South Central Waterfront

Agenda Item 2.a.

2020 Update Report on SCW Physical Framework & Project Costs

Updated: March 12, 2020

CONTENTS			WHAT'S NEW
2.a.	**Staff Note - Update on 2016 SCW Plan's Physical Framework: Map & Project Costs**		New memo explaining updates to 2016 SCW Plan
2.a.i.	**2016 SCW Physical Framework Map**		New consolidated map
2.a.ii.	**2020 SCW Physical Framework Project Costs**		Updated Open Space costs
	A.	Streets and Utilities COA Cost Data	No change from DRAFT 1 presented at SCWAB February 2020 Meeting
	B.	Streets including Public and Private Indirect Costs	No change from DRAFT 1 presented at SCWAB February 2020 Meeting
	C.	2020 SCW Physical Framework Project Costs & Funding Sources	Reflects a recalculation of Open Space direct costs. Please see following 'Staff Note 2.a.' for details
	D.	Open Space COA Cost Data	No change from DRAFT 1 presented at SCWAB February 2020 Meeting

South Central Waterfront

2.a. Staff Note - Update on 2016 SCW Plan's Physical Framework: Map & Project Costs

Updated: March 12, 2020

This packet contains two items, 2.a.i. & 2.a.ii.:

2.a.i. **Draft 1: 2016 SCW Physical Framework Map.** Key Map showing 2016 SCW Plan's Street Classification, Project Costs, and Buildout for Financial Analysis.

- The 2016 SCW Plan contained four separate key maps, one each for (1) Property Ownership; (2) Street Classification; (3) District Project Costs; and (4) Property Buildout Scenarios. All of these factors are interrelated, and the multiple key map system created confusion and mistakes with linking information from one set of data (e.g., the cost of a street segment) to another set of data (e.g., associated cost of a street segment to a particular buildout scenario).
- The 2020 Update of the 2016 SCW Physical Framework Map attached herein combines reference keys to all the above factors and applies a consistent identification system. This new map is especially important to the overall 2020 update, allowing for linkage between the spreadsheets/databases associated with SCW Physical Framework Project Costs and the SCW Financial Framework spreadsheets/databases under development.

2.a.ii. **Draft 2: 2020 SCW Physical Framework Project Costs:** Draft 1 of this spreadsheet was released and reviewed at the February 18, 2020 South Central Waterfront Advisory Board meeting (Item 3a from 2/18/2020 meeting). The first attachment in this document corrects a mistake in the 2/18/2020 Draft Release, namely:

- The Open Space Costs, which were generated by CoA consultant, Project Cost Resources (PCR), were incorrectly input into the spreadsheet model, which was created by CoA staff (PWD & PAZ, with PCR input). Specifically, the costs input from PCR Open Spaces included "Direct Costs[i] + Indirect Costs[ii] in an input line which is for "Direct Costs Only." Because the spreadsheet model takes all Direct Costs, regardless of source (i.e., private consultant, CoA PWD, etc.) and applies a uniform "Indirect Cost" add-on, the mistake meant that the Open Space Costs had doubled the Indirect Costs associated with Open Spaces.
- The revised spreadsheet in Draft 2 herein has correctly input only the "Direct Costs" from the PCR deliverables. The revised spreadsheet now uses "Direct Costs" for all inputs, regardless of source, and adds a uniform "Indirect Costs" factor to all inputs.

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[i] Direct Costs (aka: Hard Costs) includes labor and materials for direct construction.

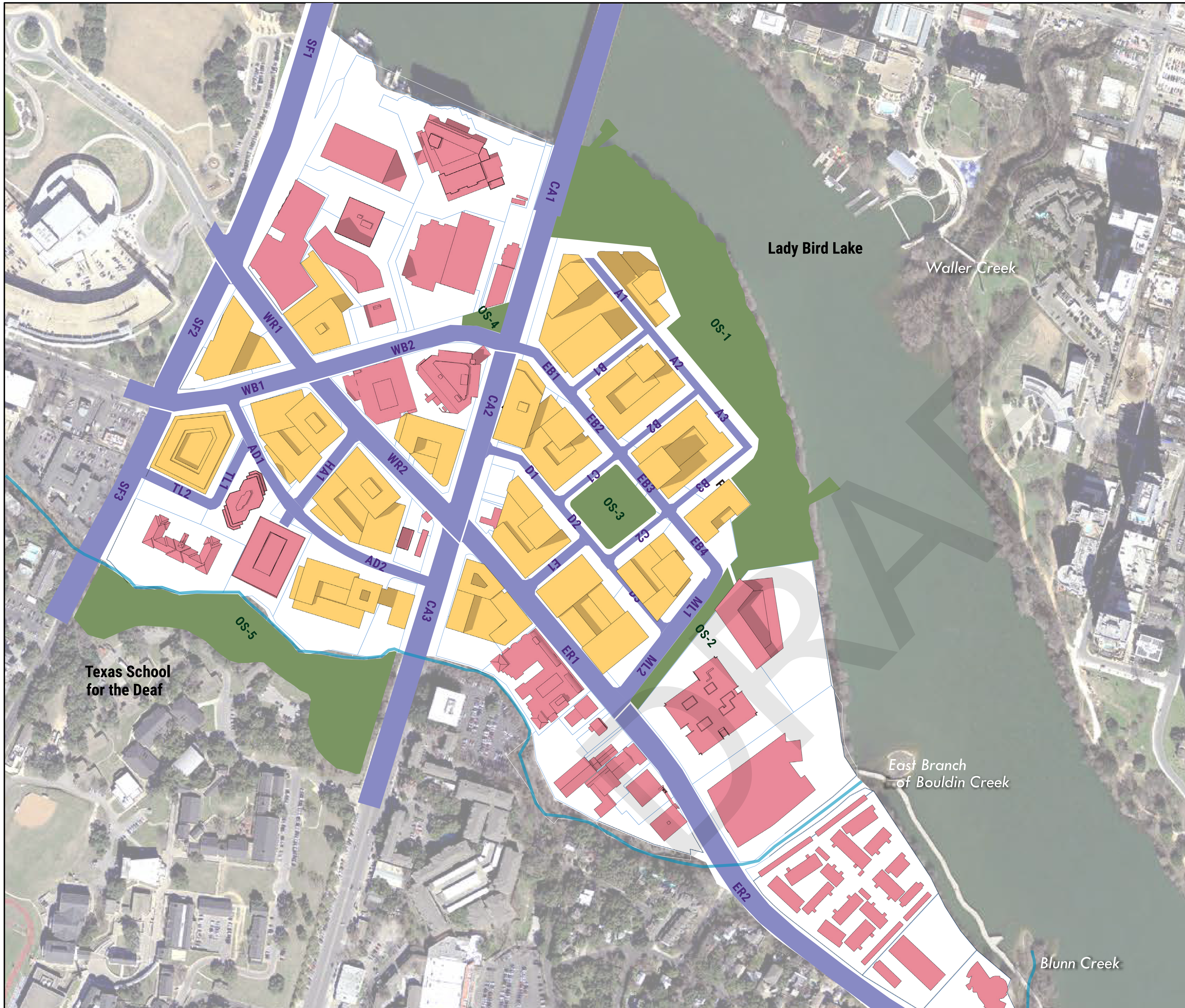
[ii] Indirect Costs includes: Markups by contractor for general conditions, general requirements, contractor contingencies, insurances, performance & payment bonds and fees. Indirect Costs also include "Soft Costs" including fees for consultants including architecture, landscape architecture, engineering, legal services, material testing, regulatory fees.

South Central Waterfront

2.a.i. 2016 SCW Physical Framework Map

Updated: March 12, 2020

CONTENTS		WHAT'S NEW
2.a.i.	**2016 SCW Physical Framework Map**	New consolidated map



SOUTH CENTRAL WATERFRONT
2016 SCW Physical Framework Map

PARCELS WITHIN SCW REGULATING PLAN

OTHER PARCELS WITHIN SCW BOUNDARY / FUTURE REG PLAN

1	TANTALLON AUSTIN LLC
2	OGLE CHERYL & THE CRYSTAL OGLE MANAGEMENT TRUST
3	BROADSTONE AT THE LAKE LLC
4	CATHERINE TOWER LLC
5	ENDEAVOR
6	ENDEAVOR
7	ASSOCIATED GENERAL CONTRACTORS
8	BATHAUS LTD
9	CPG 220 SOCO LP
10	MOLLY BELLE PROPERTIES
11	BARTON SPRINGS CENTER LTD
12	AUSTIN TRUST COMPANY
13	CROCKETT PARTNERS LTD
14	CITY OF AUSTIN
15	FOR SALE
16	WORLD CLASS CAPITAL GROUP
17	SLACK BROTHERS INC
18	ALICE G KASPAR, TRUSTEE
19	OFLP 1 LTD
20	CONGRESS DOT LLC
21	WESLEY PEARSON JR & JERRY PEARSON
22	RICHARD T SUTTLE, TRUSTEE
23	CROCKETT PARTNERS LTD
24	DJ INTERESTS LTD
25	AUSTIN CRESCENT APARTMENTS LLC
26	*POSSIBLE NEW OWNER*
27	ANDREW COTTON & JOHN MEDDAUGH
28	FIFTH & CHICON LTD
29	RIVERSIDE PROPERTIES LTD
30	GARWALD COMPANY INC
31	CWS RIVERSIDE LP
32	GORDON PLACETTE JR & RICHARD DALE GUTHRIE
33	CONDOS - MULTIPLE OWNERS
34	COUNTY LINE PROPERTIES INC
35	RIVER CRAB LTD

N

0 200 400 Feet

DRAFT
03.12.20

SOUTH CENTRAL WATERFRONT:
PARCEL OWNERSHIP 2020

CITY OF AUSTIN FOUNDED 1839

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

South Central Waterfront

2.a.ii. 2020 SCW Physical Framework Project Costs

A. Streets and Utilities COA Cost Data

Updated: March 12, 2020

CONTENTS			WHAT'S NEW
2.a.ii.	**2020 SCW Physical Framework Project Costs**		Updated Open Space costs
	A.	Streets and Utilities COA Cost Data	No change from DRAFT 1 presented at SCWAB February 2020 Meeting

