

City of Bandera
Street Assessment – 2025
Unit Cost Update

PREPARED FOR



511 Main St.
Bandera, TX 78003

SUBMITTED BY



8918 Tesoro Dr., Suite 401 – San Antonio, Texas 78217
(210)-822-2232

October 2025

CITY OF BANDERA

STREET ASSESSMENT – 2025 UNIT COST UPDATE

TABLE OF CONTENTS

	Page Number
Introduction	
Purpose and Scope	1
General	1
Evaluation	
Estimated Costs	1
Prioritization of Streets Improvements	1
Recommendations	2
Pavement Treatment Type	2
Pavement Life Span	3
Summary	3
Ultimate Build-Out Option	4

EXHIBITS

- Exhibit A** – Alphabetized List
- Exhibit B** – Year(s) 1-7 (sorted by year)
- Exhibit C** – Street Maintenance Plan – Treatment Type
- Exhibit D** – Street Maintenance Plan – Year
- Exhibit E** – Cost Option Breakdown

INTRODUCTION

Ardurra Group, Inc. was retained by the City of Bandera in 2020 to assess and provide recommendations for the streets within the corporate limits of the city. The 2020 report included street condition assessments for approximately 14 miles of streets. The City of Bandera has requested an updated report for assessed streets in 2020 with 2025 unit costs.

Purpose and Scope

The purpose of this exercise is to provide the City of Bandera an updated report using 2025 unit costs associated with pavement condition scores and the proposed rehabilitation methods previously recommended in the 2020 street assessment.

EVALUATION

Estimated Costs

Using the information gathered, the proposed work was determined along with estimated costs. The 2025 cost estimates included the following:

ACTIVITY	2025 UNIT COST
Base Repair (6" Type C)	\$65.00/SY
Edge Repair (6" Type C)	\$65.00/SY
Fog Seal	\$4.50/SY
One Course Surface Treatment (OCST)	\$6.50/SY
Asphaltic Cement Pavement (ACP) consisting of 1.5" Type D	\$25.50/SY
Pavement Rehabilitation (Rehab) consisting of 6" Treat Existing Base, OCST and 1.5" Type D	\$47.00/SY
Level Up	\$220.00/Ton
Manhole / Water Valve Adjustment	\$1,500.00/EA

OCST and ACP pavement treatment typically require base and edge repair based on the condition of the street. The \$6.50/SY and \$25.50/SY unit costs for OCST and ACP, respectively, do not include the cost associated with base and edge repair. The pavement recommendations in this report are based on the 2020 streets evaluation and an assumed 5% increase/year of additional pavement base and edge repair.

Estimated costs were developed using construction unit prices of past projects in the area. All estimated costs are total budget costs and include twenty percent (20%) for construction contingencies and ten percent (10%) for engineering.

Prioritization of Streets Improvements

The pavement score from the 2020 evaluation forms were used to recommend the pavement treatment type and prioritize each street. In developing prioritized lists by year, treatment type, location, and continuity were considered in order to minimize mobilization costs during construction. The prioritization of the streets remained the same

as in the 2020 report with exception of streets that received surface improvements since the initial 2020 evaluation. The streets with completed surface improvements moved to the bottom of the prioritization list with a new pavement recommendation type.

RECOMMENDATIONS

Ardurra recommends that the City continues to focus on street maintenance efforts like crack sealing. Coupled with continuous crack sealing, Ardurra recommends implementing a fog seal schedule in order to further extend the life of the City's street infrastructure before more costly methods are required. To properly maintain, preserve, and monitor the street conditions; Ardurra proposed that City designate a street maintenance budget focused on crack sealing and fog sealing. Street maintenance should be conducted simultaneously to capital improvements and rehabilitation projects.

Pavement Treatment Type

For typical residential streets and minor collectors, Ardurra recommends the following pavement treatment types:

1. **Fog Seal treatment (Fog Seal)** - This repair method is the application of an emulsified asphalt material, which includes a dilution of oil and water amongst other materials. The seal is applied as a thin layer to the street via spray nozzles on a distributor truck and is a very quick application in which multiple Contractors are available to complete this work. This method is an early preventative maintenance technique used to restore flexibility to an existing asphalt surface, subsequently prolonging the life of a better conditioned roadway.
2. **One course surface treatment (OCST)** - One common course surface treatment method is OCST (often referred to as chip-sealing), which involves applying a layer of asphalt emulsion to the existing road surface followed by a layer of aggregate chips. The chips are compacted into the emulsion using rollers, creating a textured, skid-resistant surface.
3. **Asphaltic Concrete Pavement (ACP)** - This method consists of laying a new asphalt layer on top of the existing pavement. This method is well suited for aged streets with minimal base failures. The process of overlaying usually includes spot base repairs, application of a prime coat, and followed by a leveling course before applying the new pavement surface.
4. **Pavement Rehabilitation (Rehab)** - Full depth reconstruction involves the replacement of the entire existing pavement structure. This method involves treating the existing base before installing new hot-mix asphalt.

The unit cost breakdown for each pavement treatment type and the updated 2025 street improvements costs are shown in **Exhibit A** and **Exhibit B** as part of this report.

Pavement Life Span:

Accepted industry standards and empirical data suggest a pavement life increase after each treatment activity is applied. The treatment methods are estimated as follows:

ACTIVITY	INCREASE IN PAVEMENT LIFE
Fog Seal	2 Years
OCST	5 Years
ACP	10 Years
Rehab	20 Years
Full Depth Rehab with curb	30 Years

Included as part of this report is a budget summary listing the costs for a seven (7) year street maintenance plan consisting of Fog Seal, OCST, ACP and Rehab. The total cost for the seven (7) year plan is **\$3,401,881**. It is our recommendation that the City budget yearly according to the budget summary as shown in the next section for the implementation of this street maintenance plan.

