



2023 ROADWAY IMPACT FEE ADDENDUM

Disclaimer: All data, information, calculations, and recommendations in this report are based upon study years 2016 – 2026 and prior study dated 7-1-18.

Prepared by:

Bartlett & West

4500 Mercantile Plaza Drive, Suite 301

Fort Worth, Texas 76137



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1.1 Introduction

This document is an update/addendum to the 2016 and 2018 Roadway Impact Fee Studies and Updates, in accordance with the requirements of Chapter 395.052 of the Local Government Code for the City of Hutchins. The parameters of this update include removing certain streets that have been reconstructed since the last update in 2018 and adding roadways identified in the CIP along with construction costs. We were also requested to update the construction cost of traffic signals identified in the 2018 update. All other data remains the same as the 2018 update, including Population Assumptions, Land Use Planning Assumptions, and Existing and Future Capacity, Demand, Deficiencies and Projected New Demand. The 2018 update document, prepared by Bannister Engineering is included for reference (noted in this document as “2018 update”).

For ease of reference, this 2023 addendum uses the same table numbers as the 2018 update, with the updated tables noted (see List of Tables).

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1.2 Maximum Allowable Roadway Impact Fee

The updated cost, including finance costs of the roadway capital improvements that serve growth projected from new developments for years 2016 to 2026 is \$106,134,664. Finance costs are



2023 Addendum to 2018 Roadway Impact Fee

based on 5% interest over 20-year bonds. The projected increase in the number of roadway service units for the ten (10) year impact fee period is derived from the 2018 update and remains at 39,059. The maximum allowable roadway impact fee calculation is shown in Table 1.1 (updated), below:

Table 1.1 (updated)
Maximum Allowable Roadway Impact Fee Summary

Maximum Roadway Impact Fee	=	<u>Cost of Net Capacity Attributable to New Growth</u> Total Vehicle Miles of New Demand in 10 year Period
	=	<u>\$ 106,134,664</u> 39059
Calculated Maximum Roadway Impact Fee*	=	\$ 2,717.29
The Maximum Allowable Roadway Impact Fee is 50% of the Calculated Maximum Roadway Impact Fee		
Maximum Allowable Roadway Impact Fee - \$2717.29 x 50% = \$1358.65		

2.0 LAND USE PLANNING ASSUMPTIONS

See 2018 Roadway Impact Fee Update for this entire section.

3.0 ROADWAY CAPITAL IMPROVEMENT PLAN (CIP) AND IMPACT FEE ANALYSIS

See 2018 Roadway Impact Fee Update for Section 3.1 through Section 3.8, page 23 of the 2018 Update.

3.8 (page 23) Capital Improvement Plan (CIP)

The Capital Improvement Plan from the 2018 Update was amended as shown in Table 3.6a below. Projects shown lined through have been reconstructed and removed from the listing and calculations, those shown in bold are new projects and the italicized project costs have been updated. **Note: The original street projects that remain on the list from the 2018 update have not had project costs updated.**

