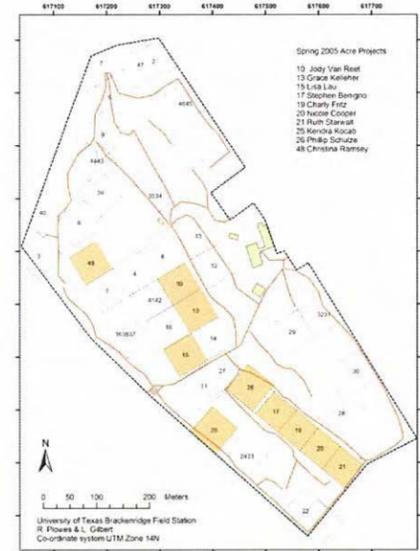
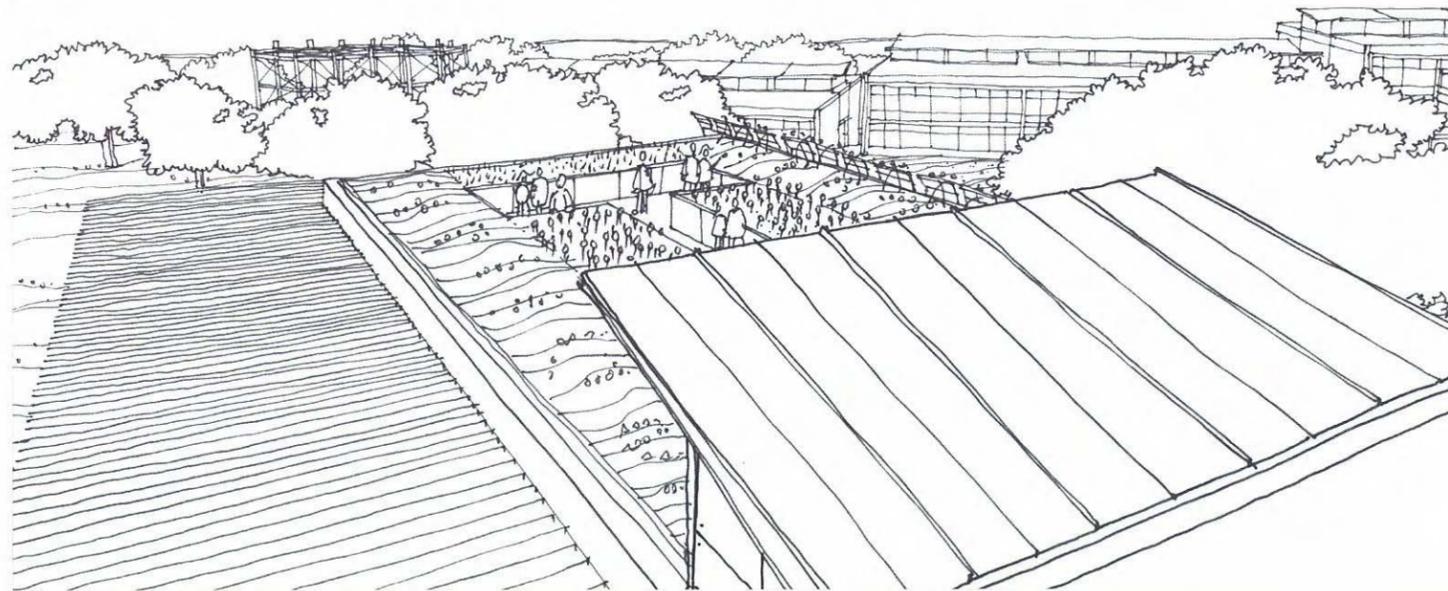


F2. CNS ADVISORY COUNCIL VISION FOR BRACKENRIDGE FIELD LABORATORY

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CNS Vision For Brackenridge Field Laboratory



College of Natural Sciences Foundation Advisory Council



Maximizing the Potential

This proposal describes a concept for developing the Brackenridge Tract in a manner which would bring greatest benefit to the University and to the City of Austin.

In addition, it will provide a unique and attractive asset and become an integral part of the surrounding property's private development.

This vision includes:

- Preservation of the Brackenridge Field Laboratory
- Consolidation of the Biology Facilities from Main Campus & Pickle Research Center to the Brackenridge Tract
- Build new BFL facilities and provide cultural amenity to benefit the City of Austin and the State of Texas
- Renovate & expand the existing BFL facilities
- 75,000 SF of existing space on the Main Campus made available for other uses
- 8,000 SF of existing space at Pickle Research Facility made available for other uses
- Diversify with mixed-use development within the Brackenridge Tract
- Provide added value to surrounding property development

\$ Win Win Potential \$



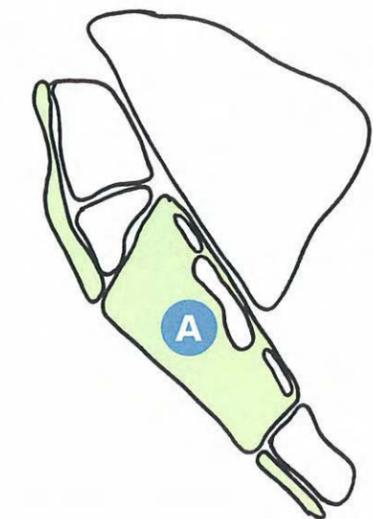
- A** BFL Preserve
- B** New BFL Facilities
- C** Current BFL, Research & Teaching Facilities
- D** Natural, Semi-Preserved Research/Parkland
- E** Potential Mixed-Use Development for UT Needs

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Active Teaching/Research Facilities

1. Main Lab Building
2. Plant Evolutionary & Molecular Growth Genetics Research Lab & Office
3. Bush Greenhouse (cactus morphology research)
4. Butterfly Research & Greenhouse
5. Experimental Fish Tanks
6. Research Enclosure
7. Field Research Enclosure
8. Flood Event Silt Deposit Area
9. Potential Expanded Research Area (flood plane)

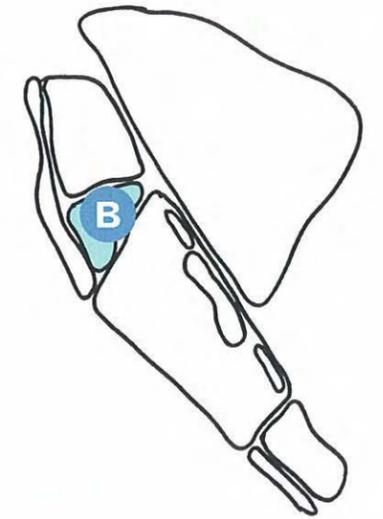
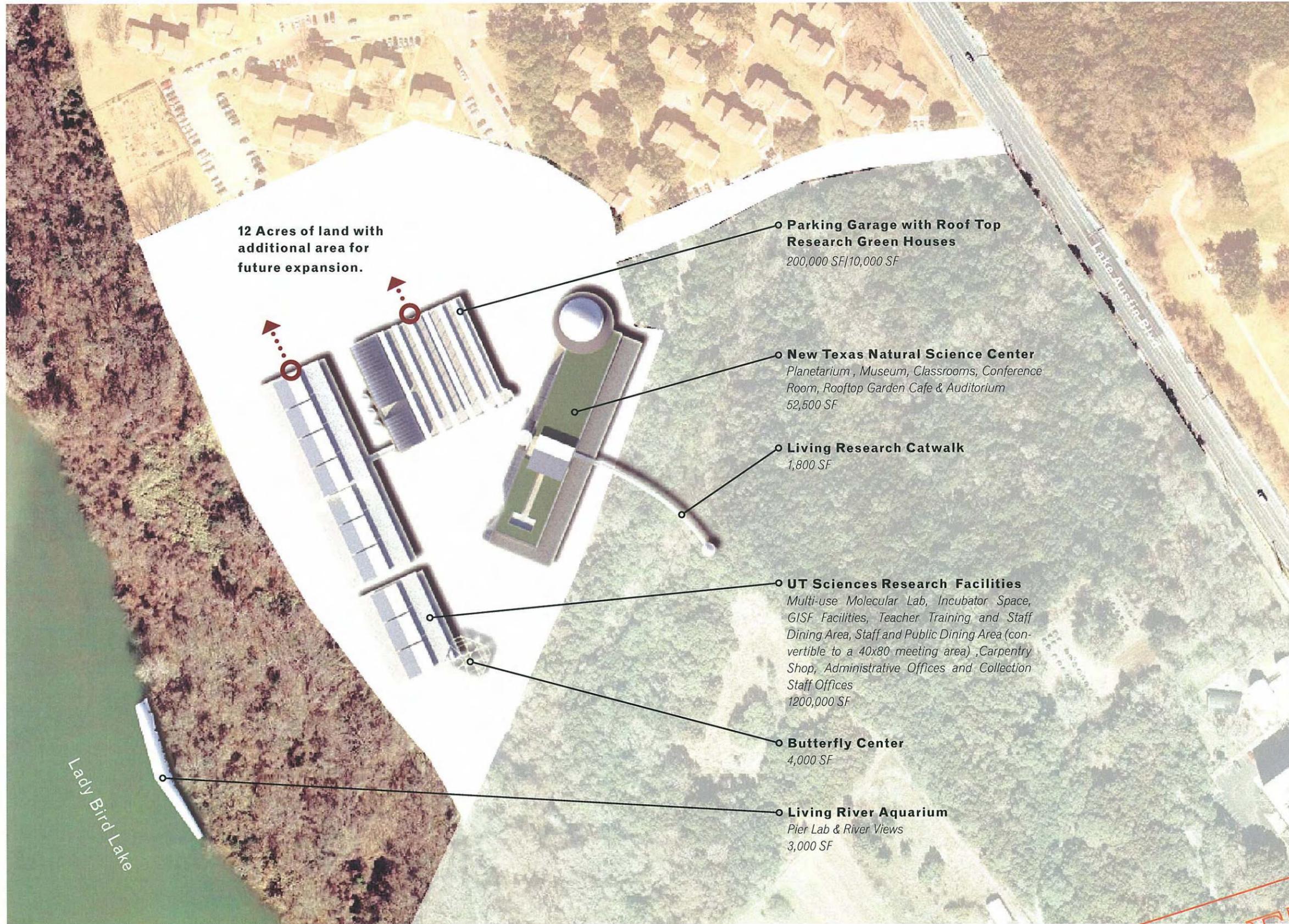


An Irreplaceable Resource

The value of the existing Brackenridge Field Laboratory (BFL) to the University and to the scientific community cannot be over-estimated. The BFL is an integral component to the Biological Sciences Dept. currently ranked as the 6th best program in the country.

- One of only 5 near campus, University field laboratories in the nation
- No. 1 Best utilized near campus field laboratory in the nation
- Directly contributes to the integrity of the University and its science programs
- Unique field laboratory within urban setting
- 40 years of irreplaceable, continuously documented historical data and research specific to this site
- Nobel Prize winning research potentially exists with this facility
- Currently provides partnering opportunities with other educational & research units within the University

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12 Acres of land with additional area for future expansion.

○ **Parking Garage with Roof Top Research Green Houses**
200,000 SF/10,000 SF

○ **New Texas Natural Science Center**
Planetarium, Museum, Classrooms, Conference Room, Rooftop Garden Cafe & Auditorium
52,500 SF

○ **Living Research Catwalk**
1,800 SF

○ **UT Sciences Research Facilities**
Multi-use Molecular Lab, Incubator Space, GISF Facilities, Teacher Training and Staff Dining Area, Staff and Public Dining Area (convertible to a 40x80 meeting area), Carpentry Shop, Administrative Offices and Collection Staff Offices
1200,000 SF

○ **Butterfly Center**
4,000 SF

○ **Living River Aquarium**
Pier Lab & River Views
3,000 SF

Creating a "Super Magnet"

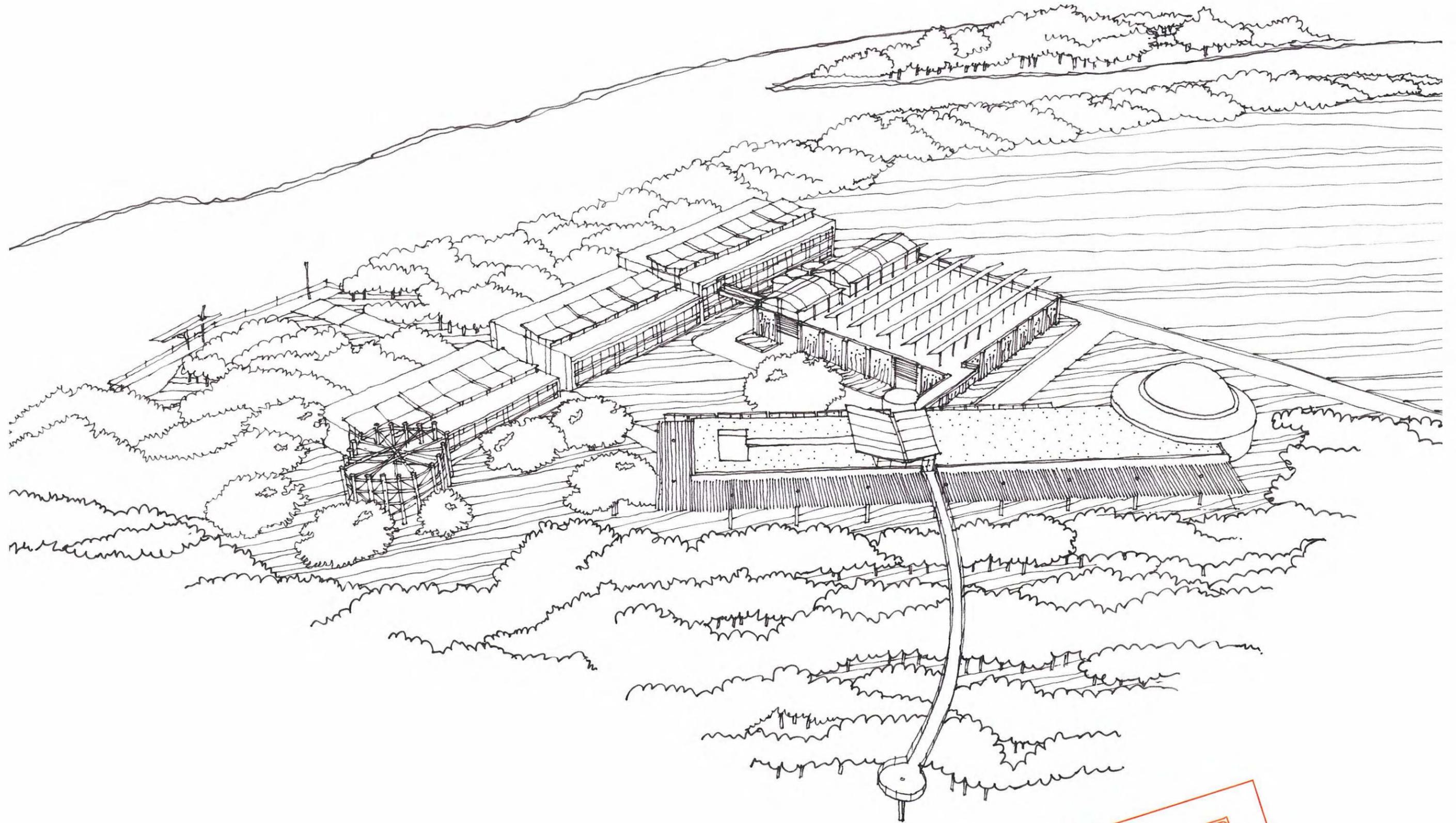
By creating a new state-of-the-art Science facility at BFL, the University can leverage the current value of the existing BFL, dramatically elevate the Biological Sciences to even greater stature and create new outreach programs to engage the community as well as other departments throughout the University.

This facility would:

- Optimize the resources and potential of the Biological Sciences Dept.
- Become a powerful attraction for recruiting researchers and faculty.
- Become an optimal facility for drawing donation funding and grants.
- Become a valuable community outreach landmark facility.
- Provide an anchoring community amenity adding value to surrounding private development.

