

SOUTH CENTRAL WATERFRONT

DRAFT 1 – 2020 Update Report on SCW Physical Framework Costing

February 14, 2020

Contents:

- a. Streets and Utilities COA Cost Data**
- b. Streets including Public & Private In-Direct Costing**
- c. Masterplan Scenario 1- Funding Sources and Physical Framework costing by parcel**
- d. Open Space costing**

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						FUNDING SOURCES					PHYSICAL FRAMEWORK						
Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	DEVELOPMENT COSTS	CAPITAL IMPROVEMENT	UTILITIES	BONUS FEE + TIF	Total allocation per Parcel	ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE	Total physical costs per Parcel
						PRIVATE	PUBLIC	PUBLIC									
Statesman																	
	A1	A STREET	100%	100%	N	\$1,748,166	\$0	\$0	\$0		\$638,827	\$412,829	\$0	\$696,510	\$0		
	A2	A STREET	100%	100%	N	\$1,298,856	\$0	\$0	\$0		\$545,054	\$159,532	\$0	\$594,270	\$0		
	A3	A STREET	100%	100%	N	\$1,246,774	\$0	\$0	\$0		\$523,565	\$152,369	\$0	\$570,840	\$0		
	B1	B STREET	100%	100%	N	\$1,912,283	\$0	\$0	\$57,225		\$711,110	\$425,852	\$0	\$775,320	\$57,225		
	B2	B STREET	90%	90%	N	\$1,727,233	\$0	\$0	\$0		\$643,516	\$382,095	\$0	\$701,622	\$0		
	B3	B STREET	75%	75%	N	\$1,441,181	\$0	\$0	\$0		\$534,798	\$323,296	\$0	\$583,088	\$0		
	EB1	EAST BARTON SPRINGS RD	100%	50%	N	\$1,476,370	\$0	\$0	\$276,986		\$535,286	\$309,513	\$236,736	\$631,570	\$40,250		
	EB2	EAST BARTON SPRINGS RD	50%	50%	N	\$921,644	\$0	\$0	\$141,534		\$271,550	\$329,699	\$120,096	\$320,395	\$21,438		
	CA1	CONGRESS AVE	50%	50%	Y	\$1,133,522	\$1,351,110	\$620,445	\$0		\$1,351,110	\$1,133,522	\$0	\$620,445	\$0		
	OS1	WATERFRONT PARK				??			\$38,579,647							\$38,579,647	
					Subtotal:	\$12,906,029	\$1,351,110	\$620,445	\$39,055,392		\$5,754,817	\$3,628,707	\$356,832	\$5,494,060	\$118,913	\$38,579,647	
	0.60	Indirect Costs (from Summary Sheet):				\$7,691,993	\$805,261	\$369,785	\$23,277,013		\$3,429,871	\$2,162,709	\$212,672	\$3,274,459	\$70,872	\$22,993,470	
					TOTALS:	\$20,598,022	\$2,156,371	\$990,230	\$62,332,405	\$86,077,028	\$9,184,688	\$5,791,416	\$569,504	\$8,768,519	\$189,784	\$61,573,117	\$86,077,028
Crockett																	
	EB1	EAST BARTON SPRINGS RD	0%	50%	N	\$309,513	\$0	\$0	\$0		\$0	\$309,513	\$0	\$0	\$0		
	EB2	EAST BARTON SPRINGS RD	50%	50%	N	\$921,644	\$0	\$0	\$141,534		\$271,550	\$329,699	\$120,096	\$320,395	\$21,438		
	EB3	EAST BARTON SPRINGS RD	100%	100%	N	\$1,775,356	\$0	\$0	\$273,366		\$525,518	\$629,792	\$232,416	\$620,045	\$40,950		
	EB4	EAST BARTON SPRINGS RD	100%	100%	N	\$1,852,487	\$0	\$0	\$283,078		\$541,147	\$672,855	\$239,328	\$638,485	\$43,750		
	B2	B STREET	10%	10%	N	\$191,915	\$0	\$0	\$0		\$71,502	\$42,455	\$0	\$77,958	\$0		
	B3	B STREET	25%	25%	N	\$480,394	\$0	\$0	\$0		\$178,266	\$107,765	\$0	\$194,363	\$0		
	C1	C STREET	100%	100%	N	\$1,457,262	\$0	\$0	\$0		\$547,008	\$313,854	\$0	\$596,400	\$0		
	C2	C STREET	100%	100%	N	\$1,443,709	\$0	\$0	\$0		\$541,147	\$312,552	\$0	\$590,010	\$0		
	D1	D STREET	100%	100%	N	\$1,838,359	\$0	\$0	\$0		\$685,714	\$405,015	\$0	\$747,630	\$0		
	D2	D STREET	100%	100%	N	\$1,408,436	\$0	\$0	\$0		\$525,518	\$309,947	\$0	\$572,970	\$0		
	D3	D STREET	100%	100%	N	\$1,754,966	\$0	\$0	\$0		\$656,410	\$382,876	\$0	\$715,680	\$0		
	E1	E STREET	100%	100%	N	\$968,533	\$0	\$0	\$0		\$312,576	\$315,157	\$0	\$340,800	\$0		
	ML1	MOTON LANE	100%	100%	N	\$1,682,495	\$0	\$0	\$290,843		\$560,683	\$510,502	\$247,968	\$611,310	\$42,875		
	ML2	MOTON LANE	100%	100%	N	\$1,766,586	\$0	\$0	\$306,242		\$591,941	\$529,255	\$261,792	\$645,390	\$44,450		
	ER1	EAST RIVERSIDE DRIVE	50%	50%	Y	\$691,000	\$1,425,607	\$654,655	\$75,800		\$1,425,607	\$691,000	\$0	\$654,655	\$75,800		
	OS2	GREEN CONNECTOR				??			\$2,175,230							\$2,175,230	
	OS3	CROCKETT SQUARE				??			\$11,610,551							\$11,610,551	
					Subtotal:	\$18,542,654	\$1,425,607	\$654,655	\$15,156,644		\$7,434,588	\$5,862,238	\$1,101,600	\$7,326,091	\$269,263	\$13,785,781	
	0.60	Indirect Costs (from Summary Sheet):				\$11,051,422	\$849,662	\$390,174	\$9,033,360		\$4,431,014	\$3,493,894	\$656,554	\$4,366,350	\$160,480	\$8,216,325	
					TOTALS:	\$29,594,076	\$2,275,269	\$1,044,829	\$24,190,003	\$57,104,178	\$11,865,602	\$9,356,132	\$1,758,154	\$11,692,440	\$429,743	\$22,002,106	\$57,104,178
DJ Interests																	
	CA3	CONGRESS AVE	50%	50%	Y	\$742,398	\$821,163	\$377,088	\$94,313		\$821,163	\$742,398	\$0	\$377,088	\$94,313		
	ER1	EAST RIVERSIDE DRIVE	20%	20%	Y	\$276,400	\$570,243	\$261,862	\$30,320		\$570,243	\$276,400	\$0	\$261,862	\$30,320		
					Subtotal:	\$1,018,798	\$1,391,406	\$638,950	\$124,633		\$1,391,406	\$1,018,798	\$0	\$638,950	\$124,633	\$0	
	0.60	Indirect Costs (from Summary Sheet):				\$607,204	\$829,278	\$380,814	\$74,281		\$829,278	\$607,204	\$0	\$380,814	\$74,281	\$0	
					TOTALS:	\$1,626,002	\$2,220,684	\$1,019,763	\$198,913	\$5,065,362	\$2,220,684	\$1,626,002	\$0	\$1,019,763	\$198,913	\$0	\$5,065,362

