

# **Mid America Industrial Center**

## **Capital Budget Analysis**

<b>Mid America Industrial Center</b>			
<b>Phase 1</b>	<b>Public /Private Partnership</b>	<b>TIGER III Funding</b>	<b>Total Project Funding</b>
Piperton Hills Parkway	\$3,587,168	\$9,698,645	\$13,285,814
Keough Road	\$447,977	\$1,211,198	\$1,659,175
<b>TOTAL</b>	<b>\$4,035,145</b>	<b>\$10,909,843</b>	<b>\$14,944,988</b>

**Mid America Industrial Center**

**Phase I**

**Piperton Hills Parkway**

		<b>No</b>	<b>Units</b>	<b>Unit</b>	<b>Unit Cost Total</b>		<b>Sub - Totals</b>
1	Site Grading	258000	cy	\$ 1.85	\$ 477,300.00		\$ 477,300.00
2	Curb & Gutter	95040	lf	\$ 4.10	\$ 389,664.00		\$ 389,664.00
3	Asphalt (5" total )	128000	sy	\$ 21.50	\$ 2,752,000.00		\$ 2,752,000.00
4	Soil Cement (12" total - 10" by volume)	128000	sy	\$ 6.20	\$ 793,600.00		\$ 793,600.00
5	Landscaping trees	4800	ea	\$ 50.00	\$ 240,000.00		\$ 240,000.00
6	Street Lighting Pole assembly	80	ea	\$ 3,000.00	\$ 240,000.00		\$ 240,000.00
7	Casings for future utilities	25	ea	\$ 20,000.00	\$ 500,000.00		\$ 500,000.00
8	Cart/ Walking/ Bicycle Paths	24000	lf	\$ 50.00	\$ 1,200,000.00		\$ 1,200,000.00
9	Right of Way	55.1	acre	\$ 15,000.00	\$ 826,500.00		\$ 826,500.00
10	8' x 8' Box Culvert with end walls	1	ea	\$ 225,000.00	\$ 225,000.00		\$ 225,000.00
11	8' x 12' Box Culvert with end walls	1	ea	\$ 285,000.00	\$ 285,000.00		\$ 285,000.00
12	8' x 10' Box Culvert with end walls	1	ea	\$ 245,000.00	\$ 245,000.00		\$ 245,000.00
13	72" RCP	680	LF	\$ 225.00	\$ 153,000.00		\$ 153,000.00
14	54" RCP	425	LF	\$ 190.00	\$ 80,750.00		\$ 80,750.00
15	36" RCP	510	ea	\$ 145.00	\$ 73,950.00		\$ 73,950.00
16	30" RCP	680	lf	\$ 128.00	\$ 87,040.00		\$ 87,040.00
17	24" RCP	680	ea	\$ 110.00	\$ 74,800.00		\$ 74,800.00
18	12" Water Main	24000	lf	\$ 50.00	\$ 1,200,000.00		\$ 1,200,000.00
19	Fire Hydrant	50	ea	\$ 1,750.00	\$ 87,500.00		\$ 87,500.00
20	12" Sewer Main	24000	lf	\$ 50.00	\$ 1,200,000.00		\$ 1,200,000.00
21	Sewer Manholes	70	ea	\$ 2,000.00	\$ 140,000.00		\$ 140,000.00
22	Erosion Control	1	allow	\$ 281,777.60	\$ 281,777.60		\$ 281,777.60
23	Professional Fees	1	allow	\$ 1,732,932.24	\$ 1,732,932.24		\$ 1,732,932.24
				<b>Phase I - TOTALS</b>	<b>\$ 13,285,814</b>		<b>\$ 13,285,814</b>

Professional Fees include all engineering, project management, and IDB administration expenses