Code	Street Name	Code	Street Type	TOTAL	TOTAL PER CL	PER SF	Centerline Length	Blockface Length	Width (ft) ROW	Width (ft) Paving	Width (ft) Back of Curb (North or West)	Width (ft) Back of Curb (South or East)	Width (ft) Total back of curb	Width (ft) Green Infra - Rain Garden
A1	A STREET	A1	Shared Street	$ 1,748,166	$ 5,346	$ 184	327	317	60	30	15	15	30	0
A2	A STREET	A2	Shared Street	$ 1,298,856	$ 4,655	$ 353	279	245	45	30	0	15	15	0
A3	A STREET	A3	Shared Street	$ 1,246,774	$ 4,652	$ 355	268	234	45	30	0	15	15	0
B1	B STREET	B1	Local Street	$ 1,969,508	$ 5,411	$ 201	364	327	60	30	15	15	30	0
B2	B STREET	B2	Local Street	$ 1,919,147	$ 5,244	$ 196	366	326	60	30	15	15	30	0
B3	B STREET	B3	Local Street	$ 1,921,575	$ 5,265	$ 194	365	331	60	30	15	15	30	0
C1	C STREET	C1	Local Street	$ 1,457,262	$ 5,205	$ 202	280	241	60	30	15	15	30	0
C2	C STREET	C2	Local Street	$ 1,443,709	$ 5,212	$ 201	277	240	60	30	15	15	30	0
D1	D STREET	D1	Local Street	$ 1,838,359	$ 5,237	$ 197	351	311	60	30	15	15	30	0
D2	D STREET	D2	Local Street	$ 1,408,436	$ 5,236	$ 197	269	238	60	30	15	15	30	0
D3	D STREET	D3	Local Street	$ 1,754,966	$ 5,223	$ 199	336	294	60	30	15	15	30	0
E1	E STREET	E1	Local Street	$ 968,533	$ 6,053	$ 133	160	242	60	30	15	15	30	0
TL1	TEXAS LOOP	TL1	Local Street	$ 1,492,843	$ 5,078	$ 175	275	284	60	30	15	15	30	0
TL2	TEXAS LOOP	TL2	Local Street	$ 1,528,758	$ 4,188	$ 202	294	252	60	30	15	15	30	0
HA1	HAYWOOD AVE	HA1	Local Street	$ 1,955,480	$ 5,357	$ 202	365	322	60	30	15	15	30	0
EB1	EAST BARTON SPRINGS	EB1	Collector - New 1	$ 2,062,869	$ 7,529	$ 145	274	230	92	30	34	28	62	8
EB2	EAST BARTON SPRINGS	EB2	Collector - New 1	$ 2,126,356	$ 7,649	$ 140	278	245	92	30	34	28	62	8
EB3	EAST BARTON SPRINGS	EB3	Collector - New 1	$ 2,048,722	$ 7,616	$ 141	269	234	92	30	34	28	62	8
EB4	EAST BARTON SPRINGS	EB4	Collector - New 1	$ 2,135,565	$ 7,710	$ 138	277	250	92	30	34	28	62	8
ML1	MOTON LANE	ML1	Collector - New 2	$ 1,973,338	$ 6,876	$ 168	287	245	122	30	15	33	48	8
ML2	MOTON LANE	ML2	Collector - New 2	$ 2,072,828	$ 6,841	$ 170	303	254	122	30	15	33	48	8
AD1	ARMADILLO DRIVE	AD1	Collector - New 1	$ 2,809,514	$ 6,108	$ 131	460	383	84	30	28	28	56	0
AD2	ARMADILLO DRIVE	AD2	Collector - New 1	$ 3,809,838	$ 6,256	$ 127	609	537	84	30	28	28	56	0
WB1	WEST BARTON SPRING	WB1	Collector - Existing	$ 2,928,721	$ 5,568	$ 229	526	366	91	56	27	8	35	8
WB2	WEST BARTON SPRING	WB2	Collector - Existing	$ 4,615,382	$ 6,137	$ 183	752	722	91	56	27	8	35	8
SF1	SOUTH FIRST STREET	SF1	Core Transit	$ 6,145,798	$ 6,538	$ 90	940	875	130	52	39	39	78	0
SF2	SOUTH FIRST STREET	SF2	Core Transit	$ 3,182,966	$ 5,725	$ 106	556	384	130	52	39	39	78	0
SF3	SOUTH FIRST STREET	SF3	Core Transit	$ 3,880,488	$ 6,522	$ 90	595	551	130	52	39	39	78	0
CA1	CONGRESS AVE	CA1	Core Transit	$ 6,210,153	$ 7,782	$ 119	798	768	120	52	29	39	68	0
CA2	CONGRESS AVE	CA2	Core Transit	$ 4,632,363	$ 7,838	$ 117	591	580	120	52	29	39	68	0
CA3	CONGRESS AVE	CA3	Core Transit	$ 4,069,922	$ 8,392	$ 119	485	503	120	52	29	39	68	0
WR1	WEST RIVERSIDE DRIVE	WR1	Core Transit	$ 2,759,749	$ 5,655	$ 151	488	436	94	52	21	21	42	0
WR2	WEST RIVERSIDE DRIVE	WR2	Core Transit	$ 5,100,653	$ 6,711	$ 198	760	612	94	52	21	21	42	0
ER1	EAST RIVERSIDE DRIVE	ER1	Core Transit	$ 5,694,125	$ 6,763	$ 179	842	758	94	52	21	21	42	0
ER2	EAST RIVERSIDE DRIVE	ER2	Core Transit	$ 13,425,923	$ 6,978	$ 165	1924	1937	94	52	21	21	42	0
				$ 105,637,643.51										

Assumptions -->

Code	ROADWAY AND DRAINAGE IMPROVEMENTS (New/Existing Improvements, Demolition, Restriping, Signals) Amount	Unit	Unit Cost	Cost	STREETSCAPE IMPROVEMENTS (Sidewalk, Pavers, Furnishings, Street Lighting, Structural Soil) Amount	Unit	Unit Cost	Cost	Green Infrastructure – Water Quality Rain Gardens Amount	Unit	Cost
A1	9810	SF	$ 65.12	$ 638,827	9510	SF	$ 43.41	$ 412,829	0	CF	$ -
A2	8370	SF	$ 65.12	$ 545,054	3675	SF	$ 43.41	$ 159,532	0	CF	$ -
A3	8040	SF	$ 65.12	$ 523,565	3510	SF	$ 43.41	$ 152,369	0	CF	$ -
B1	10920	SF	$ 65.12	$ 711,110	9810	SF	$ 43.41	$ 425,852	0	CF	$ -
B2	10980	SF	$ 65.12	$ 715,018	9780	SF	$ 43.41	$ 424,550	0	CF	$ -
B3	10950	SF	$ 65.12	$ 713,064	9930	SF	$ 43.41	$ 431,061	0	CF	$ -
C1	8400	SF	$ 65.12	$ 547,008	7230	SF	$ 43.41	$ 313,854	0	CF	$ -
C2	8310	SF	$ 65.12	$ 541,147	7200	SF	$ 43.41	$ 312,552	0	CF	$ -
D1	10530	SF	$ 65.12	$ 685,714	9330	SF	$ 43.41	$ 405,015	0	CF	$ -
D2	8070	SF	$ 65.12	$ 525,518	7140	SF	$ 43.41	$ 309,947	0	CF	$ -
D3	10080	SF	$ 65.12	$ 656,410	8820	SF	$ 43.41	$ 382,876	0	CF	$ -
E1	4800	SF	$ 65.12	$ 312,576	7260	SF	$ 43.41	$ 315,157	0	CF	$ -
TL1	8250	SF	$ 65.12	$ 537,240	8520	SF	$ 43.41	$ 369,853	0	CF	$ -
TL2	8820	SF	$ 65.12	$ 574,358	7560	SF	$ 43.41	$ 328,180	0	CF	$ -
HA1	10950	SF	$ 65.12	$ 713,064	9660	SF	$ 43.41	$ 419,341	0	CF	$ -
EB1	8220	SF	$ 65.12	$ 535,286	14260	SF	$ 43.41	$ 619,027	8768	CF	$ 236,736
EB2	8340	SF	$ 65.12	$ 543,101	15190	SF	$ 43.41	$ 659,398	8896	CF	$ 240,192
EB3	8070	SF	$ 65.12	$ 525,518	14508	SF	$ 43.41	$ 629,792	8608	CF	$ 232,416
EB4	8310	SF	$ 65.12	$ 541,147	15500	SF	$ 43.41	$ 672,855	8864	CF	$ 239,328
ML1	8610	SF	$ 65.12	$ 560,683	11760	SF	$ 43.41	$ 510,502	9184	CF	$ 247,968
ML2	9090	SF	$ 65.12	$ 591,941	12192	SF	$ 43.41	$ 529,255	9696	CF	$ 261,792
AD1	13800	SF	$ 65.12	$ 898,656	21448	SF	$ 43.41	$ 931,058	0	CF	$ -
AD2	18270	SF	$ 65.12	$ 1,189,742	30072	SF	$ 43.41	$ 1,305,426	0	CF	$ -
WB1	29456	SF	$ 65.12	$ 1,918,175	12810	SF	$ 43.41	$ 556,082	16832	CF	$ 454,464
WB2	42112	SF	$ 65.12	$ 2,742,333	25270	SF	$ 43.41	$ 1,096,971	24064	CF	$ 649,728
SF1	48880	SF	$ 65.12	$ 3,183,066	68250	SF	$ 43.41	$ 2,962,733	0	CF	$ -
SF2	28912	SF	$ 65.12	$ 1,882,749	29952	SF	$ 43.41	$ 1,300,216	0	CF	$ -
SF3	30940	SF	$ 65.12	$ 2,014,813	42978	SF	$ 43.41	$ 1,865,675	0	CF	$ -
CA1	41496	SF	$ 65.12	$ 2,702,220	52224	SF	$ 43.41	$ 2,267,044	0	CF	$ -
CA2	30732	SF	$ 65.12	$ 2,001,268	39440	SF	$ 43.41	$ 1,712,090	0	CF	$ -
CA3	25220	SF	$ 65.12	$ 1,642,326	34204	SF	$ 43.41	$ 1,484,796	0	CF	$ -
WR1	25376	SF	$ 65.12	$ 1,652,485	18312	SF	$ 43.41	$ 794,924	0	CF	$ -
WR2	39520	SF	$ 65.12	$ 2,573,542	25704	SF	$ 43.41	$ 1,115,811	0	CF	$ -
ER1	43784	SF	$ 65.12	$ 2,851,214	31836	SF	$ 43.41	$ 1,382,001	0	CF	$ -
ER2	100048	SF	$ 65.12	$ 6,515,126	81354	SF	$ 43.41	$ 3,531,577	0	CF	$ -
				$ 46,005,065.9				$ 31,090,198.59			$ 2,562,624.00
			$ 65.1				$ 43.41			CF	$ 27.00
											assume 4' depth

