



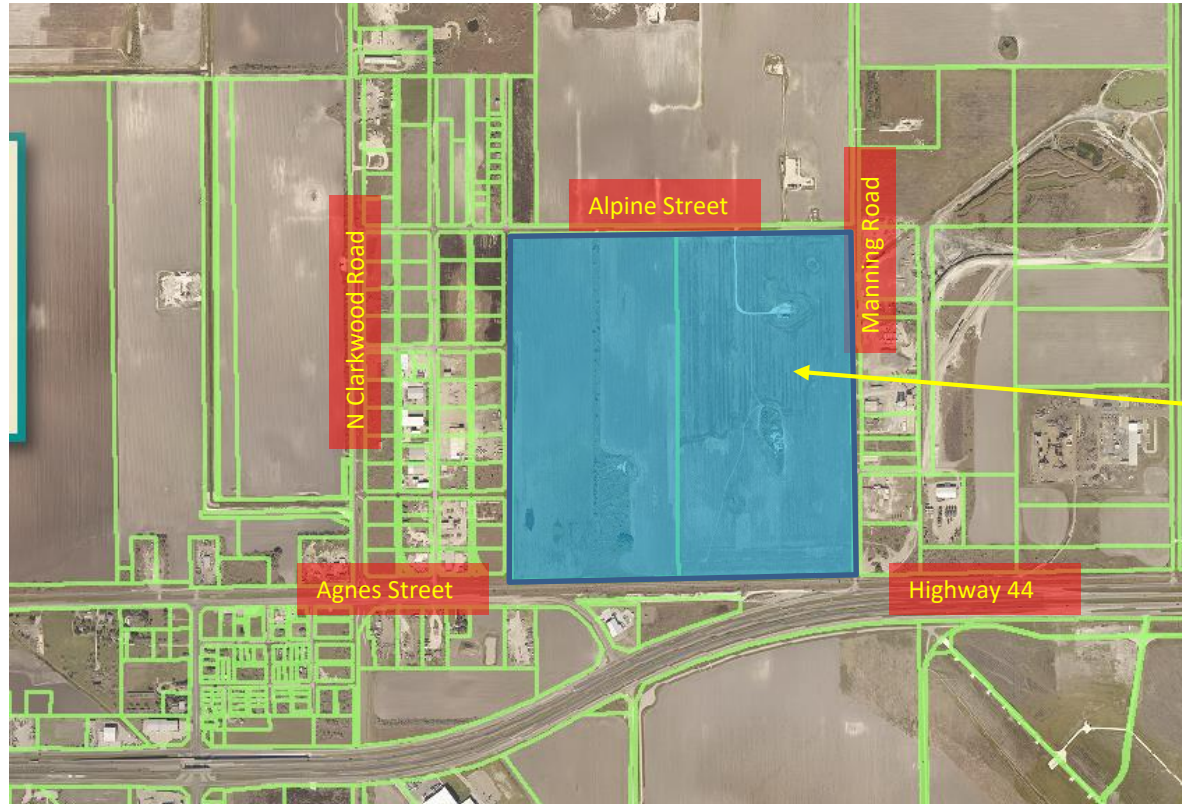
Wastewater Infrastructure Construction Waiver and Wastewater Lot/Acreage Fee Exemption

