CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED GULF SHORES VILLAS
1400 FM 3036
ROCKPORT, TEXAS
CARNEY PROJECT NO. 1007-15

PREPARED FOR
GULF SHORE VILLAS, LTD
1114 LOST CREEK BLVD., SUITE G20
AUSTIN, TEXAS 78746

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 20, 2020

Any person signing this Report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.”
February 20, 2020

Mr. Rick Deyoe  
Gulf Shore Villas, Ltd  
1114 Lost Creek Blvd., Suite G20  
Austin, Texas 78746

RE: Feasibility Study  
Proposed Gulf Shores Villas  
1400 FM 3036.  
Rockport, Texas  
CARNEY PROJECT NO. 1007-15

Dear Rick:

We understand you have plans to construct an apartment complex and common areas on platted piece of property approximately 8.247 acres at 1400 FM 3036 in Rockport, Texas. There will be 3 separate 2-story apartment buildings creating a total of 48 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after conversations with the City of Rockport staff, Developer and review of the City’s Ordinances.

EXECUTIVE SUMMARY

The site is located on 8.247 acres at 1400 FM 3036 in Rockport, Texas. Zoning Ordinance 1741 has been modified rezoning this tract to R-5 which permits multi-family on this tract.

Water and sanitary sewer is available along the front of the property. An upgrade of the sanitary sewer system will be required. The upgrades will include an enlarged wet well at the lift station and increase force main size.

It’s the intent of the developer to utilize some above ground detention.

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.
TAX APPRAISAL INFORMATION

Following is information from the local Tax Appraisal District concerning the property:

Property ID: 298067 ($578,547 value)

Tax Rates:

- City of Rockport $ 0.451963
- Aransas County $ 0.396583
- Aransas Co. Road & Flood $ 0.082532
- Aransas County ISD $ 1.16393
- Aransas County Navigation $ 0.059822
- Municipal Utility District $ 0.673607

EXISTING SITE CONDITIONS & SURVEY

The Site is approximately 8.247 acres being a portion of the Lot 2, Block 2 Splinter Fleet Subdivision, City of Rockport, Volume 7, Page 13, Plat Records Aransas County, Texas. A copy of the survey is attached.

The site is vacant with trees and native grasses. The ground surface slopes generally downward to the east from approximately elevation 19' to 16'.

The land use of the surrounding area is:

North: FM 3036; Commercial
South: Vacant Land
East: Vacant Land
West: Single Family Residential

ZONING

The subject property is currently zoned “R-5” (2nd Multifamily Dwelling District). Zoning Ordinance 1741 was amended on October 23, 2018 to rezone this 8.247-acre tract to R-5.

A zoning map can be accessed from the following link:
https://cityofrockport.com/ArchiveCenter/ViewFile/Item/992
http://www.gissites.com/CorpusWeb/
PLATTING

The site is part of a subdivision Plat described as 8.247 acres being a portion of the Lot 2, Block 2 Splinter Fleet Subdivision, City of Rockport, Volume 7, Page 13, Plat Records Aransas County, Texas. The site will not require re-platting.

SITE PLAN

The zoning code requires the site plan be designed using the following criteria:

Chapter 118, Article I, Sec. 118-12. **R-5 2nd Multi-Family Dwelling District.**

12.1 **Use Regulations.** The purpose of this district is to provide an area where multi-family dwellings may be built to moderate density. Land and premises may be used only for:
   1. Uses a listed for an R-4 district.

12.2 **Area and Yard Regulations.**

   12.2.1 **Area of the Lot.** The minimum area of the lot for multi-family dwellings shall be twenty-two (2,200) square feet per dwelling unit. The minimum area of the lot for single-family dwellings shall be the same as required in an R-2 district. See Article 20 [section 118-20].

   12.2.2 **Width of the Lot.** The minimum width of the lot shall be fifty (50) feet. See [section 118-20] Table 20.

   12.2.3 **Area of the Dwelling.** The minimum living area of the dwelling shall be five hundred (500) square feet per dwelling unit. See [section 118-20] Table 20.

   12.2.4 **Yard Areas and Building Setback.** See [section 118-20] Table 20.

   Front – 25’            Rear – 20’               Side – 5’

12.3 **Height of the Building.** No building shall exceed thirty five (35) feet in height. See Article 3 [section 118-3] Definitions and Article 20 [section 118-20].

12.4 **Parking Regulations.** Parking regulations for permitted uses as contained in Article 21 [section 118-21].

   - Efficiency or 1 bedroom       1.5 parking space
   - 2 or more bedrooms            2.0 parking spaces
12.5 Accessory Use Regulations. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section 118-22].

Table 20

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<th>R-2</th>
<th>R-2B</th>
<th>R-2M</th>
<th>R-3</th>
<th>R-4</th>
<th>R-5</th>
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DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No.485504-0245G effective date February 17, 2018 and is shown to be in Zone X and not in a special flood hazard.

The City of Rockport has a draft Storm Water Master Plan and a Storm Water Design Manual that was authored by Urban Engineering in December 2000, which is not adopted. Currently above ground detention is expected. Generally, drainage control for...
this site will be accomplished using detention and discharge to a drainage ditch on the north side of the property.