Code	Utilities – Water Amount	Unit	Unit Cost	Cost	Wastewater Amount	Unit	Unit Cost	Cost	Electric Amount	Unit	Unit Cost	Cost
A1	327	LF	$ 200	$ 65,400	327	LF	$ 250	$ 81,750	327	LF	$ 1,250	$ 408,750
A2	279	LF	$ 200	$ 55,800	279	LF	$ 250	$ 69,750	279	LF	$ 1,250	$ 348,750
A3	268	LF	$ 200	$ 53,600	268	LF	$ 250	$ 67,000	268	LF	$ 1,250	$ 335,000
B1	364	LF	$ 200	$ 72,800	364	LF	$ 250	$ 91,000	364	LF	$ 1,250	$ 455,000
B2	366	LF	$ 200	$ 73,200	366	LF	$ 250	$ 91,500	366	LF	$ 1,250	$ 457,500
B3	365	LF	$ 200	$ 73,000	365	LF	$ 250	$ 91,250	365	LF	$ 1,250	$ 456,250
C1	280	LF	$ 200	$ 56,000	280	LF	$ 250	$ 70,000	280	LF	$ 1,250	$ 350,000
C2	277	LF	$ 200	$ 55,400	277	LF	$ 250	$ 69,250	277	LF	$ 1,250	$ 346,250
D1	351	LF	$ 200	$ 70,200	351	LF	$ 250	$ 87,750	351	LF	$ 1,250	$ 438,750
D2	269	LF	$ 200	$ 53,800	269	LF	$ 250	$ 67,250	269	LF	$ 1,250	$ 336,250
D3	336	LF	$ 200	$ 67,200	336	LF	$ 250	$ 84,000	336	LF	$ 1,250	$ 420,000
E1	160	LF	$ 200	$ 32,000	160	LF	$ 250	$ 40,000	160	LF	$ 1,250	$ 200,000
TL1	275	LF	$ 200	$ 55,000	275	LF	$ 250	$ 68,750	275	LF	$ 1,250	$ 343,750
TL2	294	LF	$ 200	$ 58,800	294	LF	$ 250	$ 73,500	294	LF	$ 1,250	$ 367,500
HA1	365	LF	$ 200	$ 73,000	365	LF	$ 375	$ 136,875	365	LF	$ 1,250	$ 456,250
EB1	274	LF	$ 250	$ 68,500	274	LF	$ 375	$ 102,750	274	LF	$ 1,250	$ 342,500
EB2	278	LF	$ 250	$ 69,500	278	LF	$ 375	$ 104,250	278	LF	$ 1,250	$ 347,500
EB3	269	LF	$ 250	$ 67,250	269	LF	$ 375	$ 100,875	269	LF	$ 1,250	$ 336,250
EB4	277	LF	$ 250	$ 69,250	277	LF	$ 375	$ 103,875	277	LF	$ 1,250	$ 346,250
ML1	287	LF	$ 200	$ 57,400	287	LF	$ 250	$ 71,750	287	LF	$ 1,250	$ 358,750
ML2	303	LF	$ 200	$ 60,600	303	LF	$ 250	$ 75,750	303	LF	$ 1,250	$ 378,750
AD1	460	LF	$ 200	$ 92,000	460	LF	$ 250	$ 115,000	460	LF	$ 1,250	$ 575,000
AD2	609	LF	$ 200	$ 121,800	609	LF	$ 250	$ 152,250	609	LF	$ 1,250	$ 761,250
WB1	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
WB2	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
SF1	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
SF2	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
SF3	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
CA1	0	LF	$ 200	$ -	0	LF		$ -	798	LF	$ 1,250	$ 997,500
CA2	0	LF	$ 200	$ -	0	LF		$ -	591	LF	$ 1,250	$ 738,750
CA3	0	LF	$ 200	$ -	0	LF		$ -	485	LF	$ 1,250	$ 606,250
WR1	0	LF	$ 200	$ -	0	LF		$ -	0	LF	$ 1,250	$ -
WR2	0	LF	$ 200	$ -	0	LF		$ -	760	LF	$ 1,250	$ 950,000
ER1	0	LF	$ 200	$ -	0	LF		$ -	842	LF	$ 1,250	$ 1,052,500
ER2	0	LF	$ 200	$ -	0	LF		$ -	1924	LF	$ 1,250	$ 2,405,000
				$ 1,521,500.0				$ 2,016,125.0				$ 15,916,250.
	8" line		$ 200.00		12" line		$ 250.00		Duct Bank		$ 900.00	
	12" line		$ 250.00		18" line		$ 300.00		Boring		$ 1,100.00	
					24" line		$ 375.00		Manholes		$ 90,000.00	
									Pull Boxes		$ 16,000.00	
									Combined		$ 1,248.57	

Code	Communications Amount	Unit	Unit Cost	Cost	Reclaimed Water Amount	Unit	Unit Cost	Cost	Gas Amount	Unit	Unit Cost	Cost
A1	327	LF	$ 305	$ 99,735	0	LF	$ 175	$ -	327	LF	$ 125	$ 40,875
A2	279	LF	$ 305	$ 85,095	0	LF	$ 175	$ -	279	LF	$ 125	$ 34,875
A3	268	LF	$ 305	$ 81,740	0	LF	$ 175	$ -	268	LF	$ 125	$ 33,500
B1	364	LF	$ 305	$ 111,020	327	LF	$ 175	$ 57,225	364	LF	$ 125	$ 45,500
B2	366	LF	$ 305	$ 111,630	0	LF	$ 175	$ -	366	LF	$ 125	$ 45,750
B3	365	LF	$ 305	$ 111,325	0	LF	$ 175	$ -	365	LF	$ 125	$ 45,625
C1	280	LF	$ 305	$ 85,400	0	LF	$ 175	$ -	280	LF	$ 125	$ 35,000
C2	277	LF	$ 305	$ 84,485	0	LF	$ 175	$ -	277	LF	$ 125	$ 34,625
D1	351	LF	$ 305	$ 107,055	0	LF	$ 175	$ -	351	LF	$ 125	$ 43,875
D2	269	LF	$ 305	$ 82,045	0	LF	$ 175	$ -	269	LF	$ 125	$ 33,625
D3	336	LF	$ 305	$ 102,480	0	LF	$ 175	$ -	336	LF	$ 125	$ 42,000
E1	160	LF	$ 305	$ 48,800	0	LF	$ 175	$ -	160	LF	$ 125	$ 20,000
TL1	275	LF	$ 305	$ 83,875	0	LF	$ 175	$ -	275	LF	$ 125	$ 34,375
TL2	294	LF	$ 305	$ 89,670	0	LF	$ 175	$ -	294	LF	$ 125	$ 36,750
HA1	365	LF	$ 305	$ 111,325	0	LF	$ 175	$ -	365	LF	$ 125	$ 45,625
EB1	274	LF	$ 305	$ 83,570	230	LF	$ 175	$ 40,250	274	LF	$ 125	$ 34,250
EB2	278	LF	$ 305	$ 84,790	245	LF	$ 175	$ 42,875	278	LF	$ 125	$ 34,750
EB3	269	LF	$ 305	$ 82,045	234	LF	$ 175	$ 40,950	269	LF	$ 125	$ 33,625
EB4	277	LF	$ 305	$ 84,485	250	LF	$ 175	$ 43,750	277	LF	$ 125	$ 34,625
ML1	287	LF	$ 305	$ 87,535	245	LF	$ 175	$ 42,875	287	LF	$ 125	$ 35,875
ML2	303	LF	$ 305	$ 92,415	254	LF	$ 175	$ 44,450	303	LF	$ 125	$ 37,875
AD1	460	LF	$ 305	$ 140,300	0	LF	$ 175	$ -	460	LF	$ 125	$ 57,500
AD2	609	LF	$ 305	$ 185,745	100	LF	$ 175	$ 17,500	609	LF	$ 125	$ 76,125
WB1	0	LF	$ 305	$ -	0	LF	$ 175	$ -	0	LF	$ 125	$ -
WB2	0	LF	$ 305	$ -	722	LF	$ 175	$ 126,350	0	LF	$ 125	$ -
SF1	0	LF	$ 305	$ -	0	LF	$ 175	$ -	0	LF	$ 125	$ -
SF2	0	LF	$ 305	$ -	0	LF	$ 175	$ -	0	LF	$ 125	$ -
SF3	0	LF	$ 305	$ -	0	LF	$ 175	$ -	0	LF	$ 125	$ -
CA1	798	LF	$ 305	$ 243,390	0	LF	$ 175	$ -	0	LF	$ 125	$ -
CA2	591	LF	$ 305	$ 180,255	0	LF	$ 175	$ -	0	LF	$ 125	$ -
CA3	485	LF	$ 305	$ 147,925	503	LF	$ 375	$ 188,625	0	LF	$ 125	$ -
WR1	488	LF	$ 305	$ 148,840	436	LF	$ 375	$ 163,500	0	LF	$ 125	$ -
WR2	760	LF	$ 305	$ 231,800	612	LF	$ 375	$ 229,500	0	LF	$ 125	$ -
ER1	842	LF	$ 305	$ 256,810	758	LF	$ 200	$ 151,600	0	LF	$ 125	$ -
ER2	1924	LF	$ 305	$ 586,820	1937	LF	$ 200	$ 387,400	0	LF	$ 125	$ -
				$ 4,032,405.0				$ 1,576,850.0				$ 916,625.00
	5" Conduits		$ 300.00		6" line		$ 175.00		2" Line		$ 125.00	
	Pull Box		$ 550.00		8" line		$ 200.00					
	Combined		$ 305.50		24" line		$ 375.00					