STEPS Terminal, Block 1, Lot 1

Planning Commission Meeting
March 21, 2018



Aerial Overview



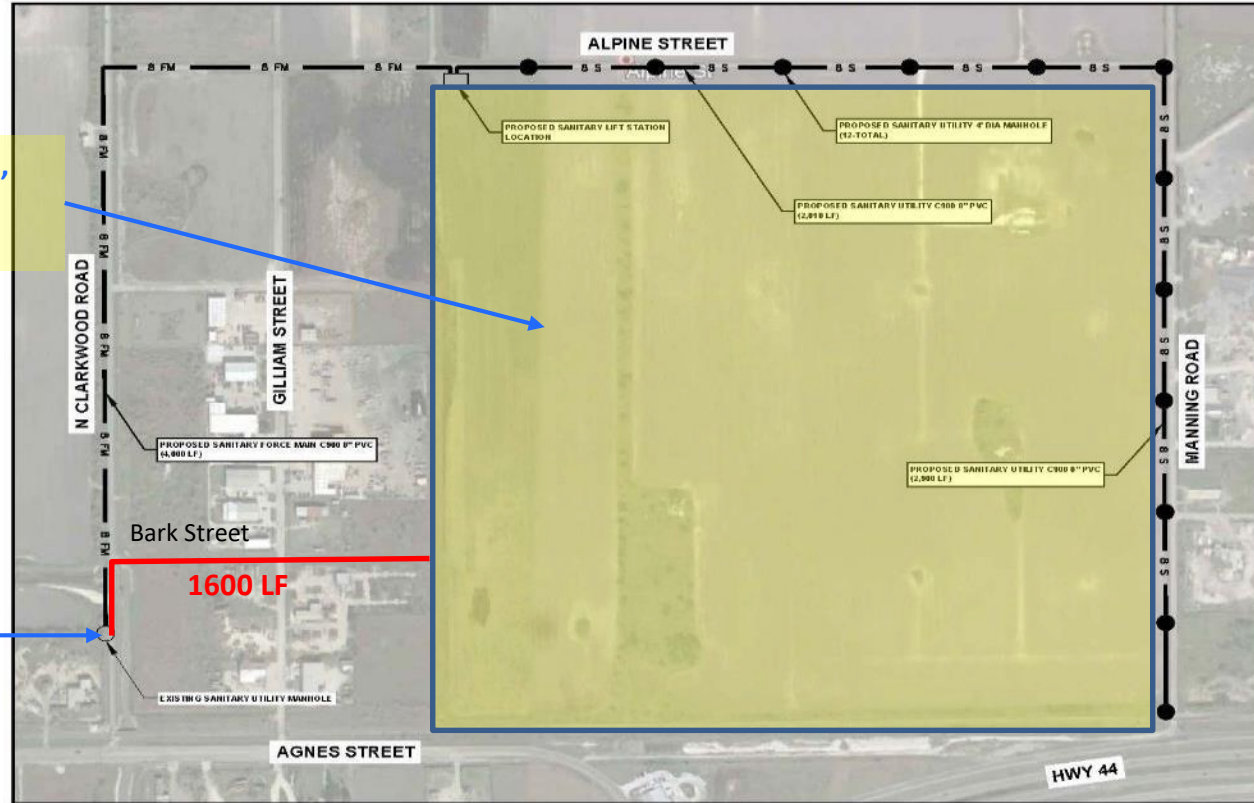
**STEPS Terminal,
Block 1, Lot 1
(178.75 Acres)**



Preliminary wastewater main layout aerial view

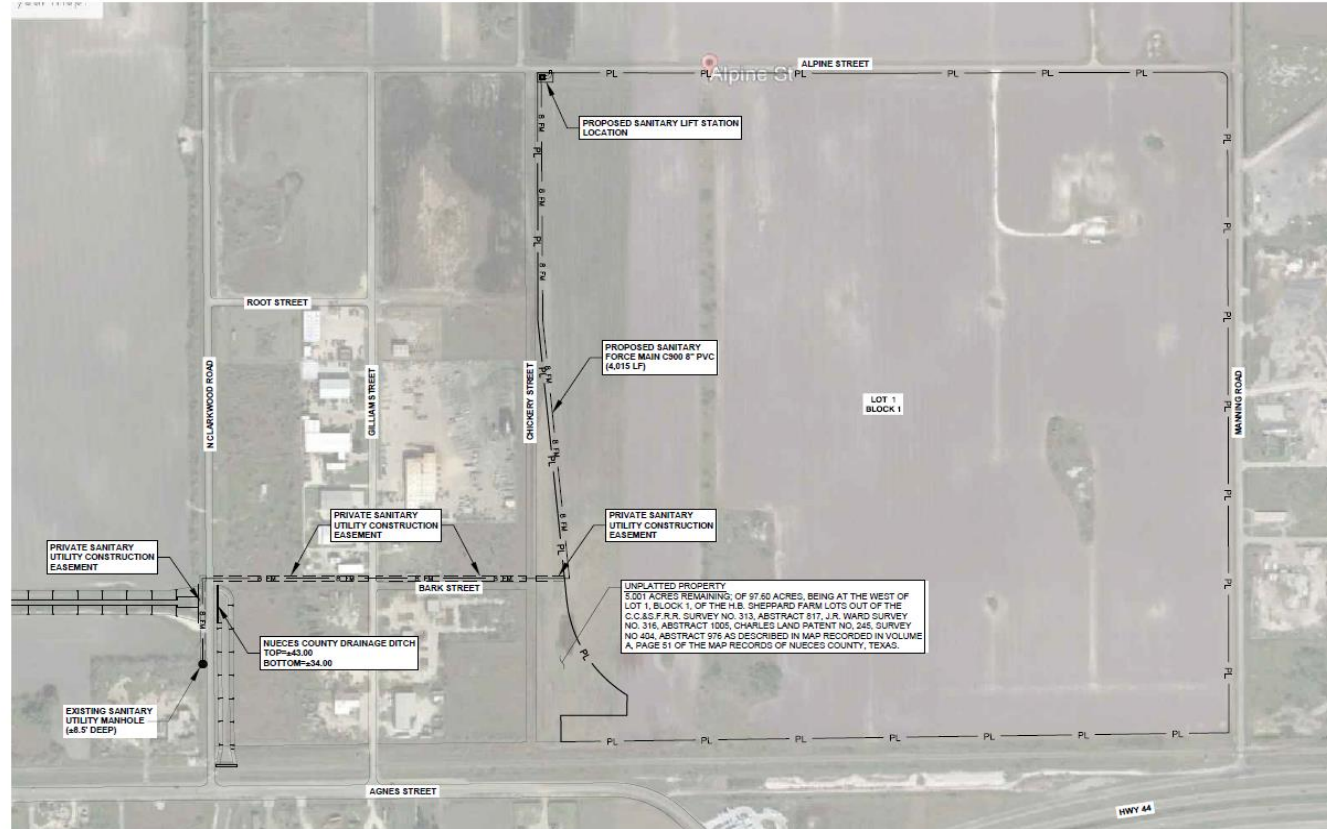
**STEPS Terminal,
Block 1, Lot 1
(178.75 Acres)**