The following exhibits are provided and are summarized below:

- Alphabetized, **Exhibit A**.
- Year(s) 1-7 (sorted by year), **Exhibit B**.

Attached to this report are two (2) maps:

1. Street Maintenance Plan – Color coded by treatment type, **Exhibit C**.
2. Street Maintenance Plan – Color coded by year, **Exhibit D**.

SUMMARY

In order to protect the City's investments of its existing infrastructure, keeping up with regular street maintenance is important in extending the life of the existing streets. This reduces costs over its life cycle because full replacement is not required as frequently.

Below is a yearly budget summary of the costs associated with the Street Maintenance Plan:

YEAR	PAVEMENT TREATMENT	COSTS
Year 1	OCST	\$381,225
	ACP	\$0
	Rehab	\$0
	Year 1 Total	\$381,225
Year 2	OCST	\$25,824
	ACP	\$47,029
	Rehab	\$371,963
	Year 2 Total	\$444,816

YEAR	PAVEMENT TREATMENT	COSTS
Year 3	OCST	\$115,758
	ACP	\$41,515
	Rehab	\$352,571
	Year 3 Total	\$509,845
Year 4	OCST	\$526,192
	ACP	\$61,652
	Rehab	\$0
	Year 4 Total	\$587,844
Year 5	OCST	\$584,721
	ACP	\$27,175
	Rehab	\$0
	Year 5 Total	\$611,896
Year 6	OCST	\$566,094
	ACP	\$13,107
	Rehab	\$0
	Year 6 Total	\$579,200
Year 7	Fog Seal	\$287,055
	Year 7 Total	\$287,055
	OVERALL TOTAL COST	\$3,401,881

**Note: The above costs include an inflation factor of three percent (3%) per year.*

Ardurra recommends conducting a street assessment and evaluating the pavement conditions on a 3-5 year rotation and adjusting the prioritizations as needed. A reprioritization of all pavement sections will assure the most cost-effective use of street funds.

Ultimate Full Reconstruction with Ribbon Curb Option:

As part of this updated 2025 street assessment report, the City requested Ardurra provide an ultimate Full Reconstruction option for each street. The Full Reconstruction option consists of a full depth replacement as well as concrete ribbon curb on either side of the street. We analyzed this option from a City street block standpoint (380 LF). For a 24-foot wide and 380-foot length street section, we created a table to compare the cost for the Full Reconstruction option with the other pavement treatment types. The comparison table is provided on **Exhibit E**. The estimated total cost for Full Reconstruction of all City streets is \$22,028,000.

EXHIBIT A
ALPHABETIZED LIST
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
*1ST STREET	PECAN ST	RIVER	78	1930	20	4290	OCST	5	\$ 52,897
*2ND STREET	PECAN ST	HACKBERRY ST	88	406	21	947	OCST	6	\$ 9,516
*3RD STREET	PECAN ST	CYPRESS ST	61	1163	20	2585	REHAB	3	\$ 180,041
*4TH STREET	PECAN ST	CYPRESS ST	80	1157	21	2700	OCST	5	\$ 38,397
*5TH STREET	CYPRESS ST	PECAN ST	83	1168	20	2596	OCST	6	\$ 34,526
*6TH STREET	PECAN ST	CEDAR ST	88	1163	20	2584	OCST	6	\$ 32,399
*7TH STREET	CEDAR ST	DEAD END	78	1106	21	2580	OCST	5	\$ 44,069
*7TH STREET	CEDAR ST	CYPRESS ST	81	382	54	2291	OCST	6	\$ 33,636
*8TH STREET	CHERRY ST	PECAN ST	58	362	18	725	REHAB	2	\$ 46,157
*8TH STREET	MAPLE ST	CEDAR ST	71	780	21	1819	OCST	2	\$ 25,824
*8TH STREET	CEDAR ST	PECAN ST	78	780	20	1733	OCST	5	\$ 17,482
*9TH STREET	PECAN ST	CYPRESS ST	67	1174	20	2608	REHAB	2	\$ 213,002
*9TH STREET	CHERRY ST	PECAN ST	84	397	21	927	ACP	6	\$ 7,101
*9TH STREET	CYPRESS ST	MAPLE ST	88	376	21	877	OCST	6	\$ 8,835
10TH STREET	CEDAR ST	PECAN ST	64	789	20	1754	REHAB	2	\$ 112,804
10TH STREET	CEDAR ST	MAPLE ST	77	769	20	1709	OCST	5	\$ 28,826
10TH STREET	CHERRY ST	PECAN ST	87	407	21	950	ACP	6	\$ 4,260
11TH STREET	CYPRESS ST	MAPLE ST	80	391	27	1173	OCST	5	\$ 11,464
11TH STREET	SYCAMORE ST	PECAN ST	60	1536	22	3756	FOG SEAL	7	\$ 48,880
11TH STREET	CEDAR ST	HACKBERRY ST	66	386	38	1629	FOG SEAL	7	\$ 26,874
11TH STREET	CYPRESS ST	CEDAR ST	66	393	45	1964	FOG SEAL	7	\$ 32,927
11TH STREET	HACKBERRY ST	PECAN ST	69	390	23	997	FOG SEAL	7	\$ 12,793
12TH STREET	PECAN ST	HACKBERRY ST	73	370	48	1976	ACP	3	\$ 2,722
12TH STREET	HWY 173	OAK	77	771	28	2399	OCST	5	\$ 29,673
12TH STREET	OAK ST	PECAN ST	77	790	22	1932	OCST	5	\$ 25,284
12TH STREET	HACKBERRY ST	CEDAR ST	78	402	22	983	OCST	5	\$ 9,615
12TH STREET	HWY 173	DEAD END	86	746	27	2238	OCST	6	\$ 30,433
13TH STREET	PECAN ST	HWY 16	66	1030	30	3433	OCST	1	\$ 84,980
13TH STREET	COTTONWOOD	DEAD END	90	365	22	891	OCST	6	\$ 30,091
13TH STREET	HWY 173	PECAN ST	66	2844	30	9480	FOG SEAL	7	\$ 106,964
14TH STREET	HWY 16	MAPLE ST	76	400	20	889	OCST	4	\$ 18,725
14TH STREET	SYCAMORE ST	CEDAR ST	76	2320	20	5156	OCST	4	\$ 67,079
14TH STREET	HWY 16	CEDAR ST	81	380	20	843	OCST	5	\$ 11,748
15TH STREET	MAPLE ST	HWY 16	75	456	20	1012	ACP	4	\$ 18,078
15TH STREET	HWY 16	CEDAR ST	76	339	36	1355	ACP	4	\$ 8,071
15TH STREET	SYCAMORE ST	OAK ST	79	788	18	1576	OCST	5	\$ 19,370
15TH STREET	CHERRY ST	PECAN ST	80	431	19	910	OCST	5	\$ 8,686
15TH STREET	HACKBERRY ST	CEDAR ST	80	372	20	826	OCST	5	\$ 7,884
BANDERA BLVD	SYCAMORE ST	END OF MAINTENANCE	74	498	21	1162	OCST	4	\$ 32,805
BANDERA BLVD	MULBERRY	SYCAMORE	86	455	21	1062	OCST	6	\$ 10,522
BUCK CREEK DRIVE	MULBERRY	OLD SAN ANTONIO RD	85	1120	42	5226	OCST	6	\$ 51,461
CEDAR STREET	6TH	3RD	68	1174	20	2609	OCST	1	\$ 48,766
CEDAR STREET	10TH	6TH	70	1569	22	3836	OCST	3	\$ 71,268
CEDAR STREET	11TH	10TH	74	378	22	925	ACP	4	\$ 7,892
CEDAR STREET	HWY 173	11TH	74	395	42	1845	ACP	4	\$ 25,369
CEDAR STREET	HWY 173	15TH	75	1586	21	3702	OCST	4	\$ 62,388
CHERRY STREET	9TH	8TH	58	421	18	842	FOG SEAL	2	\$ 10,115

