

NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Arkansas Code Annotated Section 14-168-306 (2013 Supp.) that a public hearing will be held before the Board of Directors of the City of Little Rock, Arkansas (the 'City'), on the question of the adoption of an ordinance approving the project plan (the 'Project Plan') for Redevelopment District No. 1 of the City of Little Rock, Arkansas. Such ordinance will be on December 17, 2013, Board of Directors Agenda.

A copy of the proposed Project Plan is linked below and is available for inspection in the Administration Offices of Little Rock City Hall, located at 500 West Markham Street, Little Rock, AR 72201. (501) 371-6803.

Any individuals interested may appear and express their views, both orally and in writing, on the proposed Project Plan at a Public Hearing, which will be held at 6:00 PM on December 17, 2013, in the Board Chambers of Little Rock City Hall, located at 500 West Markham Street, Little Rock, Arkansas. (Any remarks at the hearing will be limited to two (2) minutes per individual.) At such hearing, suggestions and objections will be heard and considered.

Dated: November 15, 2013

/s/ Mark Stodola, Mayor

1 Section 2. That there be and there is hereby approved the creation of a
2 redevelopment district within the lands more particularly described in Exhibit "A",
3 attached hereto and made a part hereof by reference.

4 Section 3. That the name of the District shall be the "Little Rock
5 Redevelopment District No. ____".

6 Section 4. That the City hereby establishes the Bass Pro Redevelopment
7 District No. ____ Fund (the "Bass Pro Redevelopment District No. ____ Tax Increment
8 Fund"). In the event the district's project plan and financing plan are subsequently
9 adopted by separate ordinances by the Board of Directors of the City of Little Rock, any
10 tax increment revenues and other revenues designated by the City for the benefit of the
11 district shall be deposited in the fund, and from the fund all project costs shall be paid.
12 This special fund may be assigned to and held by a trustee for the benefit of bond
13 holders if tax increment financing is used.

14 Section 5. That a project plan shall be prepared and adopted by Ordinance of
15 the City in conformance with Section 7 of the Act.

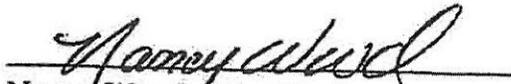
16 Section 6. The provisions of this Ordinance are hereby declared to be
17 severable and, if any such provision shall for any reason be held illegal or invalid, such
18 holding shall not affect the validity of the remainder of this Ordinance.

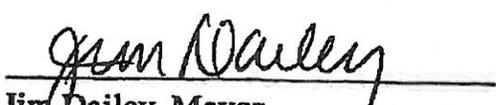
19 Section 7. All resolutions or ordinances and parts thereof in conflict herewith
20 are hereby repealed to the extent of such conflict.

21 PASSED: APRIL 1, 2003

22 ATTEST:

APPROVED:

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25 Nancy Wood, City Clerk


Jim Dailey, Mayor

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1 APPROVED AS TO LEGAL FORM:

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3 *Thomas M. Carpenter*

4 Thomas M. Carpenter, City Attorney

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1 **BOUNDARY DESCRIPTION OF PROPOSED REDEVELOPMENT DISTRICT**

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3 **Part of Section 4, Township 1 South, Range 13 West, Pulaski County, Arkansas, being more**
4 **particularly described as follows:**

5 Starting at the Southwest corner of Section 4; thence North 01°18'10" East along the West line of said Section 4 a distance of 196.04
6 feet to the North right-of-way line of Otter Creek Road; thence continuing along said North right of way line South 81°55'24" East
7 244.74 feet; thence South 80°50'11" East along said North right of way line 65.97 feet to the POINT OF BEGINNING; thence North
8 13°01'40" East 625.55 feet; thence South 88°41'50" East 588.55 feet; thence along a curve to the left having a radius of 955.00 feet, an
9 arc distance of 269.42 feet and a chord which bears North 00°27'55" East 268.53 feet; thence North 07°37'00" West 31.88 feet; thence
10 North 88°41'50" West 564.89 feet; thence North 04°07'29" East 1044.75 feet; thence North 21°10'15" East 1649.39 feet; thence South
11 86°11'19" East 460.69 feet; thence South 19°58'41" East 667.83 feet; thence along a curve to the right having a radius of 980.00 feet, an
12 arc distance of 258.53 feet and a chord which bears North 77°02'40" East 257.78 feet; thence North 00°45'40" West 212.66 feet; thence
13 North 56°19'40" East 257.59 feet; thence North 02°02'48" West 285.82 feet; thence North 44°14'04" East 208.63 feet to a point on the
14 North line of Lot 1, said Section 4; thence South 87°25'30" East along the North line of said Lot 1 a distance of 476.02 feet to the
15 Southwest corner of Lot 3, said Section 4; thence North 00°45'14" West along the West line of Lot 3 said Section 4 a distance of
16 983.36 feet to the West right-of-way line of Interstate 430; thence along said West right-of-way line to the following two (2) courses
17 and distances: 1) South 25°50'25" East 200.97 feet; 2) South 20°04'26" East 1424.80 feet to a point on the West right-of-way line of the
18 North frontage road of Interstate 30; thence along said West right-of-way line the following seven (7) courses and distances: 1)
19 South 61°31'33" West 119.21 feet; 2) thence South 29°18'02" West 256.48 feet; 3) South 05°21'50" West 235.36 feet; 4) thence South
20 13°50'13" East 595.82 feet; 5) South 04°36'20" West 183.78 feet; 6) thence South 23°46'56" West 186.23 feet; 7) South 36°57'41" West
21 197.26 feet to a point on the West right-of-way line of Interstate 30; thence along said West right-of-way line the following two (2)
22 courses and distances: 1) thence South 44°08'53" West 77.75 feet; 2) thence South 43°45'54" West 1828.19 feet; thence North 46°09'42"
23 West 200.69 feet; thence South 44°15'59" West 143.51 feet to a point on the North right-of-way line of Otter Creek Road; thence along
24 said North right-of-way line the following twelve (12) courses and distances: 1) North 46°30'30" West 196.59 feet; 2) along a curve to
25 the left having a radius of 386.48 feet, an arc distance of 88.28 feet and a chord bearing and distance of North 52°45'03" West 88.09
26 feet; 3) South 01°04'20" West 132.44 feet; 4) along a curve to the left having a radius of 505.00 feet, an arc distance of 505.59 feet and a
27 chord bearing and distance of South 72°40'41" West 484.74 feet; 5) South 46°33'32" East 30.00 feet; 6) South 57°19'01" West 71.59 feet;
28 7) South 70°49'03" West 1.92.33 feet; 8) South 77°25'32" West 46.84 feet; 9) South 72°53'09" West 36.70 feet; 10) North 88°51'10" West
29 74.30 feet; 11) North 01°08'50" East 16.37 feet; 12) North 80°50'11" West 226.76 feet to the POINT OF BEGINNING containing 176.413
30 acres, more or less.

