



CITY COUNCIL

June 7, 2021

7:30 P.M.

I. CALL MEETING TO ORDER:

II. ROLL CALL:

III. PLEDGE TO FLAGS

A. United States of America

B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible

IV. OPEN FORUM: The City Council invites persons with comments or observations related to city issues, projects, or policies to briefly address the City Council. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the City Council Meeting. In order to expedite the flow of business and to provide all citizens the opportunity to speak, there is a three-minute limitation on any person addressing the City Council. State law prohibits the City Council from discussing or taking action on any item not listed on the posted agenda.

V. CONSENT ITEMS: All matters listed as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

A. None.

VI. NEW BUSINESS: All matters listed as New Business will be discussed and considered separately.

A. Presentation of plaque to Joe Max Wilson for his years of service to the City of New Fairview.

B. Conduct a public hearing to accept public comments and discuss the land use assumptions and capital improvements plan relating to possible adoption of transportation impact fees. The purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed for the City of New Fairview. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

- C. Discuss, consider, and act on a resolution of the City of New Fairview, Texas, designating the City of New Fairview as a sanctuary for the unborn.
 - D. Discuss, consider, and act on a resolution of the City of New Fairview, Texas, adopting the land use assumption and the capital improvements plan.
- VII. WORK SESSION:** No action will be taken during the work session; the work session provides the Council an opportunity to discuss consent items, receive and provide information regarding regular agenda items, and presentations from staff.
- A. Discuss with staff the streets improvement project and potential partnerships.
 - B. Discuss with staff the possibility of conducting a strategic planning retreat.
 - C. Discuss with staff the code enforcement ordinance.
 - D. Discuss with staff the Fiscal Year 2021/2022 annual operating and capital improvement budget.
- VIII. EXECUTIVE SESSION:** The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
- A. None.
- IX. REPORT ITEMS:** These items are for informational purposes only. If the Council wishes to discuss, they can ask to add them to the workshop or new business section for discussion.
- A. None.
- X. CONSIDER/TAKE ACTION ON MATTERS DISCUSSED IN THE EXECUTIVE SESSION.**
- XI. ADJOURN:** I, the undersigned authority, do hereby certify the above notice of the meeting of the City Council of New Fairview, is a true and correct copy of the said notice that I posted on the official posting place at New Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 4th day of June 2021 at 7:00 PM at least 72 hours proceeding the meeting time.

Monica Rodriguez, City Secretary

SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at city hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.



City Council Agenda June 7, 2021

Agenda Item: (Item)

Agenda Description:

Presentation of plaque to Joe Max Wilson for his years of service to the City of New Fairview.

Background Information:

The City Council and staff wish to recognize the years of service [Joe Max Wilson](#) has given to the City of New Fairview over the past decades.

Financial Information:

N/A

City Contact and Recommendation:

Ben Nibarger, City Administrator

Attachments:

N/A



City Council Agenda June 7, 2021

Agenda Item:

(Public Hearing)

Agenda Description:

Conduct a public hearing to accept public comments and discuss the land use assumptions and capital improvements plan relating to possible adoption of transportation impact fees. The purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed for the City of New Fairview. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Background Information:

The City Council previously directed staff to work with Pacheco Koch to develop transportation impact fees. This is one of the steps necessary, as outlined in Chapter 395 of the Texas Local Government Code.

Financial Information:

N/A

City Contact and Recommendation:

Ben Nibarger, City Administrator

Attachments:

N/A



**City of New Fairview, Texas
Resolution No. 202106-01-173**

A RESOLUTION OF THE CITY OF NEW FAIRVIEW, TX DESIGNATING THE CITY OF NEW FAIRVIEW, TEXAS AS A SANCTUARY FOR THE UNBORN.

WHEREAS, the City of Fairview is an incorporated city in the State of Texas; and

WHEREAS, the City of New Fairview is a General Law city as classified by the Texas Municipal Code; and

WHEREAS, children are endowed from conception with value, purpose, and human dignity; and

WHEREAS, the Declaration of Independence affirms that all men are created equal and endowed by the Creator with certain unalienable rights - including life - and that it is the duty of our government to protect those rights; and

WHEREAS, the United States Constitution, in Amendments 5 and 14, provides for the protection of human life and liberty; and

WHEREAS, Chapter 2272 of the Texas Government Code prohibits any governmental entity from using taxpayer dollars to fund an abortion provider or an affiliate of an abortion provider; and

WHEREAS, Chapter 2272.005 of the Texas Government Code specifically states Chapter 2272 may not be construed to restrict a municipality or county from prohibiting abortion; and

WHEREAS, the City Council desires to express its belief that all human beings - from conception through all stages of life - should be protected from harm and danger and be respected in regards to their value, purpose, and human dignity; and

WHEREAS, the City Council affirms its intention and commitment to protecting all people within the City of Decatur, from conception through all stages of life;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY NEW FAIRVIEW:

1. That, all matters stated in the recitals herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
2. That the City Council does hereby declare the City of New Fairview as a Sanctuary for the unborn and resolves that the dignity, safety, and life of every person - from conception through all stages of life will be valued and protected.
3. That the City Council resolves to present resolutions consistent with the United States Constitution and Texas Constitution and within the scope of our legal authority as a city government to enhance, uphold, and enforce the intent of this resolution.
4. That, if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determined that it would have adopted this Resolution without the invalid provision.
5. That this Resolution shall become effective from and after its date of passage.

PRESENTED AND PASSED on this **7th day of June, 2021**, at a meeting of the New Fairview City Council.

APPROVED:

ATTESTED:

Nolan Schoonmaker
Mayor

Monica Rodriguez
City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS, DECLARING THE CITY OF DECATUR A SANCTUARY FOR THE UNBORN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR SEVERABILITY; PROVIDING A CUMULATIVE REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, children are endowed from conception with value, purpose, and human dignity; and

WHEREAS, the Declaration of Independence affirms that all men are created equal and endowed by the Creator with certain unalienable rights – including life – and that it is the duty of our government to protect those rights; and

WHEREAS, the United States Constitution, in Amendments 5 and 14, provides for the protection of human life and liberty; and

WHEREAS, Chapter 2272 of the Texas Government Code prohibits any governmental entity from using taxpayer dollars to fund an abortion provider or an affiliate of an abortion provider; and

WHEREAS, Chapter 2272.005 of the Texas Government Code specifically states Chapter 2272 may not be construed to restrict a municipality or county from prohibiting abortion; and

WHEREAS, the City Council desires to express its belief that all human beings – from conception through all stages of life – should be protected from harm and danger and be respected in regards to their value, purpose, and human dignity; and

WHEREAS, the City Council affirms its intention and commitment to protecting all people within the City of Decatur, from conception through all stages of life;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:

Section 1. Declaration. The City Council hereby declares the City of Decatur as a Sanctuary for the unborn and resolves that the dignity, safety, and life of every person – from conception through all stages of life will be valued and protected.

Section 3. Future Action. The City Council resolves to present resolutions consistent with the United States Constitution and Texas Constitution and within the scope of our legal authority as a city government to enhance, uphold, and enforce the intent of this resolution.

Section 3. Severability. Should any section, subsection, sentence, clause, or phrase

of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 4. Cumulative Repealing. This Resolution shall be cumulative of all resolutions of the City, as amended, except where the provisions hereof are in direct conflict with the provisions of such resolutions, in which event such conflicting provisions are hereby repealed.

Section 5. Effective Date. That this Resolution shall become effective immediately from and after its passage, and it is so resolved.

PASSED AND APPROVED by the City Council of the City of Decatur, Texas this the _____ day of April 2021.

Mike McQuiston, Mayor

ATTEST:

Diane Cockrell, TRMC, CMC
City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

RESOLUTION DESIGNATING WISE COUNTY AS A SANCTUARY FOR THE UNBORN

WHEREAS, children are endowed from conception with value, purpose, and human dignity; and

WHEREAS, the Declaration of Independence affirms that all men are created equal and endowed by the Creator with certain unalienable rights- including life- and that it is the duty of our government to protect those rights; and

WHEREAS, the United States Constitution, in Amendments 5 and 14, provides for the protection of human life and liberty; and

WHEREAS, county governments have the duty and authority to protect the general health, welfare, and safety of the public and its citizens; and

WHEREAS, Chapter 2272 of the Texas Government Code prohibits any political subdivision from using taxpayer dollars to fund an abortion provider or an affiliate of an abortion provider; and

WHEREAS, Chapter 2272.005 of the Texas Government Code specifically makes reference to a county's ability to ban abortion in unincorporated areas of the county; and

WHEREAS, Wise Choices Pregnancy Resource Center is an active, engaged nonprofit organization working in Wise County to make sure that pregnant women have the physical, emotional, and spiritual resources available to have safe, healthy pregnancies and safe, healthy babies; and

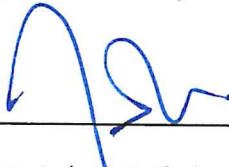
WHEREAS, Wise Choices Pregnancy Resource Center is a "Child/Family Services Agency" funded by the United Way of Wise County, which receives support and funds through voluntary payroll deduction of Wise County elected officials and employees; and

WHEREAS, the Wise County Commissioners Court desires to express its belief that all human beings- from conception through all stages of life- should be protected from harm and danger and be respected in regards to their value, purpose, and human dignity; and

WHEREAS, the Wise County Commissioners Court affirms its intention and commitment to protecting all people of Wise County, from conception through all stages of life;

NOW, THEREFORE, the Wise County Commissioners Court hereby declares Wise County as a Sanctuary for the Unborn and resolves that the dignity, safety, and life of every person- from conception through all stages of life- will be valued and protected. The Wise County Commissioners Court further resolves to present ordinances and resolutions within the scope of our legal authority as a county government to enhance, uphold, and enforce the intent of this resolution.

