



**NOTICE OF A MEETING**  
**Brenham Community Development Corporation**  
**Thursday, January 19, 2023 @ 7:30 a.m.**  
**City Hall – 2<sup>nd</sup> Floor Conference Room**  
**200 W. Vulcan St.**  
**Brenham, Texas**

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1. Call Meeting to Order
2. Invocation and Pledges to the U.S. and Texas Flags

**WORK SESSION**

3. Discussion and Presentation on Available Tracts of Land in the Brenham Business Center for Sale
4. Discussion and Presentation on Utility Improvements Along James Nutt Blvd.
5. Discussion and Presentation on Available Tracts of Land in the Southwest Industrial Park for Sale and Possible Road Improvements and/or Extensions

**REGULAR SESSION**

6. Board and Staff Updates
  - Economic Development
  - Parks & Recreation
  - Administration

**EXECUTIVE SESSION**

7. Texas Government Code Section 551-072 – Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property in Washington County, Texas

**RE-OPEN REGULAR SESSION**

Adjourn

**CERTIFICATION**

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, January 19, 2023 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, January 13, 2023 at 6:15 P.M.*

***Jeana Bellinger, TRMC, CMC***  
*City Secretary/BCDC Secretary*

Executive Sessions: The Brenham Community Development Corporation (BCDC) reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071 – Consultation with Attorney, §551.072 – Real Property, §551.073 – Prospective Gifts, §551.074 - Personnel Matters, §551.076 – Security Devices, §551.086 - Utility Competitive Matters, and §551.087 – Economic Development Negotiations.

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
Signature

**MEMORANDUM**

**To:** BCDC Board of Directors  
**From:** Susan Cates, Director of Economic Development  
**Subject:** Available Land in BBC  
**Date:** January 12, 2023

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BCDC sold three tracts of land in Brenham Business Center (BBC) in 2022 (see map):

- R66107 to Brenham Kitchens for business expansion
- R68513 to Welcome Group for an expansion of PPE and possible speculative building
- R53666 northernmost +/- 6 acres to Capital Real Estate for Sunbelt Equipment and possible speculative building
- R53666 southernmost 5 acres reserved for land exchange with City of Brenham for Fire Station #2

The remaining BCDC-owned parcels in BBC are:

- R56333, 26.58 acres
- R48138, 47.8 acres less the +/- 6 acres that is the regional detention facility for BBC

**Development of Existing BBC Parcels +/- 70 acres**

R56333 (Tract G):

This tract is bisected with a dry bed creek and pond that is on the US Fish and Wildlife maps (attached) as "wetlands." This may or may not be deemed "Waters of the US" by the US Army Corps of Engineers. If it is, the land within the creek and pond boundaries is not developable. Even if it is not, the drainage remains a challenge to development for a private business. Businesses are risk-averse so unknowns surrounding the creek currently make this parcel unattractive for development.

*Recommendation: Work with a consulting engineer to seek a determination by the Corps on the creek and pond to reach a decision on the boundaries of developable land available for sale.*

Especially if the creek area is not saleable land, we can market the narrow portion facing James Nutt Blvd in +/- 2 acre tracts to businesses seeking to build smaller than 10,000 sf buildings. (See on the map Tracts A, B, C, D) Sites of this size are in demand and may be marketed as "shovel-ready" immediately.