EXHIBIT A
ALPHABETIZED LIST
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
CHERRY STREET	14TH	13TH	71	392	20	870	OCST	4	\$ 11,811
CHERRY STREET	14TH	15TH	80	380	19	801	OCST	5	\$ 11,629
CHERRY STREET	13TH	HWY 173	81	790	23	2018	OCST	6	\$ 26,273
CHERRY STREET	11TH	10TH	87	369	21	861	ACP	6	\$ 1,746
CHERRY STREET	HWY 173	11TH	66	408	21	951	FOG SEAL	7	\$ 9,993
COTTONWOOD STREET	HWY 16	12TH	63	479	28	1490	FOG SEAL	7	\$ 17,795
COTTONWOOD STREET	12TH	HWY 173	72	400	22	978	FOG SEAL	7	\$ 10,293
CYPRESS STREET	10TH	11TH	72	395	24	1052	OCST	4	\$ 9,691
CYPRESS STREET	5TH	10TH	72	1949	21	4547	OCST	4	\$ 86,535
CYPRESS STREET	1ST	5TH	74	1544	20	3432	OCST	4	\$ 37,685
CYPRESS STREET	HWY 173	11TH	76	398	45	1990	OCST	4	\$ 30,246
GALVESTON STREET	MONTAGUE DDR	CITY LIMITS	90	290	20	645	OCST	6	\$ 6,439
HACKBERRY STREET	12TH	13TH	68	392	25	1090	OCST	1	\$ 9,571
HACKBERRY STREET	13TH	14TH	68	396	20	880	OCST	1	\$ 19,628
HACKBERRY STREET	4TH	11TH	68	2745	21	6404	OCST	1	\$ 77,979
HACKBERRY STREET	3RD	4TH	61	381	20	848	REHAB	3	\$ 57,077
HACKBERRY STREET	12TH	HWY 173	73	411	60	2740	ACP	3	\$ 34,819
HACKBERRY STREET	FLUME	11TH	74	201	29	646	ACP	4	\$ 916
HACKBERRY STREET	HWY 173	FLUME	74	201	35	780	ACP	4	\$ 1,326
HACKBERRY STREET	15TH	14TH	80	372	20	827	OCST	5	\$ 10,286
HACKBERRY STREET	1ST	3RD	86	759	20	1687	OCST	6	\$ 16,772
MADRONA LANE	HWY 16	CITY LIMITS	82	515	14	801	OCST	6	\$ 7,946
MAPLE STREET	HWY 173	15TH	77	1560	21	3641	OCST	5	\$ 65,872
MAPLE STREET	8TH	HWY 173	79	1598	20	3552	ACP	5	\$ 27,175
MONTAGUE DRIVE	HWY 16	GALVESTON ST	67	446	30	1486	OCST	1	\$ 34,599
MONTAGUE DRIVE	GALVESTON	CITY LIMITS	80	973	22	2378	OCST	5	\$ 55,413
MULBERRY STREET	14TH	END OF MAINTENANCE	68	924	24	2464	OCST	1	\$ 29,691
MULBERRY STREET	14TH	HWY 173	69	1170	22	2860	OCST	1	\$ 76,010
MULBERRY STREET	1/2 BLOCK	11TH	80	203	25	563	OCST	5	\$ 9,977
MULBERRY STREET	HWY 173	1/2 BLOCK	80	203	44	990	OCST	5	\$ 14,308
OAK STREET	12TH	HWY 173	77	384	21	895	OCST	5	\$ 26,311
OAK STREET	12 TH	15TH	77	1194	18	2389	OCST	5	\$ 32,484
OAK STREET	HWY 173	11TH	99	406	50	2256	OCST	6	\$ 22,118
OLD MEDINA HIGHWAY	HWY 16	CITY LIMITS	72	800	22	1955	OCST	4	\$ 18,116
OLD SAN ANTONIO ROAD	HWY 16	HIGH SCHOOL DRIVEWAY	75	1921	40	8539	OCST	4	\$ 110,906
PARK RD	MAPLE ST	DEAD END	80	5683	18	11365	OCST	6	\$ 158,127
PECAN ST	HWY 173	12TH	73	405	60	2701	ACP	3	\$ 3,974
PECAN STREET	HWY 173	9TH	68	1181	22	2887	ACP	2	\$ 47,029
PECAN STREET	1ST	3RD	63	773	20	1719	REHAB	3	\$ 115,454
PECAN STREET	3RD	6TH	71	1195	20	2655	OCST	3	\$ 44,490
PECAN STREET	13TH	12TH	75	391	22	956	OCST	4	\$ 9,139
PECAN STREET	14TH	13TH	75	396	20	880	OCST	4	\$ 24,497
PECAN STREET	15TH	14TH	80	324	19	685	OCST	5	\$ 6,538
PECAN STREET	6TH	9TH	82	1158	22	2831	OCST	6	\$ 27,986
SCHMIDTKE ROAD	PECAN ST	RIVER	80	528	20	1173	OCST	5	\$ 46,506
SLEEPY HOLLOW	MULBERRY ST	DEAD END	76	316	20	701	OCST	4	\$ 6,570
SYCAMORE STREET	BANDERA BLVD	13TH	82	1237	22	3023	OCST	6	\$ 29,870