Table 3.6a - Updated CP

Roadway	From	To	Length (Feet)	Length (Miles)	Type	# of Lanes	Veh-M Capacity Pk-Hr Per Lane	Existing Peak-Hour Volume-Direction		% in Service Area	Veh-M Total Supply Peak-Hour	Veh-M Total Demand Peak-Hr	Excess Capacity Peak-Hour Veh-M	Total Project Cost	Total Project Cost With Financing
								A	B						
East Cleveland Street	Myron Goff Street	2900' E. of Myron Goff	2900	0.66	C4U	4	440	224	284	100%	967	277	689	\$ 1,470,823	\$ 2,329,627
East Cleveland Street	2900' E. off Myron Goff	City Limits	3315	0.63	C4U	4	440	80	74	100%	1105	97	1008	\$ 2,729,641	\$ 4,148,074
Skyline Drive	Oak Creek Drive	Trout Road	3790	0.7	C4U	4	440	50	70	100%	1233	84	1149	\$ 2,653,394	\$ 4,032,070
E. Wintergreen Road	1-45 Jug Handle	435' east of N. Goode Road	1450	0.27	C4U	4	440	73	97	100%	483	47	437	\$ 400,000	\$ 633,558
E. Wintergreen Road	435' east of N. Goode Road	1,500' east of Goode Road	1065	0.2	C4U	4	440	25	24	100%	355	10	345	\$ 498,302	\$ 789,257
E. Wintergreen Road	1,500' east of Goode Road	Trout Road	1750	0.33	M4D	4	625	25	24	100%	829	16	812	\$ 1,399,031	\$ 2,094,143
W. Wintergreen Road	620' East of RR Bridge	Vanderbilt Road	1740	0.33	M4D	6	700	162	166	100%	1384	405	1279	\$ 947,744	\$ 1,501,126
W. Wintergreen Road	Vanderbilt Road	Proposed Inland Port Way	3325	0.63	M4D	4	625	162	166	100%	1474	200	1274	\$ 3,260,000	\$ 5,147,656
E. Wintergreen Road	Proposed Inland Port Way	Lancaster-Hutchins Road	6350	1.2	M4D	4	625	166	133	100%	3007	360	2647	\$ 2,000,000	\$ 3,375,840
Lancaster-Hutchins Road	South City Limit	Pinto Road	4500	0.85	C4U	4	440	257	171	100%	1500	365	1135	\$ 3,225,967	\$ 4,902,296
Lancaster-Hutchins Road	Proposed Pinto Road	Ji Lemon Road	7100	1.34	M4D	4	625	375	178	100%	3362	744	2618	\$ 5,928,526	\$ 8,896,173
Dowdy Ferry Road	I-45 Service Road	Bridge Approach	7390	1.38	M4D	4	625	N/A	N/A	100%	3456	494	2963	\$ 13,174,388	\$ 20,866,848
S. Main-Millers Ferry Road	W. Palestine	City Limit	10930	2.07	M4D	4	625	N/A	N/A	100%	5175	213	4962	\$ 18,738,946	\$ 29,680,522
W. Palestine Road	Main Street	Lancaster-Hutchins Road	3730	0.72	C4U	4	440	N/A	N/A	100%	1263	188	1075	\$ 7,022,410	\$ 11,122,761
E. Palestine Road	Main Street	I-45 Service Road	1370	0.26	C4U	4	440	N/A	N/A	100%	457	677	-220	\$ 2,686,472	\$ 4,270,929
N. JJ Lemmon Road	Lancaster-Hutchins Road	1-20 Service Road	5333	1.01	C3U	3	400	N/A	N/A	100%	1212	235	977	\$ 6,584,482	\$ 10,429,145
Finn-Goode Road	I-45 Service Road	W. Wintergreen	8131	1.54	C4U	4	440	N/A	N/A	100%	2710	43	2668	\$ 11,982,613	\$ 18,947,623
Signal	Lancaster-Hutchins	W. Wintergreen Road												\$ 425,591	\$ 674,091
Signal	W. Wintergreen Road	1-45 East and West Jug Handle												\$ 868,739	\$ 1,375,991
Signal	E. Palestine Road	1-45 East and West Service Roads												\$ 751,466	\$ 1,190,227
											24915	3488	21427	\$ 78,406,574	\$ 123,397,377

The following costs were included in the 10-year CIP Projects:

- Probably Opinion of Construction price
- Surveying and engineering fees
- Fees paid for the preparation of the CIP
- Projected interest charges and other financing costs (5% interest for 20 years)
- 5% fee for ROW/Easement Acquisition

Table 3.6 (updated)