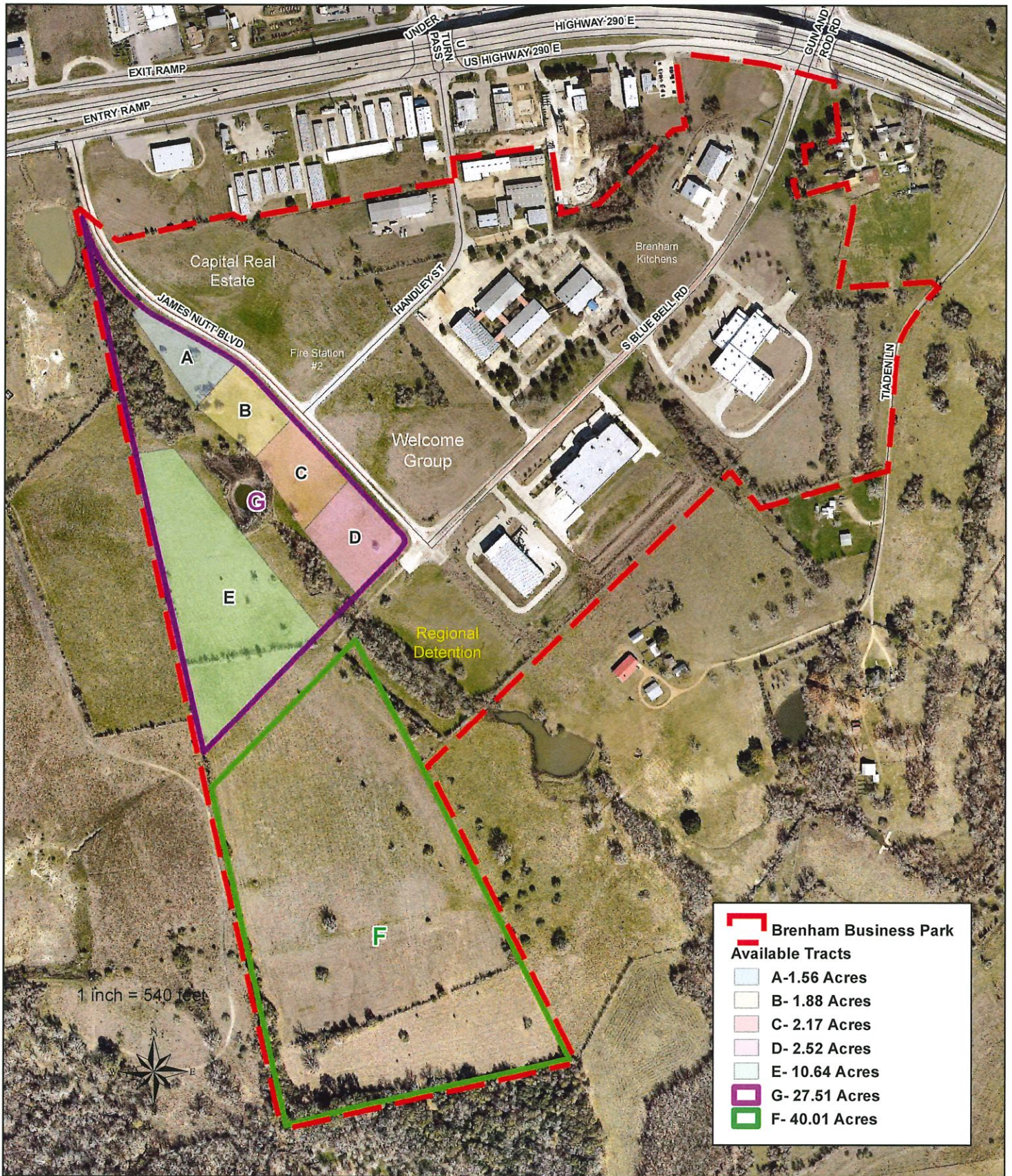
The portion of the tract on the southwest side (Tract E) is +/- 11 acres. This tract currently has no road access or utilities. An Opinion of Probable Cost (OPC) from Strand for extending Blue Bell Road to just beyond the creek channel is attached. This would be necessary to market the

tract as “shovel ready.” The extension of Blue Bell Road is within the City’s thoroughfare plan and would also serve the adjacent Tract F.

R48138 (Tract F):

This tract’s acreage is reduced by a portion of the dry creek and the regional detention facility. The developable portion of the property is +/- 40 acres. This is a highly attractive parcel of property. However to maximize the site’s potential, BCDC should consider making it “shovel-ready” with the extension of Blue Bell Road with associated utilities (OPC from Strand attached).