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36 **EXHIBIT A: Boundary Description of Proposed Redevelopment District**

**LITTLE ROCK REDEVELOPMENT
DISTRICT NO. _____**

(Bass Pro and Gateway Town Center)

Project Plan

LITTLE ROCK REDEVELOPMENT DISTRICT NO. _____
EXECUTIVE SUMMARY

The City of Little Rock created a redevelopment district in 2003 consisting of 176.413 acres adjacent to the I-30/I-430 interchange. The district, named the Little Rock Redevelopment District No. ____ (the "District"), was formed pursuant to Amendment 78 of the Arkansas Constitution and Act 1197 of 2001. In 2005, the Arkansas Legislature passed Act 2231, revising many provisions of the TIF law. Consequently, the project plan contained herein will comply with requirements of both acts.

Purpose

The District was formed to address redevelopment issues necessary to accommodate construction of a Bass Pro Shop and development of lands within the District such that new jobs and enhanced tax base could be achieved. Even though Bass Pro Shops later announced its decision to locate in North Little Rock, efforts to convince them to locate in Little Rock have continued. As a result, development of Bass Pro on the original site is almost a reality. Approval of the project plan as required by Act 1197 and Act 2231 (collectively the "Act") is necessary to assure timely completion of infrastructure improvements in the District.

Property within the District is being developed under the name Gateway Town Center. Proposed development includes Bass Pro Shop, a 30 acre outlet mall, banks, hotels, restaurants and various other mixed uses. The project potentially will create more than 1000 permanent jobs and estimated annual revenue from sales taxes of \$2.3 million for the City of Little Rock and \$1.5 million for Pulaski County.

The plan presented herein is intended to maximize future value enhancement both within and outside of the district, and thereby significantly impact the tax base for the city, county, school district and state.

Commitment from the outlet mall, which will contain approximately 80 retail stores, is the lynchpin for achieving projected sales tax revenue. As a condition of this commitment, the developer is required to complete the entire project infrastructure prior to opening the mall in 2014.

While the financial burden of developing Bass Pro is much more favorable today than was the case in 2003, implementation of a Tax Increment Financing ("TIF") bond issue under the Act remains appropriate and necessary. Under the plan approximately 70% of infrastructure costs will be provided by the developer and 30% percent will be financed through a TIF bond issue.

School District Impact

The TIF District is within the boundaries of the Little Rock School District which derives significant revenue from Ad Valorem taxes.

Currently, the Ad Valorem tax rate within the City of Little Rock is 70.1 mills. Of that millage, 46.4 mills are allocated to the Little Rock School District. Of the school district revenues 37.4 mills is protected and not available for tax increment financing. Therefore, the impacted revenue to the school district is 9 mills.

The TIF district boundaries are limited to property being developed within Gateway Town Center. Therefore, taxes from increased property value on adjacent or nearby lands that occur as a result of Gateway Town Center development will accrue 100% to the school district as well as other taxing entities that may be affected.

Historically, there has been virtually no property tax from the district because it has been undeveloped. The school district will immediately receive 37.4 mills from all development that occurs within the TIF district.

LITTLE ROCK REDEVELOPMENT DISTRICT NO. _____
TIF PROJECT PLAN OVERVIEW

The Act details the elements to be included in the redevelopment district project plan. An overview of these elements is provided below. Each item is referred to by the paragraph and item designation given in Section 2, Arkansas Code 14-168-306. Also, included in the Project Plan is a map of the TIF District (page 5) and a copy of the City Ordinance that formed the District (pages 1-4).

(b) (1) List of Improvements. The Project Plan includes 6 projects for the benefit of the district. The projects are presented by name, and include streets, utilities, two lakes, conduits for utility relocation, sidewalks, and storm drainage. The projects are described in detail on pages 8 - 18 of the Project Plan.

