Roadway Embankment	Haul Off lose yards 11,250 yds	127,500	0.06	7,650.00
02.07 Subgrade Prep	Subgrade Prep	16,875	0.06	1,012.50
511.05 First Course Base	base	177,187	0.06	10,631.22
511.05 First Course Base	base placement	65,625	0.06	3,937.50
02.08 Road Base	geogrid	101,250	0.06	6,075.00
02.08 Road Base	Traffic Control	25,000	0.06	1,500.00
02.09 Asphalt Fine Grading	Asphalt Fine Grading- 1/2 acre 10 hrs	20,500	0.06	1,230.00
		0		
04.01 Curb and Gutter	Curb and Gutter	580	22.00	12,760.00
04 Concrete	Concrete	0	0.00	0.00
04.01 Curb and Gutter	sidewalks	0	0.00	0.00
514.02 Asphalt Paving	150' decel lane at each entrance	2	25,000.00	50,000.00
		0		
516.00 Backfill	backfill curb	1,000	0.06	60.00
02 Site Work	erosion control matts	20,000	0.06	1,200.00
		0		

Total

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
9/7/2023	15



Name / Address

Project
SFR section

Item	Description	Qty	Rate	Total
02.09 Asphalt Fine Grading	paving	292,500	0.06	17,550.00
		0		
02.05 Mobilization	Mobilization	0		0.00
36.01	Manholes	0	0.00	0.00
36.02	connect to existing	0	0.00	0.00
36.03	8"SDR	0	0.00	0.00
36.04	end of line plug	0	0.00	0.00
36.05	single long service	0	0.00	0.00
36.06	double long service	0	0.00	0.00
36.07	double short service	0	0.00	0.00
36.08	single short service	0	0.00	0.00
		0		
37.01	12" water	0	0.00	0.00
37.02	connect to existing	0	0.00	0.00
37.03	45s	0	0.00	0.00
37.04	gate valves	0	0.00	0.00
37.05	casing		0.00	0.00
37.06	fire hydrant	0	0.00	0.00
37.07	flush assembly	0	0.00	0.00
37.08	hydrant assembly	0	0.00	0.00
37.09	sample station	0	0.00	0.00
37.10	Tee	0	0.00	0.00
37.11	plug	0	0.00	0.00
37.12	double long service	0	0.00	0.00
37.13	double short service	0	0.00	0.00
37.14	single long service	0	0.00	0.00
37.15	single short service	0	0.00	0.00
		0		
501.05 - Overhead	overhead	131,000	0.05	6,550.00
501.08 - Profit Margin	GC profit margin	137,000	0.15	20,550.00
501.06 - Workers Comp	workers comp	4,000	0.06	240.00
501.15 Liability Insurance	Liability Insurance	158,000	0.01	1,580.00
			Total	\$159,671.22

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps6



Name / Address

Project
SFR Phase 2 OPC

Item	Description	Qty	Rate	Total
501.09 - Planning	design meeting and planning	1	10,000.00	10,000.00
501.16 Geotech	geotech	1	0.00	0.00
01.1 Plans	engineering	1	60,000.00	60,000.00
01.4 Surveying	Construction Surveying	1	25,000.00	25,000.00
01.4 Surveying	Boundary and topo Surveying	1	5,000.00	5,000.00
01.2 Building Permits	Building Permits	0	0.00	0.00
01.5 Estimating	Sitework estimating	1	3,500.00	3,500.00
02.05 Mobilization	Mobilization	1	8,500.00	8,500.00
03.01 Site Striping	Site Stripping	0	3.00	0.00
02.04 Traffic Control	SWPPP and silt fence	1	5,000.00	5,000.00
		0		
03.02 Roadway Excavation	asphalt milling	1	8,750.00	8,750.00
505.01 Asphalt Demo-Labor	asphalt hauling expect 2500 yds but some areas are thicker	1	5,625.00	5,625.00
505.00 Demo	base excavation based on 12" 45 feet wide	2,812	5.00	14,060.00
505.00 Demo	knockdown	1	10,000.00	10,000.00
505.03 Tree Demo-Labor	ROW clearing	1	20,000.00	20,000.00
02.06 Roadway Embankment	Haul Off lose yards 11,250 yds	128	250.00	32,000.00
02.07 Subgrade Prep	Subgrade Prep	1,406	3.00	4,218.00
511.05 First Course Base	base	3,303	13.50	44,590.50
511.05 First Course Base	base placement	3,303	5.00	16,515.00
02.08 Road Base	geogrid	50,625	0.50	25,312.50
02.08 Road Base	Traffic Control	1	15,000.00	15,000.00
02.09 Asphalt Fine Grading	Asphalt Fine Grading- 1/2 acre 10 hrs	6	205.00	1,230.00
		0		
04.01 Curb and Gutter	Curb and Gutter	2,100	22.00	46,200.00
04.02 Concrete Approach	Concrete Approach	2	10,000.00	20,000.00
04 Concrete	SET		0.00	0.00
04.01 Curb and Gutter	select base to rase roadway to bridge	3,500	22.00	77,000.00
04 Concrete	sidewalk ramps	0	0.00	0.00
514.02 Asphalt Paving	150' decel lane at each entrance	0	0.00	0.00