2/14/2020

						FUNDING SOURCES					PHYSICAL FRAMEWORK						
Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	DEVELOPMENT COSTS	CAPITAL IMPROVEMENT	UTILITIES	BONUS FEE + TIF	Total allocation per Parcel	ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE	Total physical costs per Parcel
Bible Trust + Liza Moss																	
	WR1	WEST RIVERSIDE DRIVE	25%	25%	Y	\$198,731	\$413,121	\$37,210	\$40,875		\$413,121	\$198,731	\$0	\$37,210	\$40,875		
	WB2	WEST BARTON SPRINGS RD	10%	10%	Y	\$109,697	\$274,233	\$0	\$77,608		\$274,233	\$109,697	\$64,973	\$0	\$12,635		
		Subtotal:				\$308,428	\$687,355	\$37,210	\$118,483		\$687,355	\$308,428	\$64,973	\$37,210	\$53,510	\$0	
	0.60	Indirect Costs (from Summary Sheet):				\$183,823	\$409,663	\$22,177	\$70,616		\$409,663	\$183,823	\$38,724	\$22,177	\$31,892	\$0	
		TOTALS:				\$492,251	\$1,097,018	\$59,387	\$189,099	\$1,837,755	\$1,097,018	\$492,251	\$103,697	\$59,387	\$85,402	\$0	\$1,837,755
Not Assigned																	
	OS4	NIGHTWING PLAZA				??			\$2,500,000							\$2,500,000	
	OS5	BOULDIN CREEK TSD TRAIL				??			\$8,394,108							\$8,394,108	
	CA1	CONGRESS AVE	50%	50%	Y	\$1,133,522	\$1,351,110	\$620,445	\$0		\$1,351,110	\$1,133,522	\$0	\$620,445	\$0		
	CA2	CONGRESS AVE	80%	80%	Y	\$1,369,672	\$1,601,014	\$735,204	\$0		\$1,601,014	\$1,369,672	\$0	\$735,204	\$0		
	CA3	CONGRESS AVE	20%	20%	Y	\$296,959	\$328,465	\$150,835	\$37,725		\$328,465	\$296,959	\$0	\$150,835	\$37,725		
	AD1	ARMADILLO DRIVE	40%	40%	Y	\$372,423	\$359,462	\$391,920	\$0		\$359,462	\$372,423	\$0	\$391,920	\$0		
	WR1	WEST RIVERSIDE DRIVE	25%	25%	Y	\$198,731	\$413,121	\$37,210	\$40,875		\$413,121	\$198,731	\$0	\$37,210	\$40,875		
	WR2	WEST RIVERSIDE DRIVE	30%	30%	Y	\$334,743	\$772,063	\$354,540	\$68,850		\$772,063	\$334,743	\$0	\$354,540	\$68,850		
	SF1	SOUTH FIRST STREET	100%	100%	Y	\$2,962,733	\$3,183,066	\$0	\$0		\$3,183,066	\$2,962,733	\$0	\$0	\$0		
	SF2	SOUTH FIRST STREET	50%	50%	Y	\$650,108	\$941,375	\$0	\$0		\$941,375	\$650,108	\$0	\$0	\$0		
	SF3	SOUTH FIRST STREET	75%	75%	Y	\$1,399,256	\$1,511,110	\$0	\$0		\$1,511,110	\$1,399,256	\$0	\$0	\$0		
	TL1	TEXAS LOOP	50%	50%	Y	\$184,927	\$268,620	\$292,875	\$0		\$268,620	\$184,927	\$0	\$292,875	\$0		
	TL2	TEXAS LOOP	50%	50%	Y	\$164,090	\$287,179	\$313,110	\$0		\$287,179	\$164,090	\$0	\$313,110	\$0		
	ER1	EAST RIVERSIDE DRIVE	30%	30%	Y	\$414,600	\$855,364	\$392,793	\$45,480		\$855,364	\$414,600	\$0	\$392,793	\$45,480		
	ER2	EAST RIVERSIDE DRIVE	100%	100%	Y	\$3,531,577	\$6,515,126	\$2,991,820	\$387,400		\$6,515,126	\$3,531,577	\$0	\$2,991,820	\$387,400		
	WB2	WEST BARTON SPRINGS RD	90%	90%	Y	\$987,274	\$2,468,100	\$0	\$698,470		\$2,468,100	\$987,274	\$584,755	\$0	\$113,715		
		Subtotal:				\$14,000,615	\$20,855,175	\$6,280,752	\$12,172,908		\$20,855,175	\$14,000,615	\$584,755	\$6,280,752	\$694,045	\$10,894,108	
	0.60	Indirect Costs (from Summary Sheet):				\$8,344,366	\$12,429,684	\$3,743,328	\$7,255,053		\$12,429,684	\$8,344,366	\$348,514	\$3,743,328	\$413,651	\$6,492,888	
		TOTALS:				\$22,344,981	\$33,284,859	\$10,024,080	\$19,427,961	\$85,081,882	\$33,284,859	\$22,344,981	\$933,269	\$10,024,080	\$1,107,696	\$17,386,996	\$85,081,882