(b) (2) (A) and (B) Economic Analysis. An Economic Forecast of Assessment Values ("Forecast") has been performed by the University of Arkansas at Little Rock Institute for Economic Advancement (IEA). It is included in its entirety as Exhibit I.

(b) (2) (C) ADED Review. The economic analysis has been reviewed by Arkansas Department of Economic Development and a copy of that review is included as Exhibit II.

(b) (3) Project Costs. The scope and cost of each project is provided in the project descriptions, pages 8 - 18. The total cost for the projects, estimated at approximately \$7.76 million is listed on page 18.

(b) (4) Financing Method. TIF financing will fund approximately 30% of the proposed projects. Private development will pay for approximately 70% of the proposed projects. The breakdown of total project costs and the funding to be provided from different sources is provided in the table on page 18.

(b) (5) Certification of the Base Tax Valuation. This is provided on page 20.

(b) (6) Other Revenues. The table on page 18 itemizes the expected sources of funding for the projects. Private sources are initially funded with conventional bank financing. Terms for private financing have been arranged and funding will ultimately be repaid from land sales by the developer.

(b) (7) Existing Land Use Map. This is the current zoning map for the properties in the district. There are three properties either developed or under development, which are shown on the zoning map. It is included on page 21.

(b) (8) Map of Proposed Uses. The Comprehensive Land Use Plan is included on page 22.

(b) (9) Proposed Zoning Changes. There are no proposed zoning changes. The entire district is zoned C-4.

(b) (10) Cross-References. The Project Plan will not affect changes to any City master plan, map, building codes, or ordinances. The projects and construction proposed will conform to City requirements in place at the time of construction.

(b) (11) Non-Project Costs. Estimates of costs are included in the Project Plan, and designated project on non-project cost according to the definition of project costs given in Arkansas code 14-168-301 (10).

(b) (12) Displacement Plan. There will be no displacement within the District.

(b) (13) Job Creation. The anticipated amount of bonds that will be issued for construction costs is approximately \$2,775,000. The bond proceeds will pay for only a portion of the infrastructure costs. The only jobs to be directly tied to the TIF – generated bonds will be construction jobs. The infrastructure projects, however, are essential to the overall development of the District.

The estimate of permanent jobs created in the District is approximately 1400. A table included on page 7 shows estimated jobs and increases in state, county, and city tax revenues. Development of private commercial properties in the District is estimated to occur over a ten year period.

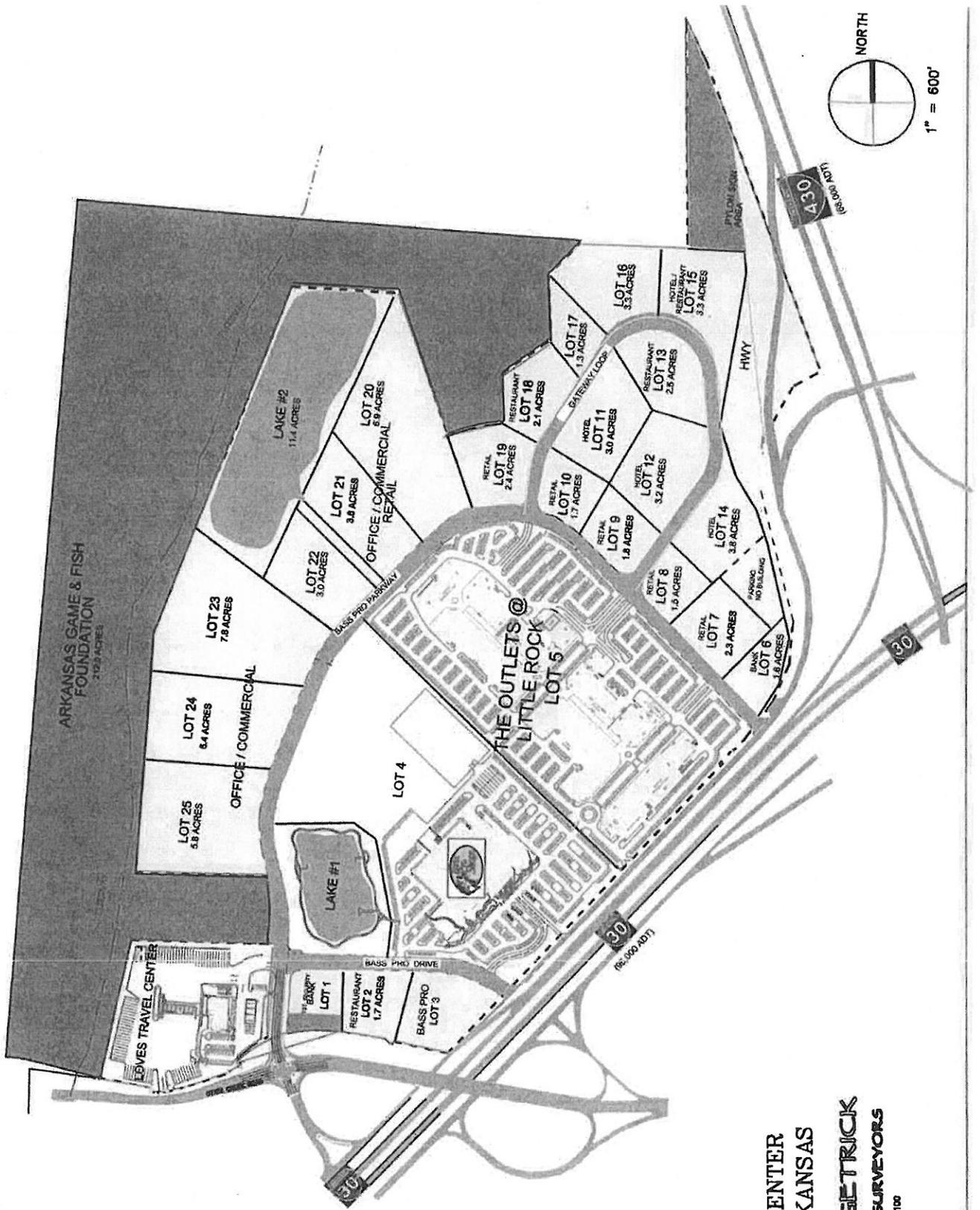
(c) (1) Indebtedness. Based on the Forecast the bond issue amount will be approximately \$2,775,000.