New Development

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UT Sciences Research Facilities

Multi-use Molecular Lab, Incubator Space, GISF Facilities, Teacher Training and Staff Dining Area, Staff and Public Dining Area (convertible to a 40x80 meeting area), Carpentry Shop, Administrative Offices and Collection Staff Offices. Roof is designed with daylight scoops and collects rain water that is stored in tanks beside the parking garage. Windows facing the lake are shaded and windows to the north look into the open courtyard. 1200,000 SF

Parking Garage & Research Green Houses

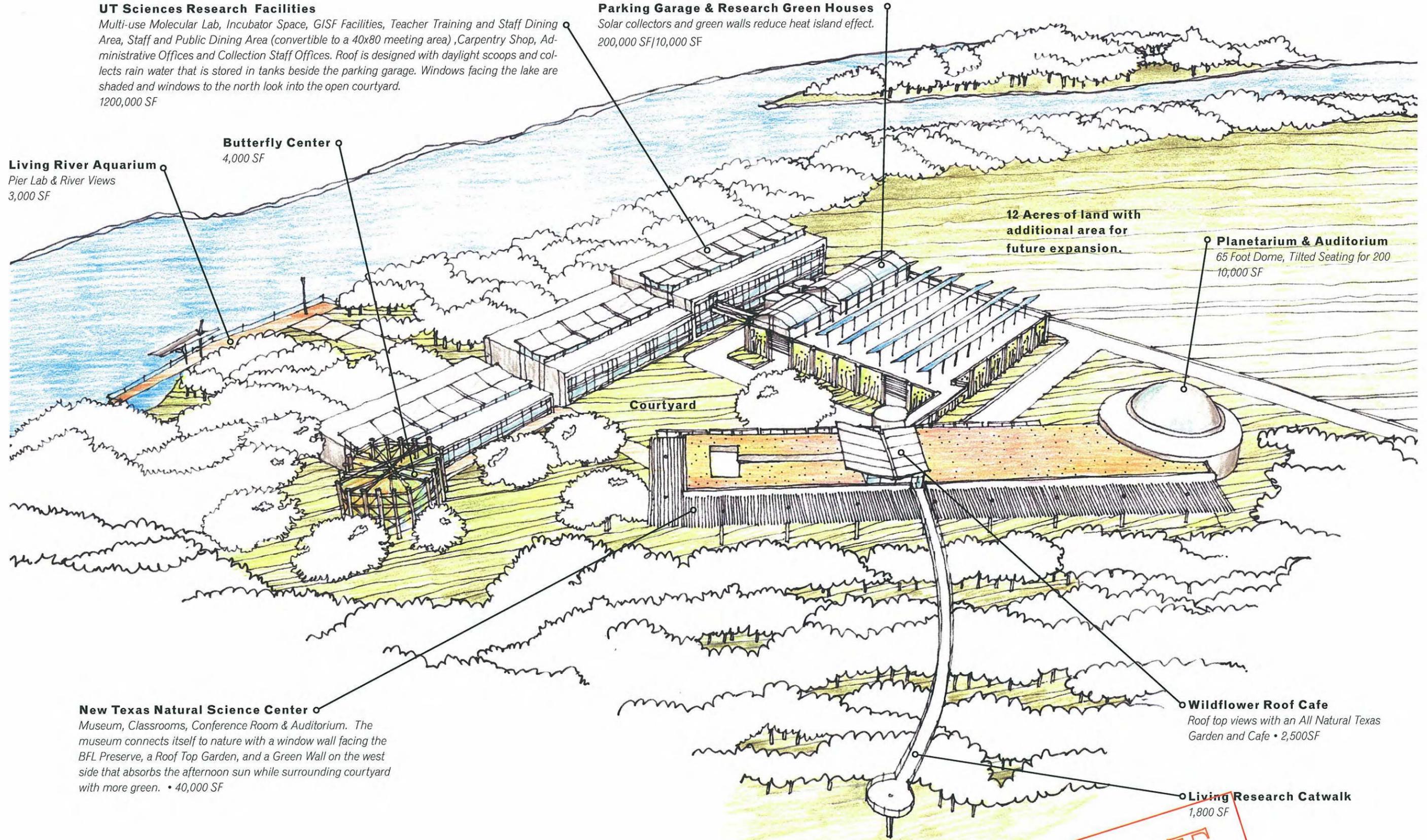
Solar collectors and green walls reduce heat island effect. 200,000 SF | 10,000 SF

Butterfly Center

4,000 SF

Living River Aquarium

Pier Lab & River Views
3,000 SF



12 Acres of land with additional area for future expansion.

Planetarium & Auditorium

65 Foot Dome, Tilted Seating for 200
10,000 SF

Courtyard

New Texas Natural Science Center

Museum, Classrooms, Conference Room & Auditorium. The museum connects itself to nature with a window wall facing the BFL Preserve, a Roof Top Garden, and a Green Wall on the west side that absorbs the afternoon sun while surrounding courtyard with more green. • 40,000 SF

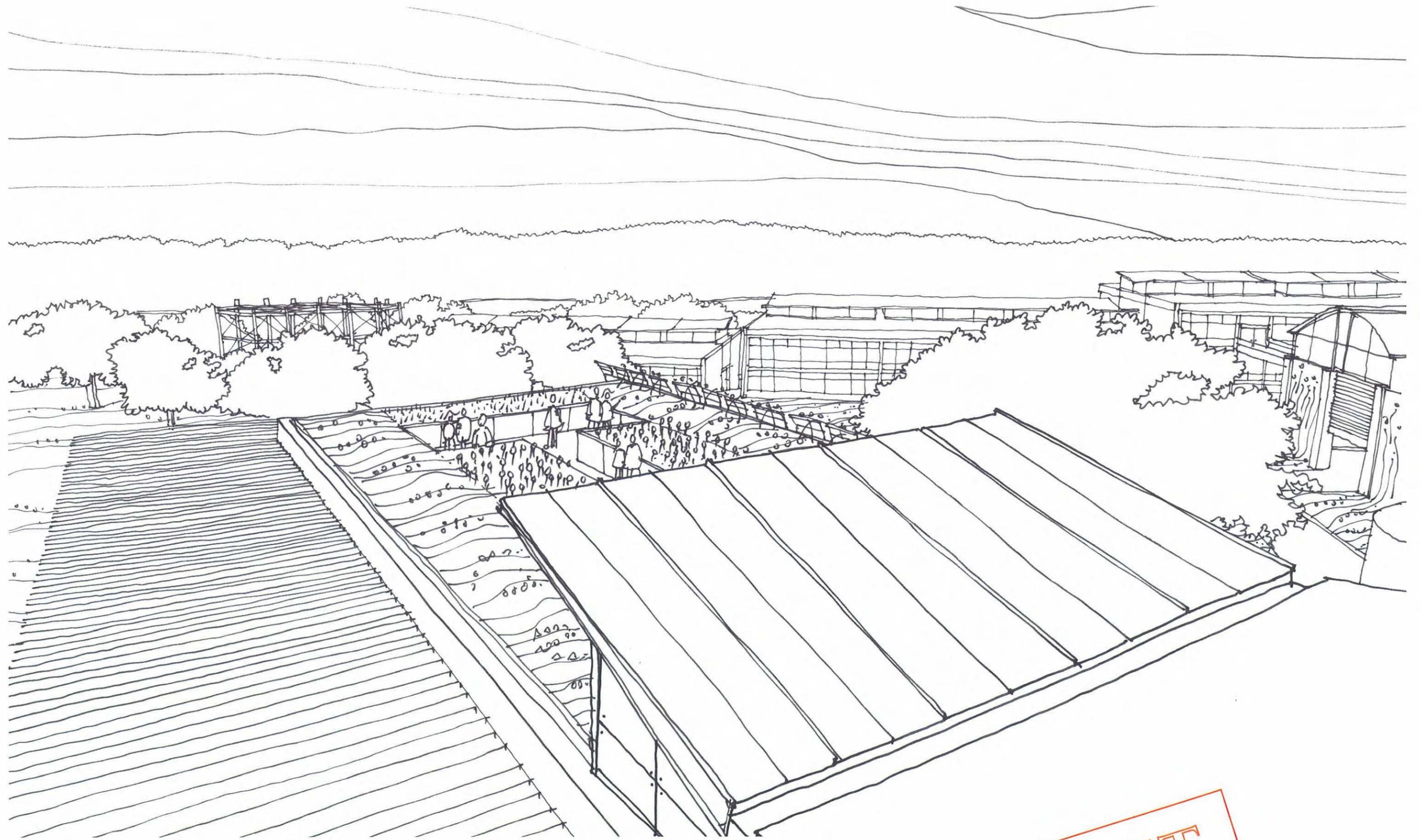
Wildflower Roof Cafe

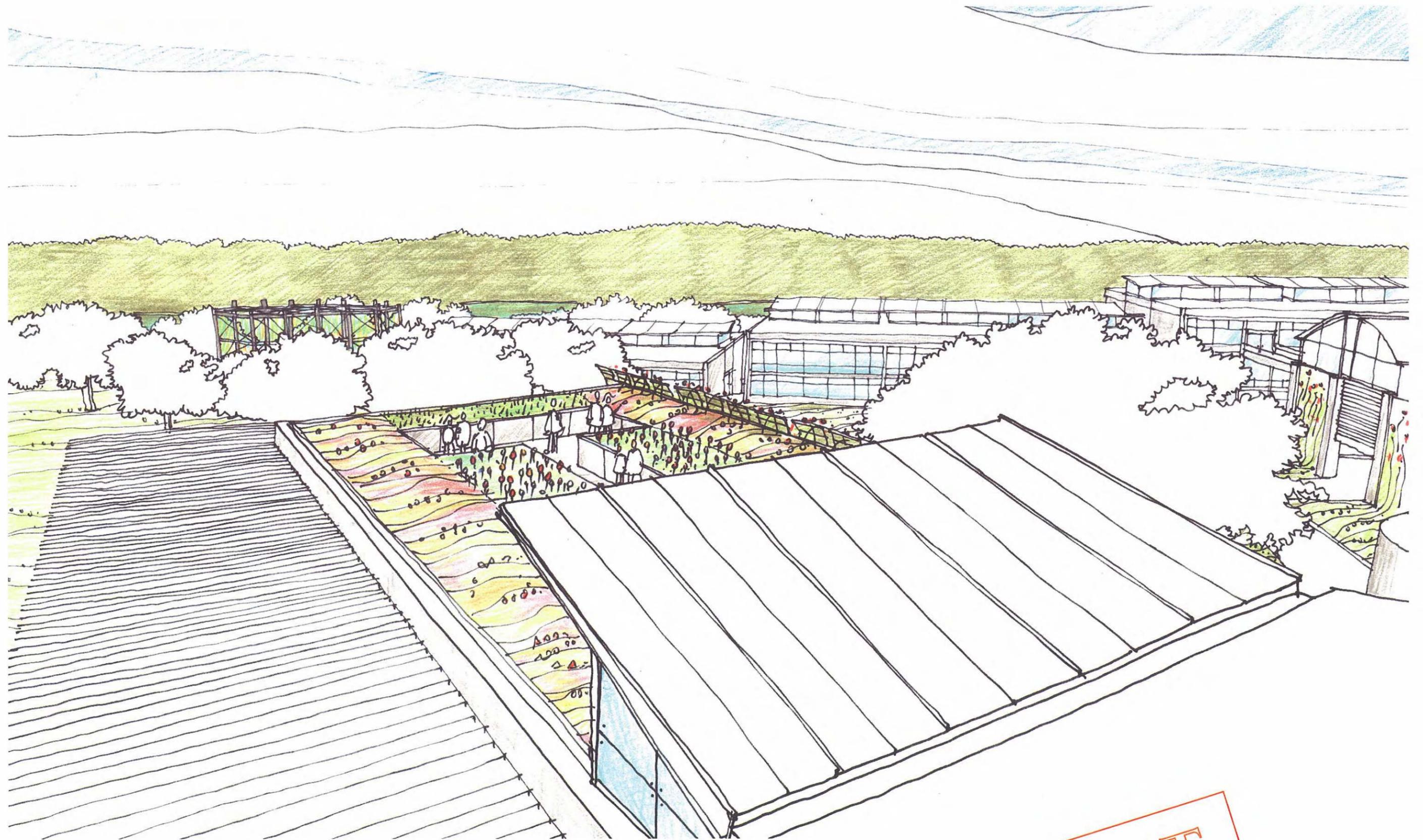
Roof top views with an All Natural Texas Garden and Cafe • 2,500SF

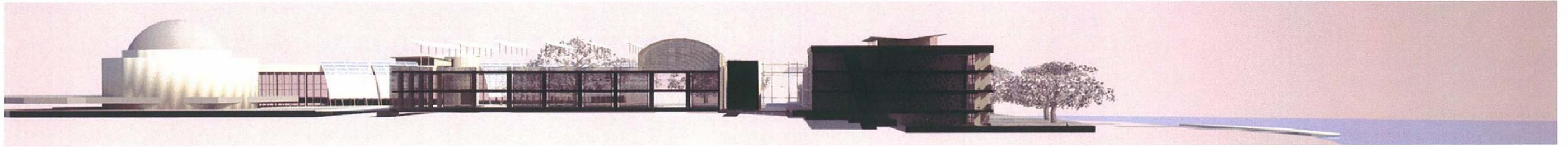
Living Research Catwalk

1,800 SF

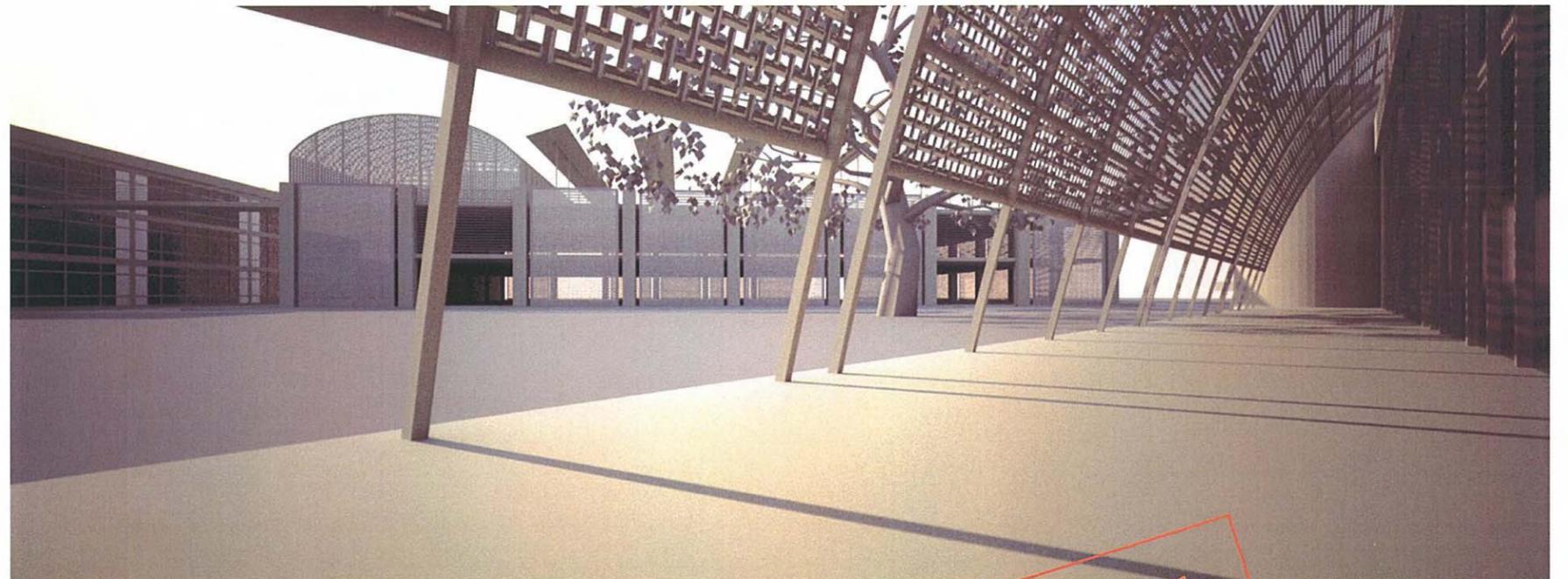
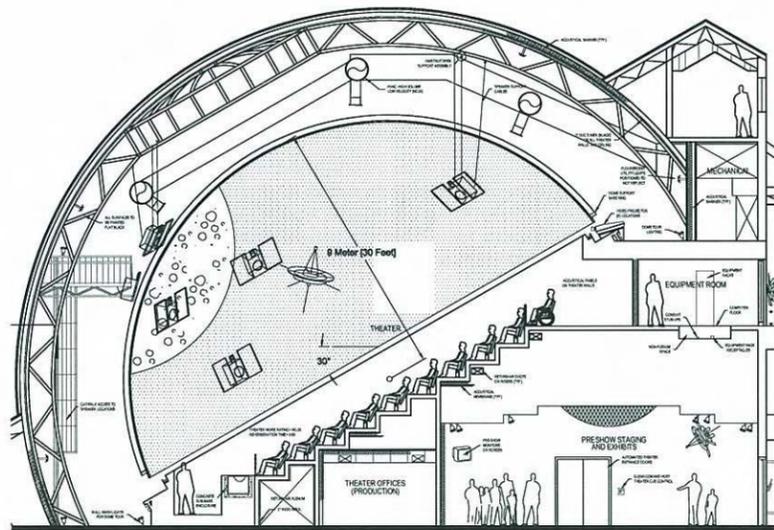
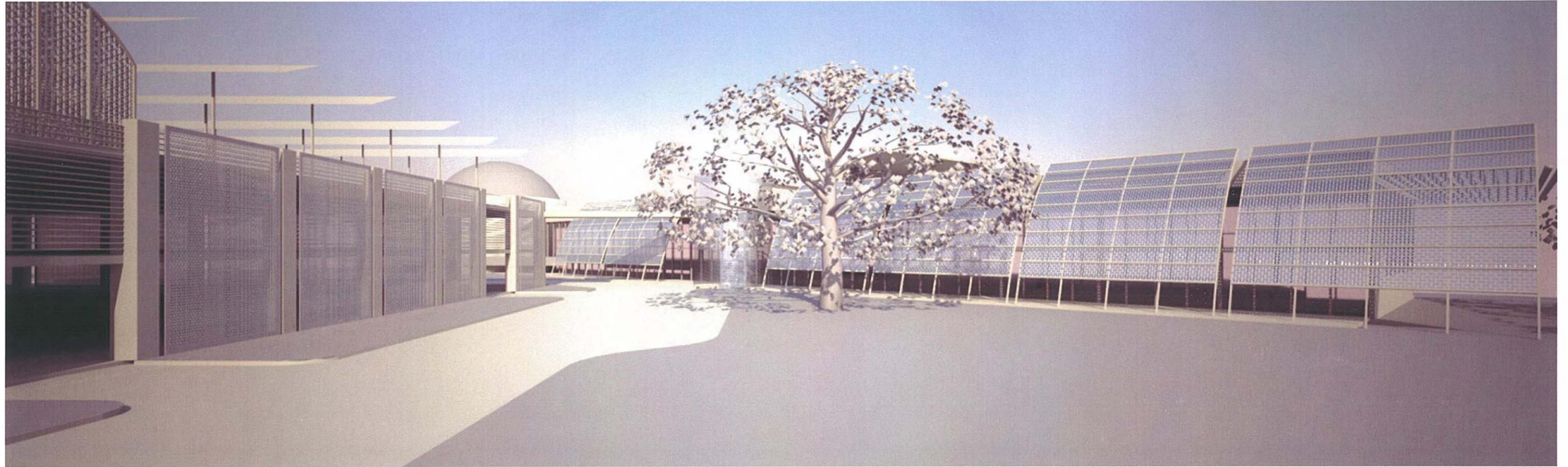
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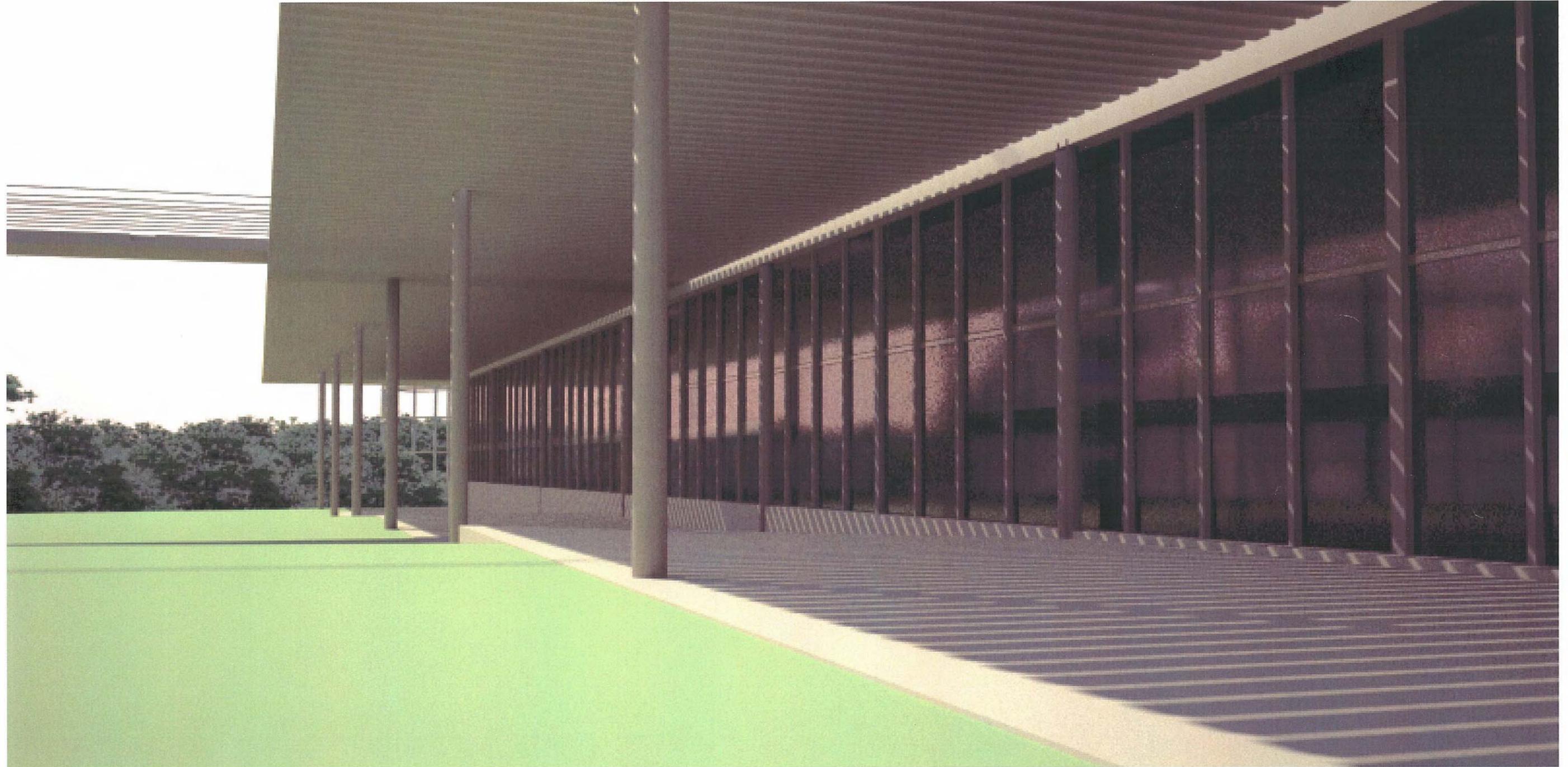