South Central Waterfront

2.a.ii. 2020 SCW Physical Framework Project Costs

B. Streets including Public and Private Indirect Costs

Updated: March 12, 2020

CONTENTS			WHAT'S NEW
2.a.ii.	**2020 SCW Physical Framework Project Costs**		Updated Open Space costs
	B.	Streets including Public and Private Indirect Costs	No change from DRAFT 1 presented at SCWAB February 2020 Meeting

DRAFT

Street Name	Code	Description	Source: COA Cost Data TOTAL	PRIVATE COSTS ESCALATION	SOFT COSTS	MISCELLANEOUS	SUBTOTAL	CONTINGENCY	TOTAL PROJECT COSTS	Low Range	High Range
			Roadway Improvements + Streetscape Improvements + Utilities	*5% Per Year*	*A&E, Legal, Development Fees*	*AIPP, Surveying, Testing, Inspections, Land*	*Total Construction Costs + Escalation + Soft Costs + Miscellaneous*		*Subtotal + Contingency*		
				0%	20%	13%		20%			
A STREET	A1	Shared Street	$ 1,748,166	$ -	$ 349,633	$ 227,262	$ 2,325,061	$ 465,012	$ 2,790,073	$ 1,953,051	$ 4,185,110
A STREET	A2	Shared Street	$ 1,298,856	$ -	$ 259,771	$ 168,851	$ 1,727,479	$ 345,496	$ 2,072,974	$ 1,451,082	$ 3,109,462
A STREET	A3	Shared Street	$ 1,246,774	$ -	$ 249,355	$ 162,081	$ 1,658,209	$ 331,642	$ 1,989,851	$ 1,392,896	$ 2,984,777
B STREET	B1	Local Street	$ 1,969,508	$ -	$ 393,902	$ 256,036	$ 2,619,445	$ 523,889	$ 3,143,334	$ 2,200,334	$ 4,715,001
B STREET	B2	Local Street	$ 1,919,147	$ -	$ 383,829	$ 249,489	$ 2,552,466	$ 510,493	$ 3,062,959	$ 2,144,071	$ 4,594,439
B STREET	B3	Local Street	$ 1,921,575	$ -	$ 384,315	$ 249,805	$ 2,555,695	$ 511,139	$ 3,066,834	$ 2,146,784	$ 4,600,251
C STREET	C1	Local Street	$ 1,457,262	$ -	$ 291,452	$ 189,444	$ 1,938,159	$ 387,632	$ 2,325,791	$ 1,628,053	$ 3,488,686
C STREET	C2	Local Street	$ 1,443,709	$ -	$ 288,742	$ 187,682	$ 1,920,133	$ 384,027	$ 2,304,160	$ 1,612,912	$ 3,456,240
D STREET	D1	Local Street	$ 1,838,359	$ -	$ 367,672	$ 238,987	$ 2,445,017	$ 489,003	$ 2,934,021	$ 2,053,815	$ 4,401,031
D STREET	D2	Local Street	$ 1,408,436	$ -	$ 281,687	$ 183,097	$ 1,873,220	$ 374,644	$ 2,247,864	$ 1,573,504	$ 3,371,795
D STREET	D3	Local Street	$ 1,754,966	$ -	$ 350,993	$ 228,146	$ 2,334,105	$ 466,821	$ 2,800,925	$ 1,960,648	$ 4,201,388
E STREET	E1	Local Street	$ 968,533	$ -	$ 193,707	$ 125,909	$ 1,288,148	$ 257,630	$ 1,545,778	$ 1,082,045	$ 2,318,667
TEXAS LOOP	TL1	Local Street	$ 1,492,843	$ -	$ 298,569	$ 194,070	$ 1,985,481	$ 397,096	$ 2,382,578	$ 1,667,804	$ 3,573,867
TEXAS LOOP	TL2	Local Street	$ 1,528,758	$ -	$ 305,752	$ 198,739	$ 2,033,248	$ 406,650	$ 2,439,898	$ 1,707,928	$ 3,659,847
HAYWOOD AVE	HA1	Local Street	$ 1,955,480	$ -	$ 391,096	$ 254,212	$ 2,600,788	$ 520,158	$ 3,120,945	$ 2,184,662	$ 4,681,418
EAST BARTON SPRINGS RD	EB1	Collector - New 1	$ 2,062,869	$ -	$ 412,574	$ 268,173	$ 2,743,616	$ 548,723	$ 3,292,339	$ 2,304,637	$ 4,938,508
EAST BARTON SPRINGS RD	EB2	Collector - New 1	$ 2,126,356	$ -	$ 425,271	$ 276,426	$ 2,828,053	$ 565,611	$ 3,393,664	$ 2,375,565	$ 5,090,496
EAST BARTON SPRINGS RD	EB3	Collector - New 1	$ 2,048,722	$ -	$ 409,744	$ 266,334	$ 2,724,800	$ 544,960	$ 3,269,760	$ 2,288,832	$ 4,904,640
EAST BARTON SPRINGS RD	EB4	Collector - New 1	$ 2,135,565	$ -	$ 427,113	$ 277,623	$ 2,840,302	$ 568,060	$ 3,408,362	$ 2,385,853	$ 5,112,543
MOTON LANE	ML1	Collector - New 2	$ 1,973,338	$ -	$ 394,668	$ 256,534	$ 2,624,539	$ 524,908	$ 3,149,447	$ 2,204,613	$ 4,724,171
MOTON LANE	ML2	Collector - New 2	$ 2,072,828	$ -	$ 414,566	$ 269,468	$ 2,756,861	$ 551,372	$ 3,308,233	$ 2,315,763	$ 4,962,349
ARMADILLO DRIVE	AD1	Collector - New 1	$ 2,809,514	$ -	$ 561,903	$ 365,237	$ 3,736,653	$ 747,331	$ 4,483,984	$ 3,138,789	$ 6,725,976
ARMADILLO DRIVE	AD2	Collector - New 1	$ 3,809,838	$ -	$ 761,968	$ 495,279	$ 5,067,084	$ 1,013,417	$ 6,080,501	$ 4,256,351	$ 9,120,752
WEST BARTON SPRINGS RD	WB1	Collector - Existing	$ 2,928,721	$ -	$ 585,744	$ 380,734	$ 3,895,199	$ 779,040	$ 4,674,238	$ 3,271,967	$ 7,011,358
WEST BARTON SPRINGS RD	WB2	Collector - Existing	$ 4,615,382	$ -	$ 923,076	$ 600,000	$ 6,138,458	$ 1,227,692	$ 7,366,150	$ 5,156,305	$ 11,049,225
SOUTH FIRST STREET	SF1	Core Transit	$ 6,145,798	$ -	$ 1,229,160	$ 798,954	$ 8,173,911	$ 1,634,782	$ 9,808,694	$ 6,866,086	$ 14,713,041
SOUTH FIRST STREET	SF2	Core Transit	$ 3,182,966	$ -	$ 636,593	$ 413,786	$ 4,233,344	$ 846,669	$ 5,080,013	$ 3,556,009	$ 7,620,020
SOUTH FIRST STREET	SF3	Core Transit	$ 3,880,488	$ -	$ 776,098	$ 504,463	$ 5,161,049	$ 1,032,210	$ 6,193,258	$ 4,335,281	$ 9,289,888
CONGRESS AVE	CA1	Core Transit	$ 6,210,153	$ -	$ 1,242,031	$ 807,320	$ 8,259,504	$ 1,651,901	$ 9,911,405	$ 6,937,983	$ 14,867,107
CONGRESS AVE	CA2	Core Transit	$ 4,632,363	$ -	$ 926,473	$ 602,207	$ 6,161,043	$ 1,232,209	$ 7,393,252	$ 5,175,276	$ 11,089,878
CONGRESS AVE	CA3	Core Transit	$ 4,069,922	$ -	$ 813,984	$ 529,090	$ 5,412,996	$ 1,082,599	$ 6,495,596	$ 4,546,917	$ 9,743,393
WEST RIVERSIDE DRIVE	WR1	Core Transit	$ 2,759,749	$ -	$ 551,950	$ 358,767	$ 3,670,466	$ 734,093	$ 4,404,559	$ 3,083,192	$ 6,606,839
WEST RIVERSIDE DRIVE	WR2	Core Transit	$ 5,100,653	$ -	$ 1,020,131	$ 663,085	$ 6,783,869	$ 1,356,774	$ 8,140,642	$ 5,698,450	$ 12,210,963
EAST RIVERSIDE DRIVE	ER1 & ER2	Core Transit	$ 5,694,125	$ -	$ 1,138,825	$ 740,236	$ 7,573,186	$ 1,514,637	$ 9,087,823	$ 6,361,476	$ 13,631,735
EAST RIVERSIDE DRIVE	ER3	Core Transit	$ 13,425,923	$ -	$ 2,685,185	$ 1,745,370	$ 17,856,477	$ 3,571,295	$ 21,427,773	$ 14,999,441	$ 32,141,659
			$ 105,637,644						**$ 168,597,679**	**$118,018,375**	**$252,896,519**
							% OF TOTAL COSTS		60%		

