

From: Baumgartner, John
Sent: Tuesday, January 14, 2025 2:25 PM
To: Davis, Cara
Cc: Pstutton@brwarch.com
Subject: FW: Off-site Fire Station Costs

Just fyi...very preliminary December 2024 construction numbers for offsite improvements associated with fire station 7 assuming land and easements are donated.

John Baumgartner, ICMA-CM, P.E.
City Manager
Administration



O: 281-554-1414
City of League City
300 W Walker St. League City, Texas 77573
john.baumgartner@leaguecitytx.gov

www.leaguecitytx.gov



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From: Sheldon, Steve <ssheldon@gfnet.com>
Sent: Tuesday, January 14, 2025 10:34 AM
To: Baumgartner, John <john.baumgartner@leaguecitytx.gov>
Subject: Off-site Fire Station Costs

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John – From an order of magnitude scale, we use the following for major thoroughfares:

1. Water - \$100/LF
2. Sewer - \$100/LF
3. Storm Sewer - \$375/LF
4. Drainage Ditch (paralleling Muldoon) - \$50/LF
5. SWPPP - \$5/LF
6. Paving - \$450 full boulevard (\$250 half)
7. Detention - \$45,000 per acre of detention.

- 8. Power – Free overhead, \$500/LF underground for conduit plus another \$350/LF for pulled wire (Centerpoint prices).

There are a few different iterations of Muldoon to look at, but first let me cover the set numbers. For purposes of this estimate, we’re going to assume that sewer is septic so no sewer cost. We’re going to assume half boulevard for \$250/LF. And detention for a 4 acre site and the road we believe be the same, which is the cost of a ditch at full depth from Muldoon to the Dickinson Bayou Bypass channel through land proposed by Lloyd to be detention. This is approximately 3,000 LF, and we know with maintenance berms it will be approximately 150’ wide so regardless of the option you’re going to need approximately 10 acres of detention. Again, this is going to end up being more for conveyance than detention.

Finally, on storm sewer, I’m going to make an assumption that you will pipe any/all street construction between proposed Bay Area Boulevard and the Lloyd eastern property line, and anything else we will do as a roadside ditch for cost purposes.

Given those assumptions, for Bay Area Boulevard to the Eastern property line for Lloyd, the cost per LF is \$730 with overhead power and \$1,580 with underground power PLUS \$450,000 for detention/conveyance. For all other stretches, the cost per LF is \$405 with overhead power and \$1,255 with underground power PLUS \$450,000 for detention/conveyance.

With those assumptions, and per our conversation, here is the cost of the project from Bay Area Boulevard to Landing Boulevard:

Segment	LF	Cost
Muldoon from Bay Area to Fire Station \$2,820,000 underground.	1,500	\$1,545,000 overhead, \$2,820,000 underground.
Muldoon from Fire Station to Lloyd Boundary \$3,610,000 underground.	2,000	\$1,910,000 overhead, \$3,610,000 underground.
Muldoon from Lloyd Boundary to Landing \$7,375,000 underground.	3,000	\$3,125,000 overhead, \$7,375,000 underground.
Engineering (15%)		\$ 987,000
Deduction for triple counting detention/conveyance *		-\$ 900,000
Total (Construction + Engineering)		\$6,667,000

* = The \$450,000 for detention/conveyance is included in each of the three projects listed, so two of those detention/conveyance costs (2 X \$450,000) need to be removed from the total price.

That work?

Thanks John,

Steve Sheldon, PE | Director, Land Development
Gannett Fleming | 3100 W. Alabama, Houston, TX 77098
 O 713.527.6464 | C 832.265.6464 | ssheldon@gfnet.com
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