**Closest MH
8.5 Feet
Deep**





Preliminary wastewater exhibit





Preliminary wastewater main construction cost estimate

ENGINEER CONSTRUCTION ESTIMATE

Project: **Rangeland Products Terminals, LLC**

Estimate #: **01**

Estimate Date: **February 5, 2018**

Owner: Rangeland Products Terminals, LLC

Contact: Robert Singleton

Address: 2150 Town Square Place, Suite 700

Sugarland, Texas 77479

Phone: 281-566-3000

Fax:

E-Mail: rsingleton@rqlenergy.com

Project #:

Engineer: Munoz Engineering

Contact: Ramiro Munoz III

Address: 1608 S. Brownlee Blvd

Corpus Christi, Texas, 78404

Phone: 361-946-4848

Fax:

E-Mail: ram@munozengr.com

Project #:

Legend:

ADA = Americans with Disabilities Act

AC = Concrete

DI = Ductile Iron

HDPE = High Density Polyethylene

HMAC = Hot Mix Asphaltic Concrete

HP = High-Performance Polypropylene

PVC = Polyvinyl Chloride

RC = Reinforced Concrete

RCP = Reinforced Concrete Pipe

Refl = Reflective

MJ = Mechanical Joint

AC = Acre

DY = Day

EA = Each

GAL = Gallon

LF = Linear Feet

LS = Lump Sum

SF = Square Feet

SY = Square Yards

W = White

Y = Yellow

Notice:

This Engineer Construction Estimate is provided as a courtesy and for budget purposes. This Estimate is subject to change with little to no notice due to design requirements and fluctuations in prices. The actual cost of the Project will be determined upon the receipt of Bid(s) / Proposal(s) by the prospective Contractor(s).

31	Sanitary Lift Station - Gate - Driveway Cantilever	1.00	LS		\$ 32,000.00	\$ 32,000.00
32	Sanitary Lift Station - Gate - Card Reader & Actuator	1.00	LS		\$ 12,000.00	\$ 12,000.00
					10.00% Contingency	\$ 75,423.88
					PUBLIC ON-SITE IMPROVEMENTS	\$ 829,662.68

PROFESSIONAL SERVICES

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL COST
1	Civil Site Engineering	1.00	LS	\$ 66,373.01	\$ 66,373.01
2	Construction Administration - Type A	1.00	LS	\$ 9,126.29	\$ 9,126.29
2	Topographic Surveying	1.00	LS	\$ 8,296.63	\$ 8,296.63
3	Easement Documents	1.00	LS	\$ 12,000.00	\$ 12,000.00
4	City ROW Crossing Documents	1.00	LS	\$ 3,500.00	\$ 3,500.00
5	Nueces County Drainage Ditch Crossing Documents	1.00	LS	\$ 4,500.00	\$ 4,500.00
PROFESSIONAL SERVICES				\$	103,795.93