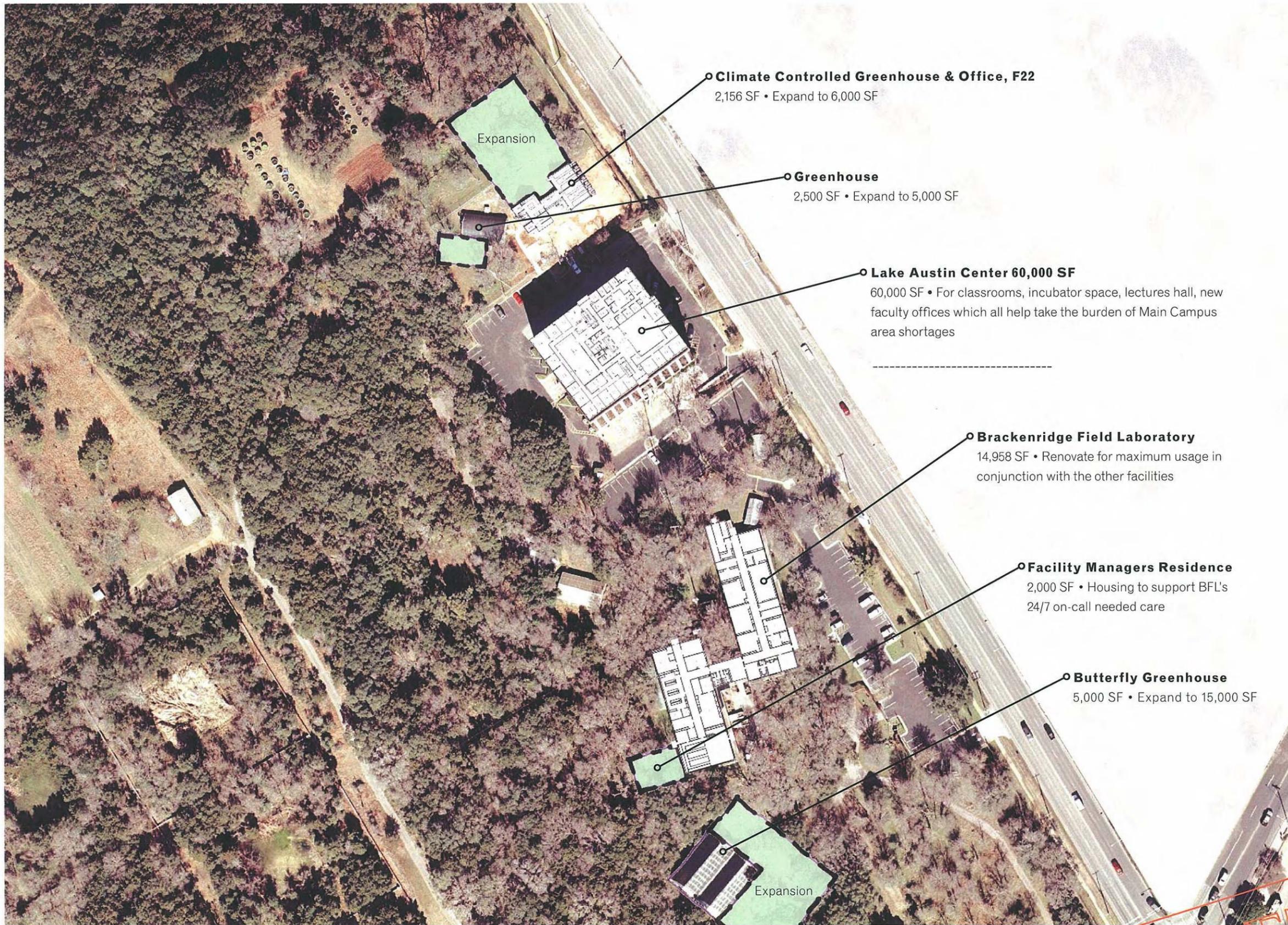
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○ **Climate Controlled Greenhouse & Office, F22**
2,156 SF • Expand to 6,000 SF

○ **Greenhouse**
2,500 SF • Expand to 5,000 SF

○ **Lake Austin Center 60,000 SF**
60,000 SF • For classrooms, incubator space, lectures hall, new faculty offices which all help take the burden of Main Campus area shortages

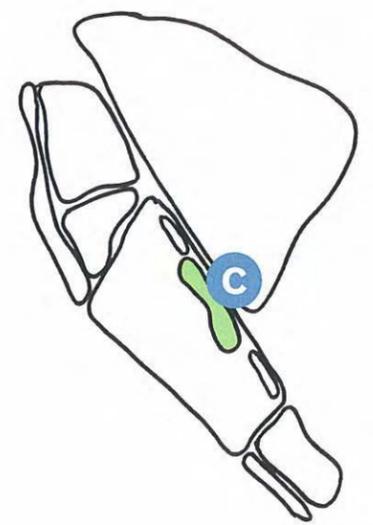
○ **Brackenridge Field Laboratory**
14,958 SF • Renovate for maximum usage in conjunction with the other facilities

○ **Facility Managers Residence**
2,000 SF • Housing to support BFL's 24/7 on-call needed care

○ **Butterfly Greenhouse**
5,000 SF • Expand to 15,000 SF

Expansion

Expansion



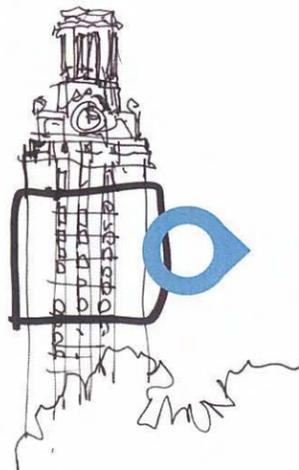
Ramping Up The Research

The existing BFL is regarded as one of the top facilities of its kind in the world. Research conducted at this facility has already contributed in important and practical ways to our understanding of biodiversity issues. Yet, the potential of BFL is much greater still. With relatively modest improvements and expansion to existing facilities at BFL, tremendous gains could be made to improve the overall operation, dramatically increase the research and provide better opportunities for other units within the University to utilize BFL to aid their programs.

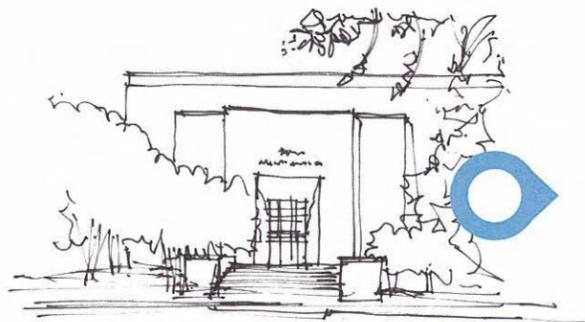
- *This renovation would support the next 20 years of growth.*

Renovation/Expansion

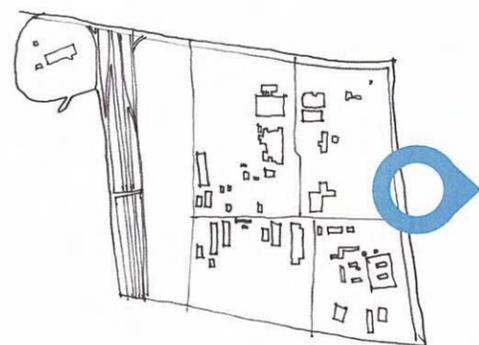
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28,000 SF (6 floors) • Herbarium, Integrative Biology and about 20,000 SF in other biology buildings



27,000 SF • Texas Memorial Museum



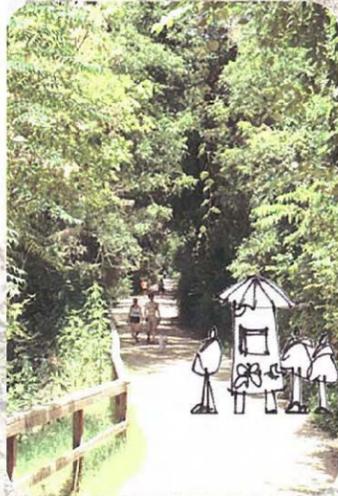
8,000 SF • Pickle Research Campus, Texas Natural Science Center Collection

Freeing-Up Valuable Space

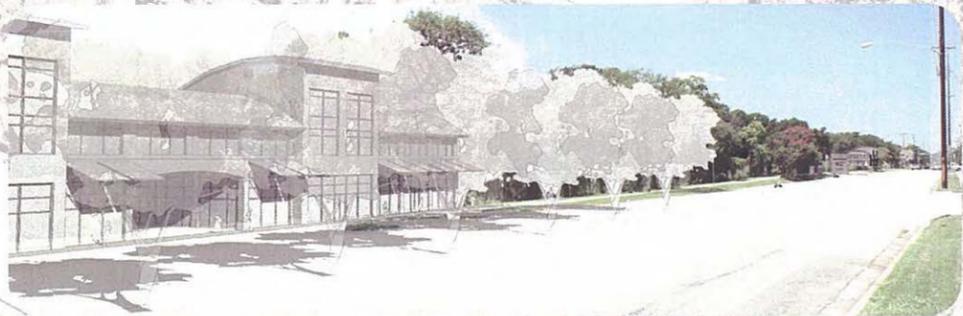
The new BFL will integrate existing facilities to optimize operational/functional needs and consolidate resources. In doing this, several facilities on the Main Campus and at Pickle Research Center will be made available to the University for other uses.

Existing Value

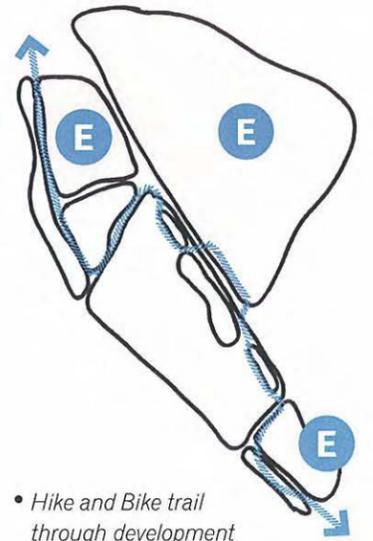
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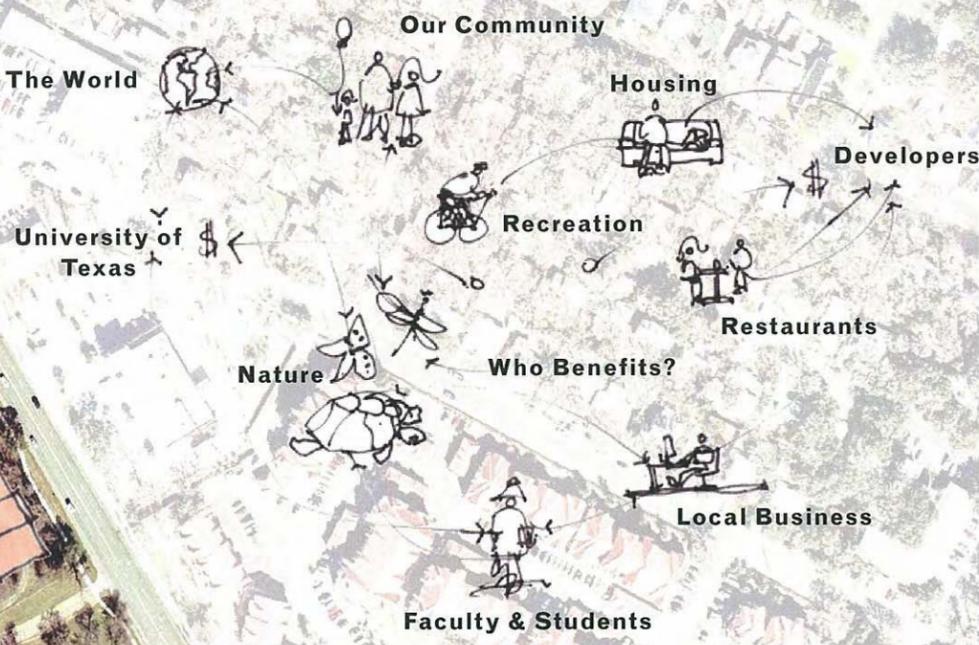
• Kiosk on Hike and Bike trail displaying on-going BFL research



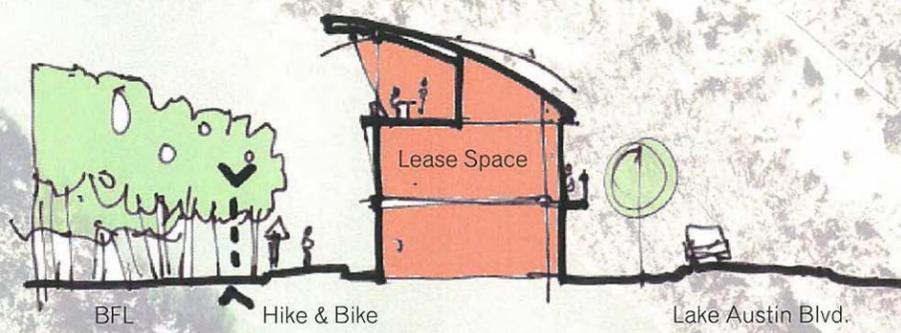
• Development on Lake Austin Blvd with BFL entrance beyond



• Hike and Bike trail through development



Engaging Development
 Through careful planning and design the new BFL facilities as well as private mixed-use developments can bring mutual benefit to each other. Private development will provide added revenue streams to the University which could be a source of funding to contribute to the improvement/expansion of the BFL facilities. The new BFL facilities can be an asset as a community amenity, a natural buffer, and conceptual anchor around which private development can focus.