Street Name	Code	PUBLIC COSTS PUBLIC CONSTRUCTION COST	TOTAL PUBLIC CONSTRUCTION COSTS	ESCALATION	SOFT COSTS	MISCELLANEOUS	SUBTOTAL	CONTINGENCY	TOTAL PROJECT COSTS	Low Range	High Range
		Assume 0% based on source of PWD cost data	*Total Construction Costs + Public Construction Cost Premium*	*% Per Year*	*A&E, Legal, Development Fees, Project Management*	*AIPP, Surveying, Testing, Inspections, Land / ROW Acquisition*	*Total Public Construction Costs + Escalation + Soft Costs + Miscellaneous*		*Subtotal + Contingency*		
		0%		0%	20%	12%		30%			
A STREET	A1	$ -	$ 1,748,166	$ -	$ 349,633	$ 209,780	$ 2,307,580	$ 692,274	$ 2,999,853	$ 2,099,897	$ 4,499,780
A STREET	A2	$ -	$ 1,298,856	$ -	$ 259,771	$ 155,863	$ 1,714,490	$ 514,347	$ 2,228,837	$ 1,560,186	$ 3,343,256
A STREET	A3	$ -	$ 1,246,774	$ -	$ 249,355	$ 149,613	$ 1,645,742	$ 493,722	$ 2,139,464	$ 1,497,625	$ 3,209,196
B STREET	B1	$ -	$ 1,969,508	$ -	$ 393,902	$ 236,341	$ 2,599,750	$ 779,925	$ 3,379,675	$ 2,365,772	$ 5,069,512
B STREET	B2	$ -	$ 1,919,147	$ -	$ 383,829	$ 230,298	$ 2,533,275	$ 759,982	$ 3,293,257	$ 2,305,280	$ 4,939,885
B STREET	B3	$ -	$ 1,921,575	$ -	$ 384,315	$ 230,589	$ 2,536,479	$ 760,944	$ 3,297,423	$ 2,308,196	$ 4,946,135
C STREET	C1	$ -	$ 1,457,262	$ -	$ 291,452	$ 174,871	$ 1,923,586	$ 577,076	$ 2,500,662	$ 1,750,463	$ 3,750,993
C STREET	C2	$ -	$ 1,443,709	$ -	$ 288,742	$ 173,245	$ 1,905,696	$ 571,709	$ 2,477,405	$ 1,734,183	$ 3,716,107
D STREET	D1	$ -	$ 1,838,359	$ -	$ 367,672	$ 220,603	$ 2,426,634	$ 727,990	$ 3,154,624	$ 2,208,237	$ 4,731,936
D STREET	D2	$ -	$ 1,408,436	$ -	$ 281,687	$ 169,012	$ 1,859,135	$ 557,741	$ 2,416,876	$ 1,691,813	$ 3,625,314
D STREET	D3	$ -	$ 1,754,966	$ -	$ 350,993	$ 210,596	$ 2,316,555	$ 694,966	$ 3,011,521	$ 2,108,065	$ 4,517,282
E STREET	E1	$ -	$ 968,533	$ -	$ 193,707	$ 116,224	$ 1,278,463	$ 383,539	$ 1,662,002	$ 1,163,401	$ 2,493,003
TEXAS LOOP	TL1	$ -	$ 1,492,843	$ -	$ 298,569	$ 179,141	$ 1,970,553	$ 591,166	$ 2,561,719	$ 1,793,203	$ 3,842,578
TEXAS LOOP	TL2	$ -	$ 1,528,758	$ -	$ 305,752	$ 183,451	$ 2,017,961	$ 605,388	$ 2,623,349	$ 1,836,344	$ 3,935,023
HAYWOOD AVE	HA1	$ -	$ 1,955,480	$ -	$ 391,096	$ 234,658	$ 2,581,233	$ 774,370	$ 3,355,603	$ 2,348,922	$ 5,033,404
EAST BARTON SPRINGS RD	EB1	$ -	$ 2,062,869	$ -	$ 412,574	$ 247,544	$ 2,722,987	$ 816,896	$ 3,539,883	$ 2,477,918	$ 5,309,825
EAST BARTON SPRINGS RD	EB2	$ -	$ 2,126,356	$ -	$ 425,271	$ 255,163	$ 2,806,790	$ 842,037	$ 3,648,826	$ 2,554,178	$ 5,473,240
EAST BARTON SPRINGS RD	EB3	$ -	$ 2,048,722	$ -	$ 409,744	$ 245,847	$ 2,704,313	$ 811,294	$ 3,515,606	$ 2,460,924	$ 5,273,410
EAST BARTON SPRINGS RD	EB4	$ -	$ 2,135,565	$ -	$ 427,113	$ 256,268	$ 2,818,946	$ 845,684	$ 3,664,630	$ 2,565,241	$ 5,496,945
MOTON LANE	ML1	$ -	$ 1,973,338	$ -	$ 394,668	$ 236,801	$ 2,604,806	$ 781,442	$ 3,386,248	$ 2,370,373	$ 5,079,371
MOTON LANE	ML2	$ -	$ 2,072,828	$ -	$ 414,566	$ 248,739	$ 2,736,132	$ 820,840	$ 3,556,972	$ 2,489,880	$ 5,335,458
ARMADILLO DRIVE	AD1	$ -	$ 2,809,514	$ -	$ 561,903	$ 337,142	$ 3,708,558	$ 1,112,567	$ 4,821,125	$ 3,374,788	$ 7,231,688
ARMADILLO DRIVE	AD2	$ -	$ 3,809,838	$ -	$ 761,968	$ 457,181	$ 5,028,986	$ 1,508,696	$ 6,537,682	$ 4,576,377	$ 9,806,523
WEST BARTON SPRINGS RD	WB1	$ -	$ 2,928,721	$ -	$ 585,744	$ 351,446	$ 3,865,911	$ 1,159,773	$ 5,025,685	$ 3,517,979	$ 7,538,527
WEST BARTON SPRINGS RD	WB2	$ -	$ 4,615,382	$ -	$ 923,076	$ 553,846	$ 6,092,304	$ 1,827,691	$ 7,919,996	$ 5,543,997	$ 11,879,994
SOUTH FIRST STREET	SF1	$ -	$ 6,145,798	$ -	$ 1,229,160	$ 737,496	$ 8,112,453	$ 2,433,736	$ 10,546,190	$ 7,382,333	$ 15,819,284
SOUTH FIRST STREET	SF2	$ -	$ 3,182,966	$ -	$ 636,593	$ 381,956	$ 4,201,515	$ 1,260,454	$ 5,461,969	$ 3,823,378	$ 8,192,954
SOUTH FIRST STREET	SF3	$ -	$ 3,880,488	$ -	$ 776,098	$ 465,659	$ 5,122,244	$ 1,536,673	$ 6,658,917	$ 4,661,242	$ 9,988,376
CONGRESS AVE	CA1	$ -	$ 6,210,153	$ -	$ 1,242,031	$ 745,218	$ 8,197,402	$ 2,459,221	$ 10,656,623	$ 7,459,636	$ 15,984,935
CONGRESS AVE	CA2	$ -	$ 4,632,363	$ -	$ 926,473	$ 555,884	$ 6,114,719	$ 1,834,416	$ 7,949,135	$ 5,564,395	$ 11,923,703
CONGRESS AVE	CA3	$ -	$ 4,069,922	$ -	$ 813,984	$ 488,391	$ 5,372,297	$ 1,611,689	$ 6,983,986	$ 4,888,790	$ 10,475,979
WEST RIVERSIDE DRIVE	WR1	$ -	$ 2,759,749	$ -	$ 551,950	$ 331,170	$ 3,642,869	$ 1,092,861	$ 4,735,729	$ 3,315,011	$ 7,103,594
WEST RIVERSIDE DRIVE	WR2	$ -	$ 5,100,653	$ -	$ 1,020,131	$ 612,078	$ 6,732,862	$ 2,019,859	$ 8,752,721	$ 6,126,904	$ 13,129,081
EAST RIVERSIDE DRIVE	ER1 & ER2	$ -	$ 5,694,125	$ -	$ 1,138,825	$ 683,295	$ 7,516,245	$ 2,254,873	$ 9,771,118	$ 6,839,783	$ 14,656,677
EAST RIVERSIDE DRIVE	ER3	$ -	$ 13,425,923	$ -	$ 2,685,185	$ 1,611,111	$ 17,722,218	$ 5,316,665	$ 23,038,884	$ 16,127,219	$ 34,558,326
									$ 181,274,196	**$126,891,937**	**$271,911,294**
							% OF TOTAL COSTS		72%		

South Central Waterfront

2.a.ii. 2020 SCW Physical Framework Project Costs

C. 2020 SCW Physical Framework Project Costs & Funding Sources

Updated: March 12, 2020

CONTENTS			WHAT'S NEW
2.a.ii.	**2020 SCW Physical Framework Project Costs**		Updated Open Space costs
	C.	2020 SCW Physical Framework Project Costs & Funding Sources	Reflects a recalculation of Open Space direct costs. Please see following 'Staff Note 2.a.' for details

2020 SCW Physical Framework Project Costs

Property	Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	FUNDING SOURCES							Total allocation per Parcel	PHYSICAL FRAMEWORK									Total physical costs per Parcel
							BASELINE DEVELOPMENT	CAPITAL IMPROVEMENT	UTILITIES	"ABOVE AND BEYOND" COSTS	"ABOVE AND BEYOND" COST ALLOCATION				ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE				
PR22	**Statesman**						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		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	100%	50%	N	$1,476,370	$0	$0	$276,986					$535,286	$309,513	$236,736	$631,570	$40,250					
		EB2	EAST BARTON SPRINGS	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				$1,500,000			$28,926,116												$48,560,081	$1,500,000	
			Total Plazas / Hardscape / Other Acreage:			2.59															$21,158,863			
			Total Park Acreage:			6.99														$9,267,253				
			Subtotal:				$14,406,029	$1,351,110	$620,445	$29,401,861					$5,754,817	$3,628,707	$356,832	$5,494,060	$118,913	$9,267,253	$21,158,863			
		60%	Indirect Costs (from Summary Sheet):				$8,585,993	$805,261	$369,785	$17,523,509					$3,429,871	$2,162,709	$212,672	$3,274,459	$70,872	$5,523,283	$12,610,682			
			TOTALS:				**$22,992,022**	**$2,156,371**	**$990,230**	**$46,925,369**	?	?	?	**$73,063,993**	**$9,184,688**	**$5,791,416**	**$569,504**	**$8,768,519**	**$189,784**	**$14,790,536**	**$33,769,545**			**$73,063,993**
PR23	**Crockett**						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		EB2	EAST BARTON SPRINGS	50%	50%	N	$921,644	$0	$0	$141,534					$271,550	$329,699	$120,096	$320,395	$21,438					
		EB3	EAST BARTON SPRINGS	100%	100%	N	$1,775,356	$0	$0	$273,366					$525,518	$629,792	$232,416	$620,045	$40,950					
		EB4	EAST BARTON SPRINGS	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				$0			$1,450,153										$738,073	$712,080	$2,314,444	$0	
		OS3	CROCKETT SQUARE				$1,000,000			$6,740,368											$7,740,368	$12,353,627	$1,000,000	
			Subtotal:				$19,233,141	$1,425,607	$654,655	$9,561,384					$7,434,588	$5,552,725	$1,101,600	$7,326,091	$269,263	$738,073	$8,452,448			
		60%	Indirect Costs (from Summary Sheet):				$11,462,952	$849,662	$390,174	$5,698,585					$4,431,014	$3,309,424	$656,554	$4,366,350	$160,480	$439,892	$5,037,659			
			TOTALS:				**$30,696,093**	**$2,275,269**	**$1,044,829**	**$15,259,968**	?	?	?	**$49,276,159**	**$11,865,602**	**$8,862,149**	**$1,758,154**	**$11,692,440**	**$429,743**	**$1,177,965**	**$13,490,107**			**$49,276,159**
PR24	**DJ Interests**						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		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			

