



## Dripping Springs Tax Increment Reinvestment Zone (TIRZ)

### City Center Site Infrastructure

Budget Estimate Update - October 1, 2020

### RECAP SHEET - Phase 1, 1A & Parade Way

START DATE OF CONSTRUCTION	PHASE 1, 1A & Parade Way	TOTAL (FY2022-2025)
Total Project Cost - Q3 2022	\$8,663,904	
<b>Total Phased Project Cost</b>		<b>\$8,663,904</b>

GENERAL NOTES/ASSUMPTIONS/QUALIFICATIONS:
1. PHASE 1 - (Includes Library, Town Square and Main Infrastructure Parcels)
2. PHASE 1A - (Includes "All The Civics", City Hall, Civic #3, Main Infrastructure Parcels and Parade Way Extension)
3. PHASE 2 - (Includes DSISD Development & Main Infrastructure Parcels)
4. PHASE 3 - (Includes Round About, Commercial Parcel and Creek Road Signal)
5. Excludes Demolition of Existing Buildings.
6. Includes Escalation at an average rate of 4.4% from FY2020-2024.
7. New Traffic Signal included in Phase 1 and relocated in Phase 3.
8. Land Acquisition of Golden Nail has been excluded from Phase 1.
9. Offsite Wasteline Excluded (Shown in Phase 1; provided by Other).
10. Roadwork Modifications to HWY 290, with the exception of additional streetlight in Phase 1 & relocated streetlight in Phase 3, have been Excluded.
11. Excludes Paving, Sidewalk, Exterior Lighting, Landscaping and Site Furnishings for the Library, Town Square, DSISD Development and Commercial parcels. It is assumed the Site Developer will provide these permanent improvements and are not included in the Infrastructure Parcel costs. However, temporary sidewalks, seeding and irrigation have been included in the estimate for the Library, Town Square, DSISD Development and Commercial parcels.



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### SUMMARY SHEET - PHASE 1, 1A & Parade Way (FY2020)

DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
1. General Requirements	8.8	ACRE	\$27,414.94	3.1%	\$241,252
2. Demolition	8.8	ACRE	\$5,077.00	0.6%	\$44,678
3. Earthwork	8.8	ACRE	\$46,786.77	5.3%	\$411,724
4. Paving / Roadway	8.8	ACRE	\$158,025.23	18.0%	\$1,390,622
5. Water Distribution	8.8	ACRE	\$41,676.48	4.8%	\$366,753
6. Sanitary Sewer	8.8	ACRE	\$31,019.89	3.5%	\$272,975
7. Storm Drainage	8.8	ACRE	\$33,352.84	3.8%	\$293,505
8. Electrical Distribution & Lighting	8.8	ACRE	\$85,803.71	9.8%	\$755,073
9. Landscaping & Irrigation	8.8	ACRE	\$23,700.00	2.7%	\$208,560
10. Site Furnishings	8.8	ACRE	\$15,901.70	1.8%	\$139,935
<b>Subtotal Construction Cost:</b>	8.8	ACRE	\$468,758.57	53.5%	<b>\$4,125,075</b>
11. General Conditions	8.8	ACRE	\$70,313.79	8.0%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	15.4%	\$1,185,959
13. Bonds & Insurance	8.8	ACRE	\$33,692.02	3.8%	\$296,490
14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	8.1%	\$622,629
<b>Total Construction Cost:</b>	8.8	ACRE	\$778,285.72	88.9%	<b>\$6,848,914</b>

15. Design/Engineering Fees - 6%	8.8	ACRE	\$0.00	0.0%	\$0
16. Testing & Surveying - 2%	8.8	ACRE	\$15,565.71	1.8%	\$136,978
17. Maintenance Equipment - 1%	8.8	ACRE	\$7,782.86	0.9%	\$68,489
18. Procurement Expenses - .5%	8.8	ACRE	\$3,891.43	0.4%	\$34,245
19. PM/Inspection Fees - 4%	8.8	ACRE	\$31,131.43	3.6%	\$273,957
20. Construction Contingency - 5%	8.8	ACRE	\$38,914.29	4.4%	\$342,446
<b>Total Project Cost (FY2020):</b>	8.8	ACRE	\$875,571.43	100.0%	<b>\$7,705,029</b>



