

EXHIBIT B

Phased Cost Estimate Summary Sheet

Headwaters at the Comal - Phase 2 [Site Improvement GMP]

100% Construction Documents for GMP

Date: May 17, 2024

Bid Package #	Bid Package Description		Site Improvement GMP	Notes
010020	Temporary Construction		\$ 8,000	
033000	Concrete - Bench Footings		\$ 5,920	TD Moravits
033000	Concrete - Bike Rack Footings		\$ 3,539	TD Moravits
051000	Steel Retaining Walls		\$ 39,532	Maas Verde
051000	Steel Retaining Wall Drains		\$ 6,229	Maas Verde
051000	Steel Retaining Wall Backfill		\$ 27,478	Maas Verde
055000	Steel Railings at Picnic Area		\$ 10,034	RMW Fabrications
061000	Rough Carpentry		\$ 4,779	Byrne Self-Perform
099100	Painting Allowance		\$ 8,333	Allowance
260000	Site and Envelope Light Fixtures		\$ 364,400	IES Commercial
310000	Display Garden Earthwork		\$ 43,275	Allowance
310001	Enabling		\$ 4,639	Byrne Self-Perform
311662	Fence Helical Piers		\$ 124,435	Ram Jack
321410	Site Steel: Fencing & Gates		\$ 59,803	RMW Fabrications
323000	Display Garden Limestone Retaining Wall		\$ 29,075	Maas Verde
323000	Swale Terraced Retaining Walls		\$ 42,953	Maas Verde
323000	Swale Low Boulder Retaining Walls		\$ 47,294	Maas Verde
324000	Landscape Boulders		\$ 27,998	Maas Verde
329000	Temp. Stabilization - Mulch		\$ 80,000	Allowance
329000	Irrigation		\$ 339,595	Maas Verde
329000	Check Dam Swale		\$ 8,818	Maas Verde
329000	Drainage Swale Rip Rap Cobble		\$ 10,408	Maas Verde
330000	Stormwater Utility		\$ 77,464	CK Utilities
331600	Cisterns Tanks		\$ 63,268	SpecWater
331600	Cistern Allowance		\$ 10,000	Allowance
Cost of Work Subtotal			\$ 1,447,269	
	Design Completion Factor	0.00%	\$ -	Excluded
	Market Volatility Contingency	0.00%	\$ -	
	Contractor Contingency	4.00%	\$ 57,891	
	Owner Contingency	5.00%	\$ 72,363	
	Building Permit	0.00%	\$ -	Excluded / By Owner
Construction Costs Subtotal			\$ 1,577,523	
	CGL & Umbrella Insurance	0.96%	\$ 15,160	
	Professional Liability	0.00%	\$ -	Excluded
	Builder's Risk	0.16%	\$ 2,467	
	Payment & Performance Bond	Calc.	\$ 19,925	
Construction Costs & Insurance Subtotal			\$ 1,615,075	
General Conditions & General Requirements		LSUM	\$ 194,041	
Subtotal			\$ 1,809,116	
	Preconstruction Fee	0.00%	\$ -	None / Excluded

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Bid Package #	Bid Package Description		Site Improvement GMP	Notes
	Fee	2.95%	\$ 53,369	
	Project Subtotal		\$ 1,862,485	
	Remodel / Renovation Tax	0.00%	Excluded	Tax Exempt Entity (NBU)
	Project Total		\$ 1,862,485	

Site Improvement GMP



NINE DECADES OF EXCELLENCE

5851 Sebastian Place
San Antonio, TX 78249
Phone: (210) 402-3335
Fax: (210) 402-3376

Qualifications & Clarifications

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General Conditions:	
1	A Contractor's Construction Contingency of 4% is included in this estimate, and is intended for construction use only. Owner contingency is excluded from this estimate.
2	A construction fee of 2.95% is included on the cost summary, and is based upon the total construction cost.
3	Builders Risk Insurance is included, and based upon the total cost. Sublimits for Wind & Hail and Flood & Earthquake are \$10,000,000, respectively.
4	CGL & Umbrella Insurance is included, and based upon the total cost.
5	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
6	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits, studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
7	Building permit cost is not included.
8	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
9	Testing of building components for water or air intrusion is not included and is to be provided by the Owner.
10	Commissioning Agent and Services are to be provided by the Owner.
11	The General Conditions included in this estimate are a lump sum cost based upon approximately 4 months to substantial completion and a receipt of a Notice to Proceed by July 19th, 2024.
12	Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
13	Includes trucks, fuel, tolls, and maintenance related to the Byrne personnel assigned to this project. Truck / Auto Allowance is inclusive of vehicle costs, insurance, fuel and maintenance.
14	All costs for mobile phones is inclusive of mobile data management.
15	All initial and final survey's and plats required by the City are by the Owner.
16	All electrical costs associated with construction is included.
17	All water costs associated with construction is included.
18	This budget is to be reviewed as a whole; not as individual line items.
Temporary Construction Cost of Work Items:	
1	Sales tax is excluded.
2	This budget is based upon electronic design document files and models being available to all subcontractors at no additional cost.
3	All furnishings, fixtures, and equipment are excluded from this budget, unless specifically noted in the budget detail.
4	All hazardous or contaminated material and soil testing, remediation and investigation is excluded.
5	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work. Byrne to coordinate with archeological surveyor/oversight as required, however associated cost for oversight is excluded.
6	CM excludes responsibility for compliance and/or viability of point selections with regard to the design components or specifications.
7	BIM coordination and clash detection is not included for structure and M/E/P during construction.
8	LEED management of onsite waste and documentation of LEED compliances is not included.
9	All costs associated with temporary fencing and gates is included.
10	Includes dumpster costs.



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10	Periodical clean up included.
General Comment:	
1	Because this GMP is not completely inclusive of the entire set of current construction documents, whereas we have delineated a certain portion of work to be completed under this GMP, the balance of remaining scopes are being deferred to a later date and may be added to the GMP via Change Order once Buyout Savings and/or additional projects funds have been realized.
Division 2 - Existing Conditions:	
1	Demolition and Hauloff is excluded.
2	Demo beyond the display garden area is excluded.
3	Any 3rd party monitoring are excluded.
Division 3 - Concrete:	
1	Includes Recycled Concrete Bench Footings per detail 3/L503
2	Bike Rack Footings per detail 15/L501
3	Polished or stained concrete is excluded
Division 4 - Masonry:	
1	None/Excluded.
Division 5 - Metals:	
1	Steel Retaining Walls: Including french drains, fill and compaction per L201 Hardscape Plan and L503: Wall Details
2	Steel Railing at Employee Picnic Area
Division 6 - Wood, Plastics and Composites:	
1	Rough carpentry as required for site improvement construction of retaining walls, gear, and blocking
2	Architectural wood work is excluded
Division 7 - Thermal and Moisture Protection:	
1	None/Excluded.
Division 8 - Openings:	
1	None/Excluded.
Division 9 - Finishes:	
1	Allowance included for painting site miscellaneous steel including exterior structural steel elements, custom wheel stops and railings.
2	Mesh fence paint is excluded.
Division 10 - Specialties:	
1	All signage, toilet and bath accessories, fire extinguishers and cabinets, site furnishings are excluded.
Division 11 - Equipment:	
1	None/Excluded.
Division 12 - Furnishings:	
1	None/Excluded.
Division 13 - Special Construction:	
1	None/Excluded.
Division 14 - Conveying Equipment:	
1	None/Excluded.
Division 21 - Fire Suppression:	
1	None/Excluded.
Division 22 - Plumbing:	
1	None/Excluded.



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Division 23 - Heating, Ventilating and Air Conditioning:	
1	None/Excluded.
Division 25 - Integrated Automation:	
1	None/Excluded.
Division 26 - Electrical:	
1	Includes Light Fixtures W1, W2, S5, S6, S8, E1, E2, E3, E4, E5, E6.
2	Includes the necessary rough-in and wiring for each light fixture.
3	NECY System Controller per lighting specifications.
4	Testing and owner training included
Division 27 - Communications & Audio Visual:	
1	Audio Visual system and communications systems are specifically excluded.
Division 28 - Electronic Safety and Security:	
1	Security systems are specifically excluded.
2	Excludes fire alarm system.
Division 31 - Earthwork:	
1	Final grading at display garden is included.
2	Grading at area between display garden and Phase 1 Fence
3	Helical Piles at Site Fence @ every 3rd Post
4	Asphalt paving is not included
Division 32 - Exterior Improvements:	
1	Mesh Fence per L502: Fence & Gate Details
2	Dry Stack Retaining Wall per L203 Landscape Plans
3	Ledgestone Retaining Wall, Low Boulder Retaining Wall and Terraced Boulder Retaining Wall per L503
4	Landscape Boulders per 5/L503
5	Planting, Fertilizer and Mulch is excluded.
6	Temporary Stabilization allowance carried as plug for mulching of unstabilized areas/disrupted areas.
7	Irrigation per L806 and L803 Irrigation Plans at Phase 2 Limits of Construction
8	Check Dam Swale and Rip Rap Cobble Water Features per L503
Division 33 - Utilities:	
1	French Drain at Display Garden to Drainage Swale per L501
2	Rain Harvest Tank Utility Lines and Balancing Pipe per C910 Rain Harvesting Detail Sheet
3	Rain Harvest Cistern Tanks per C910 Rain Harvesting Detail Sheet
4	Allowance carried for Cistern Vaults, Pressure Tank Accessories, Utility Tie-in and any potential Sleeves/ Concrete Slab Adjustments
5	Perforated pipe along retaining walls included in Steel Retaining Wall scope.
Other	
1	None/Excluded.