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2020 SCW Physical Framework Project Costs

Property	Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	FUNDING SOURCES							Total allocation per Parcel	PHYSICAL FRAMEWORK									Total physical costs per Parcel
							BASELINE DEVELOPMENT	CAPITAL IMPROVEMENT	UTILITIES	"ABOVE AND BEYOND" COSTS	"ABOVE AND BEYOND" COST ALLOCATION				ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE				
		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
PR16	World Class						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE- Parkland	OPEN SPACE- Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		WR2	WEST RIVERSIDE DRIVE	30%	30%	Y	$334,743	$772,063	$354,540	$68,850					$772,063	$334,743	$0	$354,540	$68,850					
		CA3	CONGRESS AVE	30%	30%	Y	$445,439	$492,698	$226,253	$56,588					$492,698	$445,439	$0	$226,253	$56,588					
		AD2	ARMADILLO DRIVE	100%	100%	N	$3,792,338	$0	$0	$17,500					$1,189,742	$1,305,426	$0	$1,297,170	$17,500					
		HA1	HAYWOOD AVE	50%	50%	Y	$209,670	$356,532	$411,538	$0					$356,532	$209,670	$0	$411,538	$0					
			Subtotal:				$4,782,190	$1,621,293	$992,330	$142,938					$2,811,035	$2,295,278	$0	$2,289,500	$142,938		$0			
		60%	Indirect Costs (from Summary Sheet):				$2,850,185	$966,290	$591,429	$85,191					$1,675,377	$1,367,986	$0	$1,364,542	$85,191		$0			
			TOTALS:				$7,632,375	$2,587,583	$1,583,759	$228,128	?	?	?	$12,031,845	$4,486,412	$3,663,263	$0	$3,654,042	$228,128		$0			$12,031,845
PR13	Crockett Threadgills						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE- Parkland	OPEN SPACE- Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		AD1	ARMADILLO DRIVE	40%	40%	N	$1,123,805	$0	$0	$0					$359,462	$372,423	$0	$391,920	$0					
		HA1	HAYWOOD AVE	50%	50%	Y	$209,670	$356,532	$411,538	$0					$356,532	$209,670	$0	$411,538	$0					
		WB1	WEST BARTON SPRINGS	25%	25%	Y	$139,021	$479,544	$0	$113,616					$479,544	$139,021	$113,616	$0	$0					
		WR2	WEST RIVERSIDE DRIVE	15%	15%	Y	$167,372	$386,031	$177,270	$34,425					$386,031	$167,372	$0	$177,270	$34,425					
			Subtotal:				$1,639,868	$1,222,107	$588,808	$148,041					$1,581,569	$888,485	$113,616	$980,728	$34,425	$0	$0			
		60%	Indirect Costs (from Summary Sheet):				$977,361	$728,376	$350,929	$88,232					$942,615	$529,537	$67,715	$584,514	$20,517	$0	$0			
			TOTALS:				$2,617,229	$1,950,483	$939,737	$236,273	?	?	?	$5,743,722	$2,524,185	$1,418,023	$181,331	$1,565,241	$54,942	$0	$0			$5,743,722
PR14	City of Austin						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE- Parkland	OPEN SPACE- Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		SF3	SOUTH FIRST STREET	25%	25%	Y	$466,419	$503,703	$0	$0					$503,703	$466,419	$0	$0	$0					
		AD1	ARMADILLO DRIVE	20%	20%	Y	$186,212	$179,731	$195,960	$0					$179,731	$186,212	$0	$195,960	$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					
		WB1	WEST BARTON SPRINGS	25%	25%	Y	$139,021	$479,544	$0	$113,616					$479,544	$139,021	$113,616	$0	$0					
			Subtotal:				$1,140,667	$1,718,777	$801,945	$113,616					$1,718,777	$1,140,667	$113,616	$801,945	$0	$0	$0			
		60%	Indirect Costs (from Summary Sheet):				$679,838	$1,024,391	$477,959	$67,715					$1,024,391	$679,838	$67,715	$477,959	$0	$0	$0			
			TOTALS:				$1,820,505	$2,743,169	$1,279,904	$181,331	?	?	?	$6,024,909	$2,743,169	$1,820,505	$181,331	$1,279,904	$0	$0	$0			$6,024,909
PR10	Molly Belle						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE- Parkland	OPEN SPACE- Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		SF2	SOUTH FIRST STREET	50%	50%	Y	$650,108	$941,375	$0	$0					$941,375	$650,108	$0	$0	$0					
		WR1	WEST RIVERSIDE DRIVE	50%	50%	Y	$397,462	$826,243	$74,420	$81,750					$826,243	$397,462	$0	$74,420	$81,750					
		WB1	WEST BARTON SPRINGS	50%	50%	Y	$278,041	$959,087	$0	$227,232					$959,087	$278,041	$227,232	$0	$0					

2020 SCW Physical Framework Project Costs

Property	Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	FUNDING SOURCES: BASELINE DEVELOPMENT	CAPITAL IMPROVEMENT	UTILITIES	"ABOVE AND BEYOND" COSTS	"ABOVE AND BEYOND" COST ALLOCATION			Total allocation per Parcel	PHYSICAL FRAMEWORK: ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE				Total physical costs per Parcel
			Subtotal:				$1,325,611	$2,726,705	$74,420	$308,982					$2,726,705	$1,325,611	$227,232	$74,420	$81,750	$0	$0			
		60%	Indirect Costs (from Summary Sheet):				$790,064	$1,625,116	$44,354	$184,153					$1,625,116	$790,064	$135,430	$44,354	$48,723	$0	$0			
			TOTALS:				$2,115,675	$4,351,821	$118,774	$493,135	?	?	?	$7,079,406	$4,351,821	$2,115,675	$362,662	$118,774	$130,473	$0	$0			$7,079,406
PR12	Austin Trust						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		CA2	CONGRESS AVE	20%	20%	Y	$342,418	$400,254	$183,801	$0					$400,254	$342,418	$0	$183,801	$0					
		WR2	WEST RIVERSIDE DRIVE	25%	25%	Y	$278,953	$643,386	$295,450	$57,375					$643,386	$278,953	$0	$295,450	$57,375					
			Subtotal:				$621,371	$1,043,639	$479,251	$57,375					$1,043,639	$621,371	$0	$479,251	$57,375	$0	$0			
		60%	Indirect Costs (from Summary Sheet):				$370,337	$622,009	$285,634	$34,196					$622,009	$370,337	$0	$285,634	$34,196	$0	$0			
			TOTALS:				$991,708	$1,665,648	$764,885	$91,571	?	?	?	$3,513,811	$1,665,648	$991,708	$0	$764,885	$91,571	$0	$0			$3,513,811
PR5&6	Bible Trust + Liza Mossler						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		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	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	$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	$0			$1,837,755
PR?	Not Assigned						Baseline Development Totals			"Above and Beyond" Costs TOTAL	District Participation Fee	??	TIF							OPEN SPACE-Parkland	OPEN SPACE-Plazas and Hardscape	TOTAL OPEN SPACE (Includes Direct Costs)	(Parkland Development) TYPICAL QUALITY OPEN SPACE	
		OS4	NIGHTWING PLAZA				??			$2,500,000											$2,500,000	$3,990,000	??	
		OS5	BOUILDIN CREEK TSD TRAIL				??			$5,596,072										$5,596,072	$0	$8,931,331	??	
		EB1	EAST BARTON SPRINGS	0%	50%	N	$309,513	$0	$0	$0					$0	$309,513	$0	$0	$0					
		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	90%	90%	Y	$987,274	$2,468,100	$0	$698,470					$2,468,100	$987,274	$584,755	$0	$113,715					
			Subtotal:				$14,310,128	$20,855,175	$6,280,752	$9,374,872					$20,855,175	$14,310,128	$584,755	$6,280,752	$694,045	$5,596,072	$2,500,000			
		60%	Indirect Costs (from Summary Sheet):				$8,528,836	$12,429,684	$3,743,328	$5,587,424					$12,429,684	$8,528,836	$348,514	$3,743,328	$413,651	$3,335,259	$1,490,000			
			TOTALS:				$22,838,965	$33,284,859	$10,024,080	$14,962,296	?	?	?	$81,110,200	$33,284,859	$22,838,965	$933,269	$10,024,080	$1,107,696	$8,931,331	$3,990,000			$81,110,200

Property	Owner	Code	Lookup Street Name	% length	% back of curb	Exist'g Street	FUNDING SOURCES							Total allocation per Parcel	PHYSICAL FRAMEWORK									Total physical costs per Parcel
							BASELINE DEVELOPMENT	CAPITAL IMPROVEMENT	UTILITIES	"ABOVE AND BEYOND" COSTS	"ABOVE AND BEYOND" COST ALLOCATION				ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE				
						TOTALS ALL PARCELS:	$93,822,825	$54,332,904	$17,825,349	$78,766,084	?	?	?	$244,747,163	$73,424,085	$49,619,957	$4,089,948	$38,947,036	$2,516,653	$24,899,831	$51,249,652			$244,747,163
																					Total Open Space:	$76,149,484		
																					% Open Space $ of District:	31%		
																					Total Parkland Dedication:		$2,500,000	