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#### DETAIL SHEET - PHASE 1, 1A & Parade Way

(Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
<b>1. General Requirements</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$27,414.94</b>		<b>\$241,252</b>
SWPP - Silt Fencing (Assumed Entire Limits of a. Construction)	6,389	LF	\$6.00		\$38,334
Temporary Fencing / Barricades (Assumed 50% of b. Entire Perimeter)	3,195	LF	\$15.00		\$47,918
c. Temporary Staging / Laydown Area	1	LS	\$50,000.00		\$50,000
d. Construction Entrance / Exit	1	LS	\$15,000.00		\$15,000
e. Traffic Control	18	MO	\$5,000.00		\$90,000
f. Land Acquisition			Excluded; Assumed Not Required		
<b>2. Demolition</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$5,077.00</b>		<b>\$44,678</b>
a. Clear & Grub Site of Existing Trees, Shrubs, Vegetation	8.8	ACRE	\$1,500.00		\$13,208
b. Remove Buildings			Excluded; Assumed Under Separate Contract		
c. Remove Building Foundation			Excluded; Assumed Under Separate Contract		
d. Remove Existing Track			Excluded, Not Required in Phase 1		
e. Remove Concrete Curb & Gutter	1,847	LF	\$10.00		\$18,470
f. Remove Drive, Parking & Sidewalks	5,778	SY	\$2.25		\$13,000
<b>3. Earthwork</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$46,786.77</b>		<b>\$411,724</b>
a. Excavation at Impervious Paving, Assumed 1' Deep	5,137	CY	\$15.00		\$77,059
b. Excavation at Landscape Beds, Assumed 1' Deep	401	CY	\$15.00		\$6,012
c. Excavation at Detention Pond	7,528	CY	\$15.00		\$112,924
d. Excavation at Building Pads			Excluded; Assumed Under Separate Contract		
e. Grade & Compact	41,807	SY	\$5.00		\$209,033
f. Import Select Fill, Assumed 1' Deep	268	CY	\$25.00		\$6,696
g. Haul-Off Excess Fill			Excluded, No Excess Fill in Phase 1		
<b>4. Paving / Roadway</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$158,025.23</b>		<b>\$1,390,622</b>
<b>Main Parcel</b>					
a. Driveway Paving	78,476	SF			
8" Lime Stabilization, Includes Scarification, Grading & Compaction	8,720	SY	\$8.67		\$75,569
Geogrid	8,720	SY	\$4.00		\$34,878
15" Flexible Base	4,541	CY	\$53.50		\$242,967
PrimeCoat	1,308	GAL	\$4.78		\$6,252
3" Type D Asphalt, HMAc	8,720	SY	\$21.90		\$190,958
Additional Driveway Paving	7,200	SF			
8" Lime Stabilization, Includes Scarification, Grading & Compaction	800	SY	\$8.67		\$6,933
Geogrid	800	SY	\$4.00		\$3,200
15" Flexible Base	417	CY	\$53.50		\$22,292



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(Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
PrimeCoat	120	GAL	\$4.78		\$574
3" Type D Asphalt, HMAC	800	SY	\$21.90		\$17,520
b. Parking Paving	23,135	SF			
6" Lime Stabilization, Includes Scarification, Grading & Compaction	2,571	SY	\$6.50		\$16,709
Geogrid	2,571	SY	\$4.00		\$10,282
6" Flexible Base	1,339	CY	\$21.40		\$28,651
PrimeCoat	386	GAL	\$4.78		\$1,843
2" Type D Asphalt, HMAC	2,571	SY	\$14.60		\$37,530
c. Concrete Sidewalk	7,653	SF			
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	294	SY	\$6.50		\$1,913
4" Thick Compacted Bank Sand	96	CY	\$31.05		\$2,992
Perimeter Formwork	265	LF	\$2.75		\$729
Bar Reinforcing, #3's at 24" O.C.E.W.	1	TON	\$1,200.00		\$1,727
Concrete - (5" THK., 3,500 PSI)	118	CY	\$121.00		\$14,290
Concrete Place and Finish	118	CY	\$15.00		\$1,772
Curing	7,653	SF	\$0.30		\$2,296
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	211	LF	\$8.50		\$1,794
Additional Concrete Sidewalk	1,615	SF			
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	62	SY	\$6.50		\$404
4" Thick Compacted Bank Sand	20	CY	\$31.05		\$631
Perimeter Formwork	56	LF	\$2.75		\$154
Bar Reinforcing, #3's at 24" O.C.E.W.	0	TON	\$1,200.00		\$364
Concrete - (5" THK., 3,500 PSI)	25	CY	\$121.00		\$3,016
Concrete Place and Finish	25	CY	\$15.00		\$374
Curing	1,615	SF	\$0.30		\$485
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	45	LF	\$8.50		\$379
Concrete Sidewalk, City Trails Plan per Transportation	3,000	SF			
d. Master Plan					
Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	115	SY	\$6.50		\$750
4" Thick Compacted Bank Sand	38	CY	\$31.05		\$1,173
Perimeter Formwork	104	LF	\$2.75		\$286
Bar Reinforcing, #3's at 24" O.C.E.W.	1	TON	\$1,200.00		\$677