Adopted this 12th day of April, 2021.

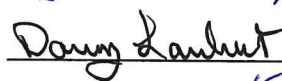



County Judge I.D. Clark



Pct. 1 Commissioner John "Biff" Hayes

Pct. 3 Commissioner ~~Kevin Burns~~ 


Pct. 3 Commissioner ~~Danny Lambert~~ 


Pct. 3 Commissioner ~~Danny Lambert~~ 

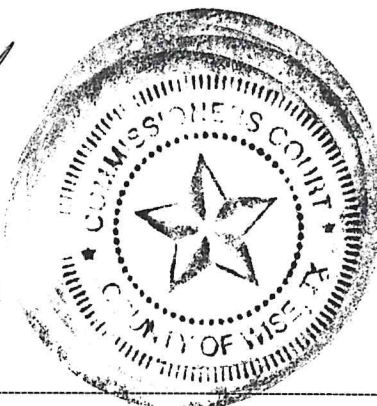


Pct. 4 Commissioner Gaylord Kennedy



Attest: County Clerk Sherry Lemon


Sherry Lemon
Ex-Officio Clerk of Commissioners Court
County Clerk, Wise County





**City of New Fairview, Texas
Resolution No. 202106-02-174**

A RESOLUTION OF THE CITY OF NEW FAIRVIEW, TX ADOPTING A LAND USE ASSUMPTION PLAN AND A CAPITAL IMPROVEMENTS PLAN (CIP).

WHEREAS, the City of Fairview is an incorporated city in the State of Texas; and

WHEREAS, the City of New Fairview is a General Law city as classified by the Texas Municipal Code; and

WHEREAS, the City of New Fairview wishes to implement impact fees, following a policy of “growth pays for growth”; and

WHEREAS, Chapter 395 of the Texas Local Government Code requires the adoption of a Land Use Assumption and Capital Improvements Plan (CIP); and

WHEREAS, the City Council finds that this action is in the best interest of the citizens of New Fairview.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
NEW FAIRVIEW:**

1. That, all matters stated in the recitals herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
2. That the City Council does hereby adopt the Land Use Assumptions.
3. That the City Council does hereby adopt the Capital Improvements Plan (CIP).
4. That, if any portion of this resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determined that it would have adopted this Resolution without the invalid provision.

5. That this Resolution shall become effective from and after its date of passage.

PRESENTED AND PASSED on this **7th day of June, 2021**, at a meeting of the New Fairview City Council.

APPROVED:

ATTESTED:

Nolan Schoonmaker
Mayor

Monica Rodriguez
City Secretary

ROADWAY CAPITAL IMPROVEMENTS PLAN AND LAND USE ASSUMPTIONS

FOR THE

CITY OF NEW FAIRVIEW

999 Illinois Lane
New Fairview, Texas 76078
Phone (817) 638-5366
Fax (817) 638-5369



MAY 2021



TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001
4060 Bryant Irvin Road, Fort Worth, Texas 76109
(817) 412-7155 Fax (817) 412-7156 www.pkce.com
PK PROJECT NO. 3204-21.152

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BUILDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CHRISTOPHER J. CHA TEXAS LICENSE NO. 112732

DATE: 05/17/2021

I. Project Description and Summary

The City of New Fairview requested that Pacheco Koch help with the development of the City of New Fairview Roadway Capital Improvements Plan. The Roadway Capital Improvements Plan, Roadway CIP, development was based on New Fairview's Roadway system needs along with the population projections¹ and Future Land Use plan. The Roadway CIP includes the anticipated roadway needs for the City of New Fairview for the next ten (10) years (~2031). This Roadway CIP has divided the identified Roadway improvements into two (2) categories or priorities. The priorities are labeled in numerical order with one being the most immediate needs and two being later needs. However, it must be noted that should new development or construction occur in areas that are thought to have development later; then, the accommodating roadways are recommended to be constructed as well, regardless of priority.

The Roadway CIP is being done in order to update the Impact Fees for the City of New Fairview. The first step in updating the impact fees is updating and revising the Roadway CIP along with the Land Use assumptions.

The priority for the construction is based on input from City of New Fairview Staff, Pacheco Koch and City Council.

The proposed Roadway widths are based on the aforementioned master plan and are sized to carry the capacity for the ten year growth projections. Minor arterial roadways will consist of a 4 lane undivided 65' back-to-back concrete curb and gutter corridor section. The collector roadways will be 2 lane undivided 38' back-to-back concrete curb and gutter roadways.

This Roadway CIP provides a prioritized list of improvements, opinions of probable construction cost for the proposed Roadway improvements, and a map exhibit for the proposed roadway system improvements. The priority list should be revisited on an annual or semi-annual basis depending on growth as actively updating and considering the priority list will help to provide a more accurate and usable capital improvements plan.

Finally, a copy of the Future Land Use that has been updated for this project is included in the Appendix. This Future Land Use plan was updated by Pacheco Koch along with this study and serves as the land use assumptions upon which the Roadway CIP is built.

¹ Growth projections are based on the Texas Water Development Board's 2017 Region C Water Plan Population Projections. Updated growth projections are taken from Texas Water Development Board's 2019 Region C Water Plan Population Projections in the Appendix.

II. Land Use Assumptions

As previously mentioned in the project description, land use assumptions must be established in order to determine roadway demand, roadway sizes, population density and areas of growth. Dunaway & Associates has been periodically updating the Future Land Use map as developers come to the city with concept plans for development. The assumptions made about the land use is of the most recent information about future developments and has been confirmed with the city. This was confirmed with the City of New Fairview. A copy of the Future Land Use plan which serves as the land use assumptions of this study is included within the appendix.

Population growth is an important factor to be considered with the land use assumptions. If there is no vacant or empty land and population growth is seen, then one can assume there will be redevelopment or denser population within existing areas. Conversely, if there are more empty areas to grow, one can assume that development will occur within these areas while redevelopment might occur, the vast majority of the development will occur on the empty tracts of land. Thus, it is important to make sure that the land use assumptions along with the CIP take into account the population projections.

The table on the following page summarizes the historical and future population projections from NCTCOG, North Central Texas Council of Governments, and future population projections for the 10 and 20 year time period. The City of New Fairview on the 2010 Census had a population of 1,258 and 2019 Census estimates show New Fairview's population at 1,544.

The city has been told by developers that it could see upwards of 5,000 new homes within the next 10 year period. This projection coincides with the 6,919 lots in developments across the city, that are either in agreements, in the design phase, or are being constructed. The projected population was determined using the average number of persons per home (2.92), found from the 2019 Census QuickFacts for Wise County.