• Cross Section of Retail/Housing/Offices with direct access to Lake Austin Blvd and views overlooking BFL

Potential Growth

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The new BFL facilities would include space for:

Integrative Biology

Plant Resources Center

Environmental Science Institute

Incubator Space

Texas Memorial Museum

UT Culture Collection of Algae

Aquatics Facility

Other UT affiliates include:

Marine Science Institute

Department of Geography

Jackson School of Geological Sciences

Environmental Health & Safety

Other outreach affiliations include:

Capital Area Master Naturalists

K-12 School Programs

Texas Parks and Wildlife

Visitor Center & Museum

Making Sense of The Money

While the highly regarded, existing BFL facility is truly priceless, funding is required for the development of the new BFL facilities. The proposed facilities would draw considerable support from financial donors, but seed funding from the University is essential to accomplish these goals. Revenue driven by local and private development in the Brackenridge Tract would be a potential source from which to draw. Also, by reallocating extremely valuable space on the University's main campus and the Pickle Research Center, the funding of new facilities for BFL could be justified as a significant benefit to the University at all three locations.

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F3. TBG MEMOS: TOP BIOLOGY PROGRAMS AND RESEARCH FACILITIES; SITE RELOCATION ANALYSIS; SIGNIFICANT SITES – AUSTIN; HORNSBY BEND



To: Brackenridge Planning Team

FROM: Kimberly Doerle
Guthrie Alexander
DATE: November 26, 2008
PROJECT: UT Brackenridge Tract
PROJECT NO.: A08220

SUBJECT: Top Biology programs and research facilities

FOR:
 YOUR USE
 APPROVAL
 REVIEW/COMMENT
 INFORMATION ONLY
 AS REQUESTED

REMARKS:

TBG has compiled an inventory of the top university biology programs in the country. This inventory is based on Dean Rankin's notes provided to our team. Included in the memo are the following schools which have comparable or competitive programs that compete with the University of Texas at Austin:

- Stanford University
- University of Michigan
- Harvard University
- University of California, Davis
- University of California, Berkeley
- California Institute of Technology
- Massachusetts Institute of Technology

This memo also includes a brief description of each program and a summary of the research facilities available at the school, and indicates whether their program offers a nearby field laboratory.

1. Stanford University

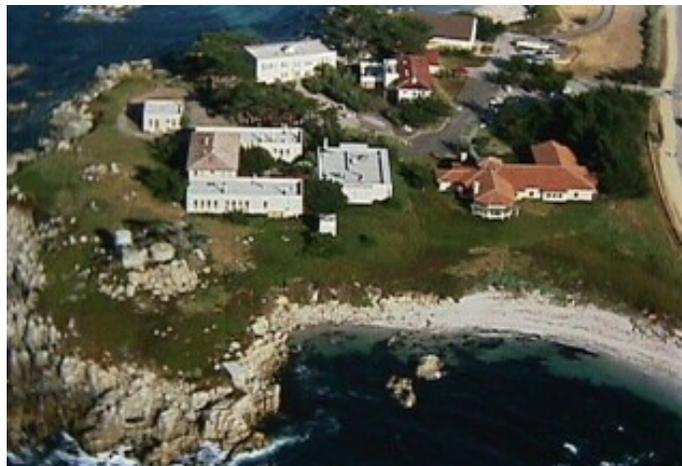
Currently, Stanford University has the number one ranked Biological Science program as defined by U.S. News and World Report for 2008 for the top graduate biology programs and is considered a top competitor of the University of Texas's biology program. The Stanford department includes over 110 graduate students and 90 postdoctoral fellows from all over the world. About half the

graduate students are working in the area of molecular/cell biology/developmental biology/genetics. There are about thirty five graduate students in the area of plant biology with roughly comparable numbers working on molecular and ecological topics. In population and ecological biology there are 20 graduate students, and there are 15 students working in marine biology at the Hopkins Marine Station.

Stanford University offers 6 undergraduate degrees in Biochemistry and Biophysics, Ecology and Evolution, Marine Biology, Microbes and Immunity, Molecular and Cell biology and Neurobiology. Research at Stanford can be divided in the four concentrations: Molecular Biology, Cell Biology, Developmental Biology and Genetics; Plant Biology; Population and Evolutionary Biology and Ecology; and Marine Biology.

Stanford University's biology facilities include three dedicated buildings on Stanford's main campus: The Gilbert Building, Herrin Laboratories and Herrin Hall. Also located on campus is the Carnegie Institution, a private, non profit organization engaged in research and education in the fields of biology, astronomy and earth sciences. The department of Plant Biology is co-located at this facility and many of the scientists have academic appointments at Stanford University. Located off campus are two research facilities; The Hopkins Marine Station and the Jasper Ridge Biological Preserve.

The Hopkins Marine Station is located 90 miles from Stanford's main campus in Pacific Grove on Cabrillo Point. The Station is an 11-acre campus and houses 10 faculty members who teach both undergraduate and graduate level courses in biology with a focus on marine biology, and more specifically oceanography, environmental and comparative physiology, molecular evolution, biomechanics, cellular biology, conservation biology, and neurobiology and behavior.



Jasper Ridge Biological Preserve (JRBP) is a 1,189 acre preserve located near Stanford University's campus (5 miles from the main campus, approximately 12 minutes drive time) in the eastern foothills of the Santa Cruz Mountains. Like the BFL, the JRBP was established in the 1960's and draws research and studies from its legacy of research and documentation. According to their website, the JRBP has been involved in 165 dissertations and theses, 335

publications and over 400 papers. Also like the BFL, 15-25 courses in the Stanford curriculum account for over 2,000 undergraduate visits to the Preserve. In addition, 5-10 non-Stanford university classes account for another 100-300 students to visit the JRBP each year. JRBP also attracts 1,500-2,000 K-6 grade level children, mostly through the Environmental Volunteer Program.



The Leslie Shao-ming Sun Field Station, Jasper Ridge Biological Preserve's 9,800 square foot research and education facility houses a research laboratory, two classrooms, a reference library, an herbarium, and staff offices. The facility, completed in June of 2002, was designed to minimize its environmental footprint and serve as an educational tool to demonstrate principles of sustainability and energy efficiency. In 2003, the Sun Field Station was awarded the first Sustainable San Mateo County Green Building Award. The facility's construction cost was \$3.29 million.



2. University of Michigan

The University of Michigan's biology program consists of 78-full time faculty in two departments: Ecology and Evolutionary Biology Department (EEB) and Molecular, Cellular, and Developmental Biology (MCDB). The program offers seven concentrations (or majors) in Biology, Cellular and Molecular Biology (CMB), Ecology and Evolutionary Biology (EEB), General Biology, Microbiology, Neuroscience and Plant Biology; and three minors. The program's facilities include the University

of Michigan Biological Station (UMBS), the Edwin S. George Reserve (ESGR) and the Matthaei Botanical Gardens and Nicols Arboretum.

The UMBS is located 266 miles north of the main campus in Ann Arbor (approximately a 4 hour drive time) near the division between Lake Huron and Lake Michigan in northern Michigan. The station was established in 1909 and is located on a 10,000 acre campus on the shores of Lake Douglas and includes forest, wetland, lake and riverine habits. The Station also manages an additional 3,200 acre preserve, the Chase Osborne Preseve on Sugar Island in the St. Mary river between Lake Superior and Lake Huron. A rich diversity of natural habitats includes pine forests, northern hardwoods, conifer swamps, aspen forests, meadows, wetlands, rivers and streams within the 13,200 acre station. The facilities located at the UMBS include:

- Alfred H. Stockard Lakeside Laboratory- 24,000 SF, 50 room research building
- Elevated Carbon Dioxide Facility
- The Greenhouse- 3,200 SF, 5 rooms
- The UMBS Stream Research Facility (SRF)
- Soil Biotron
- PROPHET (Program for Research on Oxidants, PHochemistry, Emissions and Transport) Lab
- Ameriflux Tower- collects data on for the Forest Carbon Cycle Research Program
- FASET (Forest Accelerated Succession Experiment) Site
- Study collections building
- George R. LaRue Library

Accommodations at the UMBS include approximately 150 buildings for housing, dining, teaching, research, maintenance, and recreation. Accommodations for the Station community range from 70 one-room cabins, 30 larger two- to six-room cabins, and a 14-room dormitory. There is also a dining hall/kitchen that seats over 275 people. Year-round residents use winterized cabins or homes.



The Edwin S. George Reserve (ESGR) is a 1,300 acre tract of land located 25 miles northwest of Ann Arbor (approximately a 38 minute drive) and administered by the university's Department of Ecology and Evolutionary Biology as a nature reserve and biological research station since 1930. It has a wide variety of natural habitats, an extensive experimental pond facility, living quarters, laboratory and storage space, and a weather station. The main portion of the ESGR is fenced to permit the safe conduct of experimental programs that otherwise would be sensitive to public intrusion. The ESGR is home to a number of long-term studies of plant succession and population and community dynamics of white-tailed deer, amphibians, turtles and insects.

The Matthaei Botanical Gardens and Nichols Arboretum consists of a 350-acre site on Dixboro Road near the Ann Arbor campus, a 123-acre site adjacent to central campus (6.3 miles, approximately a 15 minutes drive time), and two other research and teaching areas comprising an additional 250 acres (Mud Lake Bog and Horner-McLaughlin Woods). The Matthaei Botanical Gardens site includes four large greenhouses for research and teaching, a laboratory-classroom building, service and utilities buildings, protected common garden areas, and a rich diversity of habitats for field research. The Nichols Arboretum site includes a visitor center/classroom/administrative building, and a mosaic of gardens and woody plant collections as well as managed woodlands and prairie.

3. Harvard University

Harvard University's biology program ranks in the top five in U.S. News and World Report for 2008 for the top graduate biology programs. The program is split into two departments: the Department of Molecular and Cellular Biology and the Department of Organismic and Evolutionary Biology (OEB). The Department of Organismic and Evolutionary Biology has extensive resources within Harvard and within their allied institutions, which include laboratories, libraries, museums and living collections which offer unparalleled resources for students, faculty and staff. These institutions include:

- Concord Field Station – 62 acres, 13 miles and 26 minute drive from Cambridge
- Arnold Arboretum – 265 acres, located in southwest Boston.
- Harvard Forest - 3000 acres, 70 miles and 1.5 hour drive from Cambridge
- Botany Libraries
- Ernsy Mayr Library
- Harvard Museum of Natural History
- Museum of Comparative Zoology
- Harvard Herbaria

The Concord Field Station, the Harvard Forest and the Arnold Arboretum are the three locations where most field research occurs within the OEB. The Concord Field Station is located on 62 acres in Bedford, Massachusetts and is the locations for the following studies: community ecology, biodiversity, plant growth and physiology and animal pasture. Facilities at the station includes the following:

- Main building – laboratory and office space (3,800 SF), animal quarters (1,300 SF) and a 3 bedroom apartment for visiting faculty and fellows.
- Wood and machine shop
- An enclosed trackway
- Housing
- Wind tunnel – designed for animal flight research

The Harvard Forest was established in 1907 and consists of 3,000 acres of land and research facilities in forest biology, conservation and ecology in Petersham, Massachusetts. The Fisher Museum is also located at the Harvard Forest. The Forest is involved in two major research

initiatives: the Long Term Ecological Research (LTER) that is funded by the National Science Foundation and investigates the natural ecosystems of New England; and the National Institutes of Global Environmental Change (NIGEC) that is funded by the Department of Energy and investigates the physical and biological processes relevant to climate change. Facilities at

Harvard Forest include the following:

- Laboratories
- Greenhouses
- Field sites
- Research Towers – 4 total
- Meteorological station
- Hydrological stations
- Library
- Meeting space
- Housing and accommodations – 10 residential buildings for visiting faculty, researchers, staff and students

The Arnold Arboretum is located in southwest Boston and is comprised of 265 acres. The Arboretum’s mission is to “...discover and disseminates knowledge of the plant kingdom to foster greater understanding, appreciation and stewardship of the Earth’s botanical diversity and its essential value to mankind.” The arboretum concentrates on three areas of activity: research, horticulture and education.



4. The University of California, Davis:

The University of California, Davis, College of Biological Sciences is one of the only universities in the country which has a college solely dedicated to the biological sciences. Academic departments in the college include: Evolution & Ecology, Molecular and Cellular Biology, Microbiology, Neurobiology, Physiology and Behavior and Plant Biology. There are 10 graduate programs; Animal Behavior, Biochemistry and Molecular Biology, Biophysics, Cell and Developmental Biology, Exercise Science, Genetics, Molecular, Cellular and Integrative Physiology, Neuroscience, Plant Biology and Population Biology. U.S. News and World Report ranks UC Davis Ecology and Evolutionary biology graduate programs No. 1 in the nation, according to the university's website. UC Davis College of Biological Sciences administers five centers, including:

- Bodega Marine Laboratory – 362 acres, 101 miles and a 2 hour drive from Davis
- Center for Neuroscience
- Center for population Biology
- UC Davis Genome Center
- UC Innovation Access

The Bodega Marine Laboratory is a 362 acre marine laboratory adjacent to the Bodega State Marine Reserve, a fully protected reserve extending 1000 feet offshore, and is rich in habitat diversity. Habitats of the Bodega Marine Reserve include rocky intertidal coast, sandy beach, mudflats and sandflats, saltmarch, coastal bluffs, coastal prairie/scrub, sanddunes and freshwater wetlands. Subtidal, rocky intertidal, mudflat, sandy beach, fresh and saltwater marsh, coastal grassland and dune communities are all located within walking distance from the lab. The site is well known for the strength of wind-driven coastal upwelling and the complex geology of the San Andreas Fault.

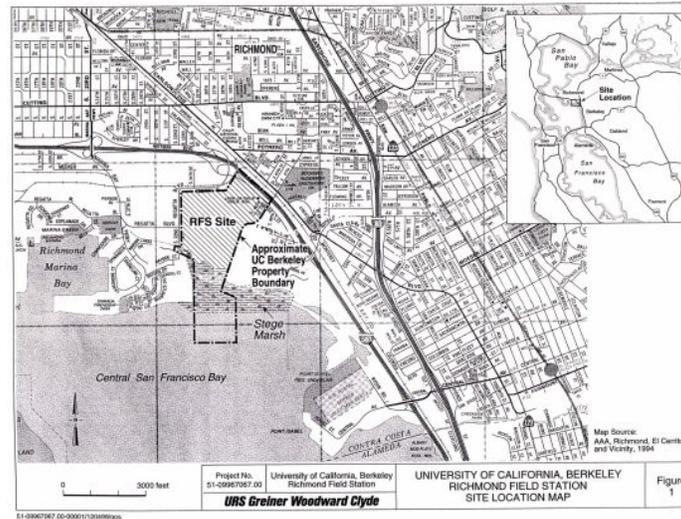


The Laboratory is involved in numerous interdisciplinary projects and research to address environmental issues. Some current research includes: atmospheric and oceanographic influences on ecosystems; biodiversity, conservation and ecosystem management and species invasions. The Bodega Marine Laboratory facilities include aquatic labs, the Bodega Ocean Observing Node (BOON), a library and housing for 86 visiting students, faculty and visitors.



5. The University of California, Berkeley

The University of California, Berkeley's biology program ranks in the top five in U.S. News and World Report for 2008 for the top graduate biology programs. The University offers the following 12 majors in the field of biology: Bioengineering, Environmental Sciences, Microbial biology, Molecular Toxicology, Chemical Biology, Genetics and Plant Biology, Molecular and Cell Biology, Nutritional Science, Earth and Planetary Science, Integrative Biology, Molecular Environmental Biology and Public Health. Mostly similar to the BFL, UC Berkeley administers the Richmond Field Station (RFS) located approximately 6 miles northwest from main campus and has been used since the 1950's as an engineering research facility. The 152-acre property consists of 100-acres of uplands with the remainder being marsh or bay lands and is located on the San Francisco Bay.



The RFS property currently accommodates a wide range of research and hosts a wide range of UC academic departments including the Center for Tissue Bioengineering Center, Earthquake Engineering Research Center, the Ergonomics Program and the Institute for Transportation Studies, to name a few. The RFS has approximately 500,000 assignable square feet of research space. The Station also houses a 7.7 million volume Northern Regional Library Facility which serves as an archive for lesser used books for four northern UC campuses, one of the world's largest earthquake shaking tables, sophisticated test facilities for advanced transportation research, and a regional laboratory for U.S. Environmental Protection Agency. The open areas of the Field Station are also prized for their research and habitat value. The site contains one of the largest and best preserved remaining areas of native coastal grasslands that were once prevalent throughout the Bay Area. The site is also home to wintering monarch butterflies and nesting raptors, as well as the endangered California Clapper Rail, which provides the campus an area for teaching and research.

6. California Institute of Technology

The California Institute of Technology graduate biology division ranks in the top five in U.S. News and World Report for 2008. The division has three major research emphasis: Structural, Molecular and Cell Biology; Developmental and Regulatory Biology; and Molecular, Cellular and Integrative Neurosciences. The division at present has 38 professors of various ranks, who in their classes and laboratories have approximately 100 undergraduates, 100 graduate students, and 160 postdoctoral scholars, as well as more than 250 staff members.