The Storm Water Master Plan and Storm Drainage Design Manual can be accessed with the following link:
https://www.dropbox.com/sh/pvschn5vuxu86jg/AAC2C9TIMcGTkTxGSqEet_zNa?dl=0

**UTILITIES**

Both water and sanitary sewer are available at the perimeter of the property. The City of Rockport provides these services. An 8-inch diameter C-900 water line is located on the south side of FM 3036, in front of the site...

A sanitary sewer manhole and lift station is located at the northwest corner of the site. However, this lift station and force main does not have adequate capacity for this development. The City has already determined the requirements necessary to increase the capacity. This will consist of increasing the size of the well of the lift station and replacing the force main with a larger diameter pipe. The developer’s shared cost if reflected in this study and the installation can occur in a timely manner.

Overhead electrical (both single and 3-phase) and natural gas is available.

**PROPOSED OFFSITE IMPROVEMENTS**

The existing lift station at the northwest corner of the site will be replaced with a larger well. The existing pumps have been determined adequate by the City and will be reused. A new larger force main will be installed from this lift station to the Chaparral Lift Station northwest of the tract.

**INGRESS & EGRESS**

The site will have two points of access off FM 3036, which is in TxDot’s jurisdiction. One access will be the primary entrance/exit with full movement onto FM 3036. The other will be emergency access only. FM 3036 is a 2-lane asphalt with a center turn lane. The ROW is 150-ft. A driveway permit will be issued by TxDot.
LANDSCAPING

Landscaping and Tree Preservation shall be done in accordance with Chapter 106 of the Code of Ordinances. There is a designated tree and landscape committee that functions as an advisory board to city staff or city council in regard to these regulations. The city experiences frequent droughts: therefore, it is a purpose of the design to encourage the use of drought resistant plants that do not consume large quantities of water.

The landscape and tree ordinance can be accessed by the following link: https://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=rockportset

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

PLAN REVIEW

The following is a checklist of those required items necessary for Plan submittal:

Approvals required before plan submittal

- Tree and landscape
- Heritage District
- TAS #
- Engineer Seal w/signature
- Architect seal w/signature
- Public works, water, sewer, street entrances- exits, sediment control, drainage, gas.
- TxDot
- AEP

Submit with required approvals

- one set of drawings, to scale, with clarity and detail. size 24 x 36
- Completed permit application, including flood designation, zoning, TAS #
- Site Plan showing building lines, property lines, streets, easements, all structures, driveways and connection to street
- Wpi 1 faxed to office from windstorm engineer
- Approved drainage plan with calculations
- Tree and landscape plan w/schedule
- Parking layout and Lighting plan
- Framing and roof
The following codes are effective for Rockport:

- 2012 International Building Code
- 2012 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 International Mechanical Code
- 2012 International Residential Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2009 International Fire Code

Civil and Architectural plans shall be submitted to the County for review. Normal turn around time for plan review is 4 weeks.

CITY FEES (estimated)

- Building Permit (est.) $ 38,550
- Review Fees $ 5,780
- Impact Fees (est) $ 25,000
- Application Fees $ 1,200

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there was no adverse environmental impact to the site. A copy of that report will be presented in the Developer’s Application
ONSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $850,450. This cost does not include site amenities.

OFFSITE COST ESTIMATES

The offsite cost for the prorated share of the sewer improvements for the subject tract is estimated to be $150,000. This includes enlarging the wet well, increasing the size of the existing force main to Chaparral Lift Station.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, "Site Design and Development Feasibility Report". We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site

This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Civil Engineering Site Plan
Zoning Map
Planned Development Ordinance to Rezone Land
FEMA Flood Map
National Wetland Inventory Map
Force Main Improvement Alignment
TDHCA Offsite Cost Estimate
TDHCA Onsite Cost Estimate
TEXAS F.M. ROAD NO. 3036

LOT 2
BLOCK 1
8.247 Acres

LOT 1, Blk 1
Splinter Fleet Subdivision
Vol. 7, Pg. 13

This is to certify that I have consulted the Federal Flood Hazard Map dated 2.17.19 and found that the property described herein is located in a "Special Flood Hazard Area." This information is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

Firm Name & Address
Griffith & Brundrett
411 S Pearl St, KG Box 2232
Rockport, Texas 78382
361-729-5479
361-728-7653
gbronyr2@gisurveyor.com
w: www.gisurveyor.com

Copyright Notice
Any copy of this drawing must bear the surveyor's original seal and signature in red ink or the drawing is an unauthorized reproduction which may have been altered or changed without the surveyor's knowledge.

Prepared For: Rick Deve

Legal Description
LOT NO. 2, BLOCK NO. 1
SPLINTER FLEET SUBDIVISION
CITY OF ROCKPORT
VOLUME 7, PAGE 13
PLAT RECORDS ARANSAS COUNTY, TEXAS.
SCALE 1" = 100'
FEBRUARY 10, 2020

Surveyor Certification
J.L. Brundrett, Jr., A Registered Professional Land Surveyor in the State of Texas, do hereby certify to the named requestee that the plat drawing herewith reflects the results of an on-the-ground survey of the property described and does not contain any errors or omissions except as shown herein.

