



CITY OF HENDERSON

Post Office Box 1434

Engineering Department

180 Beckford Drive

Henderson, North Carolina 27536-1434

Phone: (252) 431-6026 FAX: (252)492-7935

November 1, 2004

Mr. Benny Finch
Vance County EDC
P O Box 2017
Henderson, NC 27536

RE: Water/Sewer Service for Vance
County Hub Site

Dear Mr. Finch;

Triangle North Corporate Park which is part of the total Hub site is currently served by both water and sewer. The water line size is 12 inch. The sewer line size is 8 inch.

Sincerely,

Frank W. Frazier
Director of Engineering

C: Eric Williams, City Manager
Mark Warren, Assist. City Manager

KERR-TAR HUB - VANCE COUNTY

Opinion of Probable Cost - Site Development

Date - December 22, 2004

	Units		Cost/Unit	Total
CLEARING	195	AC	\$6,000	\$1,170,000
EARTHWORK	1573000	CY	\$5	\$7,078,500
Rock allowance	5,000	CY	\$30	\$150,000
INFRASTRUCTURE				
Bridges	1	EA	\$500,000	\$500,000
Roadways	68,000	SY	\$15	\$1,020,000
Storm drainage	22,500	LF	\$25	\$562,500
Water	18,900	LF	\$50	\$945,000
Sewer	13,050	LF	\$60	\$783,000
Lighting	170	EA	\$3,000	\$510,000
Telecom	19,000	LF	\$15	\$285,000
AMENITIES				
Water Features/Lakes				\$0
Paths	12,000	LF	\$25	\$300,000
Signs	2	EA	\$10,000	\$20,000
Landscaping	1020	EA	\$600	\$612,000
BUILDINGS				
Parking	150,040	SY	\$15	\$2,250,600
	Total			\$16,186,600
	Contingency		15%	\$2,427,990
	General Conditions		10%	\$1,618,660
	Overhead and Profit		8%	\$1,294,928
	Total			\$21,528,178

The above cost do not include any building cost, development / impact fees, meter fees, or taxes. Preparation of building pads are included in EARTHWORK.