Summary of Roadway Opinion of Costs

Roadway	From	To	Total Project Cost	Total Project Cost With Financing*	Update Notes
East Cleaveland Street	2900' E. off Myron Goff	City Limits	\$ 2,729,641	\$ 4,148,074	a
E. Wintergreen Road	1-45 Jug Handle	435' east of N. Goode Road	\$ 400,000	\$ 633,558	a
E. Wintergreen Road	435' east of N. Goode Road	1,500' east of Goode Road	\$ 498,302	\$ 789,257	a
E. Wintergreen Road	1,500' east of Goode Road	Trout Road	\$ 1,399,031	\$ 2,094,143	a
E. Wintergreen Road	Proposed Inland Port Way	Lancaster-Hutchins Road	\$ 2,000,000	\$ 3,375,840	a
Lancaster-Hutchins Road	South City Limit	Pinto Road	\$ 3,225,967	\$ 4,902,296	a
Lancaster-Hutchins Road	Proposed Pinto Road	jj Lemon Road	\$ 5,928,526	\$ 8,896,173	a
Dowdy Ferry Road	I-45 Service Road	Bridge Approach	\$ 13,174,388	\$ 20,866,848	b
S. Main-Millers Ferry Road	W. Palestine	City Limit	\$ 18,738,946	\$ 29,680,522	b
W. Palestine Road	Main Street	Lancaster-Hutchins Road	\$ 7,022,410	\$ 11,122,761	b
E. Palestine Road	Main Street	I-45 Service Road	\$ 2,696,472	\$ 4,270,929	b
N. JJ Lemmon Road	Lancaster-Hutchins Road	1-20 Service Road	\$ 6,584,492	\$ 10,429,145	b
Finn-Goode Road	I-45 Service Road	W. Wintergreen	\$ 11,962,613	\$ 18,947,523	b
<i>New Signal</i>	<i>Lancaster-Hutchins at W. Wintergreen Road</i>		\$ 425,591	\$ 674,091	c
<i>New Signal</i>	<i>E. Wintergreen Road at 1-45 East and West Jug Handle</i>		\$ 868,739	\$ 1,375,991	c
<i>New Signal</i>	<i>E. Palestine Road at 1-45 East and West Service Roads</i>		\$ 751,456	\$ 1,190,227	c
		Total	\$ 78,406,574	\$ 123,397,377	

*Finance interest assumed at 5% for 20 years.

Update Notes:
a. Unaltered data from the 2018 Roadway Impact Fee Update
b. New CIP Projects added for 2023 Roadway Impact Fee Update
c. Signal Costs updated for 2023

The total projected cost for the 10-year CIP is \$78,406,574 (\$123,397,377 with interest). Detailed information on the Engineer’s opinion of probable cost is for the new projects and the updated signal projects is provided at the end of this updated report.

Table 3.7 (updated)

Summary of Impact Fee Costs

Service Area	Total Capital Costs	Cost with Financing	Impact Fee Study Cost	Total for Impact Fee Program
Entire City	\$ 78,406,574	\$ 123,397,377	\$ 15,000	\$ 123,412,377

Projected Vehicle-Miles of New Capacity (Supply)

The calculated capacity for the new impact fee roadways in the service area is shown in Table 3.8 (updated) below.

Table 3.8 (updated)

Projected Vehicle-Miles of New Capacity (Supply)	
Service Area	Projected Vehicle-Miles of New Capacity (Supply)
Entire City	24,915

Vehicle-Miles of Existing Demand of CIP Roadways

New traffic counts were not obtained as part of this updated study. Information was obtained from TxDOT state-wide traffic count maps for the new CIP roadway segments. The information obtained was Annual Average Daily Traffic (AADT) counts and an estimated peak-hour count was calculated at 10% of the AADT. The information used is shown below in Table 3.9a.

Table 3.9a

Roadway	From	To	Length (Feet)	Length (Miles)	# lanes	Type	Veh-Mi Capacity Pk-Hr Per	% in Service Area	TxDOT Traffic Counts (AADT)	Peak Hour Count at 10%	Year	Notes
Dowdy Ferry Road	I-45 Service Road	Bridge Approach	7300	1.38	4	M/D	625	100%	4938	494	2022	
S. Main-Millers Ferry Road	W. Palestine	City Limit	10930	2.07	4	M/D	625	100%	2130	213	2019	
W. Palestine Road	Main Street	Lancaster-Hutchins Road	3790	0.72	4	C4U	440	100%	1878	188	2019	
E. Palestine Road	Main Street	I-45 Service Road	1370	0.26	4	C4U	440	100%	6765	677	2019	
N. JJ Lemmon Road	Lancaster-Hutchins Road	1-20 Service Road	5333	1.01	3	C3U	400	100%	2352	235	2019	Used count north of I-20
Finn-Goode Road	I-45 Service Road	W. Wintergreen	8131	1.54	4	C4U	440	100%	428	43	2019	

The vehicle-miles of existing demand on CIP roadways are shown below in Table 3.9 (updated).