J.L. Brundrett, Jr., A Registered Professional Land Surveyor in the State of Texas, do hereby certify to the named requestee that the plat drawing herewith reflects the results of an on-the-ground survey of the property described and does not contain any errors or omissions except as shown herein.

FILE NAME: 20221064
ORDINANCE NO. 1741

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP AS STIPULATED UNDER ARTICLE 4.1 OF THE CITY OF ROCKPORT ZONING ORDINANCE NUMBER 1027 BY CHANGING THE ZONING OF LAND FROM R-1 (1ST SINGLE FAMILY DWELLING DISTRICT) TO R-5 (2ND MULTI-FAMILY DWELLING DISTRICT) FOR PROPERTY LOCATED AT 1300 FM 3036, BEING 8.247 ACRES OF LAND OUT OF LOT NOS. 2 AND 3, ROCKPORT CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 269, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING OUT OF A 18 ACRES TRACT OUT OF THE GEORGE TAGGART III, TRUSTEE, 1105.557 ACRES TRACT AS DESCRIBED IN A DEED RECORDED UNDER CLERK’S FILE NO. 143432, DEED RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING OUT OF THE T.T. WILLIAMSON SURVEY, A-219, ARANSAS COUNTY, TEXAS; FOR THE PURPOSE OF DEVELOPING MULTI-FAMILY UNITS; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a request to re-zone property was received in the office of the Building Department, Rockport, Texas; and

WHEREAS, on September 5, 2018 notice was posted on the bulletin boards at the City of Rockport Service Center, 2751 State Highway 35 Bypass and on the City’s webpage www.cityofrockport.com; and

WHEREAS, on September 6, 2018 notice was mailed to affected property owners within 200’ f subject property; and

WHEREAS, on September 8, 2018 the City caused to be published “Notice of Joint Public Hearing” in the official newspaper of the City notifying area residents and the public in general to participate and make their views known regarding this request; and

WHEREAS, on September 25, 2018 at 6:30 p.m., the Rockport City Council and the Planning & Zoning Commission did hold a Joint Public Hearing; and

WHEREAS, on October 1, 2018 the Planning & Zoning Commission did meet and said Commission voted to recommend to the City Council to accept and approve this request to re-zone property, located at 1300 FM 3036 from R-1 (1st Single Family Dwelling District), to R-2 (2nd Single Family Dwelling District).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKPORT TEXAS:
SECTION 1 – AMENDMENT

That, pursuant to Article 4 of the City of Rockport Zoning Ordinance Number 1027, the current zoning of land located at 1300 FM 3036, being 8.247 acres of land out of Lot Nos. 2 and 3, Rockport Center Subdivision, according to the plat recorded in Volume 6, Page 269, Plat Records of Aransas County, Texas, and being out of a 18 acres tract out of the George Taggart III, Trustee, 1105.557 acres tract as described in a deed recorded under Clerk’s File No. 143432, Deed Records of Aransas County, Texas, and being out of the T.T. Williamson Survey, A-219, Aransas County, Texas; be changed from R-1 (1st Single Family Dwelling District), to R-5 (2nd Multi-Family Dwelling District).

SECTION 2 - REPEALER

Any previously adopted ordinances, and any subsequent amendments to them, which conflict with this ordinance, are hereby repealed.

SECTION 3 - SEVERABILITY

It is the intention of the City Council of the City of Rockport that if any phrase, sentence, section or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgment of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without the incorporation of the unconstitutional or invalid phrase, sentence, section or paragraph.

SECTION 4 - EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption by second and final reading.

APPROVED on first reading the 23rd day of October 2018.

CITY OF ROCKPORT, TEXAS

[Signature]
Patrick R. Rios, Mayor

ATTEST:

[Signature]
Teresa Valdez, City Secretary
APPROVED, PASSED and ADOPTED on second and final reading the 13th day of November 2018.

CITY OF ROCKPORT, TEXAS

Patrick R. Rios, Mayor

ATTEST:

Teresa Valdez, City Secretary
**Legend**

**SPECIAL FLOOD HAZARD AREAS**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

**OTHER AREAS OF FLOOD HAZARD**
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone D)

**GENERAL STRUCTURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2020 at 2:00:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
February 28, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
**Off-Site Cost Breakdown**

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

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<th>B.</th>
<th>C.</th>
<th>D.</th>
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<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
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Signature of Registered Engineer responsible for Budget Justification

T. Craig Carney
Printed Name
2-27-20

Date
If a revised form is submitted, date of submission:

2-27-2020
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

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<th>Labor or Unit Price</th>
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<td>$ 25,500.00</td>
<td></td>
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<td>$ 25,500</td>
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<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>in A/E Design Fee</td>
<td>$ 8,500.00</td>
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<tr>
<td>PLEASE SPECIFY - see footnote 1</td>
<td>in A/E Design Fee</td>
<td>$ 38,250.00</td>
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<td><strong>Total</strong></td>
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Signature of Registered Engineer

T. Craig Carney

Printed Name

Seal

Date: 2/27/2020