MASTER BUDGET - PHASE 1A GMP AND PHASE 1B ESTIMATE
CIVIL WORKS PSA
Date: 11/6/2024

		BUDGET BREAKDOWN BY PDA, GL-PSA			BUDGET BREAKDOWN BY PH1A & PH1B	
	COMPONENT	PDA ACTUALS	GL , PSA CONSTRUCTION	PROJECT TOTALS	GMP PDA & PHASE 1A	ALT ALLOWANCE PHASE 1B
1	**ARCHITECTURE & ENGINEERING**					
	Master Plan, Planning	$ 438,175	$ -	$ 438,175	$ 438,175	$ -
	Architecture	$ -	$ -	$ -	$ -	$ -
	Landscape Architect	$ -	$ 300,000	$ 300,000	$ 300,000	$ -
	Renderings	$ 8,950	$ -	$ 8,950	$ 8,950	$ -
	Civil Engineering	$ 661,000	$ 595,000	$ 1,256,000	$ 911,000	$ 345,000
	Dry Utility Coordination	$ 20,000	$ 15,000	$ 35,000	$ 20,000	$ 15,000
	Traffic Engineering	$ 123,000	$ 25,000	$ 148,000	$ 148,000	$ -
	Structural Egr - Bridge Design (incl CA & Inspections)	$ 108,000	$ 50,000	$ 158,000	$ 108,000	$ 50,000
	Subtotal	**$ 1,359,125**	**$ 985,000**	**$ 2,344,125**	**$ 1,934,125**	**$ 410,000**
2	**MISC CONSULTANTS**					
	Real Estate Market Feasibility	$ -	$ -	$ -	$ -	$ -
	Financial Advisory: Grants, Bonds, Public Finance	$ 15,000	$ -	$ 15,000	$ 15,000	$ -
	Community/Stakeholder Engagement	$ 14,750	$ -	$ 14,750	$ 14,750	$ -
	Traffic/Parking/Transportation Consultant	$ 10,000	$ -	$ 10,000	$ 10,000	$ -
	Miscellaneous Soft Costs & Field Revision Allowance	$ 47,160	$ 55,000	$ 102,160	$ 74,660	$ 27,500
	ALTA Survey, Mapping	$ 151,044	$ 25,000	$ 176,044	$ 151,044	$ 25,000
	Environmental: Waters of US, Creek, Other	$ 13,900	$ -	$ 13,900	$ 13,900	$ -
	Environmental: Phase 1 ESA	$ -	$ -	$ -	$ -	$ -
	Fire Flow Test	$ -	$ -	$ -	$ -	$ -
	Arborist	$ -	$ 10,000	$ 10,000	$ 10,000	$ -
	Subtotal	**$ 251,854**	**$ 90,000**	**$ 341,854**	**$ 289,354**	**$ 52,500**
3	**GEOTECHNICAL SERVICES**					
	Design Fee Including Field Investigations and Report	$ 55,919	$ -	$ 55,919	$ 55,919	$ -
	Review of CDs, Final Reports, Addt'l Field Investigations	$ -	$ 25,000	$ 25,000	$ -	$ 25,000
	Subtotal	**$ 55,919**	**$ 25,000**	**$ 80,919**	**$ 55,919**	**$ 25,000**
4	**CONSTRUCTION SERVICES**					
	Preconstruction Construction	$ 75,000	$ -	$ 75,000	$ 75,000	$ -
	Builders Risk (Allowance)	$ -	$ 80,743	$ 80,743	$ 56,917	$ 23,826
	Phase 1A Construction Costs	$ -	$ 18,915,439	$ 18,915,439	$ 18,915,439	$ -
	Phase 1B Construction Costs	$ -	$ 7,942,110	$ 7,942,110	$ -	$ 7,942,110
	Phase 1B DD Contingency	$ -	$ 850,000	$ 850,000	$ -	$ 850,000
	Subtotal	**$ 75,000**	**$ 27,788,292**	**$ 27,863,292**	**$ 19,047,356**	**$ 8,815,936**
5	**TESTING AND INSPECTION**					
	Geotech/Soils Testing	$ -	$ 150,000	$ 150,000	$ 100,000	$ 50,000
	Materials Testing	$ -	$ 85,000	$ 85,000	$ 56,667	$ 28,333
	Roofing and Waterproofing Inspections	$ -	$ -	$ -	$ -	$ -
	Lead & Asbestos Abatement Testing, Clearance	$ -	$ 20,000	$ 20,000	$ -	$ 20,000
	Archeo/Paleo Site Observations	$ -	$ -	$ -	$ -	$ -
	Misc Special Inspections	$ -	$ 25,000	$ 25,000	$ 12,500	$ 12,500
	Water Intrusion Testing & Inspections	$ -	$ -	$ -	$ -	$ -
	Subtotal	**$ -**	**$ 280,000**	**$ 280,000**	**$ 169,167**	**$ 110,833**
6	**FIXTURES, FURNISHINGS, AND EQUIPMENT**					
	Interior Furniture	$ -	$ -	$ -	$ -	$ -
	Site Furnishings	$ -	$ -	$ -	$ -	$ -
	Special Equipment	$ -	$ -	$ -	$ -	$ -
	Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
7	**UTILITY COMPANY CONNECTION SERVICES AND FEES**					
	Power	$ -	$ 225,000	$ 225,000	$ 200,000	$ 25,000
	Gas	$ -	$ -	$ -	$ -	$ -
	AT&T	$ 30,000	$ -	$ 30,000	$ 30,000	$ -
	Water, Sewer, Storm	$ -	$ -	$ -	$ -	$ -
	Temp Utilities Consumption Fees during Construction	$ -	$ 30,000	$ 30,000	$ 20,000	$ 10,000
	Subtotal	**$ 30,000**	**$ 255,000**	**$ 285,000**	**$ 250,000**	**$ 35,000**
8	**COUNTY, CITY, AND AGENCY FEES**					
	TxDOT Fees	$ -	$ -	$ -	$ -	$ -
	EPA, FEMA (Allowance)	$ -	$ 10,000	$ 10,000	$ -	$ 10,000
	Planning Fees - PUD, Zoning, Subdivision/Final Plat	$ -	$ -	$ -	$ -	$ -
	Texas Commission on Env Quality (TCEQ) Fees (Allowance)	$ -	$ 10,000	$ 10,000	$ 10,000	$ -
	Development Impact Fees	$ -	$ -	$ -	$ -	$ -
	Water Impact Fee	$ -	$ -	$ -	$ -	$ -
	Wastewater Impact Fee	$ -	$ -	$ -	$ -	$ -
	Building/Fire Department Plan Check and Permit	$ -	$ -	$ -	$ -	$ -
	Public Works Fee	$ -	$ -	$ -	$ -	$ -
	Subtotal	**$ -**	**$ 20,000**	**$ 20,000**	**$ 10,000**	**$ 10,000**
9	**DEVELOPMENT MANAGEMENT**					
	Legal Fees	$ 25,000	$ 20,000	$ 45,000	$ 45,000	$ -
	Reimbursables	$ 30,000	$ 25,000	$ 55,000	$ 55,000	$ -
	Developer's Fixed Overhead	$ 188,691	$ 299,145	$ 487,836	$ 392,912	$ 94,924
	Developer Contingency	$ -	$ 1,489,372	$ 1,489,372	$ 1,016,767	$ 472,605
	Developer's Fixed Fee	$ 552,646	$ 779,050	$ 1,331,696	$ 909,125	$ 422,571
	Owner's Protective Professional Indemnity	$ -	$ -	$ -	$ -	$ -
	Insurance ($11/$1,000)	$ 29,918	$ 352,614	$ 382,533	$ 267,590	$ 114,943
	Subtotal	**$ 826,255**	**$ 2,965,182**	**$ 3,791,437**	**$ 2,686,393**	**$ 1,105,044**
10	**CITY CONTINGENCY**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	TOTALS	**$ 2,598,153**	**$ 32,408,474**	**$ 35,006,627**	**$ 24,442,314**	**$ 10,564,313**