Total direct and indirect labor expense - \$ 4,650,034

## Mid America Industrial Center

### Phase I

### Keough Road

		<b>No</b>	<b>Units</b>	<b>Unit Cost Total</b>		<b>Sub - Totals</b>
1	Site Grading	50000	cy	\$ 1.85		\$ 1.85
2	Asphalt (5" total)	13500	sy	\$ 21.50		\$ 21.50
3	Soil Cement (12" total - 10% by volume)	18826	lf	\$ 6.20		\$ 6.20
4	Street Lighting Pole assembly	20	ea	\$ 3,000.00		\$ 3,000.00
5	Casings for future utilities	6	ea	\$ 20,000.00		\$ 20,000.00
6	Golf Cart/Pedestrian Path	4841	lf	\$ 50.00		\$ 50.00
7	Right of Way	9	acre	\$ 15,000.00		\$ 15,000.00
8	36" RCP	300	lf	\$ 145.00		\$ 145.00
9	48" RCP	300	lf	\$ 160.00		\$ 160.00
10	12" Water Main	4841	lf	\$ 50.00		\$ 50.00
11	Fire Hydrant	10	ea	\$ 1,750.00		\$ 1,750.00
12	Erosion Control	1	allow	\$ 35,189.28		\$ 35,189.28
13	Professional Fees	1	allow	\$ 216,414.07		\$ 216,414.07
		<b>Phase II</b>	<b>TOTALS</b>	<b>\$ 1,659,175</b>		<b>\$ 1,659,175</b>

Professional Fees include all engineering, project management, and IDB administration expenses

Total direct and indirect labor expense - \$ 580,711

<b>Mid America Industrial Center</b>	
<b>Phase II</b>	
<b>Piperton, Tennessee</b>	
<b>DESCRIPTION</b>	<b>TOTAL</b>
Shelby Drive	10,854,916
Grandview Drive	2,987,820
Mid America Industrial Drive	5,880,010
<b>GRAND TOTAL</b>	<b>\$19,722,746</b>

## Mid America Industrial Center

### Phase II

#### Grandview Drive

		No	Units	Per Unit Cost	Unit Cost Total	Sub - Totals
					(Labor and Material)	
1	Site Grading	63000	cy	\$ 1.85	\$ 116,550.00	\$ 116,550.00
2	Asphalt (5" total)	16000	sy	\$ 21.50	\$ 344,000.00	\$ 344,000.00
3	Soil Cement (12" total - 10% by volume)	16000	sy	\$ 6.20	\$ 99,200.00	\$ 99,200.00
4	Curb & Gutter	18932	lf	\$ 4.10	\$ 77,621.20	\$ 77,621.20
5	Landscaping Trees	1000	sy	\$ 50.00	\$ 50,000.00	\$ 50,000.00
6	Street Lighting Pole assembly	16	ea	\$ 3,000.00	\$ 48,000.00	\$ 48,000.00
7	Casings for future utilities	5	ea	\$ 20,000.00	\$ 100,000.00	\$ 100,000.00
8	Golf Cart/Pedestrian Path	4733	lf	\$ 50.00	\$ 236,650.00	\$ 236,650.00
9	Right of Way	11	acre	\$ 15,000.00	\$ 165,000.00	\$ 165,000.00
10	15" RCP	366	lf	\$ 65.00	\$ 23,790.00	\$ 23,790.00
11	18" RCP	612	ea	\$ 75.00	\$ 45,900.00	\$ 45,900.00
12	21" RCP	647	ea	\$ 85.00	\$ 54,995.00	\$ 54,995.00
13	24" RCP	345	ea	\$ 110.00	\$ 37,950.00	\$ 37,950.00
14	30" RCP	495	EA	\$ 128.00	\$ 63,360.00	\$ 63,360.00
15	36" RCP	375	EA	\$ 145.00	\$ 54,375.00	\$ 54,375.00
16	60" RCP	176	EA	\$ 220.00	\$ 38,720.00	\$ 38,720.00
17	7 x 20 Box Culvert	1	EA	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
18	6-72 Inlets	17	EA	\$ 1,500.00	\$ 25,500.00	\$ 25,500.00
19	Drainage Manholes	7	EA	\$ 2,000.00	\$ 14,000.00	\$ 14,000.00
20	24" Sewer Main	4733	EA	\$ 75.00	\$ 354,975.00	\$ 354,975.00
21	Sewer Manholes	15	EA	\$ 2,000.00	\$ 30,000.00	\$ 30,000.00
22	12" Water Main	4733	EA	\$ 50.00	\$ 236,650.00	\$ 236,650.00
23	Fire Hyrant	10	EA	\$ 1,750.00	\$ 17,500.00	\$ 17,500.00
24	Erosion Control	1	allow	\$ 63,368.41	\$ 63,368.41	\$ 63,368.41
25	Professional Fees				\$ 389,715.69	\$ 389,715.69
				<b>Phase II TOTAL</b>	<b>\$2,987,820</b>	<b>\$2,987,820</b>