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#### DETAIL SHEET - PHASE 1, 1A & Parade Way

#### (Includes Library, Town Square and Main Infrastructure Parcels)

ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
Concrete - (5" THK., 3,500 PSI)	46	CY	\$121.00		\$5,602
Concrete Place and Finish	46	CY	\$15.00		\$694
Curing	3,000	SF	\$0.30		\$900
Expansion Joints - (3/4" THK. Asphalt Seal, Includes Doweling #3's x 18" Long, 24' O.C.)	83	LF	\$8.50		\$703
e. Concrete Curb & Gutter, Main Parcel	5,259	LF	\$20.00		\$105,180
e. Concrete Curb & Gutter, Additional Paving	1,357	LF	\$20.00		\$27,140
f. Accessible Concrete Ramps, Main Parcel	36	EA	\$2,500.00		\$90,000
g. Traffic Signal	1	EA	\$325,500.00		\$325,500
Pavement Markings, Roadway and Parking, includes h. restriping Mercer Street	108,811	SF	\$0.75		\$81,608
i. Precast Wheelstops, Main Parcel	8	EA	\$125.00		\$1,000
j. Temporary Sidewalk, 4" Gravel Fill	17,333	SF	\$1.15		\$19,933
<b>5. Water Distribution</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$41,676.48</b>		<b>\$366,753</b>
a. 6" to 8" Water Lines, Allowance	2,435	LF	\$96.00		\$233,760
b. 2" to 4" Water Lines, Allowance	365	LF	\$52.00		\$18,993
c. Connection to Existing 6" Line	1	EA	\$8,000.00		\$8,000
d. Connection to Existing 12" Line	1	EA	\$10,000.00		\$10,000
e. Water Tap	2	EA	\$6,500.00		\$13,000
f. Water Meters	3	EA	\$5,000.00		\$15,000
g. Fire Hydrant, Assembly	8	EA	\$8,500.00		\$68,000
<b>6. Sanitary Sewer</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$31,019.89</b>		<b>\$272,975</b>
a. 4" to 8" Sanitary Sewer Piping, Allowance	1,505	LF	\$75.00		\$112,875
b. Sanitary Manholes, Allowance	2	EA	\$10,800.00		\$21,600
c. Cleanout, Allowance	1	LS	\$128,500.00		\$128,500
d. Sanitary Tie-In Connection	1	EA	\$10,000.00		\$10,000
<b>7. Storm Drainage</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$33,352.84</b>		<b>\$293,505</b>
a. Storm Piping					
18" Storm Piping	270	LF	40.00		\$10,800
24" Storm Piping	2,615	LF	55.00		\$143,825
36" Storm Piping	235	LF	98.00		\$23,030
b. Storm Inlets, Allowance	14	LF	4,000.00		\$56,000
c. Manholes, Allowance	2	EA	\$10,800.00		\$21,600
d. Concrete Headwall for Retention Pond	3	EA	\$12,750.00		\$38,250
<b>8. Electrical Distribution &amp; Lighting</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$85,803.71</b>		<b>\$755,073</b>
a. Switchgear, Allowance	1	EA	\$100,000.00		\$100,000
b. Underground Distribution, Allowance	2,206	LF	\$198.00		\$436,709
c. Lightning Detection System, Allowance				Excluded; Assumed not Required	



