Water and Wastewater Costs for Site Evaluation Matrix

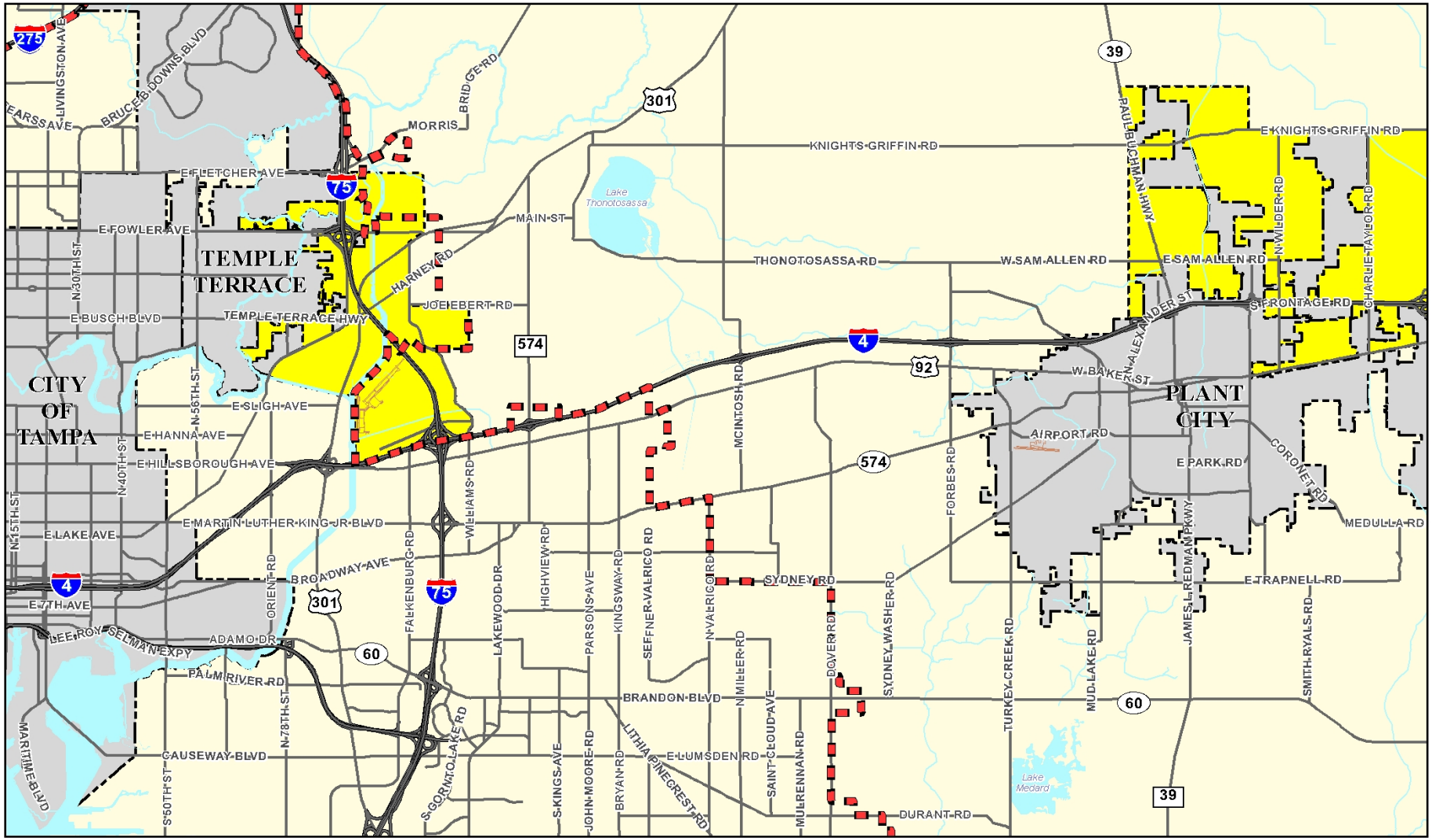
- Proposed Locations and Utility Service Providers
- Water Demands
- Unit Costs
- Estimated Site Costs

Hillsborough County Florida

THE PLANNING COMMISSION

Interstate 4 Economic Corridor

Study Area



Base Map

- Temple Terrace and Plant City Expansion Areas
- City
- Urban Service Boundary
- Unincorporated County