Professional Fees include all engineering, project management, and IDB administration expenses

Total direct and indirect labor expense - \$ 1,045,737

## Mid America Industrial Center

### Phase II

#### Mid America Industrial Drive

		No	Units	Per Unit Cost	Unit Cost Total	Sub - Totals
				(Labor and Material)		
1	Site Grading	250000	cy	\$ 1.85	\$ 462,500.00	\$ 462,500.00
2	Asphalt (5" total)	35437	sy	\$ 21.50	\$ 761,895.50	\$ 761,895.50
3	Soil Cement (12" total - 10% by volume)	49611	sy	\$ 6.20	\$ 307,588.20	\$ 307,588.20
4	Street Lighting Pole assembly	43	ea	\$ 3,000.00	\$ 129,000.00	\$ 129,000.00
5	Casings for future utilities	13	ea	\$ 20,000.00	\$ 260,000.00	\$ 260,000.00
6	Right of Way	27	acre	\$ 15,000.00	\$ 405,000.00	\$ 405,000.00
7	12" Sewer Main	3695	lf	\$ 50.00	\$ 184,750.00	\$ 184,750.00
8	8" Sewer Main	4660	lf	\$ 35.00	\$ 163,100.00	\$ 163,100.00
9	Sewer Lift Station	3	ea	\$ 85,000.00	\$ 255,000.00	\$ 255,000.00
10	Sewer Manholes	30	ea	\$ 2,000.00	\$ 60,000.00	\$ 60,000.00
11	6" Forcemain	5768	lf	\$ 20.00	\$ 115,360.00	\$ 115,360.00
12	12" Water Main	19067	lf	\$ 50.00	\$ 953,350.00	\$ 953,350.00
13	Fire Hydrant	40	ea	\$ 1,750.00	\$ 70,000.00	\$ 70,000.00
14	Triple 11 x 11 Box Culvert	1	ea	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00
15	Double 8 x 9 Box Culvert	1	ea	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
16	72" RCP	100	lf	\$ 225.00	\$ 22,500.00	\$ 22,500.00
17	48" RCP	200	lf	\$ 175.00	\$ 35,000.00	\$ 35,000.00
18	42" RCP	200	lf	\$ 155.00	\$ 31,000.00	\$ 31,000.00
19	36" RCP	200	lf	\$ 145.00	\$ 29,000.00	\$ 29,000.00
20	30" RCP	100	lf	\$ 128.00	\$ 12,800.00	\$ 12,800.00
21	24" RCP	50	lf	\$ 110.00	\$ 5,500.00	\$ 5,500.00
22	Erosion Control	1	allow	\$ 124,708.59	\$ 124,708.59	\$ 124,708.59
23	Professional Fees	1	allow	\$ 766,957.84	\$ 766,957.84	\$ 766,957.84
				<b>Phase II TOTAL</b>	<b>\$ 5,880,010</b>	<b>\$ 5,880,010</b>

Professional Fees include all engineering, project management, and IDB administration expenses