(c) (2) Tax Increment. Based on the UALR-IEA Forecast, the present value of the amount of tax increment available for the projected 23 year period of the TIF bond financing based on Valuation Method B is \$3,845,636 (the "Projected Yield"). The only millage funds proposed to be used for debt service on the TIF bond financing are: Pulaski County General (5.0 mills), Pulaski County Road Funds (1.45 mills), City of Little Rock General (5.0 mills), City of Little Rock Capital Improvements (1.9 mills), City of Little Rock Road Fund (1.45 mills), and Little Rock School District (9.0 mills), for a total of 23.8 mills available for the TIF bond financing.

(c) (3) Method of Calculation. In order to project an expected rate of appreciation, past growth trends were reviewed. After the recession, property values declined from 10 to 20%. Therefore, the UALR-IEA Forecast used a conservative annual growth rate of 4%. The base valuation of the 8 parcels in the District was increased initially by the projected completion values of the Bass Pro Shop and the Gateway Outlet Mall, resulting in creased of \$10.2 million and \$48.2 million in years 1 and 2, respectively. Those valuations were increased by the projected growth rate of 4% in each succeeding years during the TIF financing period.

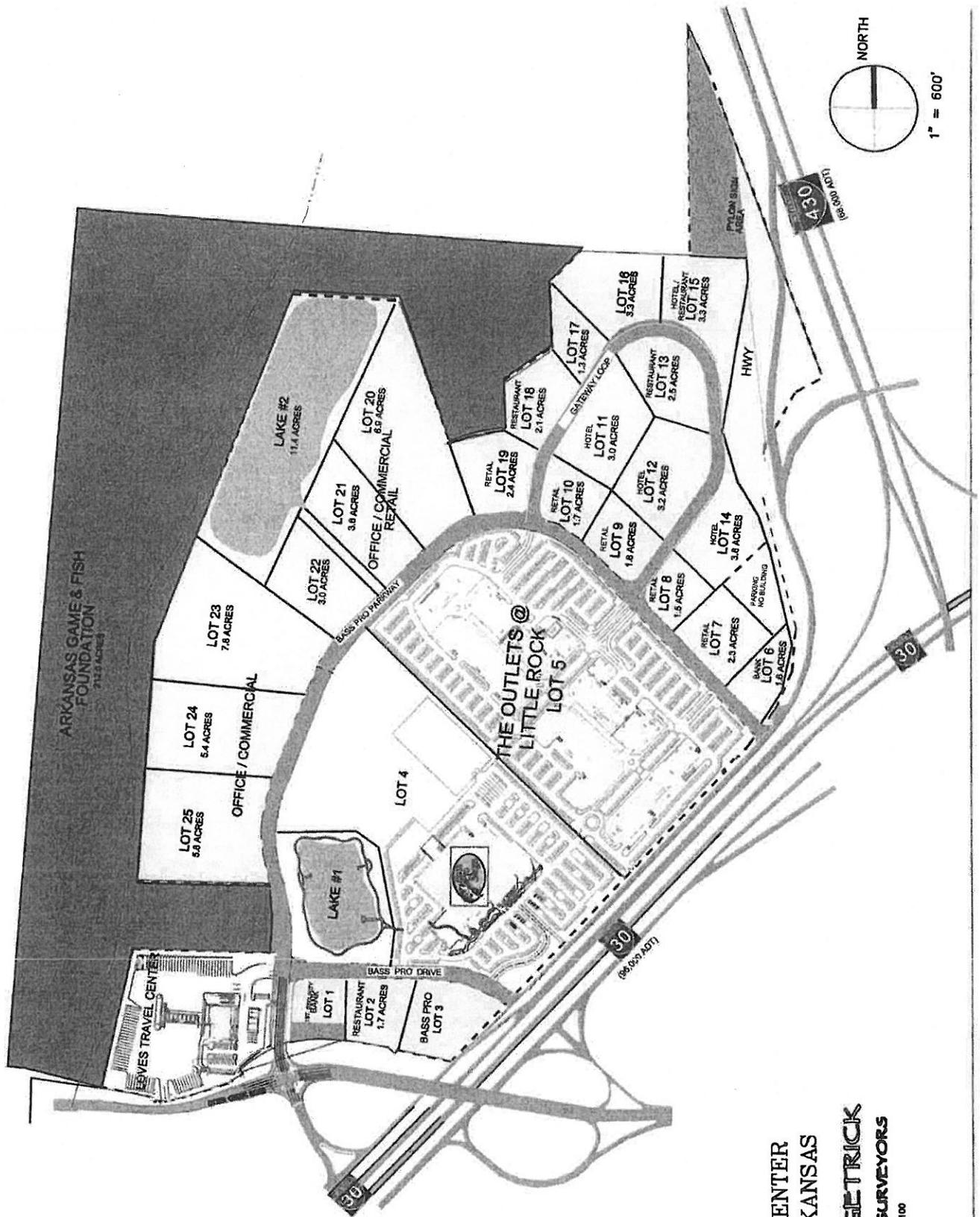
(c) (4) Other Revenues. There are no other revenues available to secure the tax increment financing or to retire the bonds obtained through the tax increment financing tool.