1000 Acres

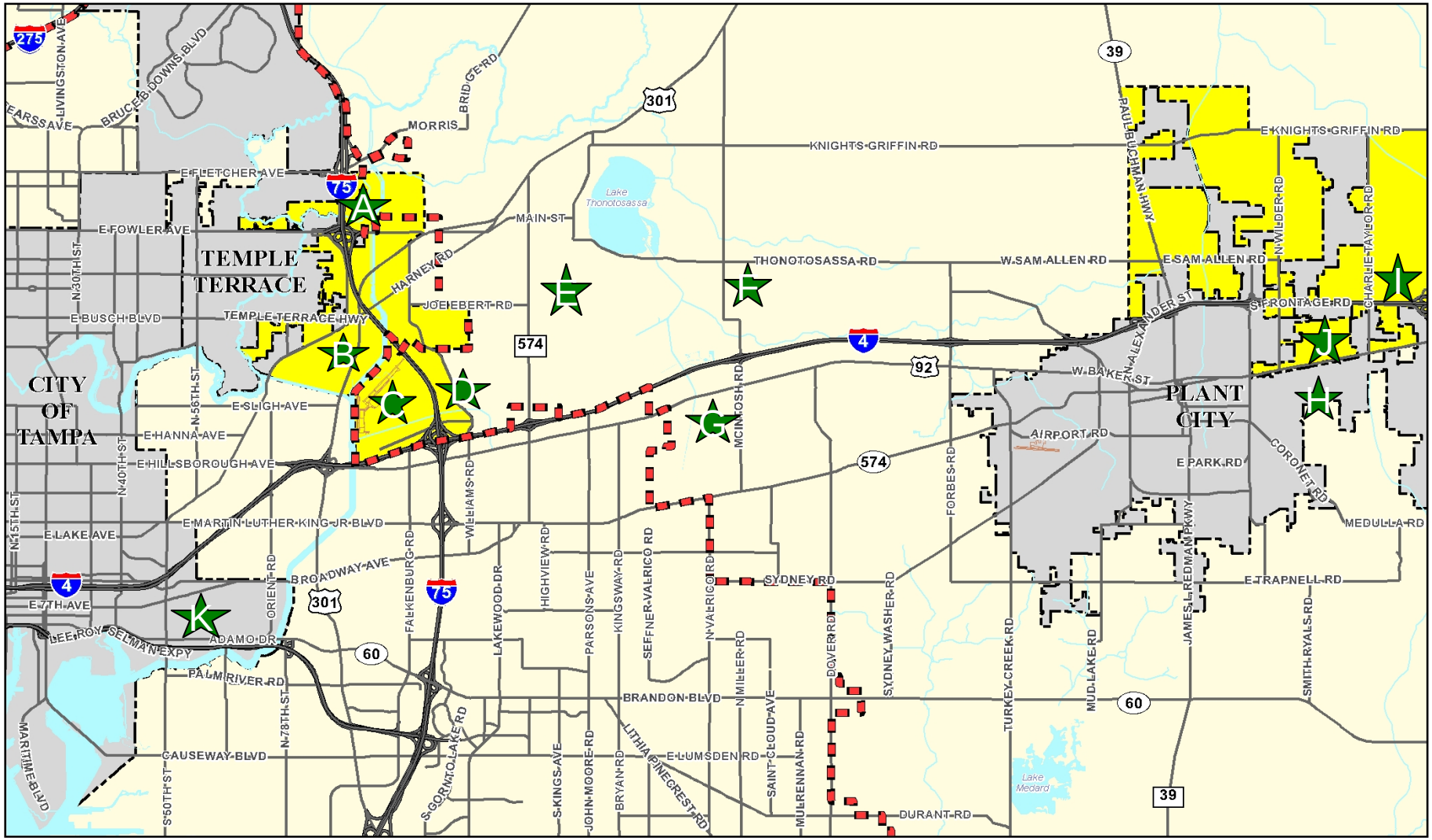
0 5
Miles

The Planning Commission

Hillsborough County, Florida
Planning & Growth Management

Interstate 4 Economic Corridor

Study Area



Base Map

- Temple Terrace and Plant City Expansion Areas
- City
- Urban Service Boundary
- Unincorporated County

Option # 5 3x absorption =3,000 acres

1000 Acres

0 5 Miles

THE PLANNING COMMISSION

Hillsborough County, Florida
Planning & Growth Management

Water Demands for Each Site

I-4 ECONOMIC CORRIDOR STUDY - SITE EMPLOYMENT AND WATER DEMAND

SITE	CALCULATED AREA (Acres)	LAND USE	FAR	NUMBER OF EMPLOYEES (No.)	UNIT WATER DEMAND (gpd/employee)	WATER DEMAND BASED ON EMPLOYEES (gpd)
A	120	Office	0.25	4,800	15	72,000
B	338	Manufacturing	0.20	5,400	15	81,000
C	250	Research Corporate Park	0.20	7,500	15	112,500
D	110	Office	0.25	4,000	15	60,000
	100	Research Corporate Park	0.20	3,000	15	45,000
	200	Manufacturing	0.20	3,200	15	48,000
	410	Site Totals		10,200		153,000
E	100	Office	0.25	4,000	15	60,000
	100	Research	0.20	3,000	15	45,000
	300	Industrial	0.20	4,800	15	72,000
	500	Site Totals		11,800		177,000
F	300	Industrial Park	0.20	4,800	15	72,000
G	400	Industrial Park	0.20	6,400	15	96,000
H		?		12,800	15	192,000
I		?		15,200	15	228,000
J	75	Office	0.25	3,000	15	45,000
	200	Industrial	0.20	3,200	15	48,000
	275	Site Totals		21,400		321,000
K		n/a (City of Tampa)			15	-
L	39	Office	0.25	1,500	15	22,500
	200	Industrial	0.20	3,200	15	48,000
	238	Site Totals		4,700		70,500
Sable Park	1000	Office	0.25	40,000	15	600,000
	1000	Research Corporate Park	0.20	30,000	15	450,000

acre = 43,560 sf

NOTES:

[1] Land Use type, Floor Area Ratio (FAR), employee densities, and number of employees were given by PGMD/TPC.