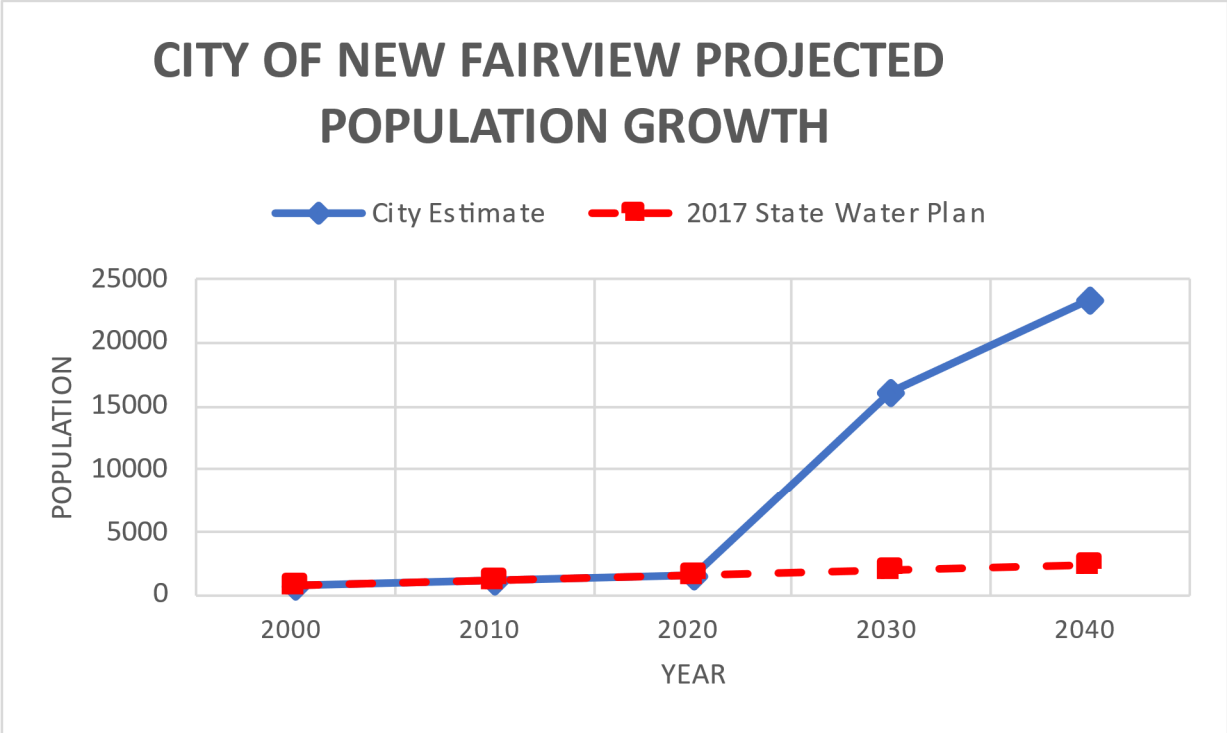
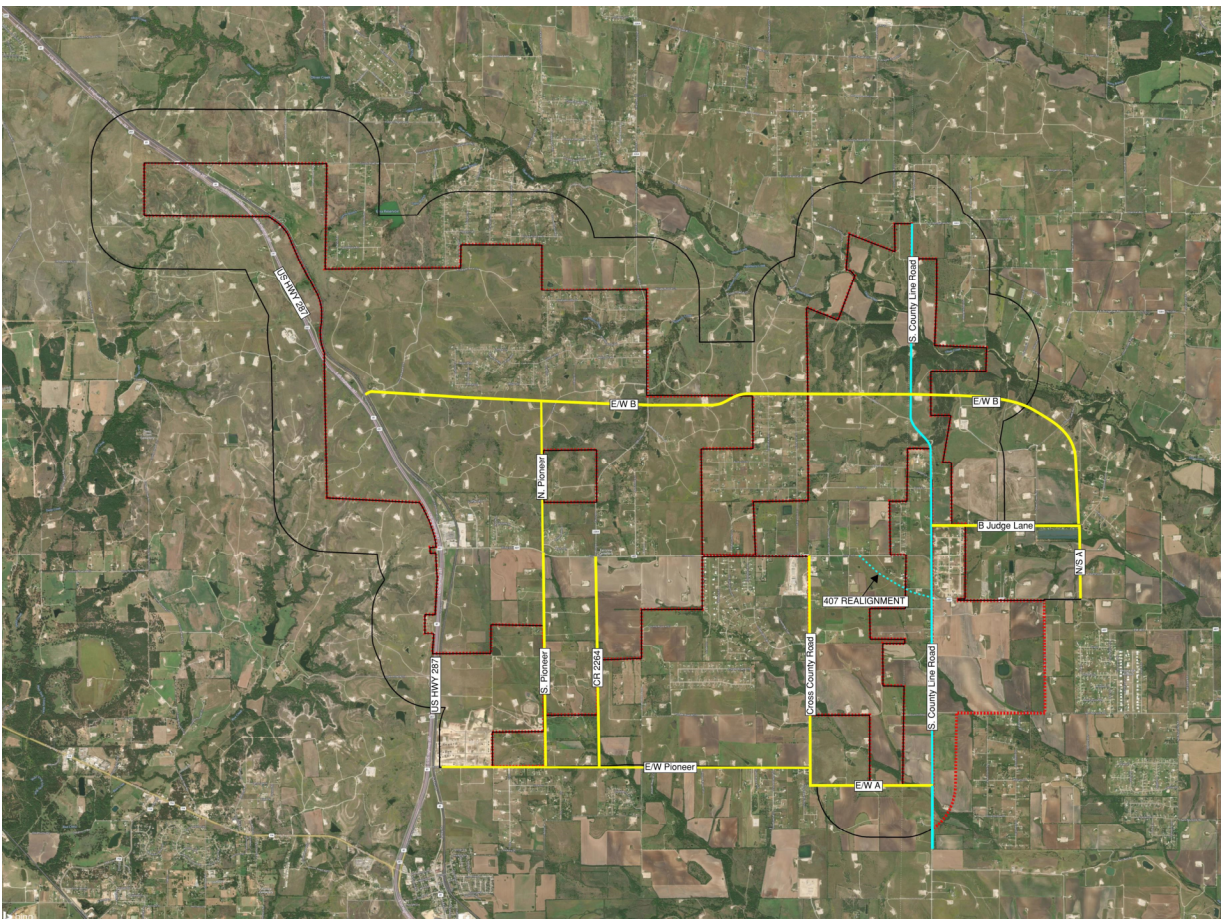


Figure – Population Projections for the City of New Fairview

The population projections show that there is substantial growth expected for New Fairview within the next 10 to 20 years to approximately 23,000 people. This growth appears to account for build out for the City of New Fairview. It should be noted that the 2017 State Water Plan was not aware of the drastic increase in single family developments in the city and the city estimate better shows the projection of future growth.

III. Roadway Capital Improvement Plan

As previously stated, the City of New Fairview along with Pacheco Koch have developed the Roadway Capital Improvement Plan based on the Land Use Assumptions and previously available information. The Roadway CIP is shown in detail in the Appendix and Map Exhibits outlining improvement projects. The projects are prioritized into 2 categories. Though there is no project year assigned to the projects, generally, it is assumed that priority 1 is 0-5 years and priority 2 is 6-10 years. Projects beyond 10 years are not included within the Roadway CIP. The City of New Fairview Roadway CIP Map can be seen in the figure below.



Map Exhibit: City of New Fairview Roadway CIP Map

A. Roadway Improvements

As previously mentioned, the roadway improvements are proposed to be done in order on the basis of Pacheco Koch observations along with City input. The Appendix contains a Map Exhibit showing the proposed roadway improvements along with detailed tables describing the improvements and associated total opinion of project costs. The OPCC includes Engineering & Survey costs along with construction costs.

Description	Total Opinion of Project Costs (\$)
Proposed Improvements to Serve 10-Year Growth	\$169,069,800

Table: Summary of Roadway Improvement Costs (Includes Engineering & Survey)

Priority 1	Priority 2
E/W B (West of proposed S. County Line Rd)	E/W B (East of proposed S. County Line Rd)
S. County Line Rd (North of FM 407)	S. County Line Rd (South of FM 407)
S. Pioneer	N. Pioneer
E/W Pioneer	E/W A
FM 407 Realignment	North Pioneer
	S. FM 2264
	B Judge Lane
	Cross County Rd
	N/S A

Table: Priority List for Roadways

IV. Opinion of Probable Construction Costs

The opinions of probable construction cost, OPCC, are developed using 2021 dollars to include construction of minor arterial and collector roadways. It was requested that the engineering and contingencies be included for the listed projects. The contingencies in this case do not include anticipated easement/right of way cost, inspection and testing. Thus, these costs have been added and included as a percentage of the opinion of probable construction cost. The engineering and survey are calculated at 20% of opinion of probable construction cost, while the other contingencies are calculated at 30% of opinion of probable construction cost. Below is a sample calculation for a roadway project:

$$\begin{aligned} \text{Engineering Cost} &= 0.15 * \text{Opinion of Probable Construction Cost, OPCC} \\ \text{Contingencies} &= 0.30 * \text{OPCC} \\ \text{Total Opinion of Project Cost} &= (1 + 0.15 + 0.30) * \text{OPCC} \\ \text{Total Opinion of Project Cost} &= 1.50 * \text{Opinion of Probable Construction Cost} \end{aligned}$$

Equation: Calculation of Total Opinion of Project Cost

It should be noted that the roadways are broken down individually, however, grouping the roadways together into construction packages could lower the construction cost given overhead items like mobilization and project management be spread out over more linear footage of the roadways. The OPCC's in the appendix show the Total Opinion of Project Cost show cost for each of the identified roadways and are arranged as if each were a separate project.

V. Map Exhibits & Conclusion

There is one Map Exhibit for the Roadway CIP. The map is attached on the following pages and shows the proposed roadways for the ten year Roadway Capital Improvements Plan for the City of New Fairview. The proposed roadways are broken into two priorities which correspond with the list discussed and shown in the previous section. An approximate time line for each priority section is show on the table to the right. Priority 1 is needed to be addressed within 5 years while Priority 2 is anticipated to take place in years 6 through 10. The years anticipated for the growth to occur are approximate in nature and if a new development comes into the city, respective roadways should be planned to be improved along with the development.