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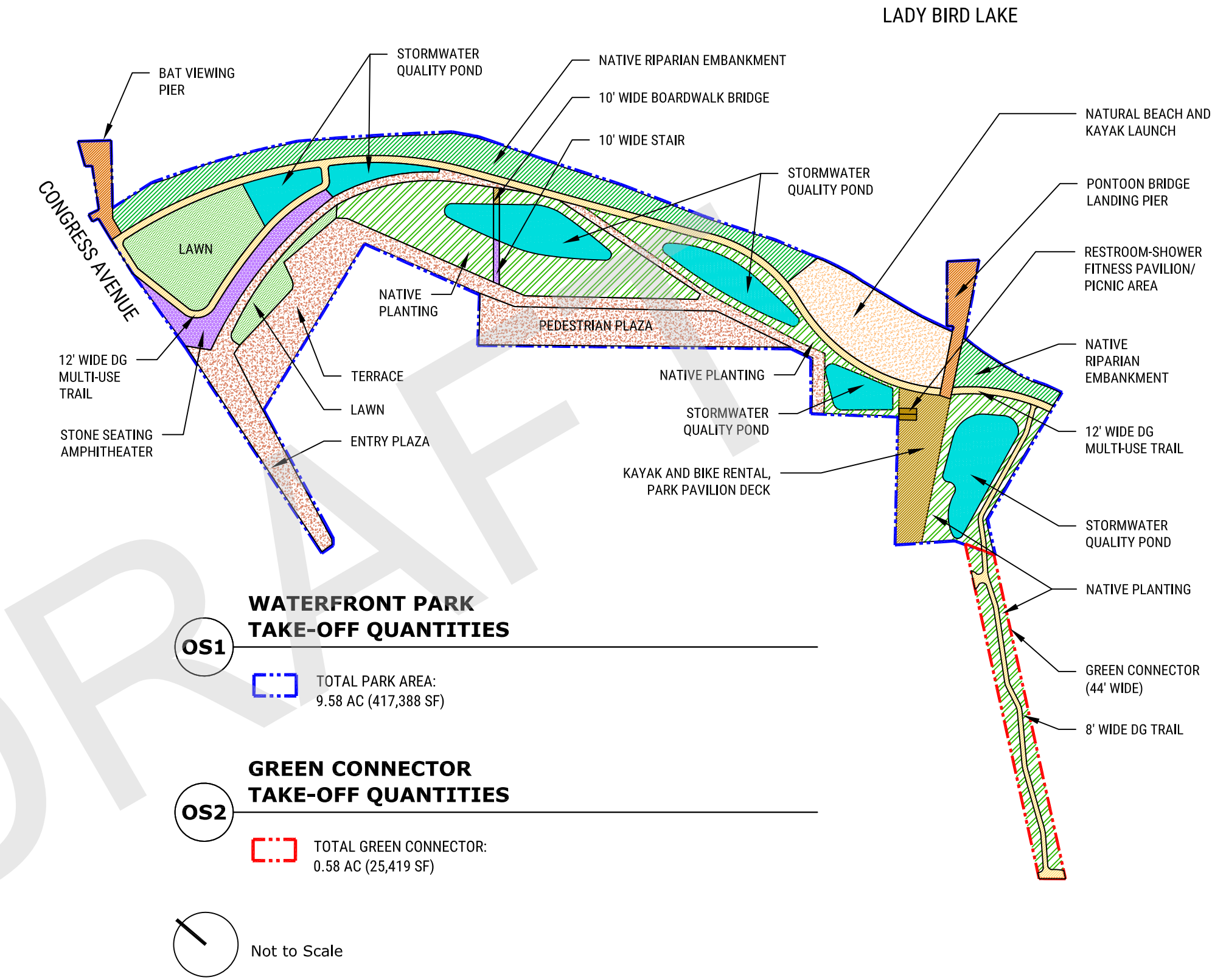
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City of Austin
South Central Waterfront - Open Spaces
Asakura-Robinson / Project Cost Resources
February 5, 2020

SUMMARY	Conceptual Cost Estimate	Cost per Acre	Cost per SF
OS1 Waterfront Park	\$ 38,579,647	\$4,026,300	\$92.43
OS2 Green Connector	\$ 2,175,230	\$3,727,645	\$85.57
OS3 Bouldin Creek Trail	\$ 8,394,108	\$1,607,184	\$36.90
OS4 Crockett Square	\$ 11,610,551	\$9,015,252	\$206.96

Code	Item	Area (SF)	Area (ac)	Quantity	Unit
OS 1	WATERFRONT PARK & PLAZAS	417,388	9.58		AC
	Total Park	304,587	6.99	73%	
	Total Plazas / Hardscape / Other Open Space	112,801	2.59	27%	
	Park				
	Native Riparian Planting on Embankment	54,400	1.25		SF
	Other Native Plantings	85,533	1.96		SF
	Lawn	35,879	0.82		SF
	Natural Beach and Kayak Launch	30,041	0.69		SF
	Stormwater Quality Ponds / Biofiltration Areas / Bioswale Connectors	58,815	1.35		SF
	12' wide Trails (including sloped trails where handrails are required)	26,446	0.61	2,203	LF
	10' wide Boardwalk Bridge across Stormwater Quality Pond	863	0.02	86	LF
	Bat Viewing Pier	5,510	0.13		SF
	Pontoon Bridge Landing Pier (Waller Creek Connection)	7,100	0.16		SF
	Plazas / Hardscape / Other Open Space				
	10' wide Stairs to Boardwalk Bridge	740	0.02	74	LF
	Entry Plaza with Interpretive Features	22,330	0.51		SF
	Pedestrian Plaza	24,971	0.57		SF
	Terrace	39,877	0.92		SF
	Stone Seating Amphitheater	10,861	0.25		SF
	Kayak and Bike Rental Deck	14,021	0.32		SF
	Other				
	Site Prep / Demolition / Utility / Earthwork	417,388	9.58		SF
	Tree Plantings with Irrigation Bubbler			100	EA
	Heritage Tree Relocation			22	EA
	Tree Protection and Care			100	EA
	Irrigation (Lawn and Other Native	121,412	2.79		SF
	Trail Amenities / Site Furniture			1	Allow
	Bat Viewing Signage				Allow
	Public Art Allowance			1	LS
	Lighting and Electrical			1	LS
	Power and AV			1	LS
OS 2	GREEN CONNECTOR - (44' Wide)	25,419	0.58		SF
	Open Space (review all)				
	Native Planting	19,856	0.46		SF
	8' Wide DG Trail	5,563	0.13		SF
	Other (review all)				
	Site Prep / Demolition / Utility / Earthwork	25,419	0.58		SF
	Irrigation (Native Plantings)	19,856	0.46		SF
	Lighting and Electrical			1	LS
	Power and AV			1	LS
	Trail Amenities / Site Furniture			1	Allow



