

**BLEYL ENGINEERING**

PLANNING • DESIGN • MANAGEMENT

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**Engineer's Opinion of Cost**  
**THE MANORS**  
**Bleyl Project No. 13087**  
**February 12, 2024**

**CLEARING, BONDING AND MOBILIZATION**

<b>No.</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>COST</b>
1.	Mobilization/Demobilization, Bonding & Permitting	1	LS	\$ 10,000.00	\$ 10,000.00
2.	Clearing and Grubbing	20	AC	5,500.00	110,000.00
<b>CLEARING, BONDING AND MOBILIZATION SUBTOTAL:</b>					<b>\$ 120,000.00</b>

**DRAINAGE AND DETENTION**

<b>No.</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>COST</b>
1.	18-inch HDPE Culvert	439	LF	\$ 60.00	\$ 26,340.00
2.	24-inch HDPE Culvert	689	LF	70.00	48,230.00
3.	30-inch HDPE Culvert	260	LF	85.00	22,100.00
4.	36-inch HDPE Culvert	213	LF	120.00	25,560.00
5.	42-inch HDPE Culvert	625	LF	165.00	103,125.00
6.	48-inch HDPE Culvert	236	LF	210.00	49,560.00
7.	18-inch RCP Culvert	216	LF	75.00	16,200.00
8.	24-inch RCP Culvert	784	EA	90.00	70,560.00
9.	30-inch RCP Culvert	161	EA	120.00	19,320.00
10.	36-inch RCP Culvert	460	EA	155.00	71,300.00
11.	Type "E" Storm Sewer Inlet	1	EA	4,200.00	4,200.00
12.	Ditch Grading & Excavation	32,173	LF	6.00	193,038.00
13.	Rip Rap for Ponds & Drainage	492	SY	110.00	54,120.00
14.	Concrete Slope Paving for Outfall Weirs	494	SY	120.00	59,280.00
15.	Detention Pond Excavation (Ponds A-E)	192,360	CY	2.50	480,900.00
16.	Hydromulch Seeding of Disturbed Areas	20	AC	2,000.00	40,000.00
17.	Silt Fencing for Erosion Control	8,474	LF	1.25	10,592.50
18.	Provide Trench Safety	4,083	LF	1.00	4,083.00
<b>DRAINAGE AND DETENTION SUBTOTAL:</b>					<b>\$ 1,298,508.50</b>

**PAVING AND GRADING**

<b>No.</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>COST</b>
1.	Roadway Excavation & Grading	14,778	LF	\$ 6.00	\$ 88,668.00
2.	2-inch HMA	46,787	SY	16.00	748,592.00
3.	Lime Stabilization (40 lb/sy)	1,133	TON	220.00	249,260.00
4.	Stabilized Subgrade	50,071	SY	4.00	200,284.00
5.	8-inch Base Course Per Geotechnical Report	56,639	SY	12.00	679,668.00
6.	Pavement Signage and Markings	1	LS	5,000.00	5,000.00
<b>PAVING AND GRADING SUBTOTAL:</b>					<b>\$ 1,971,472.00</b>

**TOTAL PROJECT COSTS****TOTAL CONSTRUCTION COST: \$ 3,389,980.50**Notes:

1. This estimate represents my best judgment as a design professional familiar with the construction industry. Bleyl Engineering has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. Therefore, we cannot and do not guarantee that bids will not vary from this cost estimate.

Texas Reg. No. F-678  
www.bleylengineering.com





AmTrust Surety  
An AmTrust Financial Company

**PERFORMANCE BOND**  
**(Subdivision Improvements)**

**Bond No.** 3200133

**KNOW ALL BY THESE PRESENTS:**

That we, Waverly Manors at High Meadow Development, LLC of Pinehurst, Texas (herein designated as "Principal"), and Developers Surety and Indemnity Company (hereinafter designated as "Surety") are held and firmly bound unto County Judge of Walker County, Texas and his successors in office

as Obligee, in the penal sum of Three Million Three Hundred Eighty Nine Thousand Nine Hundred Eighty & 50/100 dollars (\$ 3,389,980.50), lawful money of the United States, for the payment of which sum well and truly be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

**NOW, THE CONDITION OF THIS OBLIGATION IS SUCH THAT,** whereas the above bounden Principal is platting certain lots entitled The Manors,

being an official plat lying within the City of New Waverly, County of Walker, State of Texas.

**WHEREAS,** the above bounden Principal has agreed with the Obligee to install the following Improvements: Clearing, Paving, Grading and Drainage Improvements

**ALL** such improvements to be completed in accordance with: Specifications Prepared by Bleyl Engineering

**NOW,** if the Principal shall in all respects fulfil this said obligation according to the terms thereof, and shall satisfy all claims and demand incurred for same, and shall fully indemnify and save harmless the Obligee, from all costs and damages which it may suffer by reason of its failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect. Regardless of the previous provisions, the Surety shall not be liable for a greater sum than the amount specified in the bond.