(c) (5) Other Provisions. No other provisions are considered.



**SITE PLAN
GATEWAY TOWN CENTER
LITTLE ROCK, ARKANSAS**

McGETTRICK & McGETTRICK
ENGINEERS - PLANNERS - SURVEYORS
 11418 STANEDDACH ROAD SUITE 2100
 LITTLE ROCK, ARKANSAS 72210
 PHONE 501-400-8888
 AUGUST, 2010



SITE PLAN
GATEWAY TOWN CENTER
LITTLE ROCK, ARKANSAS

McGETTRICK & McGETTRICK
ENGINEERS - PLANNERS - SURVEYORS
 11410 STEPHENSON ROAD, SUITE 2100
 LITTLE ROCK, ARKANSAS 72210
 PHONE 501-556-6889
 AUGUST, 2013

GATEWAY TOWN CENTER
Estimated Annual Tax Generation
06/30/2013

Parcel	Use	Annual Sales Estimate	Sales Tax			Property Tax	Jobs
			City	County	State		
1	Bank		\$0	\$0	\$0	\$14,200	10
2	Restaurant	1,800,000	27,000	18,000	108,000	19,170	30
3	Restaurant	1,800,000	27,000	18,000	108,000	19,170	30
4	Bass Pro	45,000,000 *	675,000	450,000	2,700,000	213,000	250
5	Outlet Mall	65,000,000 *	975,000	650,000	3,900,000	646,100	650
6	Bank		0	0	0	28,400	6
7	Retail	8,000,000	120,000	80,000	480,000	24,676	30
8	Retail	2,500,000	37,500	25,000	150,000	8,443	15
9	Retail	3,500,000	52,500	35,000	210,000	10,392	15
10	Retail	3,500,000	52,500	35,000	210,000	10,392	15
11	Hotel	3,200,000	48,000	32,000	192,000	15,773	30
12	Hotel	3,200,000	48,000	32,000	192,000	13,454	30
13	Retail	1,500,000	22,500	15,000	90,000	6,754	6
14	Restaurant	2,000,000	30,000	20,000	120,000	12,525	35
15	Restaurant	2,000,000	30,000	20,000	120,000	10,438	35
16	Restaurant	2,000,000	30,000	20,000	120,000	12,525	35
17	Hotel	3,200,000	48,000	32,000	192,000	16,237	30
18	Commercial	0	0	0	0	8,486	15
19	Commercial	0	0	0	0	11,820	10
20	Commercial	0	0	0	0	6,668	10
21	Retail	5,000,000	75,000	50,000	300,000	15,587	20
22	Commercial	0	0	0	0	23,901	25
23	Commercial	0	0	0	0	12,470	20
24	Commercial	0	0	0	0	10,392	20
25	Commercial	0	0	0	0	10,500	25
26	Commercial	0	0	0	0	9,800	25
Total		\$153,200,000	\$2,298,000	\$1,532,000	\$9,192,000	\$1,191,270	1422

* Estimates of \$260/S.F. to \$300/S.F. per year.

LITTLE ROCK REDEVELOPMENT DISTRICT NO. _____
(Gateway Town Center)
COST ESTIMATES

A. Project Costs (Supported by TIF Bond Issues)

1. Bass Pro Parkway – The spine parkway through Gateway Town Center begins at the Otter Creek Road/I-30 interchange and ends at the I-30 frontage road. This parkway is 4900 linear feet three lane street. This street provides the two primary points of entrance to Gateway Town Center. Project costs include clearing, grading, base, curb and gutter, asphalt, sidewalks, storm drainage, electrical and fiber optic trenching, a transformer pad, street lights, seeding, testing, and striping. \$2,000,000

B. Developer Costs (Financed with Bank debt)

1. Gateway Town Center, Phase I – (Completed in 2010) Involved bringing utilities (water, sewer, electrical) to the site and constructing approximately 300 feet of Bass Pro Parkway. \$790,231.85

2. Bass Pro Drive & Lake #1 – Involved constructing Bass Pro Drive, a 950' long two lane street beginning at Bass Pro Parkway and intersecting with the I-30 frontage road. Project also included sidewalks, street lights, and utilities. Additionally, Lake #1 was improved such that it can serve at a detention facility for Gateway Town Center and an amenity/fishing lake to be used by Bass Pro Shop. Completed in 2013. \$955,606