Table 3.9 (updated)

Vehicle-Miles of Existing Demand on CIP Roadways		
Service Area	Vehicle-Miles of Demand	Net Vehicle-Miles of Capacity Added
Entire City	3,488	21,427

The updated calculation of the Maximum Impact Fees – Uncredited is shown in Table 3.10 (updated).

Table 3.10 (updated)
Calculation of Maximum Impact Fees (Uncredited)
Maximum Assessable Impact Fee

Line #		Service Area
1	Total Veh-Miles of Capacity Added by the CIP (From Projected Veh-Miles of New Capacity - Table 3.8 (updated))	24915
2	Total Veh-Miles of Existing Demand on CIP Roads (From Veh-Miles of Existing Demand of CIP Roadways - Table 3.9 (updated))	3488
3	Total Veh-Miles of Existing Deficiencies on Existing Roads (From Excess Capacity and Deficiencies - Table 3.4)	0
4	Net Amount of Veh-Miles Capacity Added (Line #1 - Line #2 - Line #3)	21427
5	Total Cost of CIP Within Service Area (From Engineer's Opinion of Probable Construction Costs - Table 3.7 (updated))	\$ 123,412,377
6	Cost of Net Capacity Supplied (Net of Capacity Added/Total of Capacity Added)*CIP Cost - (Line #4/Line #1)*(Line #5)	\$ 106,134,664
7	Cost to Meet Existing Needs and Usage (Total Cost of CIP - Cost of Net Capacity Supplied) - Line #5-Line #6	\$ 17,277,713
8	Total Veh-Miles of New Demand Over 10 Years (From Projected Vehicle-Miles of New Demand Table 3.5)	39059
9	% of Capacity Added Attributed to New Growth (Total of New Demand/Net Amount of Capacity Added) - Line #8/Line #4	182% (100%)
10	Cost of Capacity Added Attributed to New Growth (Cost of Net Capacity Supplied* Cost Attributed to New Growth) - Line #6*Line #9	\$ 106,134,664
11	Maximum Uncredited Fee per Service Unit (Cost of Net Capacity Attributed to New Growth/Total Veh-Miles of New Demand) - Line #10/Line #8	\$ 2,717.29

See 2018 update for Sections 3.10 and 3.11.

APPENDIX A

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	Dowdy Ferry Road	This project consists of new 4-lane divided concrete roadway
Limits:	I-45 Service Road to Bridge Approach	
Length (ft)	7300	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		21630	CY	\$ 25.00	\$ 540,741
204	Removals		40556	SY	\$ 45.00	\$ 1,825,000
304	6" Treated Subgrade		43800	SY	\$ 15.00	\$ 657,000
404	8" Concrete Pavement w/curb		42178	SY	\$ 75.00	\$ 3,163,333
504	5' Concrete Sidewalk		4056	SY	\$ 85.00	\$ 344,722
604	Drainage		9	AC	\$ 95,000.00	\$ 859,711
704	Traffic Signal		4	EA	\$150,000.00	\$ 600,000
Paving Construction Cost Subtotal:						\$ 7,990,507

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)				
	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 159,810
	Pavement Markings		1%	\$ 79,905
	Special Drainage Structures		5%	\$ 399,525
	Water	Minor Adjustments	1%	\$ 79,905
	Sewer	Minor Adjustments	1%	\$ 79,905
	Landscape and Irrigation		5%	\$ 399,525
	Illumination		6%	\$ 479,430
	Materials Testing		1%	\$ 39,953
Allowance Subtotal:				\$ 1,717,959

Paving and Allowance Subtotal	\$	9,708,466
Construction Contingency:	15%	\$ 1,456,270
Mobilization	2%	\$ 194,169
Prep ROW	1%	\$ 97,085
Construction Cost Total:	\$	11,455,990

Impact Fee Project Cost Summary			
Item Description	Notes	Allowance	Item Cost
Construction			\$ 11,455,990
Engineering/Survey		10%	\$ 1,145,599
ROW/Easement Acquisition:		5%	\$ 572,799

