

Triangle North Vance- Roadway / Utility Development			Prepared By: ECS Carolinas, LLP	
	Quantity	Units	Cost/Unit	Total
<b>SITE PREPARATION</b>				
Earthwork	75,000	CY	\$7.00	\$525,000
Clearing and Grubbing	20	AC	\$6,500.00	\$130,000
Rock Allowance	5000	CY	\$30.00	\$150,000
<b>INFRASTRUCTURE</b>				
Asphalt - Roads, Parking, & Laydown	35,000	SY	\$25.00	\$875,000
Power Distribution	12,000	LF	\$100.00	\$1,200,000
Water Lines	12,000	LF	\$40.00	\$480,000
Sewer Lines	12,000	LF	\$80.00	\$960,000
<b>Total</b>				<b>\$4,320,000</b>
General Conditions			10%	\$432,000
OH & Profit			5%	\$216,000
<b>Subtotal</b>				<b>\$4,968,000</b>
Contingency			15%	\$745,200
<b>Total</b>				<b>\$5,713,200</b>

Triangle North Vance- Building Sites Development			Prepared By: ECS Carolinas, LLP	
	Quantity	Units	Cost/Unit	Total
<b>SITE PREPARATION</b>				
Earthwork	360,000	CY	\$7.00	\$2,520,000
Clearing and Grubbing	112	AC	\$6,500.00	\$728,000
Rock Allowance	10000	CY	\$30.00	\$300,000
<b>INFRASTRUCTURE</b>				
Asphalt - Roads, Parking, & Laydown	136,000	SY	\$25.00	\$3,400,000
Power Distribution	3200	LF	\$100.00	\$320,000
Water Lines	3200	LF	\$40.00	\$128,000
Sewer Lines	3200	LF	\$80.00	\$256,000
<b>Total</b>				<b>\$7,652,000</b>
General Conditions			10%	\$765,200
OH & Profit			5%	\$382,600
<b>Subtotal</b>				<b>\$8,799,800</b>
Contingency			15%	\$1,319,970
<b>Total</b>				<b>\$10,119,770</b>

The above cost estimate does not include any design fees, permit fees, development / impact fees, meter fees, taxes, or the cost of buildings.

Above prices represent approximate market conditions during March, 2012.



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