Disclaimer: This Preliminary Opinion of Probable Cost is based on artists' renderings of conceptual plans for open space developments. All elements depicted are conceptual in nature. This opinion of probable construction cost is made on the basis of Asakura Robinson's and Project Cost Resources' experience and qualifications and represents their best judgment as experienced and qualified professionals generally familiar with the industry. However, since Asakura Robinson and Project Cost Resources have no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Asakura Robinson cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost as prepared.

Code		Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
43	Trex Decking	5,510			SF	\$ 9.00	\$ 49,590			
44	Guardrails	297			LF	\$ 225.00	\$ 66,806			
45	Item Subtotal							\$ 529,646		
46										
47	Pontoon Bridge Landing Pier (Waller Creek Connection)									Trex Boardwalk over Lady Bird Lake on piers with metal railings
48	Substructure	7,100	0.16		SF	\$ 75.00	\$ 532,500			
49	Trex Decking	7,100			SF	\$ 9.00	\$ 63,900			
50	Guardrails	337			LF	\$ 225.00	\$ 75,835			
51	Item Subtotal							\$ 672,235		
52										
53	SUBTOTAL ALL ITEMS								\$ 9,267,253	
54	Estimating Contingency	20%							\$ 1,853,451	
55	Contractor Markups (GCs and Fee)	25%							\$ 2,780,176	
56	TOTAL PARK								\$ 13,900,880	
57										
58										
59	PLAZAS / HARDSCAPE / OTHER OPEN SPACE									
60	10' wide Stairs to Boardwalk Bridge	740	0.02	74	LF	\$ 30.00	\$ 22,200			Trex stairs to boardwalk bridge, 10'-15' height
61	Handrails	148			LF	\$ 175.00	\$ 25,900			
62	Item Subtotal							\$ 48,100		
63										
64	Entry Plaza with Interpretive Features									Stone pavers over concrete with large interpretive kiosk, 3 interpretive signs
65	4" Concrete Base	22,330	0.51		SF	\$ 6.00	\$ 133,980			
66	Stone Pavers	22,330			SF	\$ 32.00	\$ 714,560			
67	Kiosk	1			ALLOW	\$ 25,000.00	\$ 25,000			
68	Interpretive Signage	3			EA	\$ 1,000.00	\$ 3,000			
69	Item Subtotal							\$ 876,540		
70										
71	Pedestrian Plaza:									Stone or Concrete Pavers over concrete on plaza with subgrade prep, base materials and grading for pedestrian/light vehicle use
72	4" Concrete Base	24,971	0.57		SF	\$ 6.00	\$ 149,826			
73	Stone Pavers	24,971			SF	\$ 32.00	\$ 799,072			
74	Item Subtotal							\$ 948,898		
75										
76	Terrace									Stone Pavers over concrete on terraces with subgrade prep, base materials and grading for pedestrian/light vehicle use, retaining walls
77	4" Concrete Base	39,877	0.92		SF	\$ 6.00	\$ 239,262			
78	Stone Pavers	39,877			SF	\$ 32.00	\$ 1,276,064			
79	Item Subtotal							\$ 1,515,326		
80										
81	Stone Seating Amphitheater									Stone clad, concrete seating terraces/steps, 3'+/- deep, 18" height
82	Footings	5,431			LF	\$ 45.00	\$ 244,373			
83	Concrete Bench	10,861			SF	\$ 250.00	\$ 2,715,250			
84	Stone Cladding	10,861			SF	\$ 35.00	\$ 380,135			
85	Item Subtotal							\$ 3,339,758		
86										
87	Kayak and Bike Rental Deck									Trex decking with metal guardrails
88	Substructure	14,021	0.32		SF	\$ 7.00	\$ 98,147			
89	Trex Decking	14,021			SF	\$ 9.00	\$ 126,189			
90	Metal Guardrails	474			LF	\$ 225.00	\$ 106,569			
91	Item Subtotal							\$ 330,905		
92										