## Available Tracts





U.S. Fish and Wildlife Service

# National Wetlands Inventory

# Brenham Business Center NWI Map



October 7, 2021

## 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.





Strand Associates, Inc.®  
 1906 Niebuhr Street  
 Brenham, TX 77833  
 (P) 979.836.7937  
 www.strand.com

CITY OF BRENHAM, TEXAS  
 2023 FUTURE STREET IMPROVEMENTS  
 BLUE BELL ROAD EXTENSION  
 ENGINEER'S OPINION OF PROBABLE PROJECT COST  
 November 4, 2022

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	<sup>1</sup> TOTAL COST
<b>BASE BID—ROADWAY CONSTRUCTION AND UTILITY INSTALLATION</b>					
1.	Mobilization.	1	LS	\$ 73,000.00	\$ 73,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS	\$ 7,000.00	\$ 7,000.00
3.	Construct a 40-Foot-Wide, 8-Inch Reinforced Concrete Pavement Section with Curb and Gutter.	4,100	SY	\$ 76.00	\$ 311,600.00
4.	Lime Stabilization of Materials in Place (8-Inch).	4,300	SY	\$ 5.00	\$ 21,500.00
5.	Lime Treatment (Road Mixed); 12 Percent by Dry Weight Assumed for Quantity Estimating Purposes.	185	TON	\$ 215.00	\$ 39,775.00
6.	Install Light Pole, Base, and All Necessary Wiring.	4	EA	\$ 8,500.00	\$ 34,000.00
7.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	1,000	LF	\$ 125.00	\$ 125,000.00
8.	Install Curb Inlets and Storm Sewer Structures.	4	EA	\$ 7,000.00	\$ 28,000.00
9.	Install a 8- by 3-Foot Box Culvert, Concrete Headwalls, and Railing.	1	LS	\$ 52,000.00	\$ 52,000.00
10.	Excavation, Embankment, and Grading.	1	LS	\$ 32,000.00	\$ 32,000.00
11.	6-Inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR) 26 Polyvinyl Chloride (PVC) Sanitary Sewer by Open Cut, Various Depths.	1,320	LF	\$ 84.00	\$ 110,880.00
12.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	5	EA	\$ 7,500.00	\$ 37,500.00
13.	6-Inch American Water Works Association (AWWA) C-900 Dimension Ratio (DR) 18 PVC Water Main by Open Cut, Various Depths.	1,000	LF	\$ 87.00	\$ 87,000.00
14.	Perform Clearing and Grubbing.	1	LS	\$ 5,000.00	\$ 5,000.00
15.	Striping and Signage.	1	LS	\$ 7,000.00	\$ 7,000.00
16.	Traffic Control.	1	LS	\$ 2,500.00	\$ 2,500.00
17.	Site Restoration, Seeding, and Cleanup.	1	LS	\$ 6,500.00	\$ 6,500.00
Subtotal Construction Cost (Rounded):					\$ 981,000.00
20% Contingency (Rounded):					\$ 197,000.00
<b>TOTAL CONSTRUCTION COST:</b>					<b>\$ 1,178,000.00</b>
1.	Basic Services—Design, Bidding, and Construction-Related Services.				\$ 118,000.00
2.	Topographic Survey (Estimated 2 Days—Construction Staking by Contractor).				\$ 4,000.00
3.	Part-Time Construction Observation (10 Hours per Week for 8 Weeks).				\$ 13,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ 30,000.00
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:</b>					<b>\$ 1,343,000.00</b>

<sup>1</sup>Note: all costs used to develop these opinions are based on 2022 dollars and do not account for future inflation.

Jared D. Engelke, P.E.  
 Strand Associates, Inc.\* (TBPE No. F-8405)  
 1906 Niebuhr Street  
 Brenham, TX 77833





**MEMORANDUM**

**To:** BCDC Board of Directors  
**From:** Susan Cates, Director of Economic Development  
**Subject:** Extension of Sanitary Sewer on James Nutt Blvd.  
**Date:** January 12, 2023

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In 2022, BCDC sold +/- 6 acres out of tract R53666 to Capital Real Estate. In December the development team for Capital Real Estate participated in a pre-development meeting with City Development Services Department in planning for their client, Sunbelt Equipment. It was discovered during the meeting that Brenham Business Center (BBC) is not completely "shovel-ready" as sanitary sewer was never installed along James Nutt Blvd. to service the tract sold to Capital, the tract reserved for Fire Station #2, the tract sold to Welcome, or the proposed small acreage tracts out of R56333 still owned by BCDC.

Shawn Bolenbarr is working with Strand to develop a cost projection for extension of the sanitary sewer line to serve these properties. Right-sizing of lift station, lines, and other infrastructure is being taken into account to provide service at full development of remaining sites in BBC (including all of Tract G and F).