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ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF CONSTRUCTION	TOTAL
d. Junction Boxes for Direct Connect	1	EA	\$250.00		\$250
e. Decorative Luminaires , Allowance	17	EA	\$3,200.00		\$54,400
f. Overhead Electrical, Relocate Existing Poles, Allowance	6	EA	\$12,450.00		\$74,700
g. Underground Communications Distribution, Allowance	1,203	LF	\$74.00		\$89,014
<b>9. Landscaping &amp; Irrigation</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$23,700.00</b>		<b>\$208,560</b>
a. Proposed Trees					
4" Caliper Tree, Live Oak, 15-20', in prepared bed	61	EA	\$1,160.00		\$70,760
b. Shrub, 5 Gallon	36	EA	\$35.00		\$1,260
c. Hydroseeding	28,099	SY	\$1.34		\$37,737
d. Permeant Planting Area, includes sod, mulch, and preparation as needed	10,822	SF	\$6.00		\$64,932
e. Temporary Irrigation	27,266	SY	\$0.25		\$6,816
f. Permeant Irrigation	10,822	SF	\$2.50		\$27,055
<b>10. Site Furnishings</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$15,901.70</b>		<b>\$139,935</b>
a. Fencing, Allowance	1,750	LF	\$37.50		\$65,625
b. Bollards, Allowance	16	EA	\$550.00		\$8,800
c. Benches, Allowance	6	EA	\$2,500.00		\$15,000
d. Bike Rack	2	EA	\$1,255.00		\$2,510
e. Trash Receptacle	6	EA	\$1,500.00		\$9,000
f. Wayfindings Signage	13	EA	\$3,000.00		\$39,000
<b>Subtotal</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$468,758.57</b>	<b>60.23%</b>	<b>\$4,125,075</b>
11. General Conditions	8.8	ACRE	\$70,313.79	9.03%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	17.32%	\$1,185,959
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14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	9.09%	\$622,629
<b>Total Construction Cost</b>	<b>8.8</b>	<b>ACRE</b>	<b>\$778,285.72</b>	<b>100.00%</b>	<b>\$6,848,914</b>



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## City Center Site Infrastructure

### Budget Estimate Update - October 1, 2020

## MARK-UPS WORKSHEET

I. Construction Costs	% Mark-Up Factor
A. General Conditions	15.0%
B. Estimating & Plan / Design Contingency	25.0%
C. Bonds & Insurance	5.0%
D. General Contractors Fee / Profit	10.0%
<b>A. General Conditions</b>	<b>15.0%</b>
<p>This represents Direct Costs to the Contractor for construction of the project not associated with specialty trades. Supervisory personnel, temporary field office facilities, miscellaneous equipment and construction aids are items typically identified as General Conditions expenses.</p>	
<b>B. Estimating &amp; Plan / Design Contingency</b>	<b>25.0%</b>
<p>An amount allowed for items that may be necessary for construction of the project but are not yet identified in the plans and specifications or are unforeseen, associated with the original project quality and scope. It is not intended to cover increases in quality, scope or escalation. The amount varies from 25% at Feasibility / Program, 20% at Conceptual Design, 15% at Schematic Design, 10% at Design Development, 5% at Construction Documents and 0% at Bid Documents, based on historical and statistical data and industry standards. The estimator is responsible, based on their experience and review of the planning documents, to assign an appropriate value for this item using the percentages above as a guideline.</p>	
<b>C. Bonds &amp; Insurance</b>	<b>5.0%</b>
<p>This item represents the amount the Contractor will pay to secure Performance and Payment Bonds, General Liability Insurance, Builder's Risk Insurance and other protective means during construction of the project. These items are necessary for protection of both the Owner and the Contractor and are typically required by the Financing Entity, State and Local Governing Authorities.</p>	
<b>D. General Contractors Fee / Profit</b>	<b>10.0%</b>
<p>Overhead represents Indirect Costs born by the Contractor for Home Office expenses associated with the project. Items such as Accounting, Submittal Processing, Contracting and Legal Fees fall under this category. Profit represents the amount the Contractor proposes for it's margin after all costs associated with constructing the project are satisfied. This is first and foremost based on risk analysis and secondly on market conditions.</p>	