



HEADWATERS
AT THE COMAL™

AIA Document A133
2019 Exhibit A
GMP #6

NBU-Headwaters at the Comal

Phase 3

Construction Costs

DATE	ITEM	Construction Costs	NBU Contributions	Community Contributions
FY2011-FY2015	Due Diligence, Planning and Design	\$ 2,000,000.00	\$ 2,000,000.00	
FY2016-FY2018	Phase 1 Restoration Work (GMP #1)	\$ 5,600,000.00	\$ 3,942,998.00	\$ 1,657,002.00
FY2018-FY2019	Archaeological Mitigation - excavation	\$ 821,930.00	\$ 821,930.00	
FY2018-FY2019	archaeological Mitigation - public outreach	\$ 75,638.00	\$ 75,638.00	
		\$ 8,497,568.00	\$ 6,840,566.00	\$ 1,657,002.00
FY2023-FY2024	Phase 2 Building Envelope & Site work (GMP #2)	\$ 5,406,714.00	\$ 4,000,000.00	\$ 1,406,714.00
FY2023-FY2024	PCCO #1 Archaeology Delays	\$ 154,644.00		\$ 154,644.00
FY2023-FY2024	Phase 2 Security, Lighting & Landscape (GMP #3)	\$ 1,862,485.00		\$ 1,862,485.00
FY2025	Phase 2 Building Finish-out (GMP #4)	\$ 4,344,513.00	\$ 2,044,513.00	\$ 2,300,000.00 (NBEDC)
FY2025	Parking Area (GMP #5)	\$ 1,108,164.00	\$ 708,164.00	\$ 400,000.00 (TCEQ grant)
		\$ 12,876,520.00	\$ 6,752,677.00	\$ 6,123,843.00
FY2026-FY2027	Phase 3 Master Plan Completion	\$ 10,932,742.00	\$ 10,932,742.00	tbd
		\$ 32,306,830.00	\$ 24,525,985.00	\$ 7,780,845.00

Phase 1

Phase 3

Phase 2 + parking





LAKE FLATO

Comal Headwaters Conservation Center





Questions?