EXHIBIT A
ALPHABETIZED LIST
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
SYCAMORE STREET	HWY 173	11TH	65	404	21	944	FOG SEAL	7	\$ 10,420
WHITE TAIL LANE	BUCK CREEK	CUL-DE-SAC	88	952	28	2961	OCST	6	\$ 29,141

TOTAL	\$ 3,401,881
-------	--------------

NOTES:

OCST - ONE COURSE SURFACE TREATMENT
 ACP - ASPHALT CONCRETE PAVEMENT

EXHIBIT B
PRIORITIZED BY YEAR
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
13TH STREET	PECAN ST	HWY 16	66	1030	30	3433	OCST	1	\$ 84,980
MONTAGUE DRIVE	HWY 16	GALVESTON ST	67	446	30	1486	OCST	1	\$ 34,599
CEDAR STREET	6TH	3RD	68	1174	20	2609	OCST	1	\$ 48,766
HACKBERRY STREET	12TH	13TH	68	392	25	1090	OCST	1	\$ 9,571
HACKBERRY STREET	13TH	14TH	68	396	20	880	OCST	1	\$ 19,628
HACKBERRY STREET	4TH	11TH	68	2745	21	6404	OCST	1	\$ 77,979
MULBERRY STREET	14TH	END OF MAINTENANCE	68	924	24	2464	OCST	1	\$ 29,691
MULBERRY STREET	14TH	HWY 173	69	1170	22	2860	OCST	1	\$ 76,010
*8TH STREET	CHERRY ST	PECAN ST	58	362	18	725	REHAB	2	\$ 46,157
10TH STREET	CEDAR ST	PECAN ST	64	789	20	1754	REHAB	2	\$ 112,804
*9TH STREET	PECAN ST	CYPRESS ST	67	1174	20	2608	REHAB	2	\$ 213,002
PECAN STREET	HWY 173	9TH	68	1181	22	2887	ACP	2	\$ 47,029
*8TH STREET	MAPLE ST	CEDAR ST	71	780	21	1819	OCST	2	\$ 25,824
*3RD STREET	PECAN ST	CYPRESS ST	61	1163	20	2585	REHAB	3	\$ 180,041
HACKBERRY STREET	3RD	4TH	61	381	20	848	REHAB	3	\$ 57,077
PECAN STREET	1ST	3RD	63	773	20	1719	REHAB	3	\$ 115,454
CEDAR STREET	10TH	6TH	70	1569	22	3836	OCST	3	\$ 71,268
PECAN STREET	3RD	6TH	71	1195	20	2655	OCST	3	\$ 44,490
12TH STREET	PECAN ST	HACKBERRY ST	73	370	48	1976	ACP	3	\$ 2,722
HACKBERRY STREET	12TH	HWY 173	73	411	60	2740	ACP	3	\$ 34,819
PECAN ST	HWY 173	12TH	73	405	60	2701	ACP	3	\$ 3,974
CHERRY STREET	14TH	13TH	71	392	20	870	OCST	4	\$ 11,811
CYPRESS STREET	10TH	11TH	72	395	24	1052	OCST	4	\$ 9,691
CYPRESS STREET	5TH	10TH	72	1949	21	4547	OCST	4	\$ 86,535
OLD MEDINA HIGHWAY	HWY 16	CITY LIMITS	72	800	22	1955	OCST	4	\$ 18,116
BANDERA BLVD	SYCAMORE ST	END OF MAINTENANCE	74	498	21	1162	OCST	4	\$ 32,805
CEDAR STREET	11TH	10TH	74	378	22	925	ACP	4	\$ 7,892
CEDAR STREET	HWY 173	11TH	74	395	42	1845	ACP	4	\$ 25,369
CYPRESS STREET	1ST	5TH	74	1544	20	3432	OCST	4	\$ 37,685
HACKBERRY STREET	FLUME	11TH	74	201	29	646	ACP	4	\$ 916
HACKBERRY STREET	HWY 173	FLUME	74	201	35	780	ACP	4	\$ 1,326
15TH STREET	MAPLE ST	HWY 16	75	456	20	1012	ACP	4	\$ 18,078
CEDAR STREET	HWY 173	15TH	75	1586	21	3702	OCST	4	\$ 62,388
OLD SAN ANTONIO ROAD	HWY 16	HIGH SCHOOL DRIVEWAY	75	1921	40	8539	OCST	4	\$ 110,906
PECAN STREET	13TH	12TH	75	391	22	956	OCST	4	\$ 9,139
PECAN STREET	14TH	13TH	75	396	20	880	OCST	4	\$ 24,497
14TH STREET	HWY 16	MAPLE ST	76	400	20	889	OCST	4	\$ 18,725
14TH STREET	SYCAMORE ST	CEDAR ST	76	2320	20	5156	OCST	4	\$ 67,079
15TH STREET	HWY 16	CEDAR ST	76	339	36	1355	ACP	4	\$ 8,071
CYPRESS STREET	HWY 173	11TH	76	398	45	1990	OCST	4	\$ 30,246
SLEEPY HOLLOW	MULBERRY ST	DEAD END	76	316	20	701	OCST	4	\$ 6,570
10TH STREET	CEDAR ST	MAPLE ST	77	769	20	1709	OCST	5	\$ 28,826
12TH STREET	HWY 173	OAK	77	771	28	2399	OCST	5	\$ 29,673
12TH STREET	OAK ST	PECAN ST	77	790	22	1932	OCST	5	\$ 25,284
MAPLE STREET	HWY 173	15TH	77	1560	21	3641	OCST	5	\$ 65,872
OAK STREET	12TH	HWY 173	77	384	21	895	OCST	5	\$ 26,311
OAK STREET	12 TH	15TH	77	1194	18	2389	OCST	5	\$ 32,484