3. Bass Pro Parkway ROW Utilities/Major Storm Drain - Storm Drainage, water, sewer, engineering, utility conduits, testing, surveying Future \$1,521,240

4. Gateway Loop – A 2100 foot long loop located between Bass Pro Parkway and I-430. Includes water, sewer, storm drainage, sidewalks, street lights, grading, base, curb and gutter, asphalt, clearing and seeding. Future \$1,033,673

5. Lake #2 – Excavation of eleven acre lake to used as a detention facility and amenity. Future \$1,461,000

A. PROJECT COSTS (SUPPORTED BY TIF BOND ISSUE)

GATEWAY TOWN CENTER

BASS PRO PARKWAY

ESTIMATE

DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	CONTRACT AMOUNT
1	SIDEWALK	LF.	7800	15.75	122,850.00
2	CURB INLET	EA.	36	2,850.00	102,600.00
3	18" RCP	LF.	280	29.50	8,260.00
4	24" RCP	LF.	790	40.00	31,600.00
5	36" RCP	LF.	560	89.00	49,840.00
6	54" RCP	LF.	1650	169.00	278,850.00
7	SELECT BACKFILL	CY.	500	23.00	11,500.00
8	CURB & GUTTER	LF.	7800	9.75	76,050.00
9	9" SB-2	SY.	15500	9.25	143,375.00
10	3" ASPHALT	SY.	14500	15.00	217,500.00
11	BORROW	CY.	22000	9.00	198,000.00
12	HC. RAMPS	EA.	4	450.00	1,800.00
13	EROSION CONTROL	LF.	3000	3.25	9,750.00
14	6"&2" CONDUIT/TRENCH	LF.	4000	27.25	109,000.00
15	2" CONDUIT/TRENCH	LF.	2800	17.50	49,000.00
16	TRANSFORMER PAD	EA.	6	1,500.00	9,000.00
17	STREET LIGHTS	EA.	35	2,800.00	98,000.00
18	UNDERCUT	CY.	13000	5.00	65,000.00
19	SEEDING	AC.	6	2,000.00	120,000.00
20	CLEARING	AC.	8.0	3,000.00	24,000.00
21	TESTING	LS.	1	40,000.00	40,000.00
22	STRIPING	LS.	1	30,000.00	30,000.00
	SUBTOTAL STREET				1,795,975.00
	8% ENGINEERING				150,146.00
	3% STAKEOUT				53,879.00
	TOTAL				2,000,000.00

B. DEVELOPER COSTS

1. GATEWAY TOWN CENTER PHASE 1
ESTIMATE

DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	8" D.I. WATER LINE	LF.	140	30.00	4,200.00
2	12" D.I. WATER LINE	LF.	980	46.17	45,246.60
3	12" GV.	EA.	1	2,450.00	2,450.00
4	8" GV	EA.	1	1,200.00	1,200.00
5	12" X 16" TAP & GV.	EA.	1	5,400.00	5,400.00
6	2" BO.	EA.	2	1,400.00	2,800.00
7	BORE	LF.	90	180.00	16,200.00
8	SELECT BACKFILL	CY.	100	15.00	1,500.00
9	FIRE HYDRANT	EA.	2	3,400.00	6,800.00
10	FIELD CONNECTION	EA.	1	1,280.00	1,280.00
11	TESTING	LS.	1	5,000.00	5,000.00
	SUBTOTAL WATER				92,076.60
1	8" PVC SEWER 0'-8'	LF.	100	14.00	1,400.00
2	8" PVC SEWER 8'-10'	LF.	1475	17.50	25,812.50
3	8" D.I. SEWER 0'-8'	LF.	75	34.27	2,570.25
4	8" D.I. SEWER 8'-10'	LF.	108	44.27	4,781.16
5	MANHOLE 0'-8'	EA.	10	1,750.00	17,500.00
6	MANHOLE OVER 8'	VF.	28	150.00	4,200.00
7	BEDDING	CY.	400	16.00	6,400.00
8	SELECT BACKFILL	CY.	100	11.00	1,100.00
9	12" PVC SEWER 0'-8'	LF.	553	21.83	12,071.99
10	12" PVC SEWER 8'-10'	LF.	75	26.83	2,012.25
11	12" DI SEWER 8'-10'	LF.	830	47.17	39,151.10
12	CONCRETE ENCASEMENT	LF.	190	10.50	1,995.00
13	WATER TIGHT LIDS	EA.	3	375.00	1,125.00
14	CLEARING	LS.	1	4,000.00	4,000.00
15	TESTING	LS.	1	11,000.00	11,000.00
	SUBTOTAL SEWER				135,119.25

