

# Exhibit C

## VENUS CONSTRUCTION.

1426 S. MAIN  
MANSFIELD, TEXAS 76063  
817-477-2050 OFFICE 817-225-0530 FAX

### PROPOSAL

OWNER: Park Trail, Ltd.  
10950 Research Road  
Frisco, Texas 75033

DATE: 7/1/2022

PROJECT: Park Trails Phase 5  
Forney, Texas

ENGINEER: US Professional Services Group

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ITEM NO.	ITEM DESCRIPTION	QTY BID	UNIT	UNIT PRICE	AMOUNT
<b>WATER</b>					
1	12" PVC C900 DR 18 Water Main	883	LF	\$131.08	\$115,743.64
2	8" PVC C900 DR 18 Water Main	5,855	LF	\$73.09	\$427,941.95
3	6" Valve	10	EA	\$1,875.50	\$18,755.00
4	8" Valve	17	EA	\$2,686.20	\$45,665.40
5	12" Valve	4	EA	\$4,939.83	\$19,759.32
6	12"x8" Tapping Sleeve & Valve	1	EA	\$11,192.50	\$11,192.50
7	8"x8" Tapping Sleeve & Valve	1	EA	\$6,836.50	\$6,836.50
8	1" Domestic Water Service (sleeved where reqd.)	109	EA	\$1,131.35	\$123,317.15
9	1" Irrigation Water Service	2	EA	\$1,300.75	\$2,601.50
10	Fire Hydrant Assembly with 6" lead	10	EA	\$5,170.75	\$51,707.50
11	Connect to Existing 8" Water Main	3	EA	\$980.79	\$2,942.37
12	Connect to Existing 12" Water Main	2	EA	\$1,593.19	\$3,186.38
13	Remove Existing 8" Water Main (Detention Basin Lot 10X)	883	LF	\$25.41	\$22,437.03
14	Trench Safety	6,738	LF	\$0.19	\$1,280.22
15	Testing & Chlorination	6,738	LF	\$0.19	\$1,280.22
<b>TOTAL FOR WATER</b>					<b>\$854,646.68</b>

<b>SANITARY SEWER</b>					
1	8" PVC SDR 26 Sewer Main	5,396	LF	\$56.75	\$306,223.00
2	10" PVC SDR 26 Sewer Main	32	LF	\$85.07	\$2,722.24
3	4' Diameter Manhole	12	EA	\$9,347.25	\$112,167.00
4	5' Diameter Manhole	5	EA	\$15,096.50	\$75,482.50
5	5' Diameter Drop Manhole	1	EA	\$16,145.45	\$16,145.45
6	Connect to Existing 10" Stub	1	EA	\$1,085.98	\$1,085.98
7	6" PVC Sewer Service	109	EA	\$2,309.10	\$251,691.90
8	Trench Safety	5,428	LF	\$0.31	\$1,682.68
9	Testing	5,428	LF	\$4.24	\$23,014.72
<b>TOTAL SANITARY SEWER</b>					<b>\$790,215.47</b>

<b>STORM DRAIN</b>					
1	18" RCP Class III	333	LF	\$70.04	\$23,323.32
2	21" RCP Class III	221	LF	\$76.21	\$16,842.41
3	24" RCP Class III	198	LF	\$87.89	\$17,402.22
4	27" RCP Class III	239	LF	\$99.14	\$23,694.46
5	30" RCP Class III	559	LF	\$110.99	\$62,043.41
6	33" RCP Class III	137	LF	\$128.86	\$17,653.82
7	36" RCP Class III	424	LF	\$149.77	\$63,502.48
8	42" RCP Class III	198	LF	\$190.90	\$37,798.20
9	42" RCP Class III with Rubber Gasket	123	LF	\$244.18	\$30,034.14
10	48" RCP Class III	582	LF	\$233.77	\$136,054.14
11	54" RCP Class III	341	LF	\$293.36	\$100,035.76
12	3 - 7'x3' RCB	66	LF	\$1,546.42	\$102,063.72
13	8' B-B Curbed Concrete Flume	248	LF	\$127.05	\$31,508.40
14	3' Concrete Pilot Channel	823	LF	\$66.55	\$54,770.65
15	5' Curb Inlet	8	EA	\$4,477.00	\$35,816.00
16	10' Curb Inlet	13	EA	\$6,231.50	\$81,009.50
17	2' x 2' ADS Drain Basin	2	EA	\$2,990.74	\$5,981.48
18	5' x 5' Drop Inlet	2	EA	\$10,412.05	\$20,824.10
19	Flexmat Erosion Protection	184	SY	\$118.40	\$21,785.60
20	Storm Manhole 4' Square	2	EA	\$6,558.20	\$13,116.40
21	Storm Manhole 5' Square	1	EA	\$8,820.90	\$8,820.90
22	Storm Manhole 6' Square	1	EA	\$11,549.45	\$11,549.45