CalTech has an extensive list of facilities within the division, including the William G Kerckhoff Marine Laboratory, located 50 miles south of Caltech's campus in Corona del Mar. The Marine Laboratory, which is a part of the Davidson Lab, provides facilities for research and education in cellular and molecular biology using marine animals. The Laboratory is one structure and has the world's best egg-to-egg culture system for *Strongylocentrotus purpuratus*, the California purple sea urchin which is the major specie of the laboratory of embryonic gene expression. The lab also has a running sea water system and a number of wet labs and traditional laboratory spaces for molecular biology or other research. The Lab also has a research boat, which is docked at the lab, and is used for research diving and collections.



7. Massachusetts Institute of Technology

The Massachusetts Institute of Technology's biology program is ranked # 2, behind Stanford University, in U.S. News and World Report for 2008 for the top graduate biology programs. MIT offers undergraduate, graduate, and postdoctoral programs ranging from in general biology to more specialized fields. Current areas of research in the Department include: cellular, developmental, molecular, and structural biology; classical and molecular genetics; biochemistry and immunology; microbiology, neurobiology, and computational and systems biology. MIT has a host of research facilities including:

- The BioMico Center – integrated facility for biofabrication, microarray analysis, database storage, bioinformatics, data mining and data modeling.
- The Biophysical Instrumentation Facility - houses instruments for aiding in the elucidation of macromolecular structure
- The Biopolymers Facility - a shared instrumentation service laboratory, funded by the Howard Hughes Medical Institute and the MIT Center for Cancer Research with the purpose of providing state of the art research instrumentation to the faculty and staff of MIT
- The Flow Cytometry Center - a core facility located within the Center for Cancer Research
- Fannie E. Rippel Foundation Transgenic Facility - provides fee-for-service support to MIT investigators who utilize novel mouse models to study cancer, cardiovascular disease, aging and other human ailments
- The W.M. Keck Microscope Facility - provides scientists with the equipment and training necessary to generate and interpret light and electron microscope images

The MIT facilities do not include a field lab.



MEMORANDUM

To: Cooper Robertson & Partners
Paul Milana
Richard Ashcroft
Michele van Deventer
David McGregor

FROM: Guthrie Alexander
DATE: July 15, 2008
PROJECT: UT Brackenridge Tract
PROJECT NO.: A08220

SUBJECT: BFL Site Relocation Analysis

FOR:

- YOUR USE
- APPROVAL
- REVIEW/COMMENT
- INFORMATION ONLY
- AS REQUESTED

REMARKS:

As part of the analysis phase of the UT Brackenridge Tract project, TBG has gathered data for the folder on potential field lab sites in the event of the potential relocation of the BFL. McKinney Roughs, Westcave Preserve, and The Wildflower Center are presented as possible relocation sites for the Biological Field Laboratory currently located on the Brackenridge Tract.

Included with this memo are a series of maps displaying the location of the sites in aerial context to both the BFL and UT campus as well as contour and floodplain data. The data for the maps was primarily obtained from the City of Austin. To determine the actual drive times to the potential alternate sites three individual trips were made; all departed the university 8:30 A.M during the week of (7/7/08-7/11/08) and leaving from the 24th street guard station on the UT campus. Drive time to the BFL site from campus was **8 minutes for 3.2 miles**. It should be noted that traffic patterns through much of downtown Austin vary greatly when UT classes are in regular session during the spring and fall semesters. To determine a more realistic drive time to the sites, the studies would need to be re-conducted during the fall semester.

McKinney Roughs is a **1,100 acre** LCRA run nature park located **32 minutes** from campus. The park included characteristics of a number of ecological regions in Texas including Post Oak Savannah, Black land Prairie, East Texas Piney Woods, and the Central Texas Plateau making it an important site not just for conversation but also study. The park is primarily used by the public for outdoor recreation such as hiking and horseback riding, but also includes a large nature center and educational programs.

Westcave Preserve is a **30 acre** jointly run LCRA and private reserve in western Travis County. Actual drive time was not preformed for the site, but data from Google approximates the preserve to be **33 miles** from the UT campus with a drive time of **48 minutes**. The preserve also contains two distinct ecosystems, Hill Country Grasslands and the Edwards Plateau. The primary feature of the site is the 40 foot waterfall and cave accessed only by guided tour.

The Lady Bird Johnson Wildflower center is a **283 acre** facility managed by the University of Texas. The site is a **20 minute** drive from the UT campus and currently a research facility for the university as well as a public garden and meeting space. The center stresses the use and reclamation of native plant species and landscapes in Texas and the development of responsible local land use policy. No data has currently been compiled for the site other than the drive time study.

In conclusion we have evaluated McKinney Roughs, Westcave Preserve and the Wildflower Center in looking at potential sites for relocation of the BFL. We look forward to discussing our findings and ideas with you in the future.

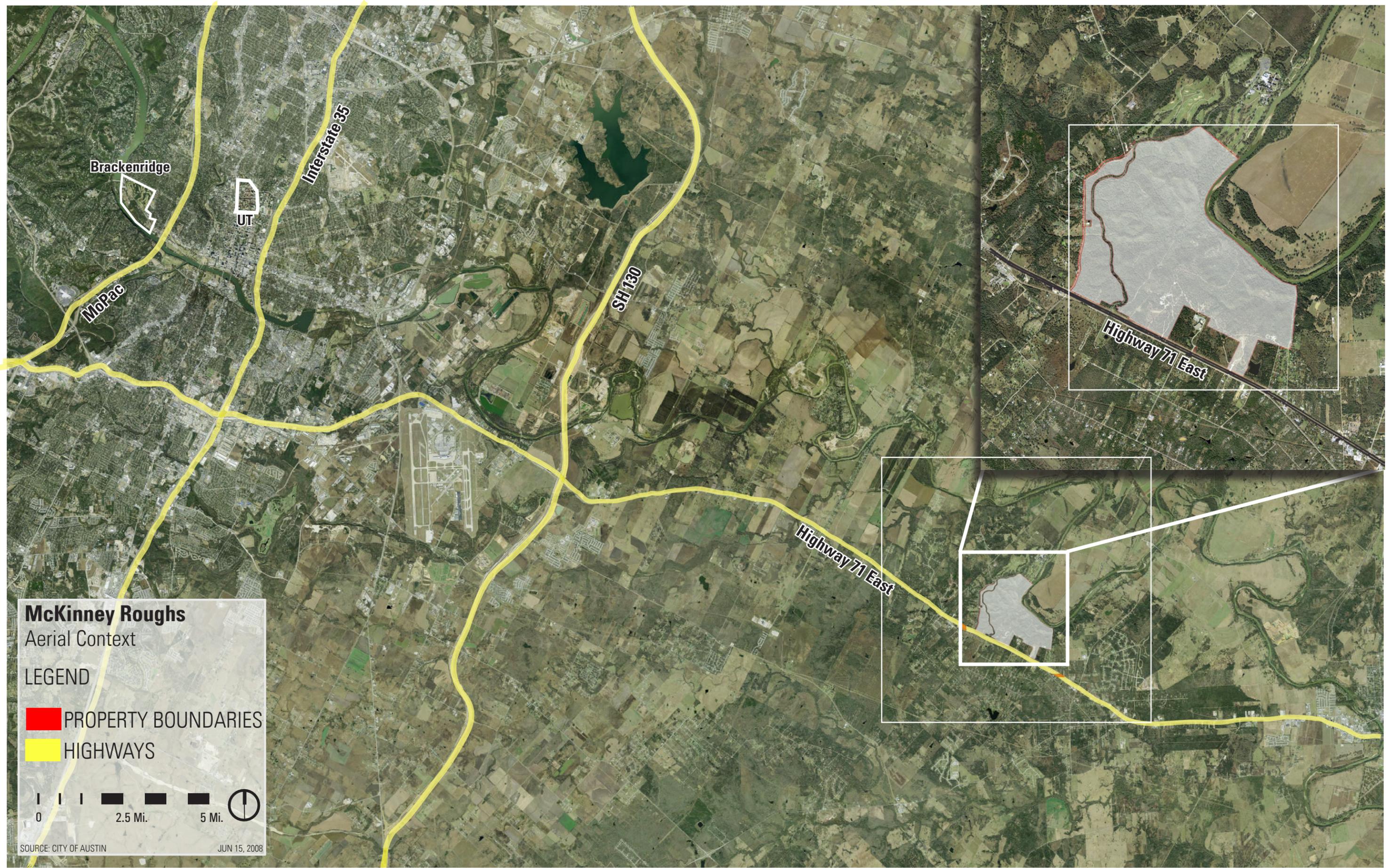


Attached: McKinney Roughs Context Analysis
McKinney Roughs Contours
McKinney Roughs Floodplain

Westcave Preserve Context Analysis
Westcave Preserve Contours
Westcave Preserve Floodplain

CC: Sean Compton, Kimberly Doerle

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McKinney Roughs
Aerial Context

LEGEND

- PROPERTY BOUNDARIES
- HIGHWAYS

0 2.5 Mi. 5 Mi.

SOURCE: CITY OF AUSTIN JUN 15, 2008

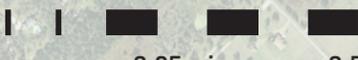


McKinney Roughs

Contours Map

LEGEND

-  PROPERTY BOUNDARIES
-  10' CONTOURS

0  0.25 mi. 0.5 mi. 

SOURCE: CITY OF AUSTIN JUN 15, 2008

Highway 71 East



McKinney Roughs

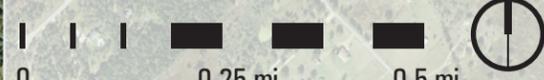
Floodplain Map

LEGEND

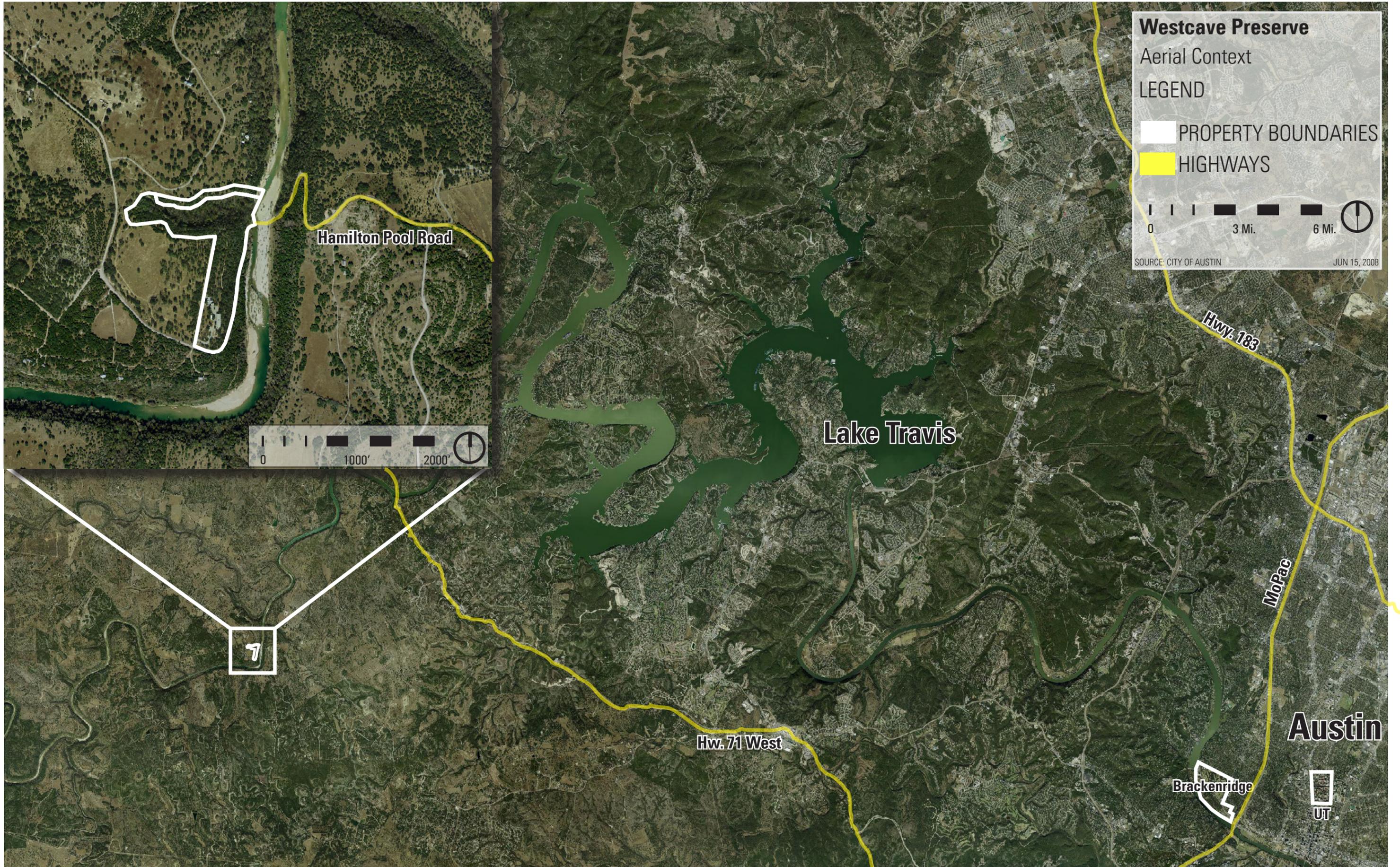
--- PROPERTY BOUNDARIES

■ FLOODPLAIN

— 10' CONTOURS



SOURCE: CITY OF AUSTIN JUN 15, 2008

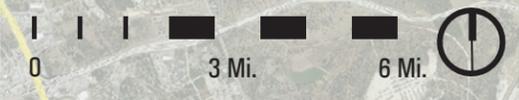


Westcave Preserve

Aerial Context

LEGEND

- PROPERTY BOUNDARIES
- HIGHWAYS



SOURCE: CITY OF AUSTIN JUN 15, 2008

Hamilton Pool Road

Lake Travis

7

Hw. 71 West

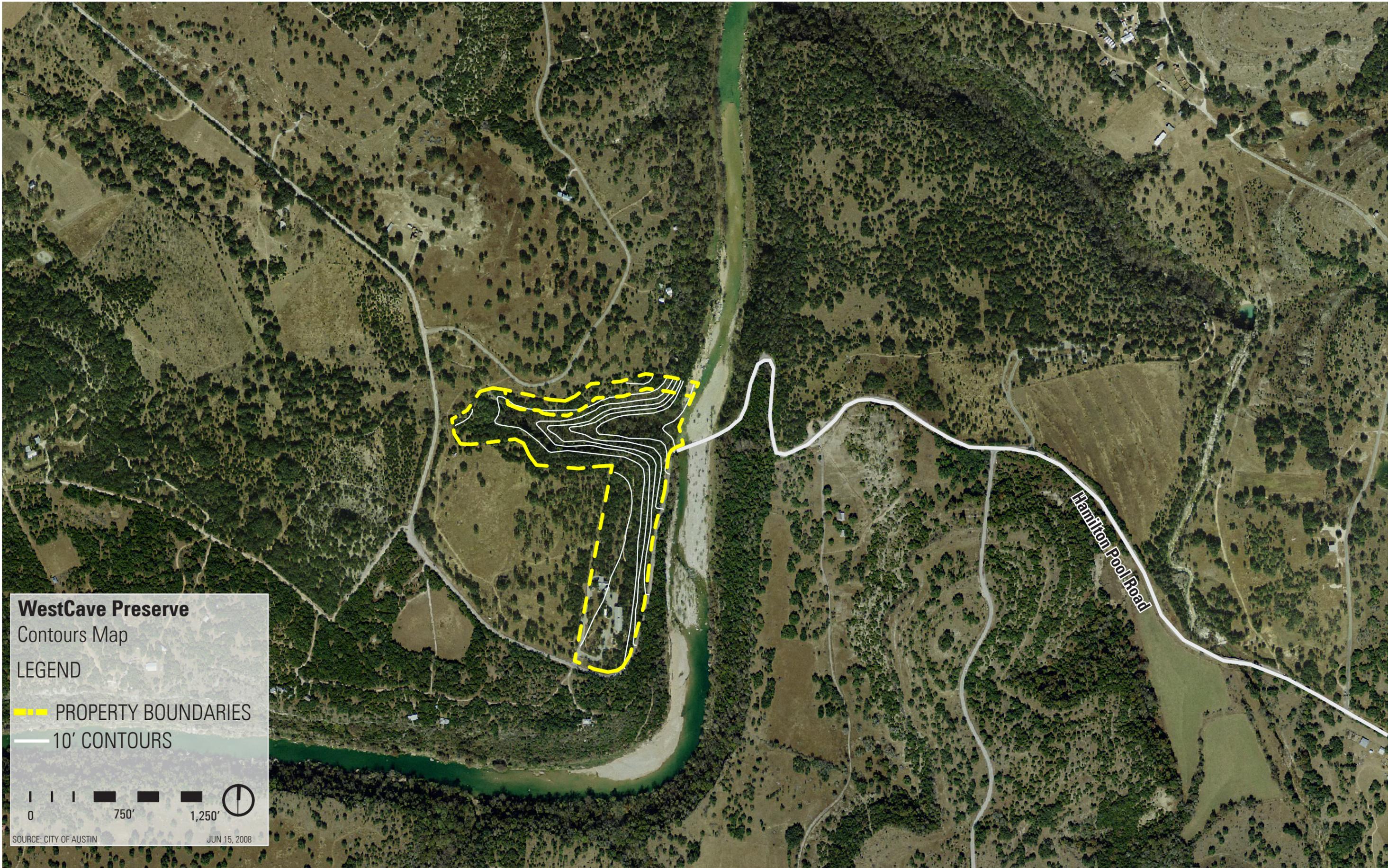
Hwy. 183

MoPac

Austin

Brackenridge

UT



WestCave Preserve
Contours Map

LEGEND

- PROPERTY BOUNDARIES
- 10' CONTOURS

0 750' 1,250'

SOURCE: CITY OF AUSTIN JUN 15, 2008



WestCave Preserve
Contours Map

LEGEND

- PROPERTY BOUNDARIES
- 10' CONTOURS

0 750' 1,250'

SOURCE: CITY OF AUSTIN JUN 15, 2008



To: Cooper Robertson & Partners
Paul Milana
Richard Ashcroft
Michele van Deventer
David McGregor

FROM: Guthrie Alexander
DATE: July 16, 2008
PROJECT: UT Brackenridge Tract
PROJECT NO.: A08220

SUBJECT: Significant Sites - Austin

FOR:

- YOUR USE
- APPROVAL
- REVIEW/COMMENT
- INFORMATION ONLY
- AS REQUESTED

REMARKS:

Provided in this memo are a series of aerials of some significant sites in the Austin Metro area.