Total

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps6



Name / Address

Project
SFR Phase 2 OPC

Item	Description	Qty	Rate	Total
		0		
02.11 Lot Grading	striping	1	6,250.00	6,250.00
02.11 Lot Grading	pedestrian crossing island			0.00
516.00 Backfill	backfill curb	1	7,500.00	7,500.00
02.12 Detention Pond	roadway embankment	1	20,000.00	20,000.00
02.12 Detention Pond	Detention Pond grading	0	0.00	0.00
02.12 Detention Pond	Detention Pond topsoil	0	0.00	0.00
02.12 Detention Pond	replace existing fence on the east side	0	0.00	0.00
02 Site Work	erosion control mats	1	20,000.00	20,000.00
		0		
02.09 Asphalt Fine Grading	paving	3,701	15.25	56,440.25
		0		
02.05 Mobilization	Mobilization	0		0.00
36.01	Manholes	0	0.00	0.00
36.02	connect to existing	0	0.00	0.00
36.03	8"SDR	0	0.00	0.00
36.04	end of line plug	0	0.00	0.00
36.05	single long service	0	0.00	0.00
36.06	double long service	0	0.00	0.00
36.07	double short service	0	0.00	0.00
36.08	single short service	0	0.00	0.00
		0		
37.01	12" water			0.00
37.02	connect to existing			0.00
37.03	45s			0.00
37.04	gate valves			0.00
37.05	casing		0.00	0.00
37.06	fire hydrant			0.00
37.07	flush assembly	0	0.00	0.00
37.08	hydrant assembly	0	0.00	0.00
37.09	sample station	0	0.00	0.00
37.10	Tee	0	0.00	0.00
37.11	plug	0	0.00	0.00
37.12	double long service	0	0.00	0.00
37.13	double short service	0	0.00	0.00
			Total	

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
6/10/2024	CP Ps6



Name / Address

Project
SFR Phase 2 OPC

Item	Description	Qty	Rate	Total
37.14	single long service	0	0.00	0.00
37.15	single short service	0	0.00	0.00
		0		
38	storm sewer-4900'. 2/3 24". 1/3 36"		0.00	0.00
38.01	curb inlets every 500' on both sides	6	11,000.00	66,000.00
38.02	junction boxes	1	4,000.00	4,000.00
38.03	24" RCP	168	150.00	25,200.00
38.04	24" HDPE		0.00	0.00
38.05	SET	3	2,500.00	7,500.00
38.06	pond outlet structure	2	15,000.00	30,000.00
38.07	rip rap and	2	5,000.00	10,000.00
509.19 Headwall	bridge allowance	1	1,300,000.00	1,300,000.00
502.05 Density Test	testing	1	10,000.00	10,000.00
501.05 - Overhead	overhead	2,024,391	0.05	101,219.55
501.08 - Profit Margin	GC profit margin	2,125,611	0.15	318,841.65
501.06 - Workers Comp	workers comp	1	4,000.00	4,000.00
501.15 Liability Insurance	Liability Insurance	2,827,000	0.01	28,270.00
501.07 - Bonding	Bond	2,827,000	0.025	70,675.00
501.11 - Planning Contingency	contingency 10%	2,827,000	0.10	282,700.00
Total				\$2,826,097.45

RSD Site Development, LLC

1955 South Connell
Belton, TX 76513

Estimate

Date	Estimate #
5/16/2024	CP Ps3



Name / Address

Project
12" upsize in the deve...

Item	Description	Qty	Rate	Total
01.1 Plans	engineering	1	2,500.00	2,500.00
		0		
508.13 10" PVC DR18 Pipe	8" water	0	0.00	0.00
508.00 Water	gate valves, t's, 45's	1	0.00	0.00
		0		
37.01	12" water	2,679	78.00	208,962.00
37.04	gate valves, t's,45s	2	12,860.00	25,720.00
501.05 - Overhead	overhead	237,000	0.05	11,850.00
501.08 - Profit Margin	GC profit margin	249,000	0.15	37,350.00
501.06 - Workers Comp	workers comp	290,000	0.01	2,900.00
501.15 Liability Insurance	Liability Insurance	290,000	0.01	2,900.00
501.07 - Bonding	contingency	292,000	0.10	29,200.00
			Total	\$321,382.00