EXHIBIT B
PRIORITIZED BY YEAR
CITY OF BANDERA



STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
*1ST STREET	PECAN ST	RIVER	78	1930	20	4290	OCST	5	\$ 52,897
*7TH STREET	CEDAR ST	DEAD END	78	1106	21	2580	OCST	5	\$ 44,069
*8TH STREET	CEDAR ST	PECAN ST	78	780	20	1733	OCST	5	\$ 17,482
12TH STREET	HACKBERRY ST	CEDAR ST	78	402	22	983	OCST	5	\$ 9,615
15TH STREET	SYCAMORE ST	OAK ST	79	788	18	1576	OCST	5	\$ 19,370
MAPLE STREET	8TH	HWY 173	79	1598	20	3552	ACP	5	\$ 27,175
*4TH STREET	PECAN ST	CYPRESS ST	80	1157	21	2700	OCST	5	\$ 38,397
11TH STREET	CYPRESS ST	MAPLE ST	80	391	27	1173	OCST	5	\$ 11,464
15TH STREET	CHERRY ST	PECAN ST	80	431	19	910	OCST	5	\$ 8,686
15TH STREET	HACKBERRY ST	CEDAR ST	80	372	20	826	OCST	5	\$ 7,884
CHERRY STREET	14TH	15TH	80	380	19	801	OCST	5	\$ 11,629
HACKBERRY STREET	15TH	14TH	80	372	20	827	OCST	5	\$ 10,286
MONTAGUE DRIVE	GALVESTON	CITY LIMITS	80	973	22	2378	OCST	5	\$ 55,413
MULBERRY STREET	1/2 BLOCK	11TH	80	203	25	563	OCST	5	\$ 9,977
MULBERRY STREET	HWY 173	1/2 BLOCK	80	203	44	990	OCST	5	\$ 14,308
PECAN STREET	15TH	14TH	80	324	19	685	OCST	5	\$ 6,538
SCHMIDTKE ROAD	PECAN ST	RIVER	80	528	20	1173	OCST	5	\$ 46,506
14TH STREET	HWY 16	CEDAR ST	81	380	20	843	OCST	5	\$ 11,748
PARK RD	MAPLE ST	DEAD END	80	5683	18	11365	OCST	6	\$ 158,127
*7TH STREET	CEDAR ST	CYPRESS ST	81	382	54	2291	OCST	6	\$ 33,636
CHERRY STREET	13TH	HWY 173	81	790	23	2018	OCST	6	\$ 26,273
MADRONA LANE	HWY 16	CITY LIMITS	82	515	14	801	OCST	6	\$ 7,946
PECAN STREET	6TH	9TH	82	1158	22	2831	OCST	6	\$ 27,986
SYCAMORE STREET	BANDERA BLVD	13TH	82	1237	22	3023	OCST	6	\$ 29,870
*5TH STREET	CYPRESS ST	PECAN ST	83	1168	20	2596	OCST	6	\$ 34,526
*9TH STREET	CHERRY ST	PECAN ST	84	397	21	927	ACP	6	\$ 7,101
BUCK CREEK DRIVE	MULBERRY	OLD SAN ANTONIO RD	85	1120	42	5226	OCST	6	\$ 51,461
12TH STREET	HWY 173	DEAD END	86	746	27	2238	OCST	6	\$ 30,433
BANDERA BLVD	MULBERRY	SYCAMORE	86	455	21	1062	OCST	6	\$ 10,522
HACKBERRY STREET	1ST	3RD	86	759	20	1687	OCST	6	\$ 16,772
10TH STREET	CHERRY ST	PECAN ST	87	407	21	950	ACP	6	\$ 4,260
CHERRY STREET	11TH	10TH	87	369	21	861	ACP	6	\$ 1,746
*2ND STREET	PECAN ST	HACKBERRY ST	88	406	21	947	OCST	6	\$ 9,516
*6TH STREET	PECAN ST	CEDAR ST	88	1163	20	2584	OCST	6	\$ 32,399
*9TH STREET	CYPRESS ST	MAPLE ST	88	376	21	877	OCST	6	\$ 8,835
WHITE TAIL LANE	BUCK CREEK	CUL-DE-SAC	88	952	28	2961	OCST	6	\$ 29,141
13TH STREET	COTTONWOOD	DEAD END	90	365	22	891	OCST	6	\$ 30,091
GALVESTON STREET	MONTAGUE DDR	CITY LIMITS	90	290	20	645	OCST	6	\$ 6,439
OAK STREET	HWY 173	11TH	99	406	50	2256	OCST	6	\$ 22,118
11TH STREET	SYCAMORE ST	PECAN ST	60	1536	22	3756	FOG SEAL	7	\$ 48,880
COTTONWOOD STREET	HWY 16	12TH	63	479	28	1490	FOG SEAL	7	\$ 17,795
SYCAMORE STREET	HWY 173	11TH	65	404	21	944	FOG SEAL	7	\$ 10,420
CHERRY STREET	HWY 173	11TH	66	408	21	951	FOG SEAL	7	\$ 9,993
CHERRY STREET	9TH	8TH	58	421	18	842	FOG SEAL	2	\$ 10,115
COTTONWOOD STREET	12TH	HWY 173	72	400	22	978	FOG SEAL	7	\$ 10,293
11TH STREET	CEDAR ST	HACKBERRY ST	66	386	38	1629	FOG SEAL	7	\$ 26,874
11TH STREET	CYPRESS ST	CEDAR ST	66	393	45	1964	FOG SEAL	7	\$ 32,927