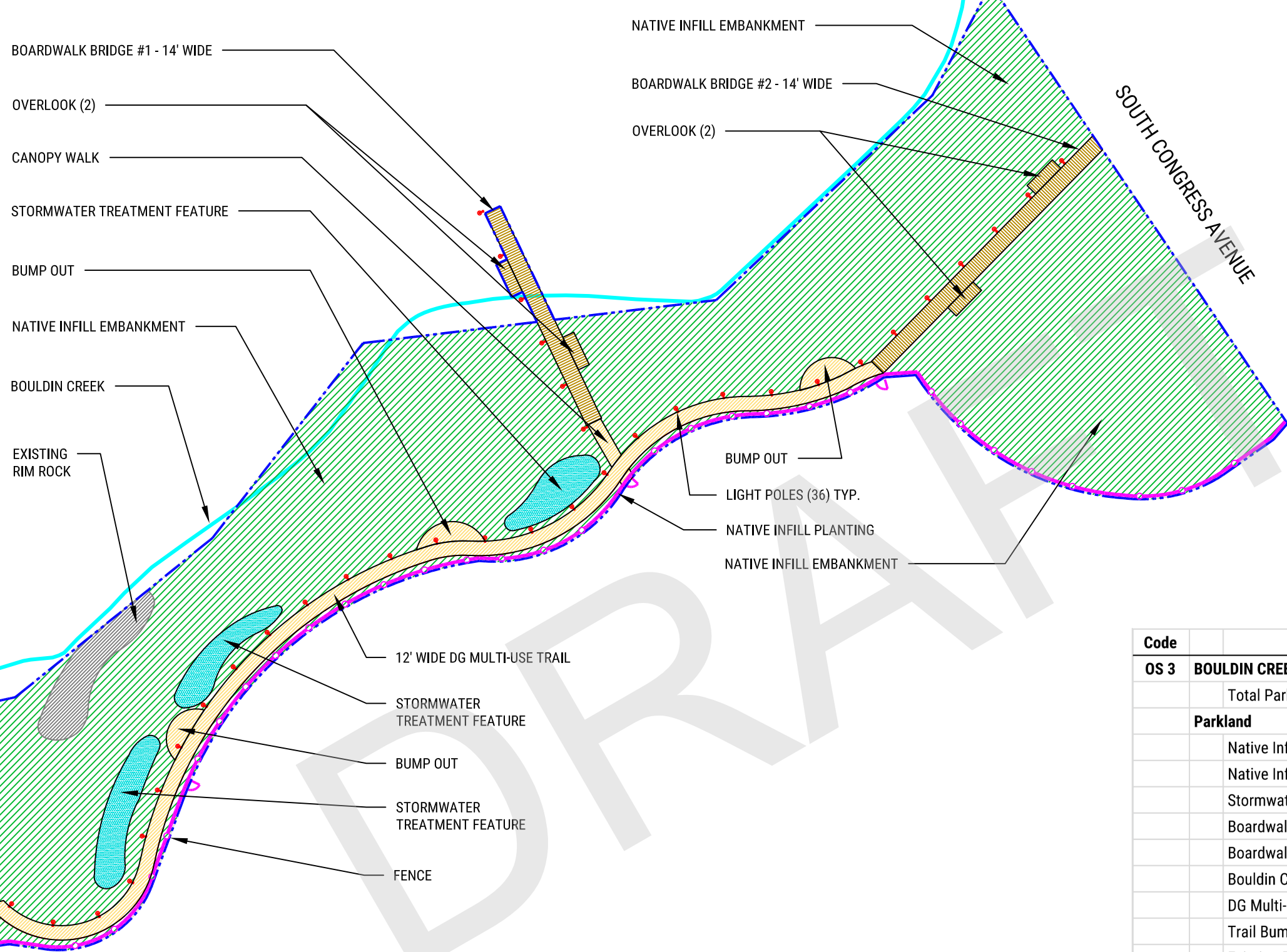
Code		Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
93	SUBTOTAL ALL ITEMS								\$ 7,059,527	
94	Estimating Contingency	20%							\$ 1,411,905	
95	Contractor Markups (GCs and Fee)	25%							\$ 2,117,858	
96	TOTAL PLAZAS / HARDSCAPE / OTHER OPEN SPACE								\$ 3,529,763	
97										
98										
99	OTHER									
100	Site Prep / Demolition / Utility / Earthwork	417,388	9.58		SF	\$ 4.00	\$ 1,669,552			Site clearing and grubbing, tree removal/disposal, rough grading, staking and layout all area within LOW.
101	Item Subtotal							\$ 1,669,552		
102										
103	Tree Plantings with Irrigation Bubblers									Mix of 30 gal. to 100 gal. trees along new trails and in plazas.
104	30-Gallon Trees			40	EA	\$ 1,200.00	\$ 48,000			
105	100-Gallon Trees			60	EA	\$ 2,500.00	\$ 150,000			
106	Irrigation Bubblers			100	EA	\$ 22.00	\$ 2,200			
107	Item Subtotal							\$ 200,200		
108										
109	Heritage Tree Relocation			22	EA	\$ 75,000.00	\$ 1,650,000			Assumes 22 Heritage Trees over 18" cal. Relocated on site
110	Item Subtotal							\$ 1,650,000		
111										
112	Tree Protection and Care			100	EA	\$ 1,000.00	\$ 100,000			Chainlink fencing at CRZ and boarding of trunks per COA requirements, root pruning if needed
113	Item Subtotal							\$ 100,000		
114										
115	Irrigation (Lawn and Other Native Plantings)	121,412	2.79		SF	\$ 4.00	\$ 485,648			Subsurface drip on Lawn and native planting areas: includes pump, meter, backflow preventer and controllers with purple pipe tied to Reclaimed Water system.
116	Item Subtotal							\$ 485,648		
117										
118	Trail Amenities / Site Furniture									50 Benches, 50 Trash Receptacles, 50 Bike Racks, 4 Drinking Fountains throughout suitable for heavy public use
119	Benches			50	EA	\$ 2,500.00	\$ 125,000			
120	Trash Receptacles			50	EA	\$ 950.00	\$ 47,500			
121	Bike Racks			50	EA	\$ 1,500.00	\$ 75,000			
122	Drinking Fountains			4	EA	\$ 4,500.00	\$ 18,000			
123	Item Subtotal							\$ 265,500		
124										
125	Bat Viewing Signage			1	Allow	\$ 500,000.00	\$ 500,000			Coordinate with Bat Conservation International Collaboration (BCI) for special educational signage
126	Item Subtotal							\$ 500,000		
127										
128	Lighting and Electrical			304,587	SF	\$ 12.00	\$ 3,655,044			Combo of approx. 14' tall pole lights and smaller/detailed specialty lighting for bat viewing.
129	Item Subtotal							\$ 3,655,044		
130										
131	Power and AV			304,587	SF	\$ 8.00	\$ 2,436,696			Electrical services, water, gas sufficient for large public events such as SXSW
132	Item Subtotal							\$ 2,436,696		
133										
134	Wet Site Utilities / Connections			304,587	SF	\$ 5.00	\$ 1,522,935			
135	Item Subtotal							\$ 1,522,935		
136										
137	Drainage Allowance			304,587	SF	\$ 3.00	\$ 913,761			

Code		Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
138	Item Subtotal							\$ 913,761		
139										
140	Restroom / Shower / Fitness Pavillion			1	ALLOW	\$ 700,000.00	\$ 700,000			
141	Item Subtotal							\$ 700,000		
142										
143	SUBTOTAL ALL ITEMS								\$ 14,099,336	
144	Estimating Contingency	20%							\$ 2,819,867	
145	Contractor Markups (GCs and Fee)	25%							\$ 4,229,801	
146	TOTAL OTHER								\$ 21,149,004	
147										
148										
149	WATERFRONT PARK & PLAZAS TOTAL								\$ 38,579,647	Public Art Allowance is not included
	Cost per Acre								\$ 4,026,300	
	Cost per Square Foot								\$ 92.43	