GATEWAY TOWN CENTER PHASE 1
ESTIMATE
DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	SIDEWALK	LF.	500	16.50	8,250.00
2	CURB INLET	EA.	4	2,200.00	8,800.00
3	18" RCP	LF.	70	45.00	3,150.00
4	24" RCP	LF.	150	53.00	7,950.00
5	SELECT BACKFILL	CY.	150	18.00	2,700.00
6	4" CONDUIT	LF.	100	12.00	1,200.00
7	EXCAVATION	CY.	1000	14.00	14,000.00
8	CURB & GUTTER	LF.	1150	11.00	12,650.00
9	10" SB-2	SY.	3200	10.00	32,000.00
10	6" ASPHALT BINDER	SY.	3200	26.25	84,000.00
11	2" ASPHALT	SY.	3200	8.50	27,200.00
12	BORROW	CY.	4000	9.50	38,000.00
13	GATES	EA.	2	400.00	800.00
14	HC. RAMPS	EA.	4	450.00	1,800.00
15	EROSION CONTROL	LF.	1000	10.00	10,000.00
16	4" CONDUIT/TRENCH	LF.	1200	12.00	14,400.00
17	TRANSFORMER PAD	EA.	2	3,000.00	6,000.00
18	TESTING	LS.	1	11,000.00	11,000.00
	SUBTOTAL STREET				283,900.00
	SUBTOTAL WATER				92,076.60
	SUBTOTAL SEWER				135,119.25
	ELECTRICAL				52,150.00
	TRAFFIC SIGNAL				40,000.00
	LANDSCAPE				45,550.00
	TOTAL CONSTRUCTION				648,795.85
	ENGINEERING				63,017.00
	SURVEYING				25,206.00
	CONTINGENCY /				53,213.00
	DEVELOPMENT FEE				
	TOTAL PROJECT		11		790,231.85

GATEWAY TOWN CENTER
 2. BASS PRO DRIVE & LAKE #1
 ESTIMATE
 DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	CONTRACT AMOUNT
1	SIDEWALK	LF.	2020	15.50	31,310.00
2	CURB INLET	EA.	6	2,700.00	16,200.00
3	JUNCTION BOX	EA.	2	3,150.00	6,300.00
4	18" RCP	LF.	560	30.50	17,080.00
5	24" RCP	LF.	220	38.90	8,558.00
6	36" RCP	LF.	305	88.35	26,946.75
7	42" RCP	LF.	375	111.54	41,827.50
8	38"X60" RCP	LF.	250	186.30	46,575.00
9	43"X68" RCP	LF.	90	220.00	19,800.00
10	18" RCP FES	EA.	1	325.00	325.00
11	38"X60" RCP FES	EA.	1	2,550.00	2,550.00
12	SELECT BACKFILL	CY.	200	23.80	4,760.00
13	CURB & GUTTER	LF.	2180	9.75	21,255.00
14	9" SB-2	SY.	3800	9.50	36,100.00
15	3" ASPHALT	SY.	3800	13.85	52,630.00
16	EROSION CONTROL	LF.	3000	3.00	9,000.00
17	HC. RAMPS	EA.	4	450.00	1,800.00
18	EXCAVATION	CY.	2200	13.00	28,600.00
19	SEEDING	AC.	1	1,700.00	1,700.00
20	CLEARING	AC.	2	3,600.00	7,200.00
21	STRIPING	LS.	1	5,717.00	5,717.00
22	TESTING	LS.	1	25,000.00	25,000.00
23	CONC. ISLAND	SF.	1100	4.20	4,620.00
24	6-6" & 2-2" CONDUIT	LF.	1500	30.28	45,420.00
25	PULL BOX	EA.	2	1,700.00	3,400.00
	SUBTOTAL STREET				464,674.25

DEVELOPER COSTS
 GATEWAY TOWN CENTER
 BASS PRO DRIVE & LAKE #1
 ESTIMATE
 DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	8" D.I. WATER LINE	LF.	860	30.00	25,800.00
2	12" D.I. WATER LINE	LF.	900	57.75	51,975.00
3	12" GV.	EA.	1	2,675.00	2,675.00
4	8" GV	EA.	2	1,575.00	3,150.00
5	2" BO.	EA.	2	1,400.00	2,800.00
6	SELECT BACKFILL	CY.	100	23.00	2,300.00
7	FIRE HYDRANT	EA.	2	4,400.00	8,800.00
8	FIELD CONNECTION	EA.	1	6,375.00	6,375.00
9	TESTING	LS.	1	7,000.00	7,000.00
	SUBTOTAL WATER				110,875.00
1	8" PVC SEWER 8'-12'	LF.	420	45.28	19,017.60
2	MANHOLE 0'-8'	EA.	1	3,600.00	3,600.00
3	MANHOLE OVER 8'	VF.	3	225.00	675.00
4	BEDDING	CY.	100	25.00	2,500.00
5	SELECT BACKFILL	CY.	50	25.00	1,250.00
6	TESTING	LS.	1	1,000.00	1,000.00
	SUBTOTAL SEWER				28,042.60
1	DETENTION STRUCTURE	LS.	1	9,850.00	9,850.00
2	38"X60" RCP	LF.	450	186.30	83,835.00
3	43"X68" RCP FES	EA.	2	2,851.00	5,702.00
4	EXCAVATE POND	LS.	1	156,600.00	156,600.00
	SUBTOTAL LAKE #1				255,987.00
	SUBTOTAL WATER				110,875.00
	SUBTOTAL SEWER				28,042.60
	SUBTOTAL STREET				464,674.25
	SUBTOTAL				859,578.85
	8% ENGINEERING				70,239.78
	3% STAKEOUT				25,787.37
	TOTAL				955,606.00