Estimated On-Site Construction Costs: \$ 829,662.68

Professional Services Costs: \$ 103,795.93

Total Estimated Construction Costs: \$ 933,458.61

PUBLIC ON-SITE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL COST
MOBILIZATION AND TRAFFIC CONTROL					
1	Mobilization/Bonds/Insurance	1.00	LS	\$ 26,239.95	\$ 26,239.95
2	Traffic Control	1.00	LS	\$ 20,000.00	\$ 20,000.00
STORMWATER POLLUTION					
3	Pollution Information Sign	1.00	EA	\$ 800.00	\$ 800.00
4	Stabilized Construction Entrance & Exit	1.00	EA	\$ 6,500.00	\$ 6,500.00
5	Reinforced Filter Fabric Fence	100.00	LF	\$ 5.00	\$ 500.00
6	Fiber Filtration Tube	100.00	LF	\$ 6.50	\$ 650.00
7	Concrete Washout Fence	1.00	EA	\$ 3,200.00	\$ 3,200.00
8	Dewatering Fence	1.00	EA	\$ 2,400.00	\$ 2,400.00
9	Hydromulch Revegetation	8,900.00	SY	\$ 4.25	\$ 37,825.00
SITE WORK					
10	Site Preparation	1.00	AC	\$ 1,500.00	\$ 1,500.00
11	Site Grading	1.00	LS	\$ 10,000.00	\$ 10,000.00
SANITARY SEWER UTILITY					
12	Sanitary Utility 4" Poly Force Main	4,050.00	LF	\$ 32.00	\$ 129,600.00
13	Sanitary Utility Trench Safety	4,050.00	LF	\$ 10.00	\$ 40,500.00
14	Sanitary Utility Dewatering	3,500.00	LF	\$ 50.00	\$ 175,000.00
15	Sanitary Utility 4" Diameter Manhole - 0' - 7' Depth	4.00	EA	\$ 6,500.00	\$ 26,000.00
16	Sanitary Utility Air Release Valve	4.00	EA	\$ 1,200.00	\$ 4,800.00
17	Sanitary Utility 12" Steel Casing - Drainage Ditch	150.00	LF	\$ 50.00	\$ 7,500.00
18	Sanitary Utility Bore - Drainage Ditch	150.00	LF	\$ 300.00	\$ 45,000.00
19	Sanitary Utility 12" Steel Casing - Clarkwood	65.00	LF	\$ 50.00	\$ 3,250.00
20	Sanitary Utility Bore - Clarkwood	65.00	LF	\$ 300.00	\$ 19,500.00
21	Sanitary Utility Easement	0.47	AC	\$ 35,000.00	\$ 16,511.71
22	Sanitary Utility Construction Easement	0.63	AC	\$ 8,000.00	\$ 5,032.14
23	Sanitary Utility Fence Replacement	520.00	LF	\$ 32.00	\$ 16,640.00
PRIVATE SANITARY LIFT STATION					
24	Sanitary Lift Station - Grinder Pump and Electrical	2.00	LS	\$ 8,500.00	\$ 17,000.00
25	Sanitary Lift Station - Wetwell	1.00	LS	\$ 45,000.00	\$ 45,000.00
26	Sanitary Lift Station - Trench Safety - Wetwell	1.00	LS	\$ 15,000.00	\$ 15,000.00
27	Sanitary Lift Station - Dewatering	1.00	LS	\$ 12,500.00	\$ 12,500.00
28	Sanitary Lift Station - 7.5' Concrete Pavement	570.00	SF	\$ 22.00	\$ 12,540.00
29	Sanitary Lift Station - Rock	400.00	SF	\$ 8.50	\$ 3,400.00
30	Sanitary Lift Station - Fence - 8R Privacy	100.00	LF	\$ 38.50	\$ 3,850.00



Staff Assessment

Request meets the requirements for waiver of wastewater infrastructure construction per Section 8.2.7.A and an exemption from the Wasterwater Lot/Acreage fees per Section 8.5.2.G of the UDC.