EXHIBIT B
PRIORITIZED BY YEAR
CITY OF BANDERA

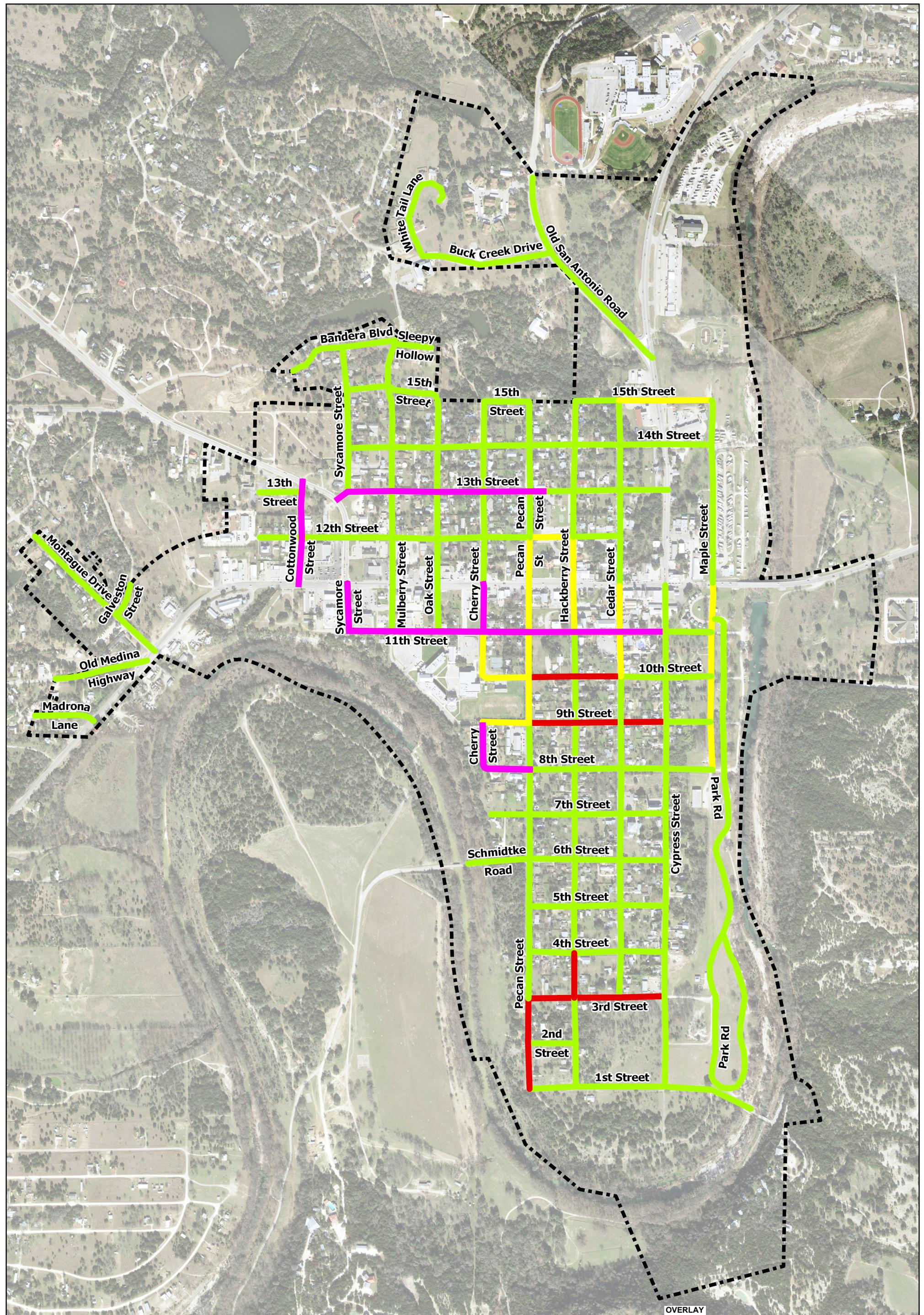


STREET	FROM	TO	PAVEMENT SCORE	LENGTH (FT)	WIDTH (FT)	PVMNT AREA (SY)	TREATMENT RECOMMENDATION	YEAR	STREET REPAIR COST W/I
11TH STREET	HACKBERRY ST	PECAN ST	69	390	23	997	FOG SEAL	7	\$ 12,793
13TH STREET	HWY 173	PECAN ST	66	2844	30	9480	FOG SEAL	7	\$ 106,964

TOTAL	\$ 3,401,881
-------	--------------

NOTES:

OCST - ONE COURSE SURFACE TREATMENT
 ACP - ASPHALT CONCRETE PAVEMENT



