

SECTION 4 - SUMMARY OF COSTS**GCMUD No. 44 Bond Application No. 6**

CONSTRUCTION COSTS	TOTAL AMOUNT	DEVELOPER SHARE	DISTRICT SHARE
A. Developer Contribution Items			
1. Phase Three Drainage Improvements to Serve Tuscan Lakes Southeast Quadrant ⁽¹⁾			
a. Water Items	-	-	-
b. Sanitary Sewer Items	-	-	-
c. Storm Sewer Items	184,705	-	184,705
d. Dewatering Items	-	-	-
e. Miscellaneous Items	2,296	-	2,296
Subtotal	187,001	-	187,001
2. Phase Four Drainage Improvements to Serve Tuscan Lakes Southeast Quadrant ⁽²⁾			
a. Water Items	-	-	-
b. Sanitary Sewer Items	-	-	-
c. Storm Sewer Items	478,890	-	478,890
d. Dewatering Items	-	-	-
e. Miscellaneous Items	-	-	-
Subtotal	478,890	-	478,890
3. WSD to Serve Tuscan Lakes Section 50-4-1 ⁽³⁾			
a. Water Items	17,183	-	17,183
b. Sanitary Sewer Items	67,556	-	67,556
c. Storm Sewer Items	93,357	-	93,357
d. Dewatering Items	-	-	-
e. Miscellaneous Items	625	-	625
Subtotal	178,721	-	178,721
4. WSD to Serve Tuscan Lakes Section 50-4-2 ⁽⁴⁾			
a. Water Items	40,832	-	40,832
b. Sanitary Sewer Items	52,513	-	52,513
c. Storm Sewer Items	56,563	-	56,563
d. Dewatering Items	-	-	-
e. Miscellaneous Items	-	-	-
Subtotal	149,908	-	149,908
5. WSD to Serve Tuscan Lakes Section 50-5 ⁽⁵⁾			
a. Water Items	129,034	-	129,034
b. Sanitary Sewer Items	181,480	-	181,480
c. Storm Sewer Items	773,664	-	773,664
d. Dewatering Items	18,767	-	18,767
e. Miscellaneous Items	638	-	638
Subtotal	1,103,582	-	1,103,582
6. WSD to Serve the Village at Tuscan Lakes Section 4-1 ⁽⁶⁾			
a. Water Items	37,551	-	37,551
b. Sanitary Sewer Items	45,244	-	45,244
c. Drainage Items	115,918	-	115,918
d. Dewatering Items	15,577	-	15,577
e. Miscellaneous Items	1,125	-	1,125
Subtotal	215,415	-	215,415

7. WSD to Serve the Village of Tuscan Lakes Section 4-2⁽⁷⁾

a. Water Items	61,020	-	61,020
b. Sanitary Sewer Items	114,249	-	114,249
c. Storm Sewer Items	137,595	-	137,595
d. Dewatering Items	4,500	-	4,500
e. Miscellaneous Items	8,386	-	8,386
Subtotal	325,750	-	325,750

8. WSD to Serve the Village at Tuscan Lakes Section 3-2⁽⁸⁾

a. Water Items	22,710	-	22,710
b. Sanitary Sewer Items	48,375	-	48,375
c. Drainage Items	61,646	-	61,646
d. Dewatering Items	2,487	-	2,487
e. Miscellaneous Items	-	-	-
Subtotal	135,217	-	135,217

9. Engineering Fees⁽⁹⁾

a. Item #1 (Phase 3 Drainage Improvements)	-	-	-
b. Item #2 (Phase 4 Drainage Improvements)	87,213	-	87,213
c. Item #3 (Tuscan Lakes Section 50-4-1)	75,344	-	75,344
d. Item #4 (Tuscan Lakes Section 50-4-2)	-	-	-
e. Item #5 (Tuscan Lakes Section 50-5)	124,869	-	124,869
f. Item #7 (Village at Tuscan Lakes Section 4-1)	29,245	-	29,245
g. Item #8 (Village at Tuscan Lakes Section 4-2)	50,027	-	50,027
h. Item #9 (Village at Tuscan Lakes Section 3-2)	16,560	-	16,560
Subtotal	383,258	-	383,258

