



JOEL E. WOOD & ASSOCIATES

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July 21, 2020

Via email

Ms. Susan Britt, Planning Director
City of Tega Cay
P.O. Box 3399
Tega Cay, SC 29715

**REF: TRINITY POINT
PHASE 3, TOWNHOMES
BOND ESTIMATE**

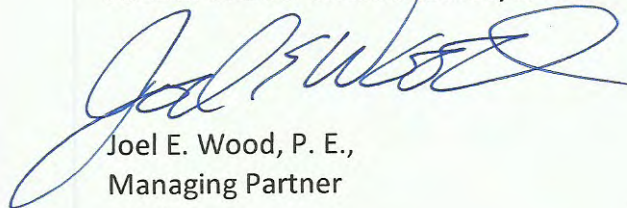
Dear Ms. Britt:

As requested, I have reviewed the "Bond Estimate" provided by Kimley Horn for the above referenced Project. A copy of Kimley Horn's estimate and "Certification Letter" is attached and made part of this correspondence. I first reviewed our files for cost for site development work and found cost to develop this portion of the project to be in line with cost for similar work. Therefore, I feel that the total project cost provided by Kimley Horn is a representative cost to complete the project.

I believe that the claim made by Kimley Horn of work not yet completed, along with the 1.25 multiplier required by the City, brings the total bond requirements for the above referenced project to be \$65,167.50. To the best of my knowledge, information, and belief, the amount shown above is an appropriate amount for the Bond to be provided by the Owner and complies with the City's Bond Requirements. Should you have any questions or need any additional information, please feel free to contact me.

Sincerely,

JOEL E. WOOD & ASSOCIATES, L. L. C.



Joel E. Wood, P. E.,
Managing Partner
Attch.



July 16, 2020

Mrs. Susan Britt
Planning and Development Manager
City of Tega Cay

Re: **Trinity Towns at Tega Cay, Phase 3 - Letter of Credit Amount**

Dear Mrs. Britt:

This letter is to verify that certain improvements for Trinity Towns at Tega Cay as shown on the final plat titled Trinity Towns at Tega Cay Phase 3, dated July 2, 2020 have been installed. An Opinion of Probable Cost for the items yet to be constructed for the above referenced plat are below and are intended to be used to determine the letter of credit amount required to record this plat.

TRINITY TOWNS AT TEGA CAY CONSTRUCTION COST AND LETTER OF CREDIT AMOUNTS

GRADING SUBTOTAL	\$ 0
SEWER SUBTOTAL	\$0
STORM SUBTOTAL	\$0
WATER SUBTOTAL	\$0
ROADWAY SUBTOTAL	\$45,834.00
LANDSCAPING SUBTOTAL	\$6,300.00
PROJECT TOTAL	\$52,134.00
1.25 BOND MULTIPLIER	\$13,033.50
LETTER OF CREDIT TOTAL	\$65,167.50

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John Holcomb, P.E.
Associate

Attachment – Engineer’s Opinion of Probable Cost

OPINION OF PROBABLE COST

ENGINEER'S OPINION OF PROBABLE COST								
	SCHEDULED				INSTALLED		REMAINING	
ITEM	QTY.	UNIT	UNIT PRICE	VALUE	QTY.	VALUE	VALUE	
Phase 3								
Roadway								
Sidewalk	6140	SF	\$ 5.25	\$ 32,235	0	\$ -	\$ 32,235.00	
Final lift	1511	SY	\$ 9.00	\$ 13,599	0	\$ -	\$ 13,599.00	
Curb & Gutter	925	LF	\$ 14.00	\$ 12,950	925	\$ 12,950.00	\$ -	
						Subtotal	\$ 45,834.00	
Storm								
Stormwater Structures	4	EA	\$ 2,640.00	\$ 10,560	4	\$ 10,560.00	\$ -	
15" RCP	229	LF	\$ 27.75	\$ 6,355	229	\$ 6,354.75	\$ -	
18" RCP	237	LF	\$ 34.00	\$ 8,058	237	\$ 8,058.00	\$ -	
24" RCP	89	LF	\$ 34.00	\$ 3,026	89	\$ 3,026.00	\$ -	
						Subtotal	\$ -	
Grading								
Fine Grade Common Areas	750	SY	\$ 0.50	\$ 375.00	750	\$ 375.00	\$ -	
Fine Grade & Backfill Curb	925	LF	\$ 2.00	\$ 1,850.00	925	\$ 1,850.00	\$ -	
Fine Grading Lots	21	EA	\$ 275.00	\$ 5,775.00	21	\$ 5,775.00	\$ -	
						Subtotal	\$ -	
Sewer								
8" PVC Sewer Main	298	LF	\$ 19.75	\$ 5,886	298	\$ 5,885.50	\$ -	
Sewer Manhole	2	EA	\$ 2,600.00	\$ 5,200	2	\$ 5,200.00	\$ -	
Sewer Services	21	EA	\$ 485.00	\$ 10,185	21	\$ 10,185.00	\$ -	
Testing manholes	2	EA	\$ 150.00	\$ 300	2	\$ 300.00	\$ -	
Testing main	298	LF	\$ 2.15	\$ 641	298	\$ 640.70	\$ -	
						Subtotal	\$ -	
Water								
8" PVC Water Main	459	LF	\$ 20.50	\$ 9,410	459	\$ 9,409.50	\$ -	
Water fittings	4	EA	\$ 775.00	\$ 3,100	4	\$ 3,100.00	\$ -	
Gate valve	2	EA	\$ 1,850.00	\$ 3,700	2	\$ 3,700.00	\$ -	

OPINION OF PROBABLE COST

ENGINEER'S OPINION OF PROBABLE COST									
		SCHEDULED				INSTALLED		REMAINING	
ITEM	QTY.	UNIT	UNIT PRICE	VALUE	QTY.	VALUE	VALUE		
Fire Hydrant Assembly	0	EA	\$ 5,325.00	\$ -	0	\$ -	\$ -	\$ -	
3/4" Service (no meter)	21	EA	\$ 850.00	\$ 17,850	21	\$ 17,850.00	\$ -	\$ -	
Temporary 1" blowoff	0	EA	\$ 2,250.00	\$ -	0	\$ -	\$ -	\$ -	
Testing	459	LF	\$ 2.25	\$ 1,033	459	\$ 1,032.75	\$ -	\$ -	
						Subtotal	\$ -		
Landscape									
Trees	14	EA	\$ 450.00	\$ 6,300	0	\$ -	\$ 6,300.00		
						Subtotal	\$ 6,300.00		
						PROJECT TOTAL	\$ 52,134.00		
						BOND TOTAL	\$ 13,033.50		
						LETTER OF CREDIT TOTAL	\$ 65,167.50		