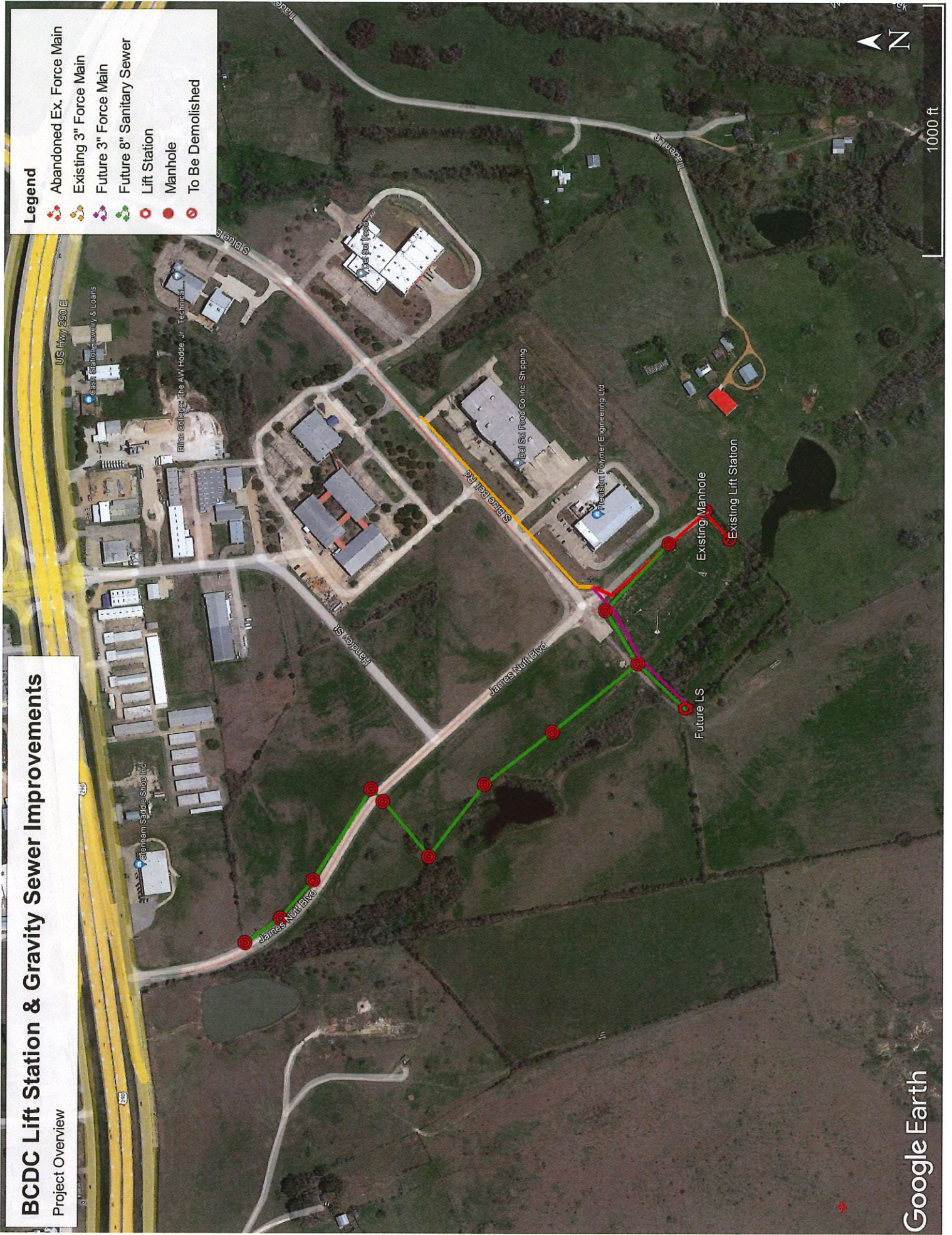


# BCDC Lift Station & Gravity Sewer Improvements

Project Overview

## Legend

- Abandoned Ex. Force Main
- Existing 3" Force Main
- Future 3" Force Main
- Future 8" Sanitary Sewer
- Lift Station
- Manhole
- To Be Demolished