GATEWAY TOWN CENTER
 3. UTILITIES & PROJECT STORM DRAINAGE
 BASS PRO PARKWAY
 ESTIMATE
 DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	CONTRACT AMOUNT
1	12" D.I. WATER LINE	LF.	0	55.00	0.00
2	12" GV	EA.	0	2,675.00	0.00
3	8" D.I. WATER LINE	LF.	5160	35.00	180,600.00
4	8" GV	EA.	14	2,100.00	29,400.00
5	2" BO.	EA.	6	1,450.00	8,700.00
6	SELECT BACKFILL	CY.	200	23.00	4,600.00
7	FIRE HYDRANT	EA.	9	4,000.00	36,000.00
8	FIELD CONNECTION	EA.	2	3,900.00	7,800.00
9	TESTING	LS.	1	15,000.00	15,000.00
	SUBTOTAL WATER				282,100.00
1	8" PVC SEWER 0'-8'	LF.	300	25.00	7,500.00
2	8" PVC SEWER 8'-12'	LF.	2538	37.50	95,175.00
3	MANHOLE 0'-8'	EA.	12	3,000.00	36,000.00
4	MANHOLE OVER 8'	VF.	30	150.00	4,500.00
5	BEDDING	CY.	500	23.00	11,500.00
6	SELECT BACKFILL	CY.	300	25.00	7,500.00
7	TESTING	LS.	1	13,000.00	13,000.00
	SUBTOTAL SEWER				175,175.00
1	CURB INLET	EA.	10	2,850.00	28,500.00
2	36" RCP	LF.	1230	89.00	109,470.00
3	48" RCP	LF.	1330	135.00	179,550.00
4	53"X83" RCP	LF.	1040	225.00	234,000.00
	SUBTOTAL DRAINAGE				551,520.00
	SUBTOTAL WATER				282,100.00
	SUBTOTAL SEWER				175,175.00
	LANDSCAPE				100,000.00
	SUBTOTAL				1,108,795.00
	CONTINGENCY				290,477.00
	8% ENGINEERING				88,703.60
	3% STAKEOUT				33,263.85
	TOTAL				1,521,239.45

GATEWAY TOWN CENTER
4. GATEWAY LOOP
ESTIMATE
DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	CONTRACT AMOUNT
1	12" D.I. WATER LINE	LF.	0	55.00	0.00
2	12" GV	EA.	0	2,675.00	0.00
3	8" D.I. WATER LINE	LF.	2200	35.00	77,000.00
4	8" GV	EA.	1	2,100.00	2,100.00
5	2" BO.	EA.	1	1,450.00	1,450.00
6	SELECT BACKFILL	CY.	100	23.00	2,300.00
7	FIRE HYDRANT	EA.	4	4,000.00	16,000.00
8	FIELD CONNECTION	EA.	2	3,900.00	7,800.00
9	TESTING	LS.	1	5,000.00	5,000.00
	SUBTOTAL WATER				111,650.00
1	8" PVC SEWER 0'-8'	LF.	400	25.00	10,000.00
2	8" PVC SEWER 8'-12'	LF.	800	37.50	30,000.00
3	MANHOLE 0'-8'	EA.	5	3,000.00	15,000.00
4	MANHOLE OVER 8'	VF.	10	150.00	1,500.00
5	BEDDING	CY.	200	23.00	4,600.00
6	SELECT BACKFILL	CY.	150	25.00	3,750.00
7	TESTING	LS.	1	3,000.00	3,000.00
8					
9					
	SUBTOTAL SEWER				67,850.00

GATEWAY TOWN CENTER
GATEWAY LOOP
ESTIMATE
DATE: AUGUST, 2013

NO.	CONTRACT ITEM	UNIT	QUANTITY	UNIT PRICE	CONTRACT AMOUNT
1	SIDEWALK	LF.	4200	15.75	66,150.00
2	CURB INLET	EA.	8	2,850.00	22,800.00
3	18" RCP	LF.	200	30.50	6,100.00
4	24" RCP	LF.	760	40.00	30,400.00
5	36" RCP	LF.	400	89.00	35,600.00
6	48" RCP	LF.	0	135.00	0.00
7	54" RCP	LF.	0	169.00	0.00
8	SELECT BACKFILL	CY.	150	23.00	3,450.00
9	CURB & GUTTER	LF.	4200	9.75	40,950.00
10	7" SB-2	SY.	8100	9.25	74,925.00
11	3" ASPHALT	SY.	8100	15.00	121,500.00
12	BORROW	CY.	6000	9.00	54,000.00
13	HC. RAMPS	EA.	0	450.00	0.00
14	EROSION CONTROL	LF.	2000	3.25	6,500.00
15	4" CONDUIT/TRENCH	LF.	2000	20.00	40,000.00
16	TRANSFORMER PAD	EA.	6	1,500.00	9,000.00
17	STREET LIGHTS	EA.	18	2,800.00	50,400.00
18	UNDERCUT	CY.	3000	5.00	15,000.00
19	DETENTION	LS.	0	40,000.00	0.00
20	SEEDING	AC.	2	2,000.00	4,000.00
21	CLEARING	AC.	3	3,000.00	9,000.00
22	TESTING	LS.	1	20,000.00	20,000.00
23	STRIPING	LS.	1	15,000.00	15,000.00
	SUBTOTAL STREET				624,775.00
	SUBTOTAL WATER				111,650.00
	SUBTOTAL SEWER				67,850.00
	LANDSCAPE				50,000.00
	SUBTOTAL				854,275.00
	10% CONTINGENCY				85,427.50
	8% ENGINEERING				68,342.00
	3% STAKEOUT				25,628.25
	TOTAL				1,033,672.75