Impact Fee Project Cost Total **\$13,174,388**

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	S. Main/Millers Ferry	This project consists of new 4-lane divided concrete roadway
Limits:	W. Palestine to City Limit	
Length (ft)	10930	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		32385	CY	\$ 25.00	\$ 809,630
204	Removals		60722	SY	\$ 45.00	\$ 2,732,500
304	6" Treated Subgrade		65580	SY	\$ 15.00	\$ 983,700
404	8" Concrete Pavement w/curb		63151	SY	\$ 75.00	\$ 4,736,333
504	5' Concrete Sidewalk		6072	SY	\$ 85.00	\$ 516,139
604	Drainage		14	AC	\$ 95,000.00	\$ 1,287,211
704	Traffic Signal		2	EA	\$150,000.00	\$ 300,000
Paving Construction Cost Subtotal:						\$ 11,365,513

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)				
	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 227,310
	Pavement Markings		1%	\$ 113,655
	Special Drainage Structures		5%	\$ 568,276
	Water	Minor Adjustments	1%	\$ 113,655
	Sewer	Minor Adjustments	1%	\$ 113,655
	Landscape and Irrigation		5%	\$ 568,276
	Illumination		6%	\$ 681,931
	Materials Testing		1%	\$ 56,828
Allowance Subtotal:				\$ 2,443,585

Paving and Allowance Subtotal	\$	13,809,098
Construction Contingency:	15%	\$ 2,071,365
Mobilization	2%	\$ 276,182
Prep ROW	1%	\$ 138,091
Construction Cost Total:	\$	16,294,735

Impact Fee Project Cost Summary			
Item Description	Notes	Allowance	Item Cost
Construction			\$ 16,294,735
Engineering/Survey		10%	\$ 1,629,474
ROW/Easement Acquisition:		5%	\$ 814,737

Impact Fee Project Cost Total \$18,738,946

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	W Palestine	This project consists of new 4-lane undivided concrete roadway
Limits:	Main Street to Lancaster-Hutchins Road	
Length (ft)	3790	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		9124	CY	\$ 25.00	\$ 228,102
204	Removals		21056	SY	\$ 45.00	\$ 947,500
304	6" Treated Subgrade		21898	SY	\$ 15.00	\$ 328,467
404	8" Concrete Pavement w/curb		21056	SY	\$ 75.00	\$ 1,579,167
504	5' Concrete Sidewalk		2106	SY	\$ 85.00	\$ 178,972
604	Drainage		5	AC	\$ 95,000.00	\$ 429,812
704	Traffic Signal		5	EA	\$150,000.00	\$ 750,000
Paving Construction Cost Subtotal:						\$ 4,442,019

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)

	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 88,840
	Pavement Markings		1%	\$ 44,420
	Special Drainage Structures	none	0%	\$ -
	Water	Minor Adjustments	1%	\$ 44,420
	Sewer	Minor Adjustments	1%	\$ 44,420
	Landscape and Irrigation		5%	\$ 222,101
	Illumination		6%	\$ 266,521
	Materials Testing		1%	\$ 22,210

Allowance Subtotal: \$ 732,933

Paving and Allowance Subtotal \$ 5,174,952
 Construction Contingency: 15% \$ 776,243
 Mobilization 2% \$ 103,499
 Prep ROW 1% \$ 51,750
Construction Cost Total: \$ 6,106,444

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction			\$ 6,106,444
Engineering/Survey		10%	\$ 610,644
ROW/Easement Acquisition:		5%	\$ 305,322

Impact Fee Project Cost Total \$7,022,410

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	E Palestine	This project consists of new 4-lane undivided concrete roadway
Limits:	Main Street to I-45 Service Road	
Length (ft)	1370	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		3298	CY	\$ 25.00	\$ 82,454
204	Removals		7611	SY	\$ 45.00	\$ 342,500
304	6" Treated Subgrade		7916	SY	\$ 15.00	\$ 118,733
404	8" Concrete Pavement w/curb		7611	SY	\$ 75.00	\$ 570,833
504	5' Concrete Sidewalk		761	SY	\$ 85.00	\$ 64,694
604	Drainage		2	AC	\$ 95,000.00	\$ 155,367
704	Traffic Signal		2	EA	\$150,000.00	\$ 300,000
Paving Construction Cost Subtotal:						\$ 1,634,582

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)