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ITEM NO.	ITEM DESCRIPTION	QTY BID	UNIT	UNIT PRICE	AMOUNT
<b>STORM DRAIN - CONTD.</b>					
23	54" Type "C" 4:1 Sloped Headwall w/ Dissipators	1	EA	\$7,320.50	\$7,320.50
24	TxDOT 3 - 7x3' PW Headwall	2	EA	\$20,872.50	\$41,745.00
25	Erosion Control Drop Inlet Protection (Wire Backing)	4	EA	\$225.89	\$903.56
26	Rock Rip Rap	117	CY	\$172.43	\$20,174.31
27	Trench Safety	3,421	LF	\$0.31	\$1,060.51
28	TV Testing (Post Remix Lime & End of Job)	3,421	LF	\$12.10	\$41,394.10
<b>TOTAL STORM DRAIN</b>					<b>\$1,028,228.54</b>

<b>MISCELLANEOUS</b>					
1	2 Year 100% Maintenance Bond	1	LS	\$61,131.62	\$61,131.62
<b>TOTAL MISCELLANEOUS</b>					<b>\$61,131.62</b>

<b>ALTERNATE</b>					
	Material Increase Contingency Allowance	1	LS	\$184,200.00	\$184,200.00

**EXCLUSIONS:**

- 1) ENGINEERING
- 2) HAUL OFF OF EXCESS EXCAVATION TO BE WASTED ON THE PROJECT WITHIN 1500 FT. HAUL
- 3) FEES OR PERMITS
- 4) EROSION CONTROL
- 5) SALES TAX
- 6) GRADE TO DRAIN OR CHANNEL EXCAVATION
- 7) GRASS OR LANDSCAPING
- 8) BARRICADES
- 9) SELECT IMPORT FOR BACKFILL
- 10) PERFORMANCE AND PAYMENT BONDS
- 11) T.V. OF SANITARY SEWER LINES AT END OF MAINTENANCE PERIOD
- 12) REMOVAL OR REPLACEMENT OF ASBESTOS CONCRETE WATER LINES
- 13) CONCRETE, DENSITY OR SOILS TESTING
- 14) CLEARING AND GRUBBING
- 15) CONSTRUCTION STAKING
- 16) CATHODIC PROTECTION
- 17) REMOVAL, RELOCATION OR REPLACEMENT OF EXISTING CONFLICTING UTILITIES
- 18) DEMOLITION
- 19) STONE FACIA, VENEER, CLADDING, FORM LINER OR CAP
- 20) HAND, PEDESTRIAN OR TXDOT RAILS
- 21) DEWATERING OR PUMPING DOWN OF PONDS OR TRENCHES
- 22) LIQUIDATED DAMAGES
- 23) RETAINING WALLS

TOTAL WATER: \$854,646.68  
TOTAL SANITARY SEWER: \$790,215.47  
TOTAL STORM DRAIN: \$1,028,228.54  
TOTAL MISCELLANEOUS: \$61,131.62  
**TOTAL BID: \$2,734,222.31**

This project is being quoted on a unit price basis, any work not specifically quoted or qualified is not included in this proposal. This proposal is based on civil plans dated May 18, 2022 & quantities provided by others. Progress payments for above scope of work will be projected through the end of the month & submitted on the 25th and paid by the 20th of the following month.

NOTE: Due to the continued cost & supply challenges in the PVC, fuel & embedment markets this proposal is based on PVC pricing at Block 550 and fuel pricing at \$5.00 a gallon. Material, fuel & embedment pricing will be adjusted as needed to current market value & availability at time of shipment.

NOTE: Venus Construction is a certified franchise utility contractor for Atmos & Oncon. This proposal will become part of the contract.

Earliest estimated construction start date for utilities is October 2022.

Working Days before paving - 50 WORKING DAYS

Working Days after paving - 10 WORKING DAYS

Venus Construction, Inc.

Park Trail, Ltd

BY: Mike Phillips

BY: \_\_\_\_\_

TITLE: Estimator

TITLE: \_\_\_\_\_

DATE: 7/1/2022

DATE: \_\_\_\_\_