Priority No.	Anticipated Yr.
Priority 1	0 - 5 Years
Priority 2	6 - 10 Years

Table: Approximate Time Line by Priority Section

As mentioned in the summary, the priority list will be dictated by growth and development, and as such it is important to update and investigate the priority list annually. By taking an active approach to the Capital Improvements Plan; both the City and the citizens of the City of New Fairview will be able to better plan for future growth.

APPENDIX

The purpose of this Appendix is to satisfy the requirements of Texas Local Government Code Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments. Chapter 395 requires that land use assumptions and capital improvement plans be updated at least every five years. It is recommended to revisiting the capital improvement plan annually, as the best CIPs are 'living' documents.

Chapter 395 (Section 395.014) requires the following summarized items for a capital improvement plan:

1. Land Use Assumptions
 - a. Population Assumptions
2. Existing Capital Improvements
3. Analysis of Total Capacity
4. Description of Capital Improvements or Facility Expansions and Costs
5. Table Establishing the Specific Quantity of Use, Consumption, Generation, or discharge of a service unit
6. Total Number of Projected Service Units
7. Projected Demand for Capital Improvements
8. Plan for Awarding

Land Use Assumptions

As stated in the report the land use assumptions are taken from the Future Land Use Plan in the applicable area. The projected increase in roadway capacity is based on the Future Land Use plan and the population projects. This is discussed and shown on the table further in the Appendix. The Land Use Assumptions is shown as Map Exhibit A.

Population Assumptions

As previously stated, the city is expected to have 5,000 new homes in the next 10 years. Current developer agreements have a projected lot total of 6,919 lots with additional room for more developments within City Limits and ETJ. The projected population was determined using the average number of persons per home, found from the 2019 Census QuickFacts for Wise County. The data is summarized in the figure and table below. Ultimately, the City of New Fairview is shown to reach close to 16,000 people by 2030 and continue growing to 23,000 people by 2040 as well.

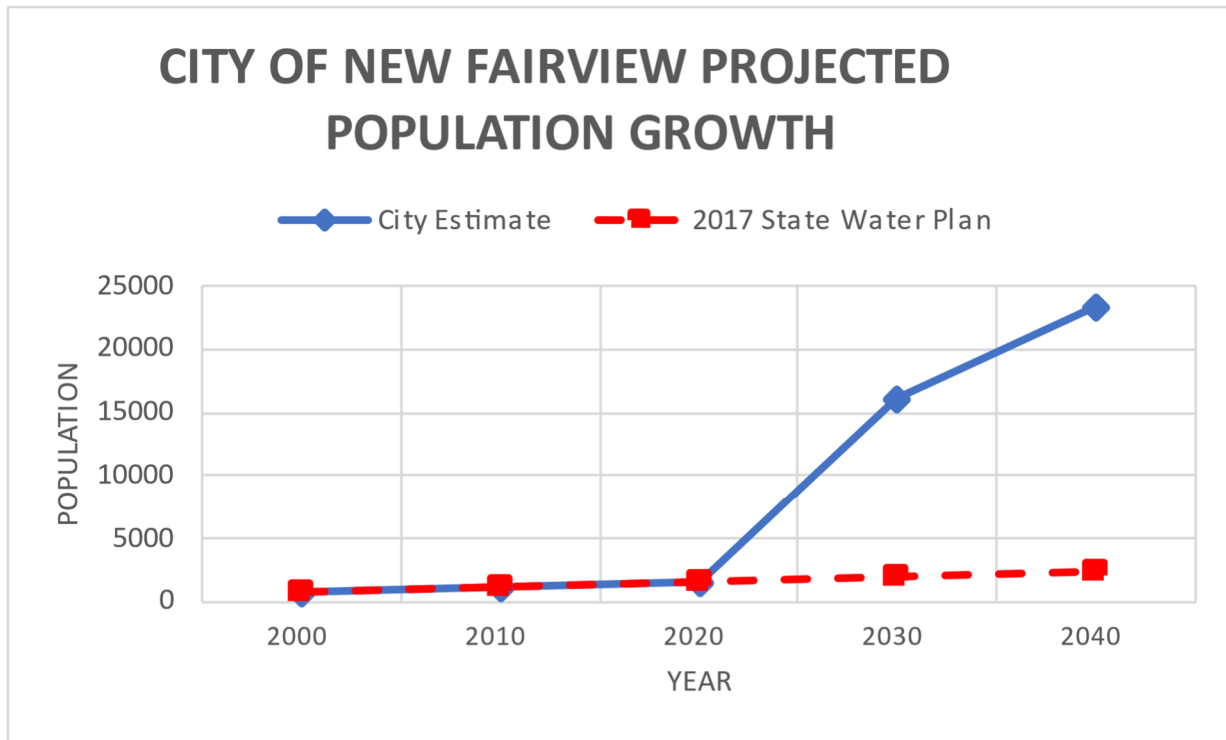


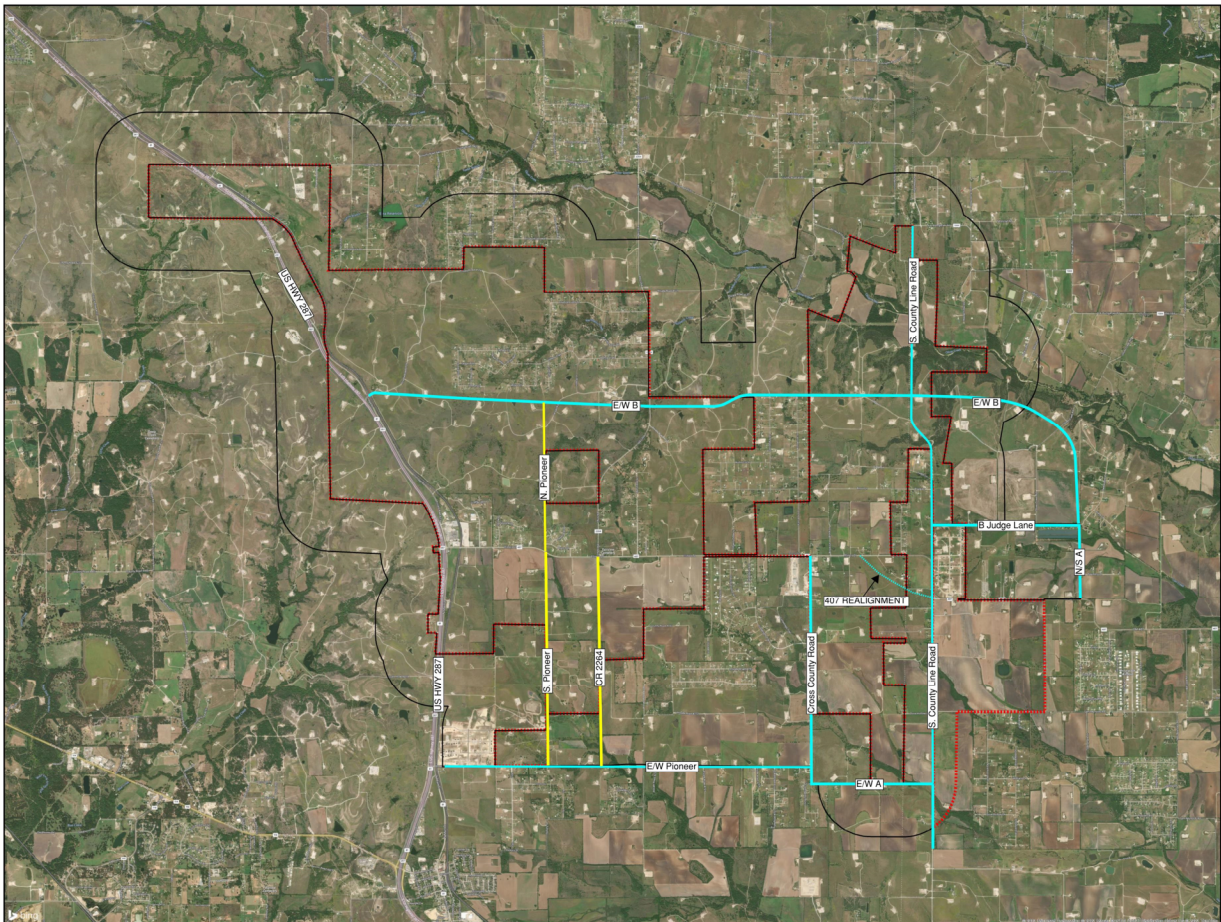
Figure: Population Projections

	Year	2000	2010	2020	2030	2040
Projected Population	City Estimate	877	1258	1544	16144	23444
	2017 State Water Plan	877	1258	1597	1983	2379