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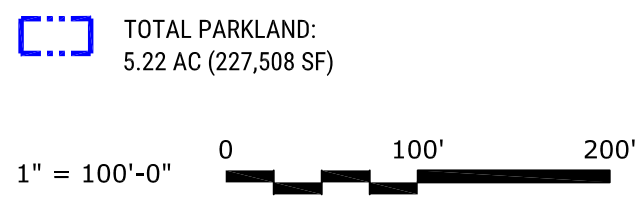
City of Austin									
South Central Waterfront - Open Spaces									
Asakura-Robinson / Project Cost Resources									
February 5, 2020									

									Division	
Code		Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Assumptions
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OS3 BOULDIN CREEK OPEN SPACE/ TRAIL TAKE-OFF QUANTITIES



Code	Item	Area (SF)	Area (ac)	Quantity	Unit
OS 3	BOULDIN CREEK TRAIL	227,508	5.22		AC
	Total Park	227,508	5.22		
	Parkland				
	Native Infill Embankment	187,545	4.31		SF
	Native Infill Planting	6,832	0.16		SF
	Stormwater Treatment Features	7,560	0.17		LF
	Boardwalk Bridge #1 & Canopy Walk (14' wide)	3,278	0.08	234	LF
	Boardwalk Bridge #2 (14' wide)	3,665	0.08	262	LF
	Bouldin Creek Overlooks (4)	1,200	0.03		SF
	DG Multi-use Trail (12' wide)	11,532	0.26	961	LF
	Trail Bump Outs	2,051	0.05		SF
	Existing Rim Rock	3,845	0.09		SF
	Other				
	Site Prep / Demolition / Utility / Earthwork	36,118	0.83		
	Tree Protection and Care			40	EA
	Tree Relocation and Care			10	EA
	Selective Tree Plantings and Irrigation			40	EA
	Lighting			36	EA
	Site Furnishings			1	Allow
	Fence and Pedestrian Gates (3)			1,339	LF
	Public Art Allowance			1	LS

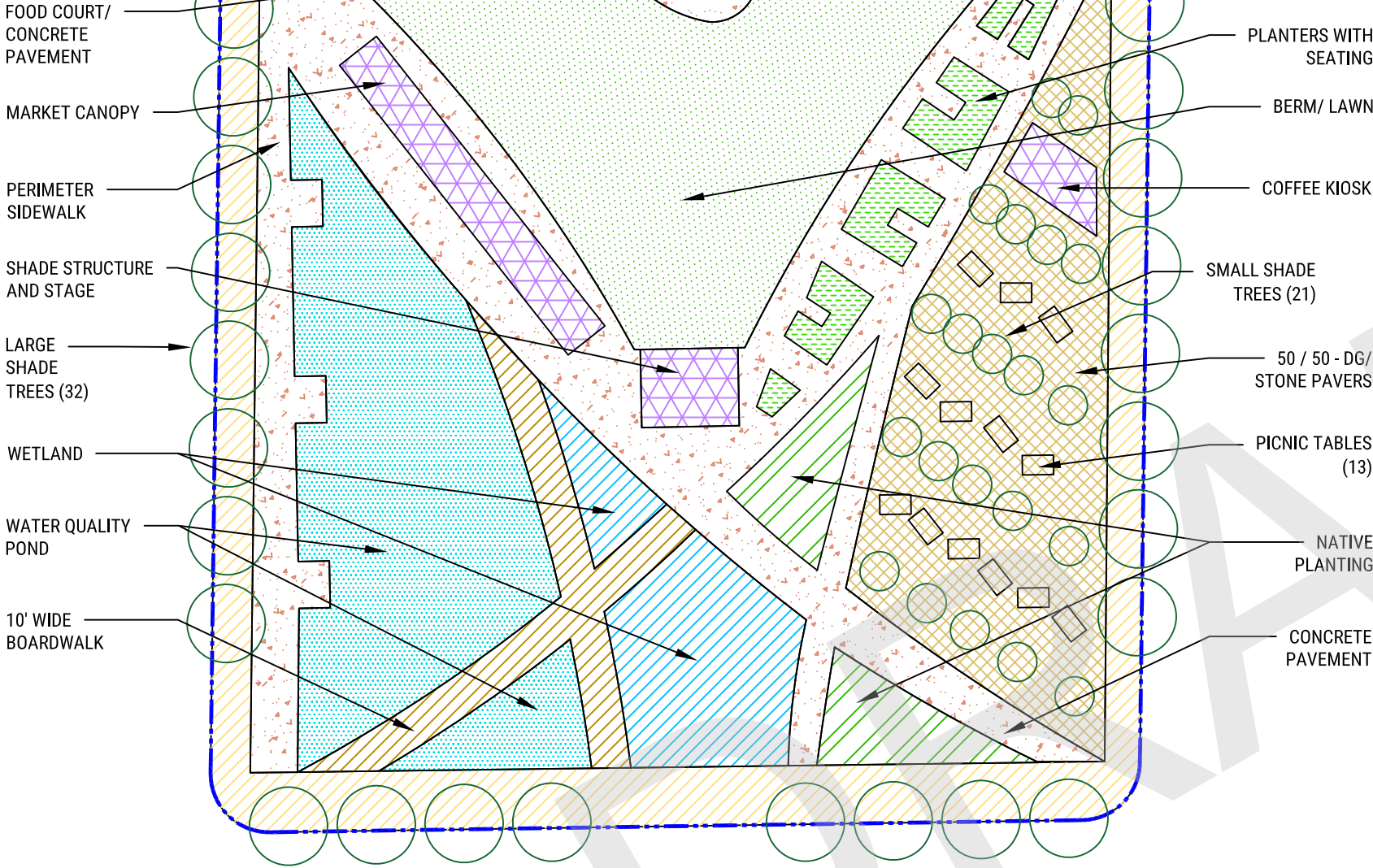
City of Austin										
South Central Waterfront - Open Spaces										
Asakura-Robinson / Project Cost Resources										
February 5, 2020										
									Division	
Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Total	Assumptions
OS 3	BOULDIN CREEK TRAIL	227,508	5.22		AC					
1	Total Park	227,508	5.22							
2										
3	PARKKLAND									
4	Native Infill Embankment	187,545	4.31		SF	\$ 2.00	\$ 375,090			Remove invasive plants and replace with appropriate native plants as practical and in accordance with City of Austin best practices.
5	Item Subtotal							\$ 375,090		
6										
7	Native Infill Planting	6,832	0.16		SF	\$ 6.00	\$ 40,992			Mix of 5 gal - 30 gal. tree plantings along trails, in stormwater features and at bridge landing areas to increase survival rate and to blend with native habitat.
8	Item Subtotal							\$ 40,992		
9										
10	Stormwater Treatment Features	7,560	0.17		LF	\$ 40.00	\$ 302,400			Wetland/native plantings in depressed planting beds, contract grown plant material, excavation
11	Item Subtotal							\$ 302,400		
12										
13	Boardwalk Bridge #1 & Canopy Walk (14' wide)									14' Wide Trex boardwalk spanning 0'-25'+/- deep creekbed on piers with metal guardrails
14	Substructure	3,278	0.08		SF	\$ 55.00	\$ 180,290			
15	Trex Decking	3,278			SF	\$ 9.00	\$ 29,502			
16	Guardrails	468			LF	\$ 225.00	\$ 105,300			
17	Item Subtotal							\$ 315,092		
18										
19	Boardwalk Bridge #2 (14' wide)									14' Wide Trex boardwalk spanning 0'-20'+/- deep creekbed on piers with metal guardrails
20	Substructure	3,665	0.08	262	SF	\$ 55.00	\$ 201,575			
21	Trex Decking	3,665			SF	\$ 9.00	\$ 32,985			
22	Guardrails	524			LF	\$ 225.00	\$ 117,900			
23	Item Subtotal							\$ 352,460		
24										
25	Bouldin Creek Overlooks (4)									Trex Decking on piers with metal guardrails
26	Substructure	1,200	0.03		SF	\$ 55.00	\$ 66,000			
27	Trex Decking	1,200			SF	\$ 9.00	\$ 10,800			
28	Guardrails	139			LF	\$ 225.00	\$ 31,177			
29	Item Subtotal							\$ 107,977		
30										
31	DG Multi-use Trail (12' wide)									12' decomposed granite with 3' concrete shoulders each side.
32	12' Wide DG Trail	11,532	0.26		SF	\$ 6.00	\$ 69,192			
33	Concrete Edging at DG Trail	1,922			LF	\$ 7.00	\$ 13,454			
34	Item Subtotal							\$ 82,646		
35										