Disclaimer: 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.



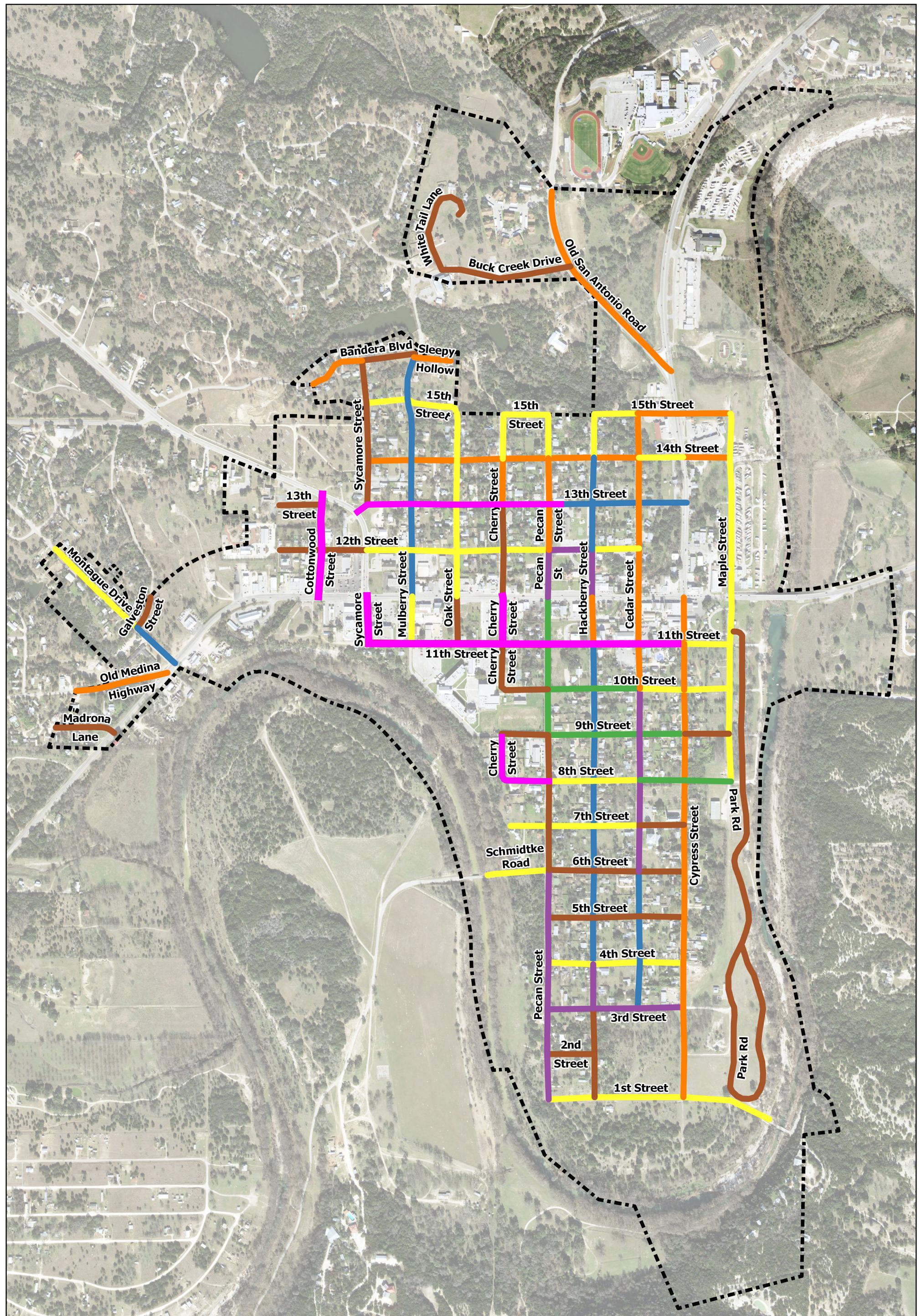
2025 Street Assessment

City of Bandera
Exhibit C

0 1,000 2,000
Feet

Path: \\sastorage\\share\\Projects\\Bandera\\180091 City Engineering Services\\010 Street Assessment\\02-Design\\GIS\\Bandera_Street_Assessment\\Bandera_Street_Assessment.aprx

ARDURRA
DATE: 10/9/2025



Disclaimer: 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.