South Central Waterfront

2.a.ii. 2020 SCW Physical Framework Project Costs

D. Open Space COA Cost Data

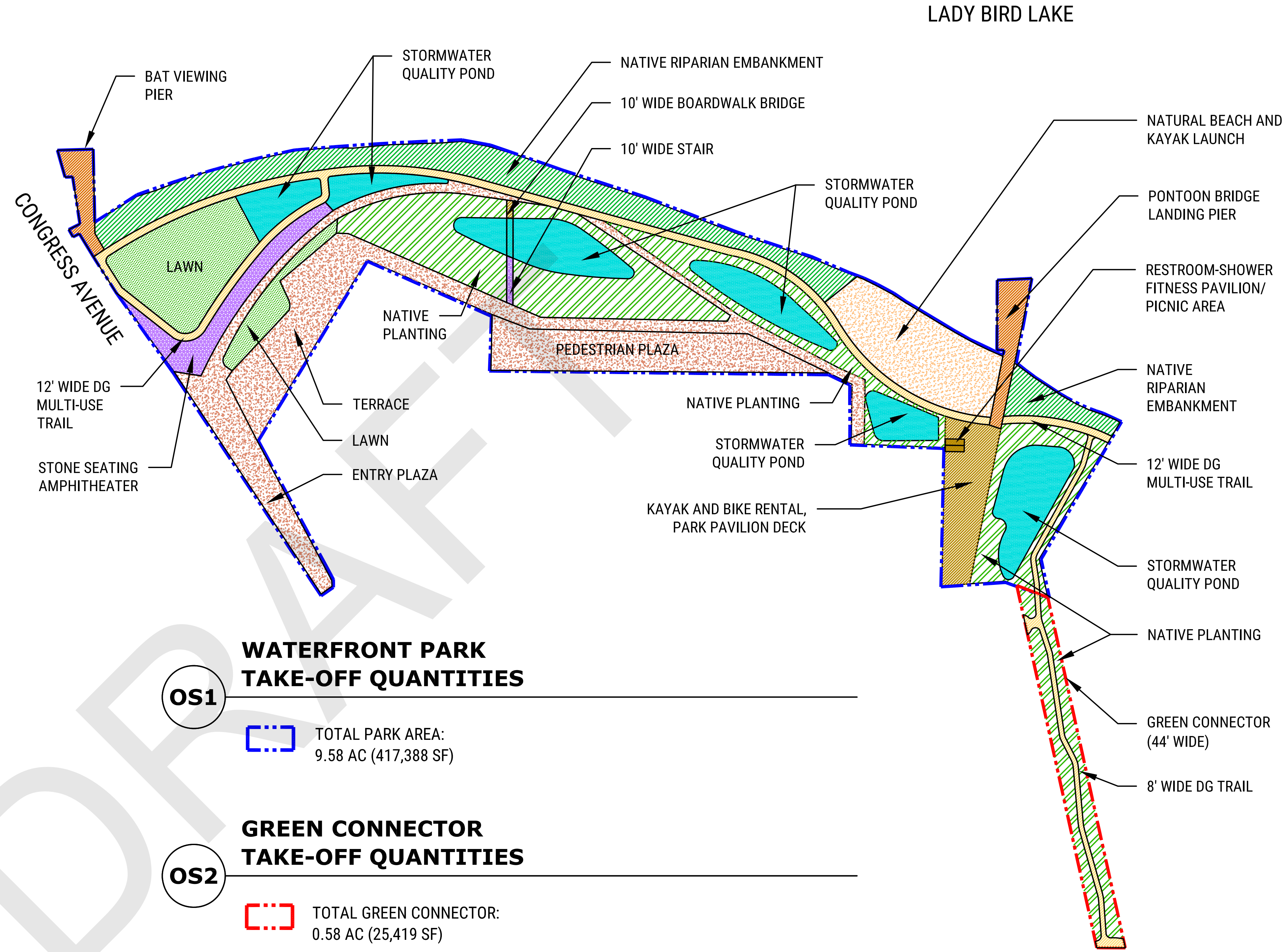
Updated: March 12, 2020

CONTENTS			WHAT'S NEW
2.a.ii.	**2020 SCW Physical Framework Project Costs**		Updated Open Space costs
	D.	Open Space COA Cost Data	No change from DRAFT 1 presented at SCWAB February 2020 Meeting

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 Bubblers			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



OS1 WATERFRONT PARK TAKE-OFF QUANTITIES

TOTAL PARK AREA: 9.58 AC (417,388 SF)

OS2 GREEN CONNECTOR TAKE-OFF QUANTITIES

TOTAL GREEN CONNECTOR: 0.58 AC (25,419 SF)

Not to Scale

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.

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

Code		`	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
OS 1	**WATERFRONT PARK & PLAZAS**		**417,388**	**9.58**		**AC**					
1		Total Park	304,587	6.99	73%						
2		Total Plazas / Hardscape / Other Open Space	112,801	2.59	27%						
3											
4	**PARK**										
5		Native Riparian Planting on Embankment									Supplemental planting for lake embankment erosion control, including soil amendments, top mulch, trees, shrubs, perennials, groundcovers, irrigation. Assumes 1/2 of total area is re-planted.
6		Planting	54,400	1.25		SF	$ 18.00	$ 979,192			
7		Irrigation	54,400			SF	$ 4.00	$ 217,598			
8		**Item Subtotal**							**$ 1,196,790**		
9											
10		Other Native Plantings									Planting on upper banks of stormwater quality features, irrigation
11		Planting	85,533	1.96		SF	$ 35.00	$ 2,993,643			
12		Irrigation	85,533			SF	$ 4.00	$ 342,131			
13		**Item Subtotal**							**$ 3,335,774**		
14											
15		Lawn Area									Sod Turf, bed prep, fine grading on sand, irrigation
16		Lawn	35,879			SF	$ 4.00	$ 143,516			
17		Irrigation	35,879			SF	$ 4.00	$ 143,516			
18		**Item Subtotal**							**$ 287,032**		
19											
20		Natural Beach and Kayak Launch Area									Sand, boulders and Trex platform on piers for kayak launch
21		Beach and Kayak Launch	30,041	0.69		SF	$ 7.00	$ 210,286			
22		Boulders	30			EA	$ 250.00	$ 7,510			
23		Trex Platform	6,008			SF	$ 9.00	$ 54,074			
24		**Item Subtotal**							**$ 271,870**		
25											
26		Stormwater Quality Ponds / Biofiltration Areas / Bioswale Connectors	58,815	1.35		SF	$ 40.00	$ 2,352,599			Wetland plantings in depressed planting beds, contract grown plant material, excavation, drainage, engineered media
27		**Item Subtotal**							**$ 2,352,599**		
28											
29		12' wide Trails (including sloped trails where handrails are required)									Stabilized, Decomposed Granite and concrete, vehicular grade for maintenance/EMS vehicles.
30		4" Concrete Base	26,446	0.61		SF	$ 6.00	$ 158,676			
31		Decomposed Granite	26,446	0.61		SF	$ 6.00	$ 158,676			
32		Handrails	1,102			LF	$ 175.00	$ 192,763			
33		**Item Subtotal**							**$ 510,115**		
34											
35		10' wide Boardwalk Bridge across Stormwater Quality Pond									10' Trex Boardwalk over pond with piers with metal guard rail, 10'-15' +/- above grade at center of bridge
36		Substructure	863			SF	$ 75.00	$ 64,725			
37		Trex Decking	863			SF	$ 9.00	$ 7,767			
38		Guardrails	172			LF	$ 225.00	$ 38,700			
39		**Item Subtotal**							**$ 111,192**		
40											
41		Bat Viewing Pier									Trex Boardwalk over Lady Bird Lake on piers with metal railings
42		Substructure	5,510	0.13		SF	$ 75.00	$ 413,250			

Estimates represent rough-order-of-magnitude costs and are based on artists' renderings and conceptual narrative.

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	0.32		SF	$ 9.00	$ 126,189			
90		Metal Guardrails	474			LF	$ 225.00	$ 106,569			
91		**Item Subtotal**							**$ 330,905**		
92											

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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

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
OS 2	**GREEN CONNECTOR - (44' Wide)**	**25,419**	**0.58**		**SF**					
1	**OPEN SPACE**									
2	Native Planting	19,856	0.46		SF	$ 35.00	$ 694,960			Wildflowers and other native perenial species. 1-25 gal. container plants
	Item Subtotal							**$ 694,960**		
3	8' Wide DG Trail	5,563	0.13		SF	$ 6.00	$ 33,378			Stabilized, Decomposed Granite with concrete edges.
4	Concrete Edging at DG Trail	1,391			LF	$ 7.00	$ 9,735			
5	**Item Subtotal**							**$ 43,113**		
6										
7	**SUBTOTAL ALL ITEMS**								**$ 738,073**	
8	Estimating Contingency	20%							$ 147,615	
9	Contractor Markups (GCs and Fee)	25%							$ 221,422	
10	**TOTAL OPEN SPACE**								**$ 1,107,110**	
11										
12										
13	**OTHER**									
14	Site Prep / Demolition / Utility / Earthwork	25,419	0.58		SF	$ 4.00	$ 101,676			
15	**Item Subtotal**							**$ 101,676**		
16										
17	Irrigation (Native Plantings)	19,856	0.46		SF	$ 4.00	$ 79,424			
18	**Item Subtotal**							**$ 79,424**		
19										
20	Lighting and Electrical			25,419	SF	$ 12.00	$ 305,028			
21	**Item Subtotal**							**$ 305,028**		
22										
23	Power and AV			25,419	SF	$ 8.00	$ 203,352			
24	**Item Subtotal**							**$ 203,352**		
25										
26	Trail Amenities / Site Furniture									6 Benches, 8 trash receptacles
27	Benches			6	EA	$ 2,500.00	$ 15,000			
28	Trash Receptacles			8	EA	$ 950.00	$ 7,600			
29	**Item Subtotal**							**$ 22,600**		
30										
31	**SUBTOTAL ALL ITEMS**								**$ 712,080**	
32	Estimating Contingency	20%							$ 142,416	
33	Contractor Markups (GCs and Fee)	25%							$ 213,624	
34	**TOTAL OTHER**								**$ 1,068,120**	
35										
36										
37	**GREEN CONNECTOR TOTAL**								**$ 2,175,230**	Public Art Allowance is not included
	Cost per Acre								*$ 3,727,645*	
	Cost per Square Foot								*$ 85.57*	

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Code		Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions

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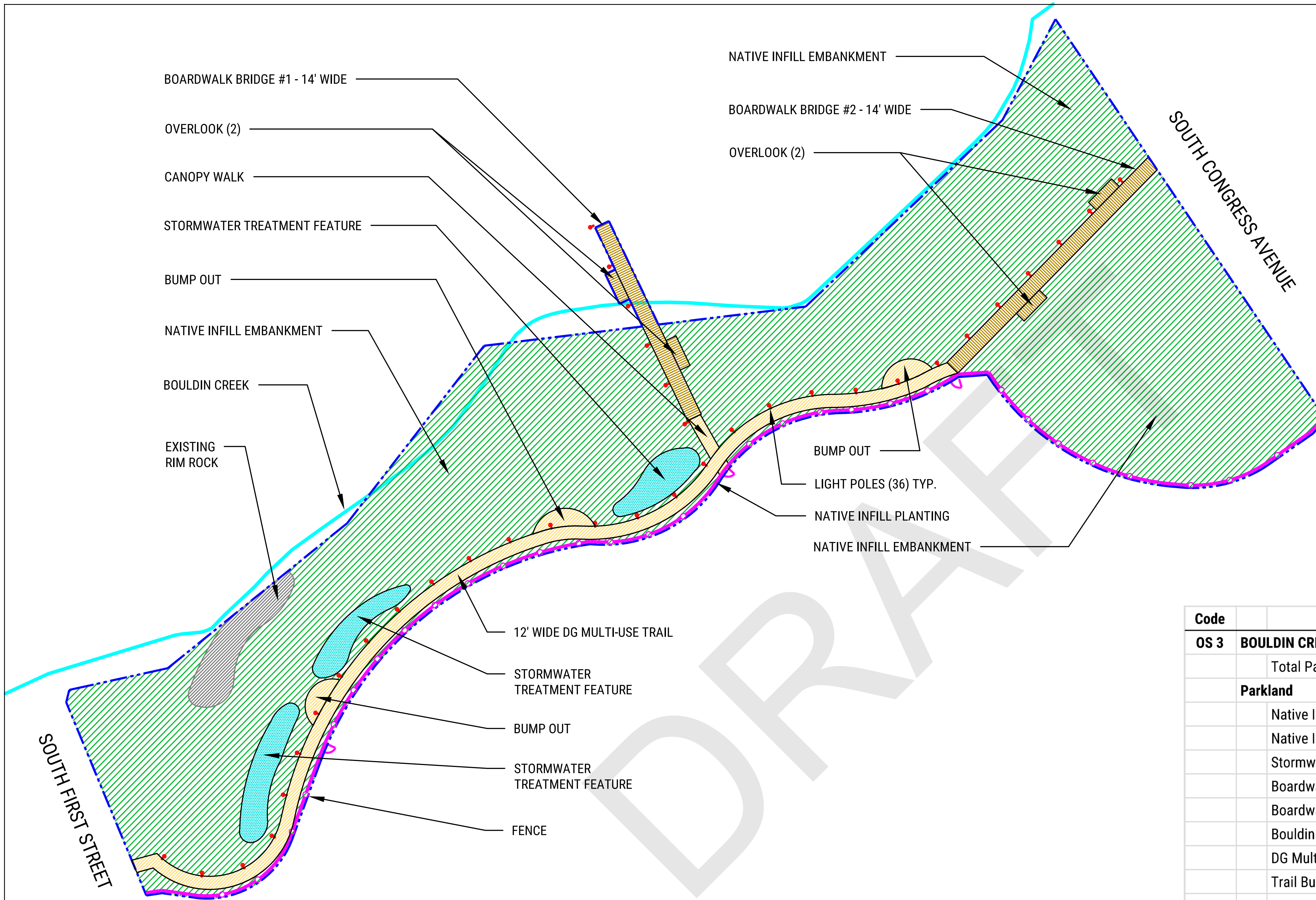

OS3

BOULDIN CREEK OPEN SPACE/ TRAIL TAKE-OFF QUANTITIES

TOTAL PARKLAND:
5.22 AC (227,508 SF)

1" = 100'-0"

0 100' 200'

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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
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Code		Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division 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											

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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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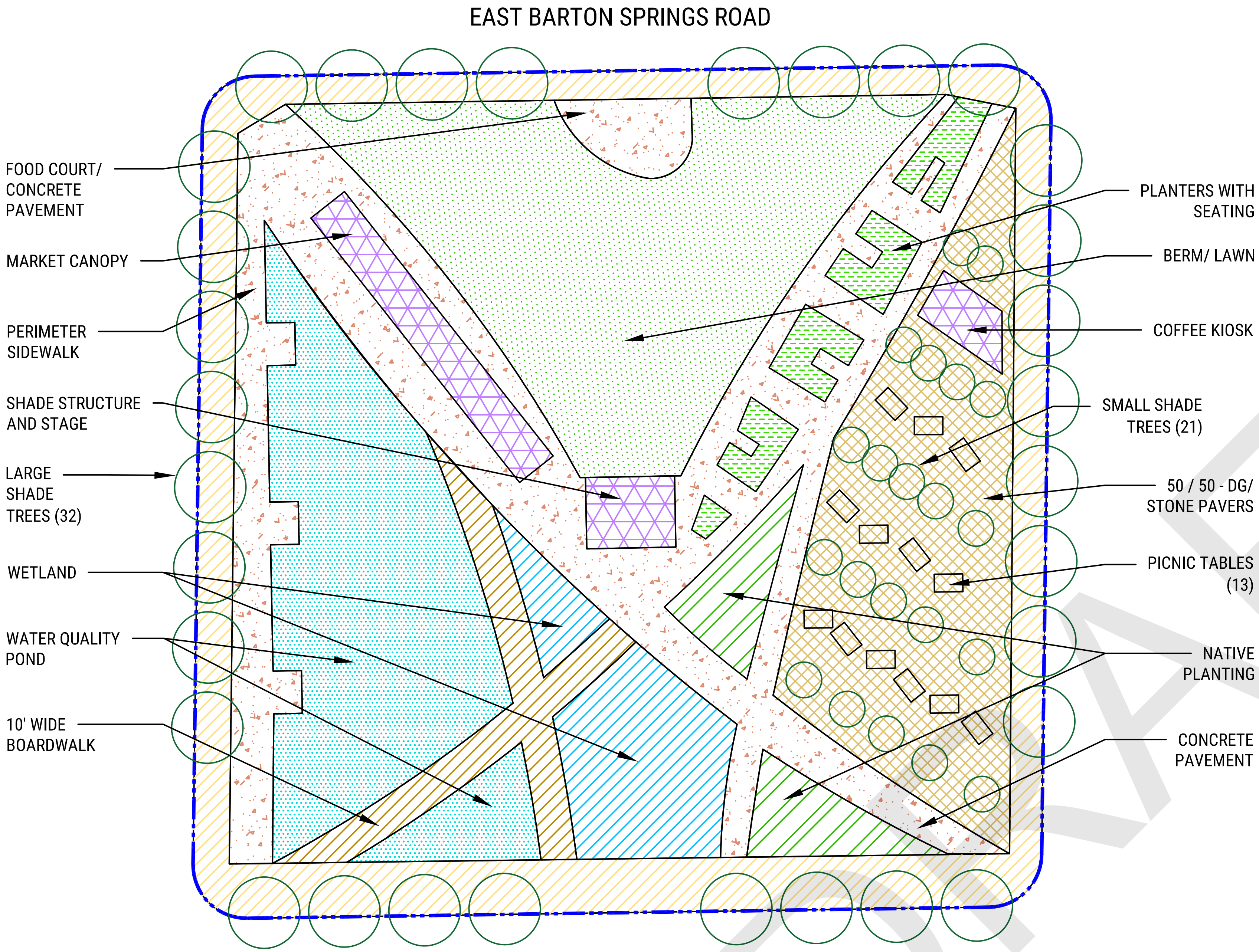

OS4 CROCKETT SQUARE PLAZA TAKE-OFF QUANTITIES

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

Code		Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
OS 4	**CROCKETT SQUARE**		**56,100**	**1.29**		**AC**					
1		Total Plaza	56,100	1.29							
2											
3	**PLAZA**										
4		Large Shade Tree Plantings with Irrigation Bubblers			32.0	EA	$ 10,000.00	$ 320,000			Modular Suspended Pavement with stormwater treatement such as Silva Cell tree boxes with soil prep, top mulch, irrigation system
5		**Item Subtotal**							**$ 320,000**		
6											
7		Small Shade Tree Plantings with Irrigation Bubblers			21.0	EA	$ 6,500.00	$ 136,500			Tree grates with Planting beds, soil prep, top mulch, irrigation system
8		**Item Subtotal**							**$ 136,500**		
9											
10		Native Plantings									Mix of 1 gal. to 25 gal. container plantings
11		Planting	1,659	0.04		SF	$ 35.00	$ 58,065			
12		Irrigation	1,659			SF	$ 4.00	$ 6,636			
13		**Item Subtotal**							**$ 64,701**		
14											
15		Lawn / Berm									Solid sod with grading for 5' tall berm, retaining walls
16		Lawn	9,756	0.22		SF	$ 6.00	$ 58,536			
17		Build Berm	903			CY	$ 30.00	$ 27,100			
18		Irrigation	9,756			SF	$ 4.00	$ 39,024			
19		**Item Subtotal**							**$ 124,660**		
20											
21		Wetlands	2,832	0.07		Allow	$ 40.00	$ 113,280			Wetland plantings in depressed planting beds, contract grown plant material including excavation, and make-up water source
22		**Item Subtotal**							**$ 113,280**		
23											
24		Water Quality Ponds	7,771	0.18		SF	$ 70.00	$ 543,970			Excavation, edge plantings, water circulation system and make-up water source
25		**Item Subtotal**							**$ 543,970**		
26											
27		10' wide Boardwalk									Trex, Street-level boardwalks over water feature/pond/wetlands
28		Substructure	2,116	0.05		SF	$ 18.00	$ 38,088			
29		Trex Decking	2,116			SF	$ 9.00	$ 19,044			
30		Guardrails	423			LF	$ 225.00	$ 95,220			
31		**Item Subtotal**							**$ 152,352**		
32											
33		Planters with Seating									Custom designed, 36" tall planters with 18" seat ledges on interior facing sides, stone clad with appropriate drainage and irrigation
34		Footings	702			LF	$ 45.00	$ 31,568			
35		Concrete Bench	1,403	0.03		SF	$ 250.00	$ 350,750			
36		Stone Cladding	1,403			SF	$ 35.00	$ 49,105			
37		**Item Subtotal**							**$ 431,423**		
38											
39		Concrete Pavement	10,645	0.24		SF	$ 10.00	$ 106,450			Suitable to accommodate small trucks for maintenance and emergency access
40		**Item Subtotal**							**$ 106,450**		
41											

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											

Estimates represent rough-order-of-magnitude costs and are based on artists' renderings and conceptual narrative.

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
		Cost per Acre								*$ 9,015,252*	
		Cost per Square Foot								*$ 206.96*	

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