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
36	Trail Bump Outs	2,051	0.05		SF					12' decomposed granite with 3' concrete shoulders on outside edge.
37	12' Wide DG Trail	2,051	0.05		SF	\$ 6.00	\$ 12,306			
38	Concrete Edging at DG Trail	342			LF	\$ 7.00	\$ 2,393			
39	Item Subtotal							\$ 14,699		
40										
41	Existing Rim Rock	3,845	0.09		SF	\$ -	\$ -			No improvements
42	Item Subtotal							\$ -		
43										
44	SUBTOTAL ALL ITEMS							\$ 1,591,356		
45	Estimating Contingency	20%						\$ 318,271		
46	Contractor Markups (GCs and Fee	25%						\$ 477,407		
47	TOTAL PARKLAND							\$ 2,387,034		
48										
49										
50	OTHER									
51	Site Prep / Demolition / Utility / Earthwork	36,118	0.83		SF	\$ 4.00	\$ 144,472			Light site clearing (minimal tree clearing) and grubbing around improvements only, some tree removal/disposal, rough grading, staking and layout all areas within L.O.W.
52	Item Subtotal							\$ 144,472		
53										
54	Tree Protection and Care			40	EA	\$ 2,000.00	\$ 80,000			Chain link tree fencing around trees to be preserved near all improvements i.e. fence, trails, boardwalk bridge landings (per COA requirements).
55	Item Subtotal							\$ 80,000		
56										
57	Tree Relocation and Care			10	EA	\$ 1,500.00	\$ 15,000			Medium tree (under 10" cal.) relocations on site
58	Item Subtotal							\$ 15,000		
59										
60	Selective Tree Plantings and Irrigation			40	EA	\$ 1,822.00	\$ 72,880			Selective native trees, soil prep, top mulch along trails, at bridge landings and along S. First St. and Congress Ave
61	Item Subtotal							\$ 72,880		
62										
63	Lighting			36	EA	\$ 12,000	\$ 432,000			Pedestrian light poles and fixtures along trail and Boardwalk Bridges-heavy grade for public use areas
64	Item Subtotal							\$ 432,000		
65										
66	Site Furnishings									10 Benches, 10 trash receptacles, 10 bike racks-heavy grade for public use areas
67	Benches			10	EA	\$ 2,500.00	\$ 25,000			
68	Trash Receptacles			10	EA	\$ 950.00	\$ 9,500			
69	Bike Racks			10	EA	\$ 1,500.00	\$ 15,000			
70	Item Subtotal							\$ 49,500		
71										
72	Fence and Pedestrian Gates (3)			1,339	LF					6' High metal picket fence panels and 3 lockable pedestrian gates
73	Fencing			1,339	LF	\$ 18.00	\$ 24,102			
74	Pedestrian Gates			3	EA	\$ 550.00	\$ 1,650			
75	Item Subtotal							\$ 25,752		
76										
77	Lighting and Electrical			227,508	SF	\$ 6.00	\$ 1,365,048			
78	Item Subtotal							\$ 1,365,048		
79										
80	Power and AV			227,508	SF	\$ 4.00	\$ 910,032			

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
81	Item Subtotal							\$ 910,032		
82										
83	Wet Site Utilities / Connections			227,508	SF	\$ 2.50	\$ 568,770			
84	Item Subtotal							\$ 568,770		
85										
86	Drainage Allowance			227,508	SF	\$ 1.50	\$ 341,262			
87	Item Subtotal							\$ 341,262		
88										
89	SUBTOTAL ALL ITEMS								\$ 4,004,716	
90	Estimating Contingency	20%							\$ 800,943	
91	Contractor Markups (GCs and Fee)	25%							\$ 1,201,415	
92	TOTAL OTHER								\$ 6,007,074	
93										
94										
95	BOULDIN CREEK TRAIL TOTAL								\$ 8,394,108	Public Art Allowance is not included
	Cost per Acre								\$ 1,607,184	
	Cost per Square Foot								\$ 36.90	