Street Schedule

City of Bandera Exhibit D

Streets

Streets

Year Maintenance

Year 1
Year 2

Year 2
Year 3

Year 4

Year 5

Year 6



ITEM (TXDOT)	DESCRIPTION	UNIT	QUANTITY	UNIT COST	AMOUNT
FOG SEAL					
500	MOBILIZATION (3%)	LS	1	11%	\$ 9,246.79
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 3,362.47
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 2,521.85
315	FOG SEAL	SY	23,031	\$3.65	\$ 84,061.72
TOTAL				\$	99,192.83
COST PER SY				\$	4.50

ONE COURSE SURFACE TREATMENT (OCST)					
500	MOBILIZATION (3%)	LS	1	11%	\$ 90,547.91
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 32,926.51
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 24,694.88
316	ONE COURSE SURFACE TREATMENT	SY	149,666	\$5.50	\$ 823,162.77
TOTAL				\$	971,332.07
COST PER SY				\$	6.50

**See Note 2

ASPHALTIC CONCRETE PAVEMENT (ACP)					
500	MOBILIZATION (11%)	LS	1	11%	\$ 6,827.76
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 2,482.82
310	PRIME COAT	GAL	289	\$10.00	\$ 2,887.00
316	ONE COURSE SURFACE TREATMENT	SY	2,887	\$5.50	\$ 15,878.50
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	2,887	\$15.00	\$ 43,305.00
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 1,862.12
TOTAL				\$	73,243.19
COST PER SY				\$	25.50

**See Note 2

FULL DEPTH REPLACEMENT					
500	MOBILIZATION (11%)	LS	1	11%	\$ 40,216.36
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 15,248.52
110	STREET EXCAVATION	CY	2,287	\$25.00	\$ 57,165.51
524	CEMENT	TON	154	\$275.00	\$ 42,234.22
275	CEMENT TREAT (SUBGRADE) (6")	SY	10,239	\$5.50	\$ 56,312.29
316	ONE COURSE SURFACE TREATMENT	SY	10,239	\$5.50	\$ 56,312.29
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	10,239	\$15.00	\$ 153,578.98
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 10,968.10
506	STORM WATER POLLUTION PREVENTION PLAN	LS	1	1%	\$ 4,641.50
XXX	MISC. STRIPING, CONCRETE CURBS & DRIVEWAYS	LS	1	10%	\$ 46,414.98
TOTAL				\$	483,092.75
COST PER SY				\$	47.00

**See Note 2

FULL SECTION RIBBON CURB CITY STREET BLOCK (24' WIDTH @ 380')					
500	MOBILIZATION (11%)	LS	1	11%	\$ 4,390.38
100	PREPARING RIGHT-OF-WAY (4%)	LS	1	4%	\$ 3,352.08
110	STREET EXCAVATION	CY	245	\$25.00	\$ 6,124.92
524	CEMENT	TON	16	\$320.00	\$ 5,265.60
275	CEMENT TREAT (SUBGRADE) (6")	SY	1,097	\$5.50	\$ 6,033.50
316	ONE COURSE SURFACE TREATMENT	SY	1,097	\$5.50	\$ 6,033.50
341	HOT MIX ASPHALT PAVEMENT, TY D (1.5" COMP, DEPTH)	SY	1,097	\$15.00	\$ 16,455.00
529	FLUSH RIBBON CURB	LF	760	\$55.50	\$ 42,180.00
502	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	3%	\$ 1,197.38
506	STORM WATER POLLUTION PREVENTION PLAN	LS	1	1%	\$ 512.12
XXX	MISC. STRIPING, CONCRETE CURBS & DRIVEWAYS	LS	1	10%	\$ 5,121.16
CONTINGENCY				\$	9,666.56
TOTAL				\$	106,332.19
COST PER CENTERLINE FT				\$	280.00
COST PER MILE				\$	1,478,400.00

*NOTE 1: UNIT COSTS PROVIDED ABOVE REPRESENT 2025 DOLLARS AND SHOULD BE REVIEWED AND ADJUSTED FOR INFLATION PERIODICALLY.

COST DOES NOT INCLUDE GEOTECHNICAL STUDIES, ENGINEERING, DRAINAGE IMPROVEMENTS, UTILITY ADJUSTMENTS, OR STREET REPROFILING. THE UNIT COST ANALYSIS FOR EACH MAINTENANCE AND REPAIR METHOD WAS PERFORMED USING RECENT BIDS RECEIVED BY SURROUNDING COMMUNITIES AND TXDOT UNIT PRICES. COST ESTIMATE DOES NOT INCLUDE RE-PROFILING THE ROADWAY, UTILITY ADJUSTMENTS, OR ROW ACQUISITIONS.

**NOTE 2: EDGE AND BASE REPAIR ARE NOT INCLUDED IN THE UNIT COST BREAKDOWN FOR OCST AND ACP. EDGE AND BASE REPAIR COSTS NEED TO BE CONSIDERED WHEN DETERMINING CAPITAL COST ASSOCIATED WITH PAVEMENT REPAIR. PAVEMENT RECOMMENDATIONS IN ABOVE REPORT AND EXHIBITS ARE BASED ON THE 2020 STREETS EVALUATION AND AN ASSUMED 5% INCREASE/YEAR OF ADDITIONAL BASE AND EDGE REPAIR.