[2] Assumptions used to calculate demand.

Information is based on the site evaluation matrix.

Office employment generally reflects an FAR of .25. One employee per 300 sq ft which represents essentially 40 (36.3 actually) employees per acre.

Manufacturing reflects .20 FAR and 550 sq ft per employee or 16 employees per acre.

Unit Cost for Water Mains and Forcemains

CONSTRUCTION AND PROJECT COST ESTIMATES FOR CONCEPTUAL PLANNING

% Const	100.0%	24.0%	10.0%	50.0%	184.0%
% Total	54.3%	13.0%	5.4%	27.2%	100.0%

Market Conditions Factor = 1.0 *Rev 2/23/09*

W:\Migration\Engfiles\PLANNING&DESIGN\I-4 Corridor\[Water Demand Calculations for Sites A-L.xls]Presentation

ENTER DESIRED ENR DATE ===> *23-Feb-09* *ENR = 8533*

ENR Ratio *1.78*

Overall Ratio *1.78*

HILLSBOROUGH COUNTY SERVICE AREA

Potable Water/Reclaimed Water Mains							Sewer Force Mains			Gravity Interceptors		
Pipe Dia. (in.)	Construction Cost 54.3% ($/ft.)	Planning, Design & Inspection 13.0% ($/ft.)	Admin 5.4% ($/ft.)	Contingency 27.2% ($/ft.)	Total Project Cost 100% ($/ft.)	Unit Cost ($/in-ft)	Pipe Dia. (in.)	Const. Cost ($/ft.)	Total Project Cost ($/ft.)	Pipe Dia. (in.)	Const. Cost ($/ft.)	Total Project Cost ($/ft.)
4	28.44	6.83	2.84	14.22	$52.34	$13.09	4	26.67	$49.06	8	85.33	157.01
6	37.33	8.96	3.73	18.67	$68.69	$11.45	6	33.78	$62.15	10	104.88	192.99
8	46.22	11.09	4.62	23.11	$85.05	$10.63	8	42.67	$78.50	12	128.00	235.51
10	55.11	13.23	5.51	27.55	$101.40	$10.14	10	51.55	$94.96	15	159.22	291.12
12	67.55	16.21	6.76	33.78	$124.30	$10.36	12	62.22	$114.48	18	188.44	346.72
14	78.22	18.77	7.82	39.11	$143.92	$10.29	14	71.11	$130.94	21	219.66	402.33
16	90.66	21.76	9.07	45.33	$166.82	$10.43	16	81.77	$150.47	24	250.66	461.21
18	101.33	24.32	10.13	50.66	$196.45	$10.36	18	92.44	$170.09	27	287.99	529.90
20	115.55	27.73	11.56	57.78	$212.61	$10.63	20	104.88	$192.99	30	321.77	592.05
24	142.22	34.13	14.22	71.11	$261.69	$10.90	24	128.00	$235.51	33	359.10	660.74
30	190.21	45.65	19.02	95.11	$350.00	$11.67	30	174.22	$320.56	36	403.54	742.51
36	250.66	60.16	25.07	125.33	$461.21	$12.91	36	227.55	$418.69	42	485.31	892.98
42	319.99	76.80	32.00	159.99	$598.79	$14.02	42	291.54	$536.44	48	568.87	1046.71
48	378.65	90.88	37.87	189.33	$696.72	$14.51	48	344.88	$634.57	54	668.42	1229.99
54	458.65	110.08	45.86	229.32	$843.91	$15.63	54	417.76	$768.68	60	796.41	1465.40
60	547.53	131.41	54.75	273.77	$1,007.46	$16.79	60	497.76	$915.99	66	872.85	1606.05
66	652.42	156.58	65.24	326.21	$1,200.45	$18.19	66	591.98	$1,089.24	72	1137.73	2093.43
72	785.75	188.58	78.57	392.87	$1,445.77	$20.09	72	714.64	$1,314.94			

W:\Migration\Engfiles\PLANNING&DESIGN\I-4 Corridor\[Water Demand Calculations for Sites A-L.xls]Presentation

1. State Road and Railroad Crossings: Add - $ 44.89 per inch diameter
2. River Crossings & Creek Crossings: Add - $ 74.84 per inch diameter

Estimated Specific Site Costs

- Site D – Water $1.25 million S- $2.5 million
- Site F – Water $6.5 million
- Site G – Water $1.75 million

Hillsborough County Florida

THE PLANNING COMMISSION