1000 ft





**Strand Associates, Inc.®**  
 1906 Niebuhr Street  
 Brenham, TX 77833  
 (P) 979.836.7937  
 www.strand.com

**CITY OF BRENHAM, TEXAS**  
**BRENHAM BUSINESS CENTER LIFT STATION, FORCE MAIN, AND GRAVITY SEWER IMPROVEMENTS**  
**OPINION OF PROBABLE PROJECT COST**  
**STRAND PROJECT NO. P230.033**  
 January 13, 2023

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL COST
<b>SANITARY SEWER IMPROVEMENTS</b>					
1.	Mobilization (10 percent of total project costs).	1	LS	\$ 56,000.00	\$ 56,000.00
2.	Provide a grinder pump lift station, including, but not limited to, the lift station, piping, valves, electrical controls, and cedar plank fencing.	1	LS	\$ 150,000.00	\$ 150,000.00
3.	Provide 8-inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR)-26 polyvinyl chloride (PVC) gravity sewer by open cut, various depths.	3,095	LF	\$ 80.00	\$ 247,600.00
4.	Provide 8-inch ASTM D-3034 SDR-26 PVC gravity sewer by bore, various depths.	55	LF	\$ 160.00	\$ 8,800.00
5.	Provide 3-inch ASTM D-2241 SDR-26 PVC force main by open cut.	625	LF	\$ 50.00	\$ 31,250.00
6.	Remove and dispose of existing sanitary sewer manholes.	2	EA	\$ 1,000.00	\$ 2,000.00
7.	Provide 4-foot-diameter concrete manholes.	11	EA	\$ 8,000.00	\$ 88,000.00
8.	Temporary bypass storage and vacuum, as necessary.	1	LS	\$ 5,000.00	\$ 5,000.00
9.	Remove and dispose of existing lift station and appurtenances.	1	LS	\$ 5,000.00	\$ 5,000.00
10.	Traffic control according to the Texas Manual on Uniform Traffic Control Devices.	1	LS	\$ 10,000.00	\$ 10,000.00
11.	Site restoration, seeding, and cleanup.	1	LS	\$ 10,000.00	\$ 10,000.00
12.	Excavation safety.	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal Construction Cost (Rounded):					\$ 619,000.00
20% Contingency (Rounded):					\$ 124,000.00
<b>TOTAL CONSTRUCTION COST:</b>					<b>\$ 743,000.00</b>
<b>2022 SANITARY SEWER IMPROVEMENTS-ALTERNATIVE FORCE MAIN ALIGNMENT</b>					
1.	Basic services (design-, bidding-, and construction-phase services).				\$ 110,000.00
2.	Additional services (Resident Project Representative and construction materials testing).				\$ 30,000.00
<b>TOTAL ENGINEERING COSTS (ROUNDED):</b>					<b>\$ 140,000.00</b>
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COSTS (ROUNDED):</b>					<b>\$ 883,000.00</b>

Kelly M. Hajek, P.E.  
 Strand Associates, Inc.®  
 1906 Niebuhr Street  
 Brenham, TX 77833





**MEMORANDUM**

**To:** BCDC Board of Directors  
**From:** Susan Cates, Director of Economic Development  
**Subject:** Available Land in SWIP  
**Date:** January 12, 2023

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BCDC sold one tract of land in Southwest Industrial Park (SWIP) in 2022 (see map) to Industrial Rig Lights for business expansion. Currently under contract to Project Stones Throw is tract R64122. We are negotiating an option on the northernmost 10 acres of R12359 for Project Color Guard.

The remaining BCDC-owned parcels in SWIP are:

- R12447, 28.6731 acres currently leased through August, 2023 to Irby Construction
- R12359, +/- 34 acres remaining when sale to Project Color Guard finalizes
- R64120, 3.4 acres adjacent to regional detention

**Development of Existing SWIP Parcels +/- 66 acres**

R12447 (Tracts F & G):

This tract is oddly shaped with significant topographical challenges. The extension of Jake Pickle Road would provide up to five smaller parcels that could allow for terracing creating more developable sites. The attached map shows the proposed configuration of Jake Pickle. There is currently no access the back portion of the property to allow marketing of sub-divided parcels. Two options for your consideration to create a more marketable property are:

1. Extend Jake Pickle just over the drainage channel terminating behind NextLink: An Opinion of Probable Cost (OPC) from Strand is attached. This option leaves the site whole should a single buyer be interested, while providing access to the back portion of property to market the option of smaller parcels. This OPC does not include utilities as the properties adjacent to this road extension are already served from Industrial or Longwood.
2. Extend Jake Pickle to Longwood: An OPC from Strand is attached. This option would complete all infrastructure in SWIP. This road extension option provides the most complete “shovel-ready” option for marketing the site including all utility infrastructure and accounting for the challenging topography by allowing for the possibility of smaller parcels that can be terraced to maximize developable land.