Table: Population Projections

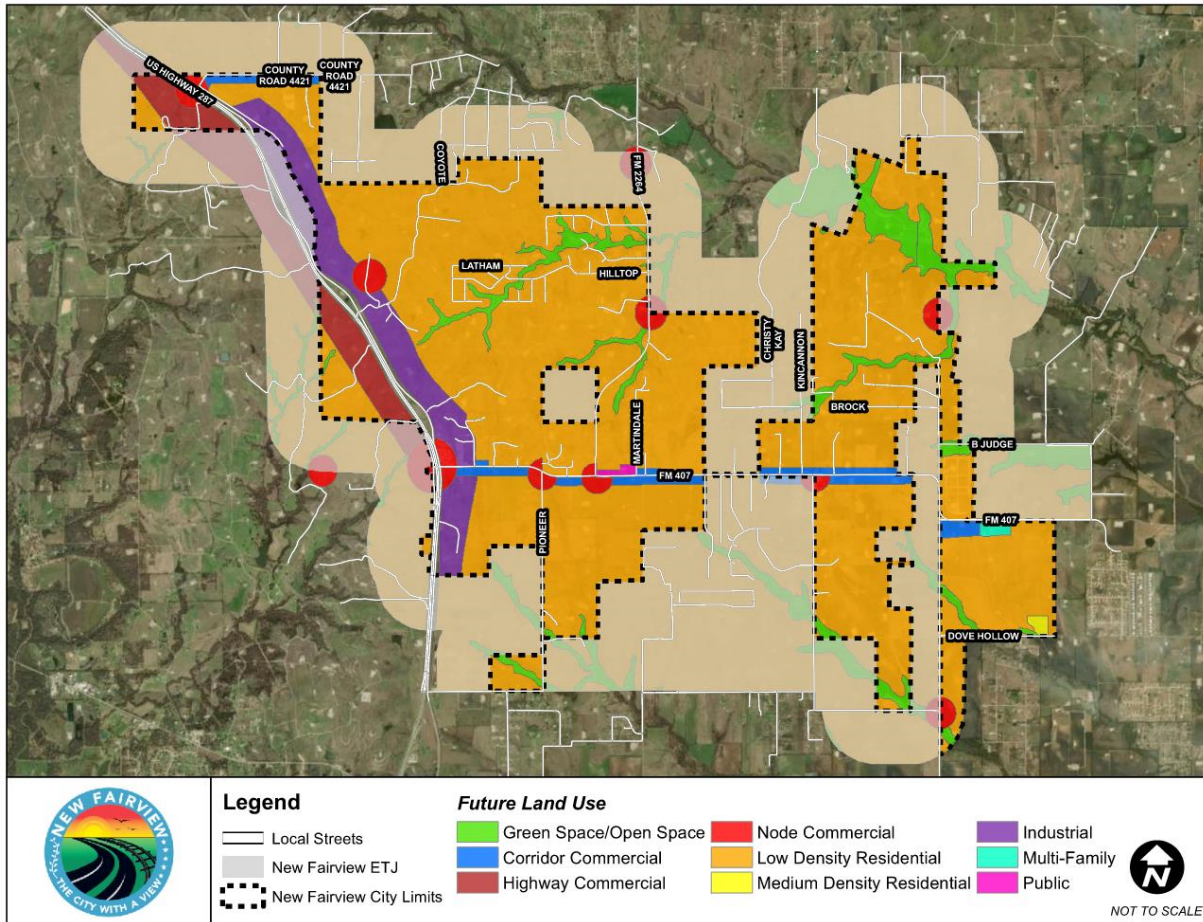
Description of Capital Improvements and Costs

The following pages show the detailed OPCCs of the capital improvements and these improvements are shown in the map exhibits following. The OPCCs include description of the project, project length in linear footage, project cost, and priority phase.



Map Exhibit: City of New Fairview Roadway CIP Map

Information Establishing the Projected Capacity for Roadways



Map Exhibit: Future Land Use Map

Based on NCTCOG theoretical capacity based on the roadway's cross sections (i.e. number of lanes, lane widths, type of center divider), the following calculations were made to determine roadway capacities.

$$(Hourly Service Volume) * (Number of Lanes) * (10 Hours) = Theoretical Capacity$$

$$2 Lane Undivided: 875 * 2 * 10 = 17,500 Capacity$$

$$4 Lane Undivided: 875 * 4 * 10 = 35,000 Capacity$$

Equation: Calculation of Total Roadway Capacities

The location of residential developments, commercial centers, and consumer markets such as grocery stores were all considered during calculations. All roadway capacities will be capable of servicing the anticipated roadway needs for the City of New Fairview for the next ten (10) years (~2031) according to the most recent projections.

Area Type	Hourly Service Volumes <u>By</u> Roadway Function					
	Principal Arterial		Minor Arterial & Frontage Road		Collector & Local Street	
	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way	Median-Divided or One-Way	Undivided Two-Way
CBD	725	650	725	650	475	425
Urban/Commercial	850	775	825	750	525	475
Residential	925	875	900	825	575	525
Rural	1,025	925	975	875	600	550

Table: NCTCOG Hourly Service Volumes By Roadway Function



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: FM 407 Realignment - Roadway Improvement
 Priority Phase: 1

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 150,000.00	\$ 150,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 10,000.00	\$ 10,000.00
3	SWPPP	LS	1	\$ 5,000.00	\$ 5,000.00
4	Prepare Right of Way	STA	42	\$ 2,000.00	\$ 84,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	9,300	\$ 15.00	\$ 139,500.00
7	Remove Existing Culverts	LF	-	\$ 25.00	-
8	8" Flexbase	SY	18,600	\$ 25.00	\$ 465,000.00
9	8" Reinforced Concrete Pavement	SY	17,300	\$ 80.00	\$ 1,384,000.00
10	6" Concrete Curb	LF	8,300	\$ 10.00	\$ 83,000.00
11	5' Sidewalk	SY	2,300	\$ 45.00	\$ 103,500.00
12	6" Concrete Driveway Approach	SY	30	\$ 60.00	\$ 1,800.00
13	Storm Inlets	EA	16	\$ 5,000.00	\$ 80,000.00
14	24" Storm Pipe	LF	1,300	\$ 100.00	\$ 130,000.00
14	36" Storm Pipe	LF	2,700	\$ 160.00	\$ 432,000.00
15	4'x4' Junction Box	EA	3	\$ 7,500.00	\$ 22,500.00
16	4" Topsoil	SY	7,900	\$ 5.00	\$ 39,500.00
17	Hydromulch Seeding	SY	7,900	\$ 3.00	\$ 23,700.00
18	Signage and Striping	LS	1	\$ 3,500.00	\$ 3,500.00
TOTAL					\$ 3,160,000.00
30% CONTINGENCIES					\$ 948,000.00
15% ENGINEERING AND SURVEY					\$ 474,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 4,582,000.00

Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 4190 FT
- 3 Limit of proposed roadway are FM 407 to S. County Line Rd
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: South Pioneer - Roadway Improvement
 Priority Phase: 1

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 400,000.00	\$ 400,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 50,000.00	\$ 50,000.00
3	SWPPP	LS	1	\$ 20,000.00	\$ 20,000.00
4	Prepare Right of Way	STA	107	\$ 2,000.00	\$ 214,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	23,600	\$ 15.00	\$ 354,000.00
7	Remove Existing Culverts	LF	120	\$ 25.00	\$ 3,000.00
8	8" Flexbase	SY	47,300	\$ 25.00	\$ 1,182,500.00
9	8" Reinforced Concrete Pavement	SY	43,800	\$ 80.00	\$ 3,504,000.00
10	6" Concrete Curb	LF	21,300	\$ 10.00	\$ 213,000.00
11	5' Sidewalk	SY	5,900	\$ 45.00	\$ 265,500.00
12	6" Concrete Driveway Approach	SY	345	\$ 60.00	\$ 20,700.00
13	Storm Inlets	EA	42	\$ 5,000.00	\$ 210,000.00
14	24" Storm Pipe	LF	3,500	\$ 100.00	\$ 350,000.00
14	36" Storm Pipe	LF	7,100	\$ 160.00	\$ 1,136,000.00
15	4'x4' Junction Box	EA	8	\$ 7,500.00	\$ 60,000.00
16	4" Topsoil	SY	20,100	\$ 5.00	\$ 100,500.00
17	Hydromulch Seeding	SY	20,100	\$ 3.00	\$ 60,300.00
18	Signage and Striping	LS	1	\$ 10,000.00	\$ 10,000.00
TOTAL					\$ 8,156,500.00
30% CONTINGENCIES					\$ 2,447,000.00
15% ENGINEERING AND SURVEY					\$ 1,223,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 11,826,500.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 10650 FT				
3	Limits of proposed roadway are FM 407 to Pioneer Rd				
4	Road assumed to be 2 lane, 38' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
Road Name: E/W Pioneer - Roadway Improvement
Priority Phase: 1