10. Geotechnical Fees⁽¹⁰⁾

a. Item #1 (Phase 3 Drainage Improvements)	-	-	-
b. Item #2 (Phase 4 Drainage Improvements)	10,372	-	10,372
c. Item #3 (Tuscan Lakes Section 50-4-1)	6,746	-	6,746
d. Item #4 (Tuscan Lakes Section 50-4-2)	-	-	-
e. Item #5 (Tuscan Lakes Section 50-5)	23,288	-	23,288
f. Item #7 (Village at Tuscan Lakes Section 4-1)	4,275	-	4,275
g. Item #8 (Village at Tuscan Lakes Section 4-2)	13,384	-	13,384
h. Item #9 (Village at Tuscan Lakes Section 3-2)	3,596	-	3,596
Subtotal	61,662	-	61,662

11. Surveying Fees⁽¹¹⁾

a. Item #1 (Phase 3 Drainage Improvements)	-	-	-
b. Item #2 (Phase 4 Drainage Improvements)	-	-	-
c. Item #3 (Tuscan Lakes Section 50-4-1)	3,820	-	3,820
d. Item #4 (Tuscan Lakes Section 50-4-2)	-	-	-
e. Item #5 (Tuscan Lakes Section 50-5)	3,919	-	3,919
f. Item #7 (Village at Tuscan Lakes Section 4-1)	-	-	-
g. Item #8 (Village at Tuscan Lakes Section 4-2)	-	-	-
h. Item #9 (Village at Tuscan Lakes Section 3-2)	-	-	-
Subtotal	7,739	-	7,739

12. Stormwater Consultation Fees ⁽¹²⁾

a. Item #1 (Phase 3 Drainage Improvements)	-	-	-
b. Item #2 (Phase 4 Drainage Improvements)	33,543	-	33,543
c. Item #3 (Tuscan Lakes Section 50-4-1)	23,796	-	23,796
d. Item #4 (Tuscan Lakes Section 50-4-2)	-	-	-
e. Item #5 (Tuscan Lakes Section 50-5)	24,954	-	24,954
f. Item #7 (Village at Tuscan Lakes Section 4-1)	8,290	-	8,290
g. Item #8 (Village at Tuscan Lakes Section 4-2)	22,460	-	22,460
h. Item #9 (Village at Tuscan Lakes Section 3-2)	3,934	-	3,934
Subtotal	116,977	-	116,977

13. Miscellaneous Fees ⁽¹³⁾

a. Item #1 (Phase 3 Drainage Improvements)	-	-	-
b. Item #2 (Phase 4 Drainage Improvements)	14,096	-	14,096
c. Item #3 (Tuscan Lakes Section 50-4-1)	-	-	-
d. Item #4 (Tuscan Lakes Section 50-4-2)	105	-	105
e. Item #5 (Tuscan Lakes Section 50-5)	53	-	53
f. Item #7 (Village at Tuscan Lakes Section 4-1)	-	-	-
g. Item #8 (Village at Tuscan Lakes Section 4-2)	700	-	700
h. Item #9 (Village at Tuscan Lakes Section 3-2)	23	-	23
Subtotal	14,976	-	14,976

Total Developer Contribution Items \$ 3,359,094 \$ - \$ 3,359,094

B. District Items

1. City of League City Capital Recovery Fees ⁽¹⁴⁾ \$ 912,672 \$ - \$ 912,672

Total District Items \$ 912,672 \$ 912,672

TOTAL CONSTRUCTION COSTS \$ 4,271,766 \$ - \$ 4,271,766
NET CONSTRUCTION COSTS

76.3%

NON-CONSTRUCTION COSTS

A. Non-Construction Costs

1. Legal Fees ⁽¹⁵⁾	\$152,000
2. Fiscal Agent Fees ⁽¹⁶⁾	\$112,000
3. Interest Costs	
a. Capitalized Interest (1 Year @ 5.00%)	\$280,000
b. Developer Interest (@ 5.00%) ⁽¹⁷⁾	\$515,300
4. Bond Discount (3%)	\$168,000
5. Operating Expenses	\$0
6. Bond Issuance Expenses	\$41,334
7. Bond Application Costs	\$40,000
8. Attorney General's Fee (0.10%)	\$5,600
9. TCEQ Bond Issue Fee (0.25%)	\$14,000

TOTAL NON-CONSTRUCTION COSTS \$1,328,234

23.7% of BIR

TOTAL BOND ISSUE REQUIREMENT (BIR) \$5,600,000

Notes:

- (1) The WS&D cost is based on the original contract amount (\$717,100.10) plus change order no. 1 (\$42,300.00) for additional excavation for future detention storage minus final quantity adjustments of (-\$91,540.00). The District is seeking reimbursement for 28% of all construction costs and 0% of consultant fees. The remaining 72% of construction costs and 100% of consultant fees were requested in bond issue #5.
- (2) The WS&D cost is based on the original contract amount (\$851,330.00) minus final quantity adjustments of (-\$65,240). Phase 4 Drainage Improvements included an amenity portion of the lake (\$307,200.00) which was removed as it is not reimbursable in this bond issue and will be reimbursed through a future park bond. The pro rata share for this project is 61% detention and 39% amenity. The District is seeking reimbursement for 100% of all detention construction costs and 100% of consultant fees.
- (3) Tuscan Lakes SF 50-4 was designed as one section, but built into two phases. The total WS&D construction cost for both phases is \$328,629.37 (Phase 1 by American Site Builders, LLC for a construction costs of \$178,721.37 and Phase 2 by Crostex, LLC for a construction cost of \$149,908.00). The District is seeking all the costs and developers interests for the construction and consultant fees in Phase 1. The construction costs for Phase 2, and resulting developers interest, are requested in Phase 2 in this bond issue.
- (4) Tuscan Lakes SF 50-4 was designed as one section, but built into two phases. The total WS&D construction cost for both phases is \$328,629.37 (Phase 1 by American Site Builders, LLC for a construction costs of \$178,721.37 and Phase 2 by Crostex, LLC for a construction cost of \$149,908.00). The District is seeking all the costs and developers interests for the construction only and 0% of the fees and developers interest for the consultants for Phase 1. The construction costs for Phase 2 and the remaining 100% of the consultant fees and developers interest are requested in Phase 2 in this bond issue.
- (5) The WS&D cost is based on the original contract amount (\$1,369,921.50) minus final quantity adjustments of (-\$71,589.20). The District is seeking reimbursement for 85% of all construction costs and 85% of consultant fees. The remaining 15% of construction costs and 15% of consultant fees will be requested in a future bond issue.
- (6) The WS&D cost is based on the original contract amount (\$486,284.00) minus final quantity adjustments of (-\$7,585.00). The District is seeking 45% of all construction costs and consultant fees in this bond issue. The remaining 55% of the construction costs and consultant fees were requested in bond issue no. 5.
- (7) The WS&D cost is based on the original contract amount (\$345,653.83) plus change order no. 1 (\$5,960.50) to replace two 5' storm inlets with 10' storm inlets plus change order no. 2 (\$10,902.95) to T.V. sanitary line and strip and regrade rear lot line as per City request plus change order no. 3 (\$3,512.33) to fix rolled gasket in sanitary sewer line minus final quantity adjustments of (-\$40,279.60). The District is seeking reimbursement for 100% of all construction costs and 100% of consultant fees.
- (8) The WS&D cost is based on the original contract amount (\$967,067.40) minus final quantity adjustments of (\$65,620). The District is seeking reimbursement for 15% of all construction costs and 15% of consultant fees. The remaining 85% of construction costs and 85% of consultant fees will be requested in a future bond issue.
- (9) Engineering Fees are detailed in *Attachment 8*.
- (10) Geotech fees were paid to Terracon for their services.
- (11) Surveying fees were paid to GeoSurv for their services.
- (12) Fees for stormwater consultation and stormwater pollution prevention were paid to Stormwater Solutions and CleanSite for their services.
- (13) Miscellaneous Fees are detailed in *Attachment 8*.
- (14) The Capital Recovery Fee is based on 171 total connections. There are 137 water connections and 137 sanitary sewer connections with a combined rate of \$5,634.00 per single-family equivalent connection, based on a rate of \$3,215.00 for water and \$2,419.00 for sanitary sewer. There are 35 water connections and 35 sanitary sewer connections with a combined rate of \$4,023.25 per single-family equivalent connection, based on a rate of \$1401.77 for water and \$2,621.48 for sanitary sewer. See attachment 17 for CRF ordinances.
- (15) See Attachment 11 for breakdown of legal fees.
- (16) See Attachment 54 - financial advisory contract with the District.
- (17) See Attachment 13 for breakdown of developer interest.