	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 32,692
	Pavement Markings		1%	\$ 16,346
	TxDOT/Rail Coordination	none	0%	\$ -
	Water	Minor Adjustments	1%	\$ 16,346
	Sewer	Minor Adjustments	1%	\$ 16,346
	Landscape and Irrigation		5%	\$ 81,729
	Illumination		6%	\$ 98,075
	Materials Testing		1%	\$ 8,173

Allowance Subtotal: \$ 269,706

Paving and Allowance Subtotal \$ 1,904,288
 Construction Contingency: 15% \$ 285,643
 Mobilization 2% \$ 38,086
 Prep ROW 1% \$ 19,043
Construction Cost Total: \$ 2,247,060

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction			\$ 2,247,060
Engineering/Survey		15%	\$ 337,059
ROW/Easement Acquisition:		5%	\$ 112,353

Impact Fee Project Cost Total \$2,696,472

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	N. JJ Lemmon	This project consists of new 3-lane undivided concrete roadway
Limits:	Lancaster-Hutchins Road to 1-20 Service Road	
Length (ft)	5333	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		11851	CY	\$ 25.00	\$ 296,267
204	Removals		14813	SY	\$ 45.00	\$ 666,600
304	6" Treated Subgrade		23109	SY	\$ 15.00	\$ 346,632
404	8" Concrete Pavement w/curb		21924	SY	\$ 75.00	\$ 1,644,280
504	5' Concrete Sidewalk		2963	SY	\$ 85.00	\$ 251,827
604	Drainage		5	AC	\$ 95,000.00	\$ 453,582
704	Traffic Signal		2	EA	\$150,000.00	\$ 300,000
Paving Construction Cost Subtotal:						\$ 3,959,187

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)

	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 79,184
	Pavement Markings		1%	\$ 39,592
	Special Drainage Structures		5%	\$ 197,959
	Water	Minor Adjustments	1%	\$ 39,592
	Sewer	Minor Adjustments	1%	\$ 39,592
	Landscape and Irrigation		5%	\$ 197,959
	Illumination		6%	\$ 237,551
	Materials Testing		1%	\$ 19,796

Allowance Subtotal: \$ 851,225

Paving and Allowance Subtotal	\$	4,810,412
Construction Contingency:	15%	\$ 721,562
Mobilization	2%	\$ 96,208
Prep ROW	1%	\$ 48,104
Construction Cost Total:	\$	5,676,287

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction			\$ 5,676,287
Engineering/Survey		11%	\$ 624,392
ROW/Easement Acquisition:		5%	\$ 283,814

Impact Fee Project Cost Total \$6,584,492

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	Finn and Goode Roads	This project consists of new 4-lane undivided concrete roadway
Limits:	I-45 Service Road to W. Wintergreen	
Length (ft)	8131	

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
104	Earthwork		19575	CY	\$ 25.00	\$ 489,378
204	Removals		22587	SY	\$ 45.00	\$ 1,016,400
304	6" Treated Subgrade		46077	SY	\$ 15.00	\$ 691,152
404	8" Concrete Pavement w/curb		44270	SY	\$ 75.00	\$ 3,320,240
504	5' Concrete Sidewalk		4517	SY	\$ 85.00	\$ 383,973
604	Drainage		10	AC	\$ 95,000.00	\$ 904,400
704	Traffic Signal		3	EA	\$150,000.00	\$ 450,000
Paving Construction Cost Subtotal:						\$ 7,255,543

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)				
	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 145,111
	Pavement Markings		1%	\$ 72,555
	Special Drainage Structures		5%	\$ 362,777
	Water	Minor Adjustments	1%	\$ 72,555
	Sewer	Minor Adjustments	1%	\$ 72,555
	Landscape and Irrigation		5%	\$ 362,777
	Illumination		6%	\$ 435,333
	Materials Testing		1%	\$ 36,278
Allowance Subtotal:				\$ 1,559,942

Paving and Allowance Subtotal	\$	8,815,485
Construction Contingency:	15%	\$ 1,322,323
Mobilization	2%	\$ 176,310
Prep ROW	1%	\$ 88,155
Construction Cost Total:	\$	10,402,272

Impact Fee Project Cost Summary			
Item Description	Notes	Allowance	Item Cost
Construction			\$ 10,402,272
Engineering/Survey		10%	\$ 1,040,227
ROW/Easement Acquisition:		5%	\$ 520,114
Impact Fee Project Cost Total			\$11,962,613

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	Lancaster Hutchins - W. Wintergreen Sign:	
Limits:	Intersection	This project consists of new traffic signal

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
604	Signal Heads		12	EA	\$ 8,000.00	\$ 96,000
605	Conduit		1000	LF	\$ 35.00	\$ 35,000
606	Poles & Arms		8	SY	\$ 18,000.00	\$ 144,000
607	Detectors, Push Button		8	SY	\$ 3,500.00	\$ 28,000
Traffic Signal Construction Cost Subtotal:						\$ 303,000

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)

	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 6,060
	Pavement Markings		1%	\$ 3,030
	Restoration		2%	\$ 6,060
	Illumination		6%	\$ 18,180
	Materials Testing		2%	\$ 6,060

Allowance Subtotal: \$ 39,390

Signal and Allowance Subtotal \$ 342,390

Construction Contingency: 10% \$ 34,239

Mobilization 2% \$ 6,848

Prep ROW 1% \$ 3,424

Construction Cost Total: \$ 386,901

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction			\$ 386,901
Engineering/Survey		10%	\$ 38,690

Impact Fee Project Cost Total \$425,591

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	Lancaster Hutchins - W. Wintergreen Sign:	
Limits:	Intersection	This project consists of new traffic signal

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
604	Signal Heads		20	EA	\$ 8,000.00	\$ 160,000
605	Conduit		4500	LF	\$ 35.00	\$ 157,500
606	Poles & Arms		14	SY	\$ 18,000.00	\$ 252,000
607	Detectors, Push Button		14	SY	\$ 3,500.00	\$ 49,000
Traffic Signal Construction Cost Subtotal:						\$ 618,500

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)				
	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 12,370
	Pavement Markings		1%	\$ 6,185
	Restoration		2%	\$ 12,370
	Illumination		6%	\$ 37,110
	Materials Testing		2%	\$ 12,370
Allowance Subtotal:				\$ 80,405
Signal and Allowance Subtotal				\$ 698,905
Construction Contingency:				10% \$ 69,891
Mobilization				2% \$ 13,978
Prep ROW				1% \$ 6,989
Construction Cost Total:				\$ 789,763

Impact Fee Project Cost Summary			
Item Description	Notes	Allowance	Item Cost
Construction			\$ 789,763
Engineering/Survey		10%	\$ 78,976
Impact Fee Project Cost Total			\$868,739

City of Hutchins
2023 Roadway Impact Fee Update
Addendum to 2018 Study

Project Information:		Description:
Name:	Lancaster Hutchins - W. Wintergreen Sign:	
Limits:	Intersection	This project consists of new traffic signal

Roadway Construction Cost Projection						
No.	Item Description		Quantity	Unit	Unit Price	Item Cost
604	Signal Heads		18	EA	\$ 8,000.00	\$ 144,000
605	Conduit		3800	LF	\$ 35.00	\$ 133,000
606	Poles & Arms		12	SY	\$ 18,000.00	\$ 216,000
607	Detectors, Push Button		12	SY	\$ 3,500.00	\$ 42,000
Traffic Signal Construction Cost Subtotal:						\$ 535,000

Major Construction Component Allowances: (Based on of Paving Construction Cost Subtotal)				
	Item Description	Notes	Allowance	Item Cost
	Traffic Control		2%	\$ 10,700
	Pavement Markings		1%	\$ 5,350
	Restoration		2%	\$ 10,700
	Illumination		6%	\$ 32,100
	Materials Testing		2%	\$ 10,700
Allowance Subtotal:				\$ 69,550
Signal and Allowance Subtotal				\$ 604,550
Construction Contingency:				10% \$ 60,455
Mobilization				2% \$ 12,091
Prep ROW				1% \$ 6,046
Construction Cost Total:				\$ 683,142

Impact Fee Project Cost Summary			
Item Description	Notes	Allowance	Item Cost
Construction			\$ 683,142
Engineering/Survey		10%	\$ 68,314
Impact Fee Project Cost Total			\$751,456