PK No.: 3204-21.152
Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 710,000.00	\$ 710,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 80,000.00	\$ 80,000.00
3	SWPPP	LS	1	\$ 35,000.00	\$ 35,000.00
4	Prepare Right of Way	STA	187	\$ 2,000.00	\$ 374,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	41,500	\$ 15.00	\$ 622,500.00
7	Remove Existing Culverts	LF	40	\$ 25.00	\$ 1,000.00
8	8" Flexbase	SY	83,000	\$ 25.00	\$ 2,075,000.00
9	8" Reinforced Concrete Pavement	SY	76,900	\$ 80.00	\$ 6,152,000.00
10	6" Concrete Curb	LF	37,300	\$ 10.00	\$ 373,000.00
11	5' Sidewalk	SY	10,300	\$ 45.00	\$ 463,500.00
12	6" Concrete Driveway Approach	SY	735	\$ 60.00	\$ 44,100.00
13	Storm Inlets	EA	74	\$ 5,000.00	\$ 370,000.00
14	24" Storm Pipe	LF	6,200	\$ 100.00	\$ 620,000.00
14	36" Storm Pipe	LF	12,400	\$ 160.00	\$ 1,984,000.00
15	4'x4' Junction Box	EA	15	\$ 7,500.00	\$ 112,500.00
16	4" Topsoil	SY	35,300	\$ 5.00	\$ 176,500.00
17	Hydromulch Seeding	SY	35,300	\$ 3.00	\$ 105,900.00
18	Signage and Striping	LS	1	\$ 17,500.00	\$ 17,500.00
TOTAL					\$ 14,319,500.00
30% CONTINGENCIES					\$ 4,296,000.00
15% ENGINEERING AND SURVEY					\$ 2,147,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 20,762,500.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 18692 FT				
3	Limits of proposed roadway are HWY 81 to CR 4717				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

PK No.: 3204-21.152

Road Name: E/W B - Roadway Improvement (West of S. County Line Rd)

Date: 05/14/2021

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 1,040,000.00	\$ 1,040,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 120,000.00	\$ 120,000.00
3	SWPPP	LS	1	\$ 50,000.00	\$ 50,000.00
4	Prepare Right of Way	STA	274	\$ 2,000.00	\$ 548,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	60,800	\$ 15.00	\$ 912,000.00
7	Remove Existing Culverts	LF	-	\$ 25.00	\$ -
8	8" Flexbase	SY	121,600	\$ 25.00	\$ 3,040,000.00
9	8" Reinforced Concrete Pavement	SY	112,600	\$ 80.00	\$ 9,008,000.00
10	6" Concrete Curb	LF	54,700	\$ 10.00	\$ 547,000.00
11	5' Sidewalk	SY	15,200	\$ 45.00	\$ 684,000.00
12	6" Concrete Driveway Approach	SY	225	\$ 60.00	\$ 13,500.00
13	Storm Inlets	EA	108	\$ 5,000.00	\$ 540,000.00
14	24" Storm Pipe	LF	9,100	\$ 100.00	\$ 910,000.00
14	36" Storm Pipe	LF	18,200	\$ 160.00	\$ 2,912,000.00
15	4x4' Junction Box	EA	22	\$ 7,500.00	\$ 165,000.00
16	4" Topsoil	SY	51,700	\$ 5.00	\$ 258,500.00
17	Hydromulch Seeding	SY	51,700	\$ 3.00	\$ 155,100.00
18	Signage and Striping	LS	1	\$ 25,500.00	\$ 25,500.00
TOTAL					\$ 20,931,600.00
30% CONTINGENCIES					\$ 6,280,000.00
15% ENGINEERING AND SURVEY					\$ 3,139,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 30,350,600.00

Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 27380 FT
- 3 Limits of proposed roadway are HWY 81 to Ski Haven
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

PK No.: 3204-21.152

Road Name: S. County Line Road - Roadway Improvement (North of FM 407)

Date: 05/14/2021

Priority Phase: 1

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 710,000.00	\$ 710,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 80,000.00	\$ 80,000.00
3	SWPPP	LS	1	\$ 35,000.00	\$ 35,000.00
4	Prepare Right of Way	STA	188	\$ 2,000.00	\$ 376,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	41,600	\$ 15.00	\$ 624,000.00
7	Remove Existing Culverts	LF	80	\$ 25.00	\$ 2,000.00
8	8" Flexbase	SY	83,300	\$ 25.00	\$ 2,082,500.00
9	8" Reinforced Concrete Pavement	SY	77,200	\$ 80.00	\$ 6,176,000.00
10	6" Concrete Curb	LF	37,500	\$ 10.00	\$ 375,000.00
11	5' Sidewalk	SY	10,400	\$ 45.00	\$ 468,000.00
12	6" Concrete Driveway Approach	SY	150	\$ 60.00	\$ 9,000.00
13	Storm Inlets	EA	74	\$ 5,000.00	\$ 370,000.00
14	24" Storm Pipe	LF	6,200	\$ 100.00	\$ 620,000.00
14	36" Storm Pipe	LF	12,500	\$ 160.00	\$ 2,000,000.00
15	4'x4' Junction Box	EA	15	\$ 7,500.00	\$ 112,500.00
16	4" Topsoil	SY	35,400	\$ 5.00	\$ 177,000.00
17	Hydromulch Seeding	SY	35,400	\$ 3.00	\$ 106,200.00
18	Signage and Striping	LS	1	\$ 17,500.00	\$ 17,500.00
TOTAL					\$ 14,343,700.00
30% CONTINGENCIES					\$ 4,304,000.00
15% ENGINEERING AND SURVEY					\$ 2,151,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 20,798,700.00

Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 18760 FT
- 3 Limits of proposed roadway are FM 1384 to 7700 FT north of State HWY 114
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: E/W A - Roadway Improvement
 Priority Phase: 2

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 230,000.00	\$ 230,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	61	\$ 2,000.00	\$ 122,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	13,500	\$ 15.00	\$ 202,500.00
7	Remove Existing Culverts	LF	40	\$ 25.00	\$ 1,000.00
8	8" Flexbase	SY	27,100	\$ 25.00	\$ 677,500.00
9	8" Reinforced Concrete Pavement	SY	25,100	\$ 80.00	\$ 2,008,000.00
10	6" Concrete Curb	LF	12,200	\$ 10.00	\$ 122,000.00
11	5' Sidewalk	SY	3,300	\$ 45.00	\$ 148,500.00
12	6" Concrete Driveway Approach	SY	90	\$ 60.00	\$ 5,400.00
13	Storm Inlets	EA	24	\$ 5,000.00	\$ 120,000.00
14	24" Storm Pipe	LF	2,000	\$ 100.00	\$ 200,000.00
14	36" Storm Pipe	LF	4,000	\$ 160.00	\$ 640,000.00
15	4'x4' Junction Box	EA	5	\$ 7,500.00	\$ 37,500.00
16	4" Topsoil	SY	11,500	\$ 5.00	\$ 57,500.00
17	Hydromulch Seeding	SY	11,500	\$ 3.00	\$ 34,500.00
18	Signage and Striping	LS	1	\$ 5,500.00	\$ 5,500.00
TOTAL					\$ 4,644,900.00
30% CONTINGENCIES					\$ 1,394,000.00
15% ENGINEERING AND SURVEY					\$ 696,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 6,734,900.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 6100 FT				
3	Limits of proposed roadway are CR 4717 to S. County Line Rd				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

PK No.: 3204-21.152

Road Name: E/W B - Roadway Improvement (East of S. County Line Rd)

Date: 05/14/2021

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 360,000.00	\$ 360,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	95	\$ 2,000.00	\$ 190,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	21,000	\$ 15.00	\$ 315,000.00
7	Remove Existing Culverts	LF	-	\$ 25.00	-
8	8" Flexbase	SY	42,000	\$ 25.00	\$ 1,050,000.00
9	8" Reinforced Concrete Pavement	SY	38,900	\$ 80.00	\$ 3,112,000.00
10	6" Concrete Curb	LF	18,900	\$ 10.00	\$ 189,000.00
11	5' Sidewalk	SY	5,200	\$ 45.00	\$ 234,000.00
12	6" Concrete Driveway Approach	SY	150	\$ 60.00	\$ 9,000.00
13	Storm Inlets	EA	36	\$ 5,000.00	\$ 180,000.00
14	24" Storm Pipe	LF	3,100	\$ 100.00	\$ 310,000.00
14	36" Storm Pipe	LF	6,300	\$ 160.00	\$ 1,008,000.00
15	4x4' Junction Box	EA	7	\$ 7,500.00	\$ 52,500.00
16	4" Topsoil	SY	17,800	\$ 5.00	\$ 89,000.00
17	Hydromulch Seeding	SY	17,800	\$ 3.00	\$ 53,400.00
18	Signage and Striping	LS	1	\$ 8,500.00	\$ 8,500.00
TOTAL					\$ 7,218,400.00
30% CONTINGENCIES					\$ 2,166,000.00
15% ENGINEERING AND SURVEY					\$ 1,082,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 10,466,400.00

Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 9450 FT
- 3 Limits of proposed roadway are HWY 81 to Ski Haven
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas

PK No.: 3204-21.152

Road Name: S. County Line Road - Roadway Improvement (South of FM 407)

Date: 05/14/2021

Priority Phase: 2

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 500,000.00	\$ 500,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 60,000.00	\$ 60,000.00
3	SWPPP	LS	1	\$ 20,000.00	\$ 20,000.00
4	Prepare Right of Way	STA	131	\$ 2,000.00	\$ 262,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	29,200	\$ 15.00	\$ 438,000.00
7	Remove Existing Culverts	LF	160	\$ 25.00	\$ 4,000.00
8	8" Flexbase	SY	58,400	\$ 25.00	\$ 1,460,000.00
9	8" Reinforced Concrete Pavement	SY	54,100	\$ 80.00	\$ 4,328,000.00
10	6" Concrete Curb	LF	26,200	\$ 10.00	\$ 262,000.00
11	5' Sidewalk	SY	7,300	\$ 45.00	\$ 328,500.00
12	6" Concrete Driveway Approach	SY	525	\$ 60.00	\$ 31,500.00
13	Storm Inlets	EA	52	\$ 5,000.00	\$ 260,000.00
14	24" Storm Pipe	LF	4,300	\$ 100.00	\$ 430,000.00
14	36" Storm Pipe	LF	8,700	\$ 160.00	\$ 1,392,000.00
15	4'x4' Junction Box	EA	10	\$ 7,500.00	\$ 75,000.00
16	4" Topsoil	SY	24,800	\$ 5.00	\$ 124,000.00
17	Hydromulch Seeding	SY	24,800	\$ 3.00	\$ 74,400.00
18	Signage and Striping	LS	1	\$ 12,000.00	\$ 12,000.00
TOTAL					\$ 10,064,400.00
30% CONTINGENCIES					\$ 3,020,000.00
15% ENGINEERING AND SURVEY					\$ 1,509,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 14,593,400.00

Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 13140 FT
- 3 Limits of proposed roadway are FM 1384 to 7700 FT north of State HWY 114
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
Road Name: North Pioneer - Roadway Improvement
Priority Phase: 2

PK No.: 3204-21.152
Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 280,000.00	\$ 280,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	76	\$ 2,000.00	\$ 152,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	16,800	\$ 15.00	\$ 252,000.00
7	Remove Existing Culverts	LF	40	\$ 25.00	\$ 1,000.00
8	8" Flexbase	SY	33,700	\$ 25.00	\$ 842,500.00
9	8" Reinforced Concrete Pavement	SY	31,300	\$ 80.00	\$ 2,504,000.00
10	6" Concrete Curb	LF	15,200	\$ 10.00	\$ 152,000.00
11	4" Sidewalk	SY	4,200	\$ 45.00	\$ 189,000.00
12	6" Concrete Driveway Approach	SY	105	\$ 60.00	\$ 6,300.00
13	10' Storm Inlets	EA	30	\$ 5,000.00	\$ 150,000.00
14	24" Storm Pipe	LF	2,500	\$ 100.00	\$ 250,000.00
14	36" Storm Pipe	LF	5,000	\$ 160.00	\$ 800,000.00
15	4'x4' Junction Box	EA	6	\$ 7,500.00	\$ 45,000.00
16	4" Topsoil	SY	14,300	\$ 5.00	\$ 71,500.00
17	Hydromulch Seeding	SY	14,300	\$ 3.00	\$ 42,900.00
18	Signage and Striping	LS	1	\$ 7,000.00	\$ 7,000.00
TOTAL					\$ 5,788,200.00
30% CONTINGENCIES					\$ 1,737,000.00
15% ENGINEERING AND SURVEY					\$ 868,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 8,393,200.00

Assumptions:	
1	OPCC does not include ROW acquisition.
2	Length of proposed roadway is 7600 FT
3	Limits of proposed roadway are FM 407 to 500' south of Wilson Ct
4	Road assumed to be 2 lane, 38' B-B, ROW of 60', to get estimate of SY.
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
7	Each Driveway is assumed to have new driveway approach.
8	Block sodding added to each side of roadway work areas to replace existing vegetation.
9	5' Wide Sidewalk to be added to one side of Roadway.
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: South FM 2264 - Roadway Improvement
 Priority Phase: 2

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 390,000.00	\$ 390,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 40,000.00	\$ 40,000.00
3	SWPPP	LS	1	\$ 15,000.00	\$ 15,000.00
4	Prepare Right of Way	STA	105	\$ 2,000.00	\$ 210,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	23,200	\$ 15.00	\$ 348,000.00
7	Remove Existing Culverts	LF	-	\$ 25.00	\$ -
8	8" Flexbase	SY	46,500	\$ 25.00	\$ 1,162,500.00
9	8" Reinforced Concrete Pavement	SY	43,100	\$ 80.00	\$ 3,448,000.00
10	6" Concrete Curb	LF	20,900	\$ 10.00	\$ 209,000.00
11	5' Sidewalk	SY	5,800	\$ 45.00	\$ 261,000.00
12	6" Concrete Driveway Approach	SY	-	\$ 60.00	\$ -
13	Storm Inlets	EA	40	\$ 5,000.00	\$ 200,000.00
14	24" Storm Pipe	LF	3,400	\$ 100.00	\$ 340,000.00
14	36" Storm Pipe	LF	6,900	\$ 160.00	\$ 1,104,000.00
15	4'x4' Junction Box	EA	8	\$ 7,500.00	\$ 60,000.00
16	4" Topsoil	SY	19,700	\$ 5.00	\$ 98,500.00
17	Hydromulch Seeding	SY	19,700	\$ 3.00	\$ 59,100.00
18	Signage and Striping	LS	1	\$ 9,500.00	\$ 9,500.00
TOTAL					\$ 7,957,600.00
30% CONTINGENCIES					\$ 2,388,000.00
15% ENGINEERING AND SURVEY					\$ 1,193,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 11,538,600.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 10470 FT				
3	Limits of proposed roadway are intersection of FM 2264 & FM 407 to Pioneer Rd				
4	Road assumed to be 2 lane, 38' B-B, ROW of 60', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: B Judge Lane - Roadway Improvement
 Priority Phase: 2

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 280,000.00	\$ 280,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	74	\$ 2,000.00	\$ 148,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	16,400	\$ 15.00	\$ 246,000.00
7	Remove Existing Culverts	LF	-	\$ 25.00	\$ -
8	8" Flexbase	SY	32,800	\$ 25.00	\$ 820,000.00
9	8" Reinforced Concrete Pavement	SY	30,500	\$ 80.00	\$ 2,440,000.00
10	6" Concrete Curb	LF	14,800	\$ 10.00	\$ 148,000.00
11	5' Sidewalk	SY	4,100	\$ 45.00	\$ 184,500.00
12	6" Concrete Driveway Approach	SY	105	\$ 60.00	\$ 6,300.00
13	Storm Inlets	EA	28	\$ 5,000.00	\$ 140,000.00
14	24" Storm Pipe	LF	2,400	\$ 100.00	\$ 240,000.00
14	36" Storm Pipe	LF	4,900	\$ 160.00	\$ 784,000.00
15	4'x4' Junction Box	EA	6	\$ 7,500.00	\$ 45,000.00
16	4" Topsoil	SY	13,900	\$ 5.00	\$ 69,500.00
17	Hydromulch Seeding	SY	13,900	\$ 3.00	\$ 41,700.00
18	Signage and Striping	LS	1	\$ 7,000.00	\$ 7,000.00
TOTAL					\$ 5,643,000.00
30% CONTINGENCIES					\$ 1,693,000.00
15% ENGINEERING AND SURVEY					\$ 846,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 8,182,000.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 7400 FT				
3	Limits of proposed roadway are S. County Line Rd to Hackamore Ct				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: Cross County Road - Roadway Improvement
 Priority Phase: 2

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 430,000.00	\$ 430,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 50,000.00	\$ 50,000.00
3	SWPPP	LS	1	\$ 20,000.00	\$ 20,000.00
4	Prepare Right of Way	STA	114	\$ 2,000.00	\$ 228,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	25,400	\$ 15.00	\$ 381,000.00
7	Remove Existing Culverts	LF	80	\$ 25.00	\$ 2,000.00
8	8" Flexbase	SY	50,800	\$ 25.00	\$ 1,270,000.00
9	8" Reinforced Concrete Pavement	SY	47,100	\$ 80.00	\$ 3,768,000.00
10	6" Concrete Curb	LF	22,800	\$ 10.00	\$ 228,000.00
11	5' Sidewalk	SY	6,300	\$ 45.00	\$ 283,500.00
12	6" Concrete Driveway Approach	SY	375	\$ 60.00	\$ 22,500.00
13	Storm Inlets	EA	44	\$ 5,000.00	\$ 220,000.00
14	24" Storm Pipe	LF	3,800	\$ 100.00	\$ 380,000.00
14	36" Storm Pipe	LF	7,600	\$ 160.00	\$ 1,216,000.00
15	4'x4' Junction Box	EA	9	\$ 7,500.00	\$ 67,500.00
16	4" Topsoil	SY	21,600	\$ 5.00	\$ 108,000.00
17	Hydromulch Seeding	SY	21,600	\$ 3.00	\$ 64,800.00
18	Signage and Striping	LS	1	\$ 10,500.00	\$ 10,500.00
TOTAL					\$ 8,752,800.00
30% CONTINGENCIES					\$ 2,626,000.00
15% ENGINEERING AND SURVEY					\$ 1,312,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 12,690,800.00

Assumptions:					
1	OPCC does not include ROW acquisition.				
2	Length of proposed roadway is 11438 FT				
3	Limit of proposed roadway are FM 407 to W. County Line Rd				
4	Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.				
5	Unclassified Roadway Excavation is assumed to be 18" deep across the ROW				
6	Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.				
7	Each Driveway is assumed to have new driveway approach.				
8	Block sodding added to each side of roadway work areas to replace existing vegetation.				
9	5' Wide Sidewalk to be added to one side of Roadway.				
10	Two Storm Inlets placed every 500', and Junction Boxes every 1,200'				



ENGINEER'S PREDESIGN OPINION OF CONSTRUCTION COST

Client Name: City of New Fairview, Texas
 Road Name: N/S A - Roadway Improvement
 Priority Phase: 2

PK No.: 3204-21.152
 Date: 05/14/2021

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 280,000.00	\$ 280,000.00
2	Barricades, Signs & Traffic Handling	LS	1	\$ 30,000.00	\$ 30,000.00
3	SWPPP	LS	1	\$ 10,000.00	\$ 10,000.00
4	Prepare Right of Way	STA	74	\$ 2,000.00	\$ 148,000.00
5	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00
6	Unclassified Roadway Excavation	CY	16,300	\$ 15.00	\$ 244,500.00
7	Remove Existing Culverts	LF	200	\$ 25.00	\$ 5,000.00
8	8" Flexbase	SY	32,700	\$ 25.00	\$ 817,500.00
9	8" Reinforced Concrete Pavement	SY	30,300	\$ 80.00	\$ 2,424,000.00
10	6" Concrete Curb	LF	14,700	\$ 10.00	\$ 147,000.00
11	5' Sidewalk	SY	4,000	\$ 45.00	\$ 180,000.00
12	6" Concrete Driveway Approach	SY	75	\$ 60.00	\$ 4,500.00
13	Storm Inlets	EA	28	\$ 5,000.00	\$ 140,000.00
14	24" Storm Pipe	LF	2,400	\$ 100.00	\$ 240,000.00
14	36" Storm Pipe	LF	4,900	\$ 160.00	\$ 784,000.00
15	4'x4' Junction Box	EA	6	\$ 7,500.00	\$ 45,000.00
16	4" Topsoil	SY	13,900	\$ 5.00	\$ 69,500.00
17	Hydromulch Seeding	SY	13,900	\$ 3.00	\$ 41,700.00
18	Signage and Striping	LS	1	\$ 6,500.00	\$ 6,500.00
TOTAL					\$ 5,620,200.00
30% CONTINGENCIES					\$ 1,687,000.00
15% ENGINEERING AND SURVEY					\$ 843,000.00
TOTAL OPINION OF CONSTRUCTION COSTS					\$ 8,150,200.00

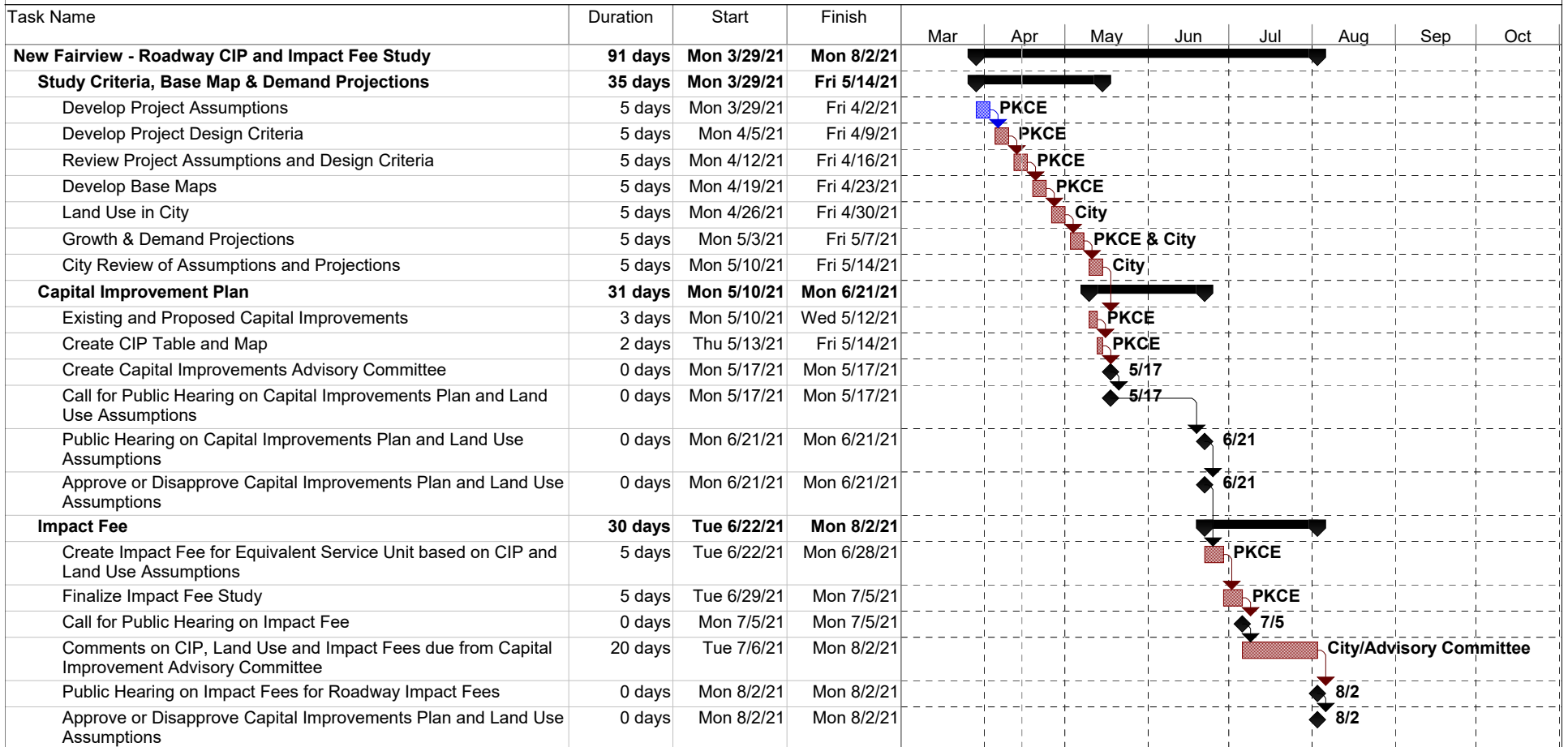
Assumptions:

- 1 OPCC does not include ROW acquisition.
- 2 Length of proposed roadway is 7368 FT
- 3 Limit of proposed roadway are 3600 FT north of B Judge Rd to FM 407
- 4 Road assumed to be 4 lane, 65' B-B, ROW of 100', to get estimate of SY.
- 5 Unclassified Roadway Excavation is assumed to be 18" deep across the ROW
- 6 Price of Full Reconstruction based off 8" Flexbase, 8" Reinforced concrete pavement Typical Section.
- 7 Each Driveway is assumed to have new driveway approach.
- 8 Block sodding added to each side of roadway work areas to replace existing vegetation.
- 9 5' Wide Sidewalk to be added to one side of Roadway.
- 10 Two Storm Inlets placed every 500', and Junction Boxes every 1,200'



City of New Fairview Roadway Capital Improvements Plan and Impact Fee Study

Thu 4/15/21



Pacheco Koch Consulting Engineers Project: NFV - Roadway CIP and Impa Date: Thu 4/15/21	Task		Inactive Milestone		Finish-only	
	Split		Inactive Summary		External Tasks	
	Milestone		Manual Task		External Milestone	
	Summary		Duration-only		Progress	
	Project Summary		Manual Summary Rollup		Deadline	
	External Tasks		Manual Summary			
	External Milestone		Start-only			

