

**POPLAR SOUTHERN CORRIDOR STUDY**  
**Poplar Avenue at Mendenhall Road**  
**Opinion of Probable Costs - Revitalization Area Only**

**Construction Revitalization Area:**

Demolition of Parking Areas	\$	218,913
Excavation Cut	\$	4,814,310
Erosion Control	\$	25,000
Silt Fences	\$	20,000
Manholes	\$	57,500
Catch Basins	\$	133,000
Concrete Drain Pipe	\$	337,500
Concrete Retaining Walls	\$	248,000
Redevelopment - Retail Building	\$	31,517,500
Redevelopment - Office Building	\$	11,362,000
Redevelopment - Residential Building	\$	23,538,750
Redevelopment - Parking Garage	\$	2,790,000
Lighting	\$	500,000
Benches	\$	30,000
Paving (Asphalt Parking)	\$	935,000
Paving (4" Concrete Sidewalk)	\$	424,000
Paving (6" Concrete Curb)	\$	430,000
Striping	\$	10,875
Handicap Symbols	\$	1,250
Handicap Signage	\$	10,000
Development Signage	\$	24,000
Street Trees	\$	90,000
Flowering Trees	\$	40,000
Evergreen Trees	\$	41,250
Evergreen Shrubs	\$	15,000
Deciduous Shrubs	\$	15,000
Sodding	\$	68,000
Seeding	\$	2,400
Mulch	\$	9,600
Annual Color	\$	35,000
Irrigation	\$	660,000
SUB-TOTAL CONSTRUCTION COSTS	\$	78,403,848
20% CONTINGENCY	\$	15,680,770
<b>Total Construction Cost for Revitalization Area</b>	<b>\$</b>	<b>94,084,618</b>

\* Property acquisition and demolition costs for Revitalization Area included within the railroad improvement costs.

**POPLAR SOUTHERN CORRIDOR STUDY**  
**Poplar Avenue at Houston Levee Road**  
**Opinion of Probable Costs - Revitalization Area Only**

**Construction Revitalization Area:**

Demolition of Parking Areas	\$	180,423
Excavation Cut	\$	1,830,180
Erosion Control	\$	20,000
Silt Fences	\$	17,500
Manholes	\$	45,000
Catch Basins	\$	105,000
Headwall	\$	2,500
Concrete Drain Pipe	\$	270,000
Concrete Retaining Walls	\$	40,000
Redevelopment - Retail Building	\$	10,500,000
Redevelopment - Office Building	\$	7,980,000
Lighting	\$	300,000
Benches	\$	30,000
Paving (Asphalt Parking)	\$	748,000
Paving (4" Concrete Sidewalk)	\$	229,200
Paving (6" Concrete Curb)	\$	415,000
Striping	\$	10,500
Handicap Symbols	\$	1,250
Handicap Signage	\$	10,000
Development Signage	\$	18,000
Street Trees	\$	80,000
Flowering Trees	\$	51,250
Evergreen Trees	\$	27,500
Evergreen Shrubs	\$	10,000
Deciduous Shrubs	\$	10,000
Sodding	\$	88,000
Seeding	\$	2,400
Mulch	\$	6,400
Annual Color	\$	18,750
Irrigation	\$	690,000
SUB-TOTAL CONSTRUCTION COSTS	\$	23,736,853
20% CONTINGENCY	\$	4,747,371
<b>Total Construction Cost for Revitalization Area</b>	<b>\$</b>	<b>28,484,224</b>

\* Property acquisition and demolition costs for Revitalization Area included within the railroad improvement costs.