Total direct and indirect labor expense - \$ 2,058,003

## Mid America Industrial Center

### Phase II

### Shelby Drive

		No	Units	Per Unit Cost	Unit Cost Total		Sub - Totals
				(Labor and Material)			
1	Site Grading	300000	cy	\$ 1.85	\$ 555,000.00		\$ 555,000.00
2	Asphalt (5" total)	102400	sy	\$ 21.50	\$ 2,201,600.00		\$ 2,201,600.00
3	Soil Cement (12" total - 10% by volume)	102400	sy	\$ 6.20	\$ 634,880.00		\$ 634,880.00
4	Curb & Gutter	76032	lf	\$ 4.10	\$ 311,731.20		\$ 311,731.20
5	Landscaping trees	3840	lf	\$ 50.00	\$ 192,000.00		\$ 192,000.00
6	Street Lighting Pole assembly	64	ea	\$ 3,000.00	\$ 192,000.00		\$ 192,000.00
7	Casings for future utilities	20	ea	\$ 20,000.00	\$ 400,000.00		\$ 400,000.00
8	Golf Cart/Pedestrian Path	19200	lf	\$ 50.00	\$ 960,000.00		\$ 960,000.00
9	Right of Way	44	acre	\$ 15,000.00	\$ 660,000.00		\$ 660,000.00
10	12" Water Main	19200	lf	\$ 50.00	\$ 960,000.00		\$ 960,000.00
11	Fire Hydrant	39	ea	\$ 1,750.00	\$ 68,250.00		\$ 68,250.00
12	8" Sewer Main	19000	lf	\$ 35.00	\$ 665,000.00		\$ 665,000.00
13	Sewer Manhole	48	ea	\$ 2,000.00	\$ 96,000.00		\$ 96,000.00
14	12 x 48 Box Culvert	1	ea	\$ 360,000.00	\$ 360,000.00		\$ 360,000.00
15	8 x 8 Box Culvert	1	ea	\$ 225,000.00	\$ 225,000.00		\$ 225,000.00
16	8 x 10 Box Culvert	1	ea	\$ 265,000.00	\$ 265,000.00		\$ 265,000.00
17	10 x 40 Box Culvert	1	ea	\$ 320,000.00	\$ 320,000.00		\$ 320,000.00
18	54" RCP	425	lf	\$ 190.00	\$ 80,750.00		\$ 80,750.00
19	36" RCP	425	lf	\$ 145.00	\$ 61,625.00		\$ 61,625.00
20	Erosion Control	1	allow	\$ 230,220.91	\$ 230,220.91		\$ 230,220.91
21	Professional Fees	1	allow		\$ 1,415,858.57		\$ 1,415,858.57
				<b>Phase II TOTALS</b>	<b>\$10,854,916</b>		<b>\$10,854,916</b>

Professional Fees include all engineering, project management, and IDB administration expenses

Total direct and indirect labor expense - \$ 3,799,220

<b>Mid America Industrial Center</b>	
<b>Phase III</b>	
<b>Piperton, Tennessee</b>	
<b>DESCRIPTION</b>	<b>TOTAL</b>
Knox Road	\$ 7,571,974
<b>GRAND TOTAL</b>	<b>\$ 7,571,974</b>

**Mid America Industrial Center Phase III**

**Knox Road**

		<b>No</b>	<b>Units</b>	<b>Per Unit Cost</b>	<b>Unit Cost Total</b>	<b>Sub - Totals</b>
					(Labor and Material)	
1	Site Grading	199000	cy	\$ 1.85	\$ 368,150.00	\$ 368,150.00
2	Asphalt (5" total)	89667	sy	\$ 21.50	\$ 1,927,840.50	\$ 1,927,840.50
3	Soil Cement (12" total - 10% by volume)	119555	lf	\$ 6.20	\$ 741,241.00	\$ 741,241.00
4	Street Lighting Pole assembly	90	ea	\$ 3,000.00	\$ 270,000.00	\$ 270,000.00
5	Casings for future utilities	27	ea	\$ 20,000.00	\$ 540,000.00	\$ 540,000.00
6	Right of Way	25	acre	\$ 15,000.00	\$ 375,000.00	\$ 375,000.00
7	Triple 11 x 11 Box Culvert	1	ea	\$ 375,000.00	\$ 375,000.00	\$ 375,000.00
8	18" RCP	500	ea	\$ 75.00	\$ 37,500.00	\$ 37,500.00
9	24" RCP	500	ea	\$ 110.00	\$ 55,000.00	\$ 55,000.00
10	36" RCP	1500	lf	\$ 145.00	\$ 217,500.00	\$ 217,500.00
11	48" RCP	200	lf	\$ 160.00	\$ 32,000.00	\$ 32,000.00
12	72" RCP	200	lf	\$ 225.00	\$ 45,000.00	\$ 45,000.00
13	12" Water Main	26900	lf	\$ 50.00	\$ 1,345,000.00	\$ 1,345,000.00
14	Fire Hydrant	54	ea	\$ 1,750.00	\$ 94,500.00	\$ 94,500.00
15	Erosion Control	1	allow	\$ 160,593.29	\$ 160,593.29	\$ 160,593.29
16	Professional Fees			\$ 987,648.72	\$ 987,648.72	\$ 987,648.72
				<b>Phase III TOTALS</b>	<b>\$ 7,571,974</b>	<b>\$ 7,571,974</b>

Professional Fees Include all Engineering , Project Management and Admin / IDB

**TOTAL COSTS DIRCTLY  
AFFILIATED WITH LABOR**

**\$ 2,650,190**