R12359 aka Guerrech Tract (Tract L):

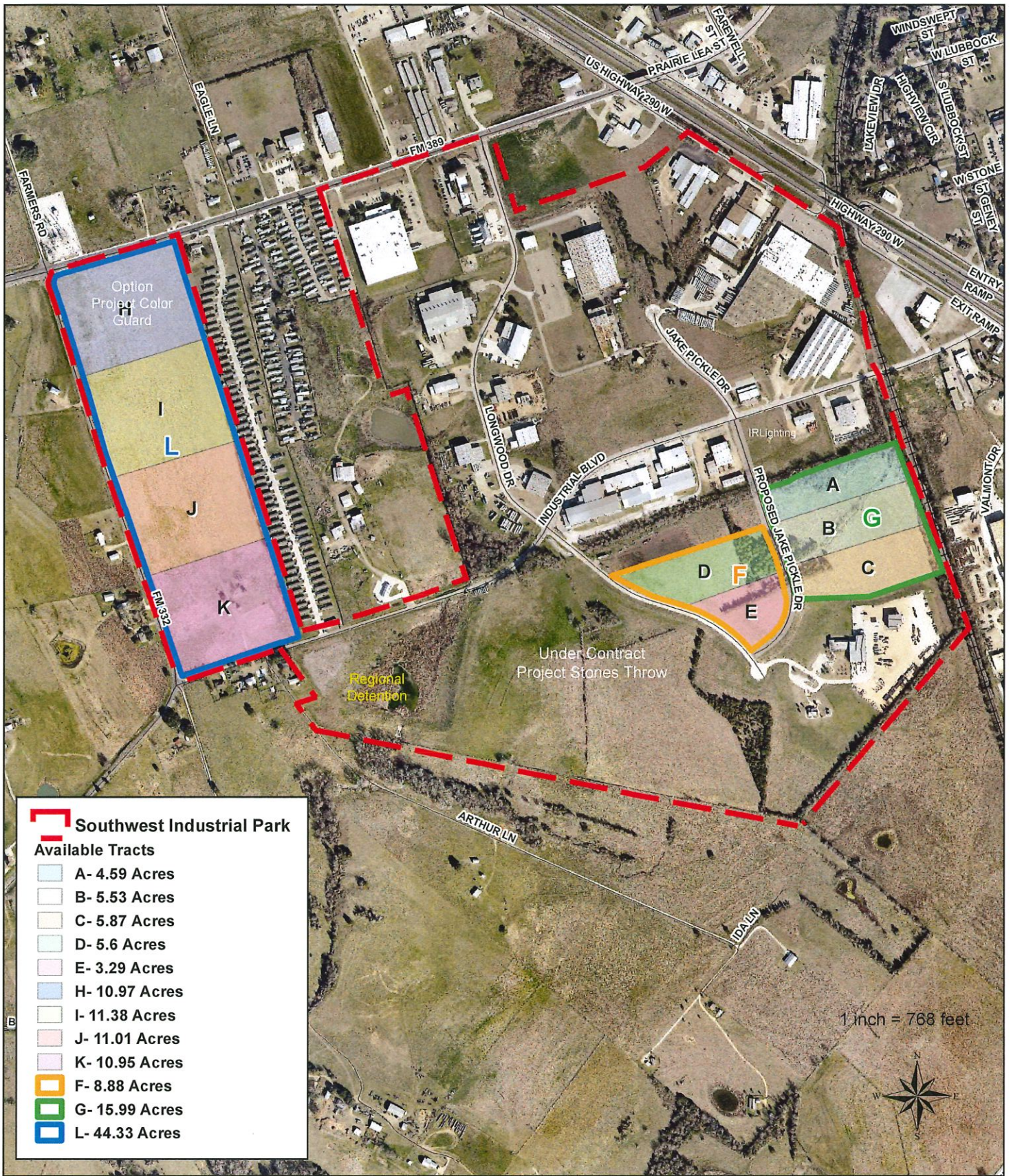
When BCDC acquired this property, it was outside the City limits and does not have utilities to the property line. The City annexed the property in 2019. The municipal water, sanitary sewer

and gas currently terminate at the manufactured home development to the east of the tract. It is a short distance to the property line. City Utility Department will provide current estimated cost by the BCDC meeting date.

**R64120**

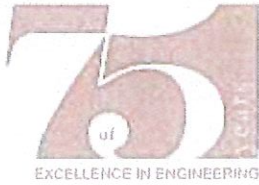
This is a small triangular tract adjacent to the regional detention facility. In consultation with Dane Rau, it is our recommendation that this parcel not be sold, but reserved for future detention upgrades or improvements.





## Available Tracts





*NOTE 1/13/2023: OPC is from almost two years ago, but Jared Engelke reviewed the estimates this week and as this was a very conservative OPC, he thinks the numbers are still valid.*

**STRAND ASSOCIATES**  
 Strand Associates, Inc.<sup>®</sup>  
 1906 Niebuhr Street  
 Brenham, TX 77833  
 (P) 979 836 7937

**CITY OF BRENHAM, TEXAS  
 2021 FUTURE STREET IMPROVEMENTS  
 JAKE PICKLE DRIVE EXTENSION  
 ENGINEER'S OPINION OF PROBABLE PROJECT COST  
 STRAND PROJECT NO. 3900.245  
 March 25, 2021**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL COST
1.	Mobilization (5%).	1	LS	\$ 28,000.00	\$ 28,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS	\$ 5,000.00	\$ 5,000.00
3.	Construct a 40-foot wide, 7.5-inch Reinforced Concrete Pavement Section with Curb and Gutter, two 11-foot Driving Lanes, and a 14-foot Center Turn Lane	2,900	SY	\$ 55.00	\$ 159,500.00
4.	Construct a 42-foot-wide, 6-inch Lime Stabilized Subgrade.	3,050	SY	\$ 3.50	\$ 10,675.00
5.	Install a Light Pole and All Necessary Wiring.	4	EA	\$ 8,000.00	\$ 32,000.00
6.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	650	LF	\$ 125.00	\$ 81,250.00
7.	Install Curb Inlets and Storm Sewer Structures.	6	FA	\$ 6,000.00	\$ 36,000.00
8.	Install a 12- by 5-foot Box Culvert, Concrete Headwalls, and Railing at the Low Water Crossing	1	LS	\$ 200,000.00	\$ 200,000.00
9.	Excavation, Embankment, and Grading	1	LS	\$ 20,000.00	\$ 20,000.00
10.	Striping and Signage.	1	LS	\$ 12,500.00	\$ 12,500.00
11.	Traffic Control.	1	LS	\$ 2,500.00	\$ 2,500.00
12.	Site Restoration, Seeding, and Cleanup	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal Construction Cost (Rounded):					\$ 590,000.00
20% Contingency (Rounded):					\$ 118,000.00
<b>TOTAL CONSTRUCTION COST:</b>					<b>\$ 708,000.00</b>
1	Basic Services - Design, Bidding, and Construction-related Services.				\$ 107,000.00
2.	Topographic Survey (Estimated three days-Construction Staking by Contractor)				\$ 5,000.00
3.	Part-time Construction Observation (One Day Per Week for Four Months)				\$ 20,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ 30,000.00
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:</b>					<b>\$ 870,000.00</b>

<sup>1</sup>Note: all costs used to develop these opinions are based on 2021 dollars and do not account for inflation

**Assumptions:**

1. Assumes no additional right-of-way is needed.
2. Assumes that the existing utilities will not need to be relocated
3. Assumes that no proposed utilities will be installed with this project.

Cole C. Christian, P.E.  
 Strand Associates, Inc. <sup>®</sup> (TBPE No. F-8405)  
 1906 Niebuhr Street  
 Brenham, TX 77833



*Cole C. Christian* 03/25/2021





Strand Associates, Inc.®  
 1906 Niebuhr Street  
 Brenham, TX 77833  
 (P) 979.836.7937  
 www.strand.com

CITY OF BRENHAM, TEXAS  
 2023 FUTURE STREET IMPROVEMENTS  
 JAKE PICKLE DRIVE EXTENSION  
 ENGINEER'S OPINION OF PROBABLE PROJECT COST  
 November 4, 2022

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
<b>BASE BID—ROADWAY CONSTRUCTION AND UTILITY INSTALLATION</b>					
1.	Mobilization.	1	LS	\$ 95,000.00	\$ 95,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS	\$ 10,000.00	\$ 10,000.00
3.	Construct a 40-Foot-Wide, 8-Inch Reinforced Concrete Pavement Section with Curb and Gutter.	6,900	SY	\$ 76.00	\$ 524,400.00
4.	Lime Stabilization of Materials in Place (8-Inch).	7,250	SY	\$ 5.00	\$ 36,250.00
5.	Lime Treatment (Road Mixed); 12 Percent by Dry Weight Assumed for Quantity Estimating Purposes.	315	TON	\$ 215.00	\$ 67,725.00
6.	Install Light Pole, Base, and All Necessary Wiring.	8	EA	\$ 8,500.00	\$ 68,000.00
7.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	1,100	LF	\$ 125.00	\$ 137,500.00
8.	Install Curb Inlets and Storm Sewer Structures.	11	EA	\$ 7,000.00	\$ 77,000.00
9.	Install a 12- by 5-Foot Box Culvert, Concrete Headwalls, and Railing.	1	LS	\$ 95,000.00	\$ 95,000.00
10.	Excavation, Embankment, and Grading.	1	LS	\$ 20,000.00	\$ 20,000.00
11.	6-Inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR) 26 Polyvinyl Chloride (PVC) Sanitary Sewer by Open Cut, Various Depths.	1,080	LF	\$ 84.00	\$ 90,720.00
12.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	5	EA	\$ 7,500.00	\$ 37,500.00
13.	6-Inch American Water Works Association (AWWA) C-900 Dimension Ratio (DR) 18 PVC Water Main by Open Cut, Various Depths.	1,750	LF	\$ 87.00	\$ 152,250.00
14.	Perform Clearing and Grubbing.	1	LS	\$ 7,500.00	\$ 7,500.00
15.	Striping and Signage.	1	LS	\$ 12,500.00	\$ 12,500.00
16.	Traffic Control.	1	LS	\$ 2,500.00	\$ 2,500.00
17.	Site Restoration, Seeding, and Cleanup.	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal Construction Cost (Rounded):					\$ 1,444,000.00
20% Contingency (Rounded):					\$ 289,000.00
<b>TOTAL CONSTRUCTION COST:</b>					<b>\$ 1,733,000.00</b>
1.	Basic Services—Design, Bidding, and Construction-Related Services.				\$ 148,000.00
2.	Topographic Survey (Estimated 3 Days—Construction Staking by Contractor).				\$ 8,500.00
3.	Part-Time Construction Observation (10 Hours per Week for 16 Weeks).				\$ 25,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ 65,000.00
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:</b>					<b>\$ 1,979,500.00</b>

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
<b>ALTERNATE BID NO 1-SANITARY SEWER REPLACEMENT</b>					
1.	Perform Tree Clearing and Grubbing.	1	LS	\$ 12,500.00	\$ 12,500.00
2.	8-Inch ASTM D-3034 SDR 26 PVC Sanitary Sewer by Open Cut, Various Depths.	2,400	LF	\$ 94.00	\$ 225,600.00
3.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	6	EA	\$ 7,500.00	\$ 45,000.00
Subtotal Construction Cost (Rounded):					\$ 271,000.00
20% Contingency (Rounded):					\$ 55,000.00
<b>TOTAL CONSTRUCTION COST:</b>					<b>\$ 326,000.00</b>
1.	Basic Services-Design, Bidding, and Construction-Related Services.				\$ 15,000.00
2.	Topographic Survey (Estimated 2 days-Construction Staking by Contractor).				\$ 5,500.00
3.	Part-Time Construction Observation (4 Hours per Week for 8 Weeks).				\$ 5,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ -
<b>TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:</b>					<b>\$ 351,500.00</b>

<sup>1</sup>Note: all costs used to develop these opinions are based on 2022 dollars and do not account for future inflation.

Jared D. Engelke, P.E.  
 Strand Associates, Inc.\* (TBPE No. F-8405)  
 1906 Niebuhr Street  
 Brenham, TX 77833