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EAST BARTON SPRINGS ROAD



**CROCKETT SQUARE PLAZA
TAKE-OFF QUANTITIES**

OS4

TOTAL PARKLAND / PLAZA:
1.29 AC (56,100 SF)

1" = 40'-0"

0 40' 80'



Code	Item	Area (SF)	Area (ac)	Quantity	Unit
OS 4	CROCKETT SQUARE	56,100	1.29		AC
	Total Plaza	56,100	1.29		
	Plaza				
	Large Shade Tree Plantings with Irrigation Bubblers			32.0	EA
	Small Shade Tree Plantings with Irrigation Bubblers			21.0	EA
	Native Plantings	1,659	0.04		SF
	Lawn / Berm	9,756	0.22		SF
	Wetlands	2,832	0.07		Allow
	Water Quality Ponds	7,771	0.18		SF
	10' wide Boardwalk	2,116	0.05		SF
	Planters with Seating	1,403	0.03		SF
	Concrete Pavement	10,645	0.24		SF
	DG / Stone Pavers (50/50)	7,703	0.18		SF
	Perimeter Sidewalk	9,577	0.22		LF
	Amenities:				
	Market Canopy	1,135	0.03		SF
	Shade Structure and Stage on Square	500	0.01		SF
	Picnic Tables			13.0	EA
	Food Court	649	0.01		SF
	Coffee Kiosk	354	0.01		SF
	Other				
	Site Prep / Demolition / Utility / Earthwork	56,100	1.29		SF
	Irrigation (Lawn and Native Plantings)	12,818	0.29		SF
	Central Water Storage Cistern		n/a	1,750,000	Gal

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[illegible]

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
42	DG / Stone Pavers (50/50)									Pavers on concrete base and compacted decomposed granite
43	4" Concrete Base	7,703	0.18		SF	\$ 6.00	\$ 46,218			
44	Stone Pavers	3,852			SF	\$ 32.00	\$ 123,248			
45	Decomposed Granite	3,852			SF	\$ 6.00	\$ 23,109			
46	Item Subtotal							\$ 192,575		
47										
48	Perimeter Sidewalk - 8' Wide	76,616	1.76		SF	\$ 7.50	\$ 574,620			Suitable to accommodate small trucks for maintenance and emergency access
49	Item Subtotal							\$ 574,620		
50										
51	AMENITIES									
52	Market Canopy									Large, Tensile structure at 15-20' height. Costing for concrete pavement below canopy to be included.
53	Tensile Structure	1,135	0.03		SF	\$ 175.00	\$ 198,625			
54	Concrete Pavement	1,135			SF	\$ 10.00	\$ 11,350			
55	Item Subtotal							\$ 209,975		
56										
57	Shade Structure and Stage on Square									Metal shade structure at 10-12' height. Costing for concrete pavement below shade structure to be included.
58	Metal Shade Structure	500	0.01		SF	\$ 80.00	\$ 40,000			
59	Concrete Pavement	500			SF	\$ 10.00	\$ 5,000			
60	Item Subtotal							\$ 45,000		
61										
62	Picnic Tables			13.0	EA	\$ 5,000.00	\$ 65,000			Heavy duty suitable for intensive public use, accessible
63	Item Subtotal							\$ 65,000		
64										
65	Food Court	649	0.01		SF	\$ 10.00	\$ 6,490			Concrete paving suitable to accommodate food trucks, with electrical, water and gas accommodations
66	Item Subtotal							\$ 6,490		
67										
68	Coffee Kiosk	354	0.01		SF	\$ 550.00	\$ 194,700			Small building with serving window, electrical, water, gas
69	Item Subtotal							\$ 194,700		
70										
71	SUBTOTAL ALL ITEMS								\$ 3,281,696	
72	Estimating Contingency	20%							\$ 656,339	
73	Contractor Markups (GCs and Fee)	25%							\$ 984,509	
74	TOTAL PLAZA								\$ 4,922,543	
75										
76										
77										
78										
79	OTHER									
80	Site Prep / Demolition / Utility / Earthwork	56,100	1.29		SF	\$ 4.00	\$ 224,400			Light site clearing and grubbing, tree removal/disposal, rough grading, staking and layout all area within L.O.W.
81	Item Subtotal							\$ 224,400		
82										
83	Irrigation (Lawn and Native Plantings)	12,818	0.29		SF	\$ 4.00	\$ 51,272			
84	Item Subtotal							\$ 51,272		
85										

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
86	Central Water Storage Cistern		n/a	1,750,000	Gal	\$ 1.43	\$ 2,500,000			Underground storage tank for rainwater/condensate harvesting and pumping system for use as irrigation water and to supply water to the Plaza wetlands and for irrigation within the District. Estimates provided by Robert Stefani, Austin Water 11/19/19, and based on cost data provided by GHD consultant to the Water Forward plan. Utilization of said cistern and associated costs will be determined at a later date based on feasibility, design, and ownership and management considerations
87	Item Subtotal							\$ 2,500,000		
88										
89	Lighting and Electrical			56,100	SF	\$ 12.00	\$ 673,200			
90	Item Subtotal							\$ 673,200		
91										
92	Power and AV			56,100	SF	\$ 8.00	\$ 448,800			
93	Item Subtotal							\$ 448,800		
94										
95	Wet Site Utilities / Connections			56,100	SF	\$ 6.00	\$ 336,600			
96	Item Subtotal							\$ 336,600		
97										
98	Drainage Allowance			56,100	SF	\$ 4.00	\$ 224,400			
99	Item Subtotal							\$ 224,400		
100										
101	SUBTOTAL ALL ITEMS								\$ 4,458,672	
102	Estimating Contingency	20%							\$ 891,734	
103	Contractor Markups (GCs and Fee)	25%							\$ 1,337,602	
104	TOTAL OTHER								\$ 6,688,008	
105										
106										
107	CROCKETT SQUARE PLAZA TOTAL								\$ 11,610,551	Public Art Allowance is not included
	<i>Cost per Acre</i>								\$ 9,015,252	
	<i>Cost per Square Foot</i>								\$ 206.96	
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