Camp Mabry is the **375 acre** headquarters of the Texas Military and the 36th infantry division located just north of 35th street on the west side of North MoPac. The site was popular with joggers before the 9/11 attacks, and the base was closed to the public.

Hornsby Bend is the site of the City of Austin Environmental Center. It is located on **1,200 acres** south east of Austin along the Colorado River and Highway 973. The sites primary function is a wastewater treatment plant, recycling all of Austin's sewage and trimmings. The compost created there "Dillo Dirt" is sold by the facility which largely funds the operation. The site is also famous for providing habitat a diverse array of bird species and is a Texas Audubon Society Bird Observatory.

The approximately **100 acre** Austin State School is home to over 430 residents with mental disabilities. It serves as a nursing home facility as well as housing for residents who live semi independently. The site is south of West 35th St. along MoPac North, just couth of Camp Mabry.

Bright Leaf is a formally Texas Parks and Wildlife managed park whose control has been handed over to the non-profit Austin Community Foundation. The **212 acre** site is primarily an education center with guided hikes which are free and open to the public.

Also attached is an aerial of the Wildflower Center located in Southwest Austin.

- Attached: Aerial Context
- Camp Mabry Aerial
 - Hornsby Bend Aerial
 - Austin State School Aerial
 - Bright Leaf Aerial
 - The Wildflower Center Aerial

CC: Sean Compton, Kimberly Doerle

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To: Brackenridge Planning Team

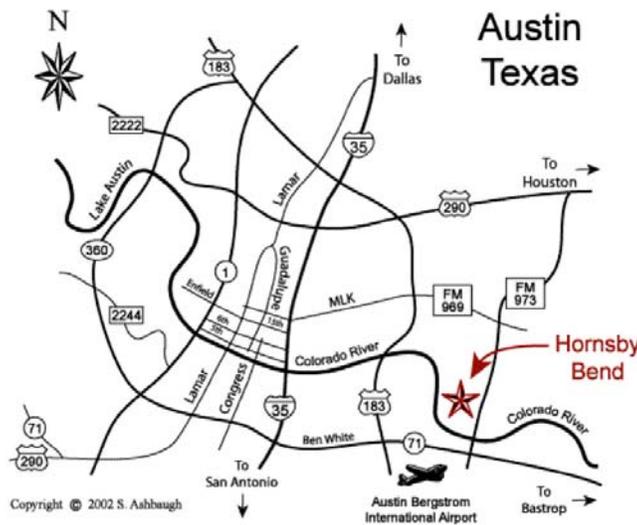
FROM: Guthrie Alexander,
Kimberly Doerle
DATE: January 2, 2009
PROJECT: UT Brackenridge Tract
PROJECT NO.: A08220

SUBJECT: Hornsby Bend

- FOR:
- YOUR USE
 - APPROVAL
 - REVIEW/COMMENT
 - INFORMATION ONLY
 - AS REQUESTED

REMARKS:

Hornsby Bend is located approximately 8 miles east of downtown Austin at 2210 FM 973. The site is the location of the City of Austin’s Biosolids Management Plant, the Center for Environmental Research Center; and the Hornsby Bend Bird Observatory. The 1,200 acre site sits on over 3 miles of the Colorado River’s waterfront.



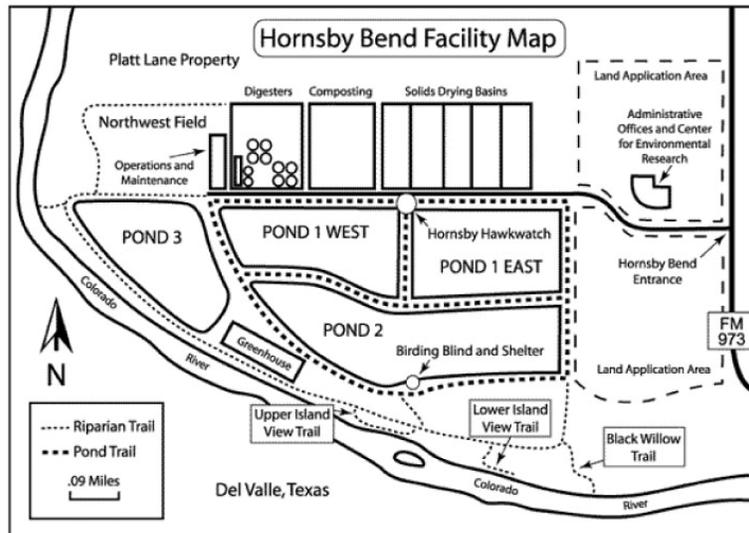
The Biosolides Management Plant has become a nationally recognized biosolids recycling facility and has received many awards, including the EPA’s 1st place award for biosolids recycling. The facility anaerobically digests over 15% of the city’s biosolids collected from the City’s

wastewater and mixes the waste with yard trimmings collected from residential properties. Therefore the plant successfully recycles both human waste and yard waste into an EPA certified soil conditioner, known as “Dirt Dillo.” “Dirt Dillo” is compost material used in landscape applications for soil improvement and is not a risk to humans.



The City of Austin’s Center for Environmental Research is a partnership between the University of Texas, Texas A&M University and the City of Austin to study urban ecology and sustainability studies. The center hosts workshops, training and classes throughout the year. Current research at the center includes studies on soil ecology, riparian ecology and restoration, avian ecology and hydrogeology of the aquifer.

The site is also home to the Hornsby Bend Bird Observatory. Over 360 bird species can be found at the site and is nationally known as one of the best bird watching sites in Texas due to the bio treatment process and habitat diversity of the site. Bird watchers and members of the public are permitted to drive around the treatment ponds and hike on designated trails along the river (see map below).



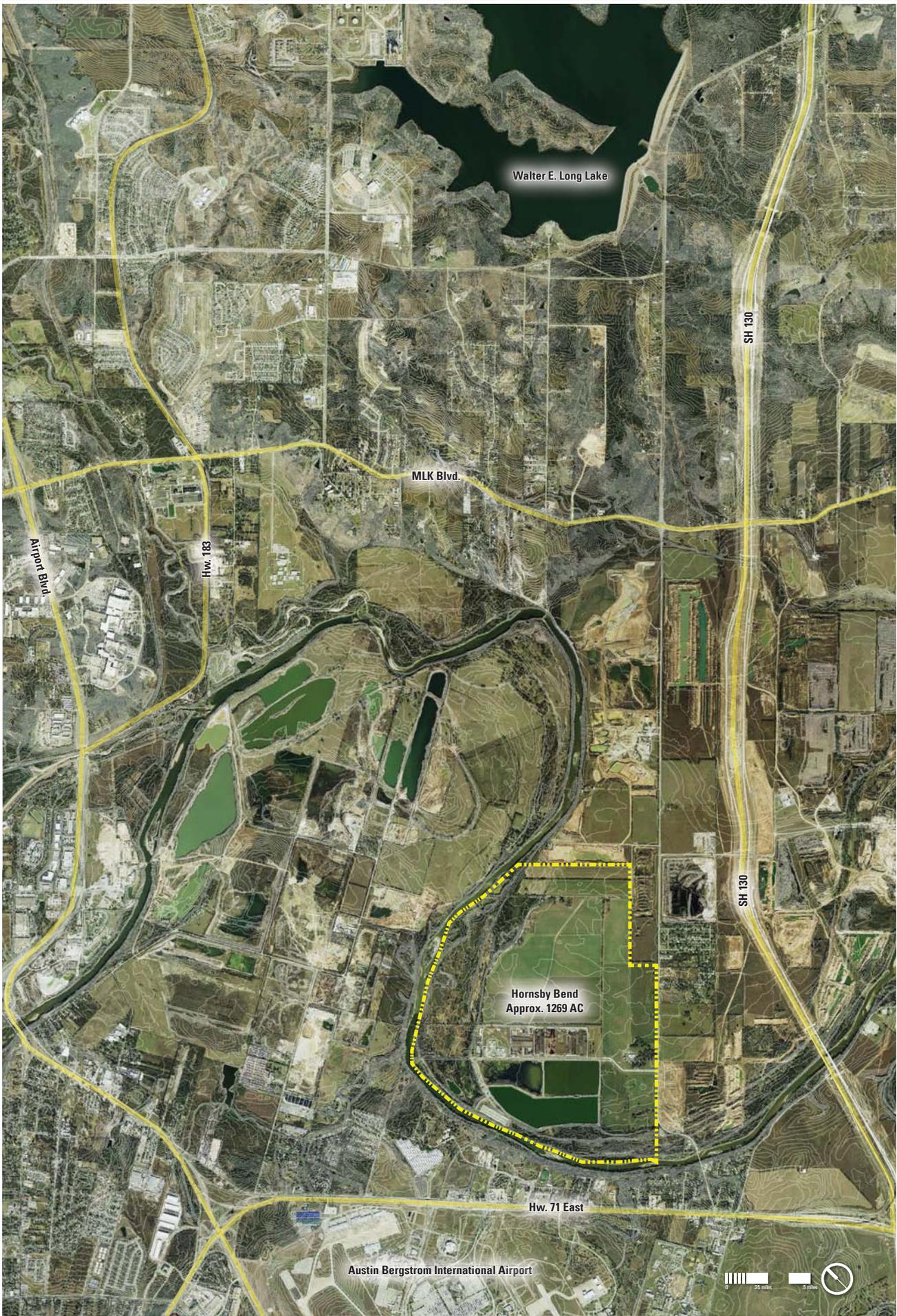
Hornsby Bend is open to the public seven days a week from dawn to dusk. Kevin Anderson is the center's coordinator and his contact number is 512.972.1960 or email is Kevin.Anderson@ci.austin.tx.us.

Below are a few pictures taken on our December 29th site visit. All photos have been uploaded to Newforma.





Attachments: Map of Hornsby Bend
Hornsby Bend Biosolids Management Plant Brochure
Hornsby Bend Biosolids Management Plant Long-term Study of the Ecological
Impacts of Biosolids Land Application, Research Report.



RIVER FRONTAGE TRACTS

SEPTEMBER 5, 2008

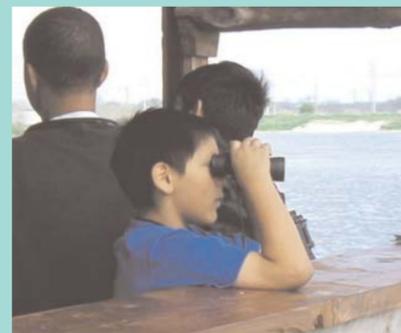
The information shown is based on the best information available and is subject to change without notice.
GIS data obtained from the city of Austin.

T B G

The Center for Environmental Research: Birds, Biosolids, Biodiversity, and Community Involvement

Hornsby Bend is nationally known as one of the best birdwatching sites in Texas – home to over 360 species of birds and an abundance of other wildlife on the ponds, fields and riverside forests of the 1200-acre site stretching along over 3 miles of the Colorado River. This diversity is present both because of the bio-treatment processes used by the facility and because of the diversity of habitats found at the site. What starts as urban waste is the beginnings of a high nutrient food chain that provides nourishment to wildlife while recycling these “wastes” in an ecologically sound and sustainable manner. The multifaceted environmental character of Hornsby Bend presents a unique opportunity for research and education about Austin’s environment. The Austin Water Utility built the Center for Environmental Research at Hornsby Bend to develop the educational potential of the site.

The Center for Environmental Research supports a wide range of ecological research and education at Hornsby Bend. The CER’s auditorium and two classrooms are utilized for environmental workshops and classes, and its laboratory supports research by university students and professors on wastewater engineering, soil ecology, natural resource management, and restoration ecology. In cooperation with the University of Texas and the Texas Commission on Environmental Quality, the CER conducts biosolids and soil ecology research at the onsite farm. Birds are a special focus of “citizen science” at the site through the classes and monitoring programs of the Hornsby Bend Bird Observatory.



Community involvement has grown beyond birdwatching through the work of the Hornsby Bend Partnership. The Partnership is a stakeholder group of organizations and individuals involved in education, habitat conservation, and urban sustainability programs at

the site coordinated by the CER. Volunteers from the Partnership support a wide range of environmental programs and projects at the site including trail building and maintenance, habitat restoration, Green Building demonstration projects, and environmental education with area schools.

City of Austin



Austin Water Utility

Hornsby Bend Biosolids Management Plant and The Center for Environmental Research

2210 South FM 973 Austin, Texas 78725 (512) 972-1950 Fax: (512) 972-1900

Websites: Austin Water Utility website: www.ci.austin.tx.us/water

Hornsby Bend Bird Observatory website: www.hornsbybend.org

Hornsby Bend Partnership website: www.sbs.utexas.edu/hornsby



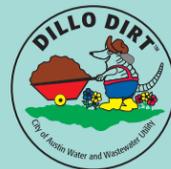
The CER's 65-seat auditorium is used for many environmental workshops, classes, and meetings.



Austin Youth River Watch high school students and University of Texas undergraduate interns monitor water quality at Hornsby Bend.



Black-bellied Whistling Ducks are one of the many species that breed at Hornsby Bend.



Hornsby Bend Biosolids Management Plant

A FACILITY THAT INTEGRATES RECYCLING URBAN WASTES WITH THE CONSERVATION, PROTECTION, AND RESTORATION OF AUSTIN’S ECOLOGY



Hornsby Bend Biosolids Management offices, lab and the Center for Environmental Research.



Recycling at its Best



Dillo Dirt™ - a quality soil amendment made from recycled materials.



Over 360 species of birds are found at Hornsby Bend, photo of a singing Painted Bunting. Photo by John Ingram.



Over three miles of the Colorado River are protected at Hornsby Bend.

Key role in Protecting Austin's Ecology

The City of Austin Water Utility is committed to protecting, conserving, and restoring the ecology of Austin. The Hornsby Bend Biosolids Management Plant plays a key role in that effort by recycling Austin's sewage and yard trimmings. The facility has received many local, state, and national awards for environmental excellence, including twice winning the Environmental Protection Agency's first place national award.

Additionally, the 1200-acre Hornsby Bend site is Austin's most popular bird watching destination. The American Bird Conservancy and the Audubon Society have recognized the facility as a site of global significance for bird conservation by designating it an Important Bird Area for North America.

Also, Hornsby Bend helps restore Austin's ecology through the research and education supported by the Utility's Center for Environmental Research (CER) located at the site. The CER is a partnership with the University of Texas at Austin and Texas A&M University for research and education about urban ecology and sustainability. Hornsby Bend is a model for innovative approaches to protecting urban ecology and developing ways to recycle our valuable natural resources.

Recycling Biosolids and More

Austin's stringent pretreatment program requires that local industries and businesses treat or remove contaminants from their wastewater before it is discharged into the City's wastewater treatment system. This program ensures that Austin's wastewater meets all state and EPA requirements for safe recycling and reuse of treated biosolids. Biosolids are the nutrient rich solids reclaimed from the millions of gallons of wastewater that the Utility's wastewater plants treat every day. All biosolids are pumped to Hornsby Bend where they are treated and recycled.



Hornsby Bend treatment ponds are the most popular bird watching site in central Texas.



Biosolids are used to grow hay for the onsite farm.

However, Hornsby Bend recycles more than just biosolids. All water from the biosolids treatment process is recycled for irrigation of onsite farm hay



Thickened biosolids

fields after treatment in a 185-acre pond system. Methane gas produced in the biosolids treatment process is burned to generate electricity, and heat from the generators is captured and used for the anaerobic digestion process. All of Austin's yard trimmings are brought to Hornsby Bend rather than the landfill, so that they can be recycled through composting with the biosolids. This recycling results in cost savings for the citizens of Austin.

Benefits of Biosolids Recycling

The biosolids recycling at Hornsby Bend helps protect Austin's environment and preserve our natural resources by:

- Returning nutrients and organic matter to impoverished urban soils through its compost product, Dillo Dirt™ - a nutrient rich soil conditioner used across the city on lawns, gardens, parks, golf courses, and other areas. Dillo Dirt™ aids plant growth in lawns and gardens, protects urban waterways by reducing soil erosion, and conserves water by helping the soil hold moisture.
- Saving valuable landfill space and reducing landfilling costs by diverting biosolids and yard trimmings for beneficial reuse.
- Generating electricity used by the facility by burning methane gas produced in the treatment process.

The Treatment Process

Step 1: Screening, Thickening and Sidestream Water

Each day almost a million gallons of sewage solids are pumped to Hornsby Bend from Austin's three main wastewater treatment plants. These biosolids are screened to remove inorganics, and a thickening process separates water from biosolids to reduce volume. The separated water is sent through a sidestream water treatment process to remove more biosolids and then pumped to onsite treatment ponds. All process water and rainwater from the site is cleaned by a 185-acre pond system and five-acre aquatic greenhouse before it is used to irrigate onsite farmland. No water is discharged to the river.

Step 2: Anaerobic Digestion

Thickened biosolids are treated inside eight 2-million gallon digesters through an anaerobic digestion process to reduce pathogen levels and odor. Anaerobic digestion mirrors our own intestinal digestive process where anaerobic bacteria in our digestive system break down food into nutrients used by our bodies. In a similar way, anaerobic digesters provide warm, oxygen-free habitats where beneficial bacteria flourish and feed on the nutrients in biosolids. This biological activity kills most disease organisms and reduces the volume of material. The anaerobic bacteria produce methane gas as a by-product of digestion, which is collected and burned in cogenerators that produce heat for warming the anaerobic digesters and electricity for the plant. This anaerobic digestion process lasts about 60 days.

Step 3: Dewatering

Following anaerobic digestion the biosolids are sent through belt presses where more water is removed to make the biosolids easier to handle for composting and land application. All water removed is sent for sidestream treatment and processed through the treatment ponds. This water is recycled for irrigation of onsite farm hay fields.



Biosolids are mixed with bulking materials and formed into windrows (long piles).

Step 4: Recycling through Composting



After dewatering, part of the biosolids are recycled through composting. For composting, the treated biosolids are combined with all of Austin's yard trimmings. Curbside collected leaves, grass, branches, and Christmas trees are

brought to Hornsby Bend where they are ground up and mixed with biosolids in six foot high compost windrows. Within the windrows, the compost reaches temperatures of 170° F, killing any remaining pathogens and weed seeds. This process allows Dillo Dirt™ to meet regulatory standards for unrestricted use, which means Dillo Dirt™ is considered safe for vegetable gardens. Approximately 100,000 cubic yards of trimmings from the Solid Waste Department's Curbside Recycling Program are diverted from local landfills annually and brought to Hornsby Bend for composting, saving valuable landfill space and avoiding the cost of substantial landfill fees. Moreover, revenue is generated from what used to be waste through sales of over 30,000 cubic yards of Dillo Dirt™ annually.

Step 5: Recycling through Land Application and Irrigation

Biosolids that are not composted are land applied to 600 acres of onsite farm hay fields and other publicly owned farm land. Nutrients from the biosolids improve the soil, which increases the production of hay, pecans, and row crops, thereby recycling the nutrients rather than burying them in a landfill. Water from the treatment ponds is recycled as irrigation water for over 100 acres of the onsite farm. A contract farmer harvests the crops and returns a portion of sales revenue to the City of Austin.



Biosolids are applied to on-site farmlands to grow hay and other feed crops.

**TCEQ Experimental Exemption
Annual Research Report 2006 – 2007**
TCEQ Permit NO. WQ0003823000
**Hornsby Bend Biosolids Management Plant
Long-term Study of the Ecological Impacts of Biosolids
Land Application**



Austin Water Utility
Hornsby Bend Biosolids Management Plant
Center for Environmental Research

Prepared by

Jody Slagle P.E.
Process Engineer, Hornsby Bend

Kevin M. Anderson
Coordinator, Center for Environmental Research

Natasha Rosofsky
Austin Water Utility

July 2007

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III.	Timeline of Biosolids Land Application by Hornsby Bend Research Partnership	7
IV.	Biosolids Research Partnership	12
V.	The Soil Food Web and Preliminary Results	13

I. REPORT SUMMARY 2006 – 2007

The current report reflects research activity under the Experimental Exemption for Permit WQ0003823000 for the period July 2006 – June 2007 and related information:

- ❖ A continuation of research on the effect of biosolids on soil ecology
- ❖ A discussion of the soil food web
- ❖ Records of land application of biosolids
- ❖ The results of a two-year study of the repellent effects of composted biosolids (i.e., Dillo Dirt) on fire ants at the Hornsby Bend site
- ❖ Background of the Hornsby Bend site and fields under the Experimental Exemption



The biodiversity at Hornsby Bend ranges from 370 bird species to many amphibians and reptiles



Marker for fire ant study plots – ant species are also monitored at Hornsby Bend



Rainfall gauge near Platt fields – the first six months of 2007 are the wettest on record for Hornsby Bend



Effects of 2006 drought on the Hornsby Bend hay fields – September 2006



Visitors entrance to Hornsby Bend ponds – the most popular birding site in the Austin area



UT graduate student teaching soil ecology to high school students at Hornsby Bend November 2006

II. Background and Rationale for Biosolids-Soil Ecology Study

The goals of this research effort are to add to current knowledge about the long-term safety, sustainability, and ecological impacts of applying Class B biosolids to land. Most of the existing research appears to be focused on nutrients, crop yields, and contaminants, but significantly, not on effects on soil biology. On both a national and global level, questions are being raised about the safety of biosolids reuse, particularly in terms of Class B biosolids. The National Biosolids Partnership has initiated efforts to address these concerns on a national level. Although there has been no formal public opposition to Austin’s land application program, the City of Austin (the “City”) and other local entities are very interested in furthering our knowledge of the effects, both positive and negative, of land application. From the City’s perspective, it is more cost effective and environmentally beneficial to reuse biosolids through land application and composting than to landfill the material. In addition, biosolids application incorporates beneficial nutrients and organic material into agricultural soils and urban soils, particularly soils that have been degraded by farming and other human practices. Over the planned 10-year course of research, this project will endeavor to utilize crop productivity records, soil biodiversity indicators (i.e., the soil food web), and other parameters to address some of the ecological questions associated with biosolids.

The Hornsby Bend site offers a unique opportunity to support a biosolids research partnership between the University of Texas and the City to study the long-term ecological effects of biosolids application. In addition to land application of Class B biosolids and field irrigation with processed water, Hornsby Bend recycles all of Austin’s and yard trimmings through composting with biosolids. The Hornsby Bend Plant has received numerous awards including twice winning the EPA’s National First Place Award for Beneficial Reuse of Biosolids.

The Hornsby Bend site encompasses the following activities:

- ❖ All of Austin’s sewage sludge is treated by anaerobic digestion.
- ❖ Methane produced in anaerobic digestion is used to heat digesters as well as to power a cogeneration plant onsite.

- ❖ Water extracted during sludge treatment is further treated by a sidestream facility and passed through three large ponds and an aquatic greenhouse before use in irrigation. These ponds create a unique habitat for migrating birds and are considered to be the best birdwatching site in Central Texas.
- ❖ Class B biosolids from anaerobic digestion are belt-pressed and used in land application or as an ingredient in composting.
- ❖ Biosolids land application fields include those applied annually at the site since 1986. These older fields are now applied every other year (bi-annually) in accordance with the Nutrient Management Plan. The Experimental Exemption fields are applied at 10, 20, and 30 dry tons per acre (DT/acre) and consist of adjacent agricultural land purchased by the City in 2000 to expand the onsite land application acreage. This additional acreage allows comparisons of application methods, including annual application for over 20 years, new application, and application at varying rates. This variation in application rates and practices is essential to achieve the goals of this study. Fields at the Hornsby Bend site include:

Fields in use since 1986	Acreage	Application Rate	Application Frequency
Tract B	27.1	9.8 DT/acre	Bi-annual
Sideroll	60		Currently not used
CP1E	9	9.8 DT/acre	Bi-annual
CP1W	32.7		Currently not used
CP2E	13.6	9.8 DT/acre	Bi-annual
CP2W	26.5		Currently not used
Admin/Pecan Orchard	15.6	9.8 DT/acre	Bi-annual
Tree Farm	8.7		Currently not used
CP 3	16.6	9.8 DT/acre	Bi-annual
CP 4	13.6		Currently not used
South Tract	40	9.8 DT/acre	Bi-annual
Fields under Experimental Exemption			
Platt 1	60.7	30 DT/acre	Annual
Platt 2	57.8	30 DT/acre	Annual
Platt 3	47.5	20 DT/acre	Annual
Platt 4	42.6	20 DT/acre	Annual
Platt 5	26	10 DT/acre	Annual
Platt 6	22	10 DT/acre	Annual
Tract C	28.8	10 DT/acre	Annual

Discussions with the University of Texas Integrative Biology Department emphasized the need for research into the long-term effects of biosolids land application on soil biology. Although much widespread research has been done on crop yield improvements following land application of biosolids, relatively little work appears to have been done on the impacts of biosolids applications on soil ecology. This research project accordingly implements a recently developed analytical framework for soil ecology, termed the “soil food web,” as one of the tools for assessing the long-term impacts and sustainability of biosolids application. This report discusses the soil food web and analytical framework below in Section V.

III. Timeline of Biosolids Land Application by Hornsby Bend Research Partnership for the Annual Periods June - July

2008

Land application will continue at Hornsby Bend under the Experimental Exemption. The Exemption provides the needed flexibility to allow research into the varying rates and methods of land application that otherwise would be impossible to study.

The Hornsby Bend site is owned by the City's Austin Water Utility. As such, it is under the control of the Water Utility, which is responsible for land application and sponsors the related research. Land application and research at the Hornsby Bend site will continue as long as the permit and Experimental Exemption allow.

Soil Ecology research will continue on a regular basis, with one dedicated facility-wide sampling anticipated each year in conjunction with normal pre-application sampling.

The farm contract at Hornsby is designed to provide more coordination between the farmer and the research partnership, and it should allow more comprehensive data collection as needed. Significantly, the new farm contract provides funds for the soil and plant testing central to our research efforts.

2007

Research on the effect of biosolids on soil ecology continues under the Experimental Exemption.

Application of Unison Novel Broadleaf Herbicide to fields to control growth of broadleaf weeds on the Platt fields on March 20 and other Hornsby Bend fields on April 5.

Results of the two-year study, "Repellency of Red Imported Fire Ants (*Solenopsis invicta*) to Dillo Dirt, a Sewer Sludge-Based Compost Material," with Texas A&M Cooperative Extension entomologist Elizabeth Brown reveal sporadic differences, inconsistency over time, and the necessity of further testing to develop definite conclusions.

2006

Sampling of the permitted fields at Hornsby Bend was completed and includes analysis for soil food web characteristics and conventional nutrient criteria. First-year results indicate expected bacteria-dominated soils, which are desirable for grasses.

A Nutrient Management Plan set new recommended biosolids application rates for the fields not included in the Experimental Exemption based on nitrogen and phosphorous levels.

2005

The Experimental Exemption is discontinued as a separate permit and incorporated into the Permit WQ0003823000. The Exemption now includes land only at Hornsby Bend (Platt fields 1-6 and Tract C).

UT-Austin collaborators decide to serve the Hornsby Bend Research Partnership in an advisory-only capacity based on the loss of the Webberville fields for research.

Farming of the Webberville site shifts from use of biosolids land application to traditional farming practices.

2004

Land application stops at the Webberville fields.

The Platt fields continue to be marked and mapped at the Hornsby Bend site.

A farming lease begins for the entire Hornsby Bend site, including the fields under the Experimental Exemption (for the Platt fields and Tract C) and the field under the permit.

Platt fields are sprigged with Bermuda grass for hay production.

A study of the repellent effects of composted biosolids (Dillo Dirt) on fire ants (*Solenopsis invicta*) with Texas A&M Cooperative Extension entomologist Elizabeth Brown begins.

2003

The Platt fields are marked and mapped at the Hornsby Bend site with 10-acre buffer zones for roadways and wells. These buffer zones serve as control sites, which receive no biosolids land application to allow comparisons with the application plots.

Vegetation is shredded on Platts 1, 2, 3, and 4, which formerly grew row crops unsuitable for hay. Hay is baled from Platts 5 and 6, which previously grew hay.

The Texas A&M soils laboratory analyzes soil samples before land application begins at the Platt fields, and University of Texas students conduct preliminary biological assays on the samples.

Fields at Hornsby Bend and Webberville receive biosolids land application.

Organic control treatments are studied on plots near Platt 6 related because of anecdotal accounts of fire ants disappearing from yards and park areas treated with biosolids compost (Dillo Dirt).

2002

Webberville fields are enlarged in keeping with traditional farming practices and are applied with three rates of biosolids across sorghum and feed corn crops.

The new Platt fields on the Hornsby Bend property are first marked into a number of large (25-30 acres) and small (1-4 meter²) research fields and then readjusted into just six larger fields.

2001

The Experimental Exemption is granted by the (former) Texas Natural Resource Conservation Commission (TNRCC) to research the long-term effects of biosolids land application on soil biology. The Exemption includes offsite fields at Webberville as well as the Platt fields and Tract C field at Hornsby Bend.

Land application of Class B biosolids begins to approximately 600 acres of farmland at Webberville (not part of the Hornsby Bend site) and includes multiple sets of one-acre research plots of land in varying application rates under the Experimental Exemption.

2000

The City purchases adjacent agricultural land, expanding the Hornsby Bend site. The new acreage is not yet farmed.

1988

The Center for Environmental Research (CER) is established at the Hornsby Bend site.

1987

Biosolids composting begins as a pilot program.

1986

Hornsby Bend is rebuilt as a reuse/recycling facility for all of Austin's sewage sludge, including use of biosolids land application on permitted agricultural fields onsite.

1957

Hornsby Bend Biosolids Management Plant is established and contains sludge treatment ponds.



Land application with the Terragator on Platt fields



Land Application January 2007 before rain – note green vegetation response



A farmer contracts to mow and bale hay at Hornsby Bend



First cutting of hay on Platt fields – April 2007



Platt hay fields July 2006



Land application July 2007

IV. Biosolids Research Partnership

The research partnership and their contributions for this project are as follows:

Hornsby Bend Biosolids Management Plant

Jody Slagle, P.E., Biosolids Reuse Engineer and Research Project Manager

- Acquired funding for land application
- Provides research support
- Coordinates hauling and land application
- Implemented land infrastructure improvements
- Supervises University of Texas undergraduate interns and students

The Center for Environmental Research

Kevin M. Anderson, CER Coordinator and Research Project Manager

- Secured funding for position from Austin Water Utility and grants
- Cultivated partnership with University of Texas and Texas A&M University for research and education about urban sustainability and ecology
- Manages biosolids research partnership with university participants
- Supervises University of Texas undergraduate interns and students

Soil Food Web, Inc. Laboratory

- Provides qualitative and quantitative analyses of soil and compost for soil food web criteria

Texas Plant & Soil Lab, Inc.

- Provides conventional soil analyses

University of Texas

- Provided GIS support through the Geography Department
- Consultation services provided by Drs. Richard H. Richardson and Patricia Q. Richardson, Department of Integrative Biology

Travis County Cooperative Extension

Elizabeth Brown, Entomologist

- Conducted fire ant research studies

V. The Soil Food Web and Preliminary Results

The soil food web conceptualizes soil biology as a complex, interdependent system of trophic levels (scales). Biological activity cycles energy and nutrients among trophic levels from photosynthesizing organisms (e.g., plants), decomposing organisms (e.g., bacteria and fungi), and higher-level predators (e.g., protozoa, nematodes, etc.). This cycling of energy and nutrients within the soil controls many of the conditions for plant growth. The abundance, activity and diversity of soil life are good indicators of a healthy ecosystem (i.e., one in which nutrient cycling and productivity are optimized). Studies of the soil food webs in different ecosystems have suggested that food web compositions are different for different ecosystems. Hence, grassland soils have been found to be dominated by bacteria, whereas forest soils are dominated by fungi.

Soil food web analyses evaluate active and total populations of bacteria and fungi, as well as numbers and diversity of organisms like protozoa, nematodes, and microarthropods. Specialized laboratory and microscopy techniques are required for this ecosystem-based research, some of which have been developed by Dr. Elaine Ingham's Soil Food Web laboratory in Corvallis, Oregon.

The soil food web analyses completed in 2006 are the first round of a long-term monitoring effort at Hornsby Bend. As such, this interim project report does not draw any conclusions about the analytical results generated to date. Subsequent analyses may reveal stronger trends and correlations among factors, but trends are not expected to become apparent until five years of data is compiled. Sampling for 2007 is beginning in July, so results are not included in this report.



Termite activity on Platt fields



Harvester ants moving pellets of biosolids near mound



Worm activity through compacted soil



Ant activity brings orange subsoil to surface



Velvet ant on parched soil



Fungus growing in Dillo Dirt compost

**APPENDIX G. Graduate Student Housing
Collaborative Planning Studys**



G1. TBG MEMO: GRADUATE STUDENT HOUSING AT TEXAS UNIVERSITIES



To: Brackenridge Planning Team

FROM: Guthrie Alexander,
Kimberly Doerle
DATE: December 3, 2008
PROJECT: UT Brackenridge Tract
PROJECT NO.: A08220

SUBJECT: Graduate Student Housing at Texas Universities

- FOR:
- YOUR USE
 - APPROVAL
 - REVIEW/COMMENT
 - INFORMATION ONLY
 - AS REQUESTED

REMARKS:

The state of Texas is home to 100 universities; of those schools, 85% provide some type of housing to students, both graduate and undergraduates. There are only four universities in the state of Texas that provide housing specifically designated for graduate students or married graduate students with families. Those universities are Rice University in Houston, Texas A&M University in College Station, Baylor University in Waco and the University of Texas at Austin. These institutions provide specific housing reserved for their proportionally large graduate student populations. However even with the provided housing, most of the institutions cannot fulfill the current demand for graduate housing, and many have an extensive waiting list stretching back many years.

As mentioned in the Graduate Student Housing Collaborative Planning Meeting, university provided graduate student housing serves an important role for in many students, especially international graduate students, graduate school selection. Moving to a new location, or even a new country, with a family can be a difficult undertaking and having university provided housing is a desirable option for recruitment and attainment.

Additionally, two medical schools offer housing for medical students: the University of Texas Health Sciences Center in Houston and the University of Texas Southwestern Medical Center in Dallas. Information on this housing is provided in this memo.

The University of Texas System consists of 15 universities that serve the geographic area of Texas. Of these 15 schools, only the University of Texas at Austin provides specific housing to their large graduate student population, which is approximately 23% of the overall student population. Other UT system schools do have graduate programs, but do not offer specific



housing for those students. There are three University-owned and managed housing complexes, all located off campus, within a few minutes from campus.

- Brackenridge Apartments: 315 units
- Colorado Apartments: 200 units
- Gateway Apartments: 200 units

UT Austin provides a total of 715 apartment units for their 11,400 graduate student population. The ratio of apartments to graduate student is 1:15, or 0.065. Graduate housing to graduate student ratios is provided in this memo for the graduate programs at Rice University, Texas A&M University and Baylor University.

Provided in this memo is the inventory of graduate housing at five Texas Institutions: Rice University, Texas A&M University, Baylor University, the University of Texas Health Sciences Center and the University of Texas Southwestern Medical Center.

1. **Rice University** (Houston, TX)

Rice University's has the highest percentage of graduate students for a university (approximately 40% of the total student body) and provides a number of housing options for graduate students and students with families. The facilities range from both new and older construction and are all garden style apartment style housing. Rice University's graduate student population is 2,144. The university provides apartments for single graduate students in the Rice Graduate Apartment complex, and housing for married graduate students, with or without families, in the Morningside Apartment complex. Opening in January 2009 is a new complex which will provide an additional 137 units to their apartment portfolio. The ratios are divided into two categories since Rice rents out the apartments, per bed for single students, or per unit for married students. The ratio of apartment units to graduate students is 1:8, or 0.125, or the ratio of provided beds to graduate students is 1:4.3, or 0.23. Both of these ratios consider the completion of the Rice Village Apartments (also known as Shakespeare Apartments).

- **Rice Graduate Apartments** (completed in 1999)
 - Student demographic: single graduate students
 - Apartment size range: 1 - 4 bedrooms
 - Rental rates: \$380 - \$790 per month
 - Size: 250 SF – 1,300 SF
 - Location: approximately 3 blocks from campus
 - Total units: 112 units
 - Total beds: 237 beds



- **Morningside Square**
 - Student demographic: married graduate students
 - Apartment size range: 1 - 3 bedrooms
 - Rental rates: \$670 - \$1,200 per month
 - Size: 615 SF – 1,200 SF
 - Location: approximately 3 blocks from campus
 - Total units: 21 units

- **Rice Village Apartments (also known as Shakespeare Apartments) (opening January 2009)**
 - Student demographic: married or single graduate students
 - Apartment size range: 1 - 2 bedrooms
 - Rental rates: \$550 - \$1,500 per month
 - Size: 289 SF - 833 SF
 - Location: off campus
 - Total units: 137 units
 - Total beds: 238 beds



2. Texas A&M University (College Station, TX)

The Texas A&M University system consists of 12 traditional and medical campuses. The flagship campus in College Station has a student population consisting of approximately 18% graduate students. While not the only school in the Texas A&M system with graduate programs, it is the only campus that provides specific housing for graduate students, as well as students with families. Texas A&M enrolls approximately 8,280 graduate students. The inventory of graduate housing can be summarized, as follows:

- 157 furnished 2 bedroom units
- 88 unfurnished 2 bedroom units
- 321 furnished 1 bedroom units
- 84 unfurnished 1 bedroom units
- Total units: 650

The University provides graduate housing at a ratio of 1:12.7, or 0.078. Mentioned on the graduate student housing webpage is the low cost of living in Bryan/College Station. It mentions that the average 2 bedroom apartments ranges from \$500 - \$600 per month, which is competitive with university provided housing. Listed below is the inventory of housing at Texas A&M University specifically reserved for graduate students. All university apartments are considered to be on campus, and are all in the same vicinity.

- **Avenue A Apartments**
 - Apartment size: 2 bedrooms
 - Rental rates: \$476 per month
 - Size: 570 SF
 - Location: on campus



- **College Avenue Apartments** (Open to everyone but traditional freshmen)
 - Apartment size range: 1 - 2 bedrooms
 - Rental rates: \$528 - \$612 per month
 - Size: 548 SF - 747 SF

- Location: on campus



- **College View Apartments**
 - Apartment size: 1 bedroom
 - Rental rates: \$494 - \$509 per month
 - Size: 600 SF
 - Location: on campus



- **Hensel Apartments**
 - Apartment size: 1 Bedroom, furnished
 - Rental rates: \$411 per month
 - Size: 433 sq ft
 - Location: on campus

3. Baylor University (Waco, TX)

Baylor University is a private university located in Waco Texas, and is the oldest operating university in the state. Baylor is a standalone institution, but does have a College of Medicine in Houston. The student population of the Waco Baylor campus consists of 16% Graduate Students, which amounts to 1,200 enrolled graduate students. There is one complex on campus, the Speight-Jenkins complex, which only provides 1 bedroom units, and one off campus complex, the "Quad", which provides 2 bedroom units. The University provides graduate housing at a ratio of 1:10, or 0.10.

- **Quadrangle (also know as the "Quad")** Privately managed, university owned
 - Apartment size: 2 Bedrooms
 - Rental rates: \$565 monthly (bills included)
 - Size: 970 sq ft
 - Location: off campus
 - Total units: 72 units

- **Speight-Jenkins**
 - Apartment size: 1 Bedroom
 - Rental rates: \$2,995 per semester
 - Location: on campus
 - Total units: 48 units



4. University of Texas Health Science Center & MD Anderson (Houston, TX)

The University of Texas Health Sciences Center and MD Anderson Houston bring together most of The University of Texas' medical schools and facilities into one location. The HSC provides two apartment facilities for their students and faculty located off campus but on a shuttle route to the hospital.

- **1885 El Paseo** (completed 2005)
 - Apartment size range: 1 - 2 bedrooms
 - Rental rates: \$625 - \$970 per month
 - Size: 590 SF – 1056 SF
 - Location: off campus (on UT shuttle route)



- **7900 Cambridge**
 - Apartment size range: 1 - 2 bedrooms
 - Rental rates: \$510 - \$830 per month
 - Size: 570 SF - 1060 SF
 - Location: off campus (on UT shuttle route)

5. **The University of Texas Southwestern Medical Center (Dallas, TX)**

The University of Texas Southwestern Medical Center provides on-campus housing for students, clinical and research trainees and junior faculty.

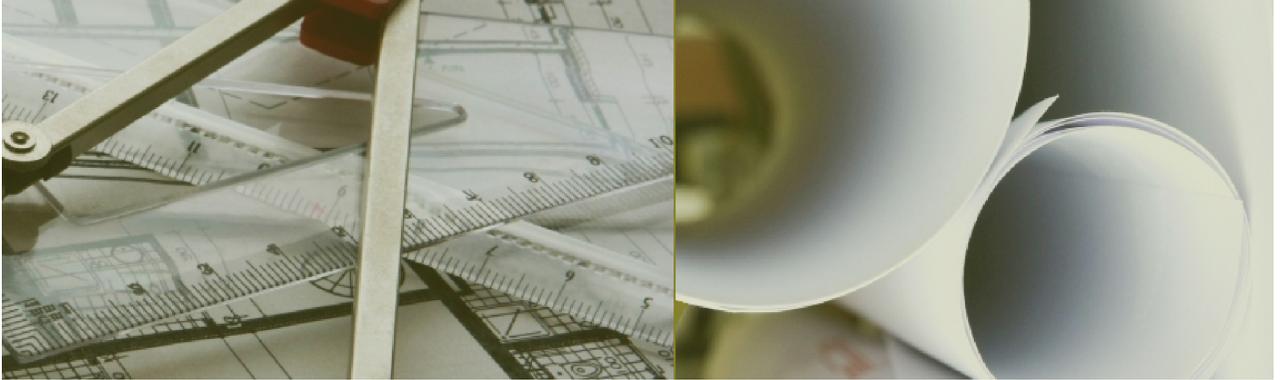
- **Medical Park Apartments**
 - Apartment size range: 1 - 2 bedrooms
 - Rental rates: \$775 - \$1,140 per month
 - Size: 654 SF – 1.042 SF
 - Location: on campus
 - 282 units

In summary, there are very few examples of graduate student housing in the state of Texas. Most of the graduate student housing across the state is comparable in size, quality and type to the University of Texas at Austin graduate housing found at the Brackenridge Tract (Brackenridge and Colorado Apartments) and the Gateway site.

APPENDIX H. Conceptual Plans



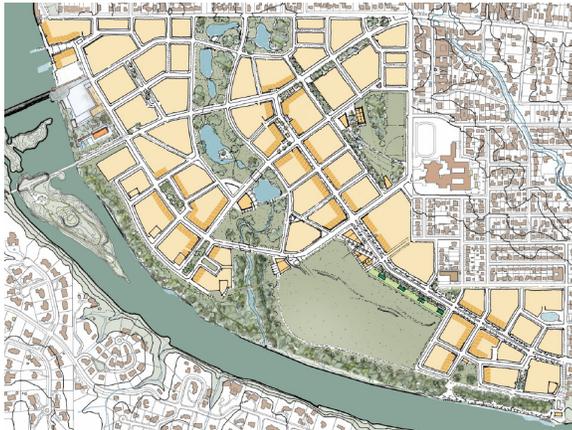
H1. CONCEPTUAL COST ESTIMATE; ERRATA



Cooper, Robertson & Partners
UT Brackenridge Tract
Conceptual Estimate
Brackenridge Master Plan Report
June 16, 2009

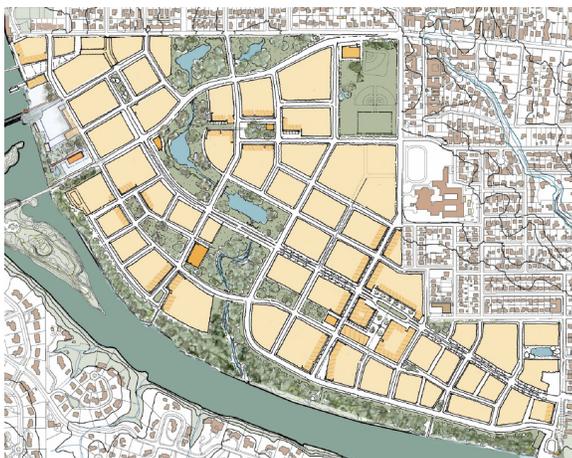
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Park Scheme



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Village Scheme



Notes	▪	Tab 5
Summary Estimate	▪	Tab 6
Detailed Estimate	▪	Tab 7
Reference Graphics	▪	Tab 8

Park Scheme



Project Overview

The Brackenridge Park Scheme differs from the Brackenridge Village Scheme in that it preserves a large portion of the Brackenridge Field Lab and provides a new recreation building for WAYA. This Scheme also realigns a large portion of Lake Austin Boulevard. This estimate encompasses the four phases of the Brackenridge Park Scheme for the Brackenridge Tract Development Master Plan. Phase I is determined by the time-frame required to relocate the graduate student housing to the Gateway site and the constraints of the Brackenridge Development Agreement. Phase II can begin in 2019. Phase III includes the redevelopment of balance of the golf course not developed in Phase II as well as the redevelopment of the WAYA parcels along with the rest of Lake Austin Boulevard, the Red Bud Trail / Enfield Road connector and the northerly portion of Schulle Branch Park and park drives. This phase will be completed in several increments over time. Phase IV includes all of the parcels with lease expiration dates after 2019. This includes Boat Town (2032), CVS (2036), The Gables (2044) and LCRA (2051). The Master Plan covers approximately 350 acres owned by the University of Texas, 2.5 miles west of the University's campus in Austin, Texas. The purpose of the Master Plan is to predict the capacity and value of this land. The scheme includes the following improvements:

- Residential buildings
- Commercial buildings
- Civic buildings
- Parking structures
- Parks
- Streetscapes
- Open spaces
- Preserve spaces
- Streets
- Associated utilities

The following conceptual estimate is for work indicated on drawings prepared by Cooper, Robertson & Partners and by TBG, dated May 18 and June 3, 4, 5 & 8, 2009. These drawings are included at the end of this estimate for reference. The estimate is based on 2009 committed construction costs, and consequently has not been adjusted for escalation for phasing the project in future years.

Estimate Notes: Inclusions, Exclusions, Assumptions, and Allowances

The following describes the basis for the Brackenridge Park Scheme cost estimate.

Inclusions

1. Demolition of buildings, parking, streets
2. Demolition of utilities eight inches in diameter and greater
3. Capping and abandoning in place utilities less than eight inches in diameter
4. Clearing and grubbing, stripping and stockpiling the top six inches of topsoil
5. Site rough and fine grading
6. Utilities including: storm water, sanitary sewer, potable water, gray water, gas, electric, data and communications
7. Construction of: roads, bridges, sidewalks, and pathways, with amenities
8. Vertical construction of: residential, office, retail, hotel, institutional and parking facilities
9. Landscaping, park spaces with amenities
10. General conditions, Owner and Contractor builders risk and liability insurance, overhead and profit of contractors

11. Soft costs including: surveying, geotechnical testing and reports, architectural and engineering planning and design, material and systems testing and commissioning
12. LEED design and construction practices

Exclusions

1. Overtime work (Premium labor costs)
2. Decommissioning
3. Abatement of hazardous materials
4. Site environmental remediation
5. Furniture, Fixtures & Equipment (FF&E), including relocation of existing FF&E
6. Sales Tax
7. Permit fees
8. Utility tap and meter fees
9. Legal and land acquisition fees
10. Dewatering

Assumptions

1. Google Earth satellite images used for demolition quantification are current
2. No unusual conditions encountered during demolition, clearing and grubbing, stripping and stockpiling soil
3. Balanced cut and fill site preparation with an average of one foot cut or fill
4. The demolition of all golf course improvements will take place in Phase II
5. Potable waterlines will be cement-lined ductile iron for pipes
6. Storm and sanitary lines 12 inches in diameter and less will be PVC
7. Storm and sanitary lines greater than 12 inches in diameter will be RCP
8. Residences in low density areas will be 3 story, medium density 4 to 7 story, high density 8 + stories
9. Office buildings in low density areas will be 2 to 4 story, medium density 5 to 10 story, high density 10 + stories
10. Hotels in medium density areas will be 4 to 7 story, high density 8 + stories
11. Civic buildings will be 1 to 2 story
12. No unusual soil conditions encountered – low rise buildings supported by spread foots, high rise buildings supported by drilled piers.
13. Unused topsoil will be removed from site at no cost
14. Existing signage, tenant equipment, playscape equipment, gas pumps, floating docks and ramps, water feature fountains and fish tanks will be salvageable and removed at no cost
15. Street amenities include:
 - a. 1 Bench every 100 feet
 - b. 1 Garbage Can every 125 feet
 - c. 1 bike rack (2 spaces) every 50 feet
16. Street lighting and traffic signals will be provided by the City of Austin (underground infrastructure costs are included in this estimate).
17. Storm sewer lines will average 36" in diameter
18. Underground Water lines will average 8" in diameter
19. Wastewater lines will average 8" in diameter
20. Electric duct bank will average 4-6" concrete encased P.V.C. pipes
21. Datacom duct bank will average 2-4" concrete encased P.V.C pipes
22. Graywater (purple pipe) lines will average 6" in diameter
23. Gas lines will average 4" in diameter

Allowances

Due to the conceptual nature of this estimate, allowances were not used in the estimate.

Construction Cost Calculation Methodology

Unit pricing was solicited from several local contractor sources. No project specifics were discussed but instead average market rate pricing was requested. In excess of 200 separate unit prices were considered for various construction activities. In addition to the general contractor's pricing, HS&A's internal construction unit cost database was used. In some cases the average of all of the unit prices was calculated and became the unit priced used in the cost calculations. In other cases one of the contractors provided prices that appeared to be substantially higher or lower than the others, in these cases that unit cost was not considered. In yet other cases a unit price near but not at the average was established for cost calculations. This was done when the project specifics that were unknown to the general contractors dictated a cost reduction due to the order of magnitude of the project.

This example illustrates how the unit price for asphalt removal was established:

	Contractor A	Contractor B	Contractor C	Contractor D	Internal	Average	Use for Pricing
<u>Asphalt Removal (SY)</u>							
2.5"	\$2.00	\$4.30	\$2.70	\$4.50	\$4.00	\$3.50	\$3.50
4"	\$3.20	\$7.00	\$3.00	\$6.00	\$7.90	\$5.42	\$4.80
6"	\$5.00	\$7.00	\$3.50	\$8.00	\$7.90	\$6.28	\$5.90

Project Statistics

Description	Qty	Unit
SITE		
Roadways	2,038,366	SF
Roadway Sidewalks	1,569,183	SF
Improved Landscape (Open Space)	1,633,144	SF
Native Landscape (Preserved)	605,495	SF
Neighborhood Blocks	9,409,831	SF
Total Site Area	15,256,019	SF
BUILDING AREA		
Conditioned Space	11,998,197	SF
OTHER IMPROVEMENTS		
Structured Parking	19,745	Spaces
Surface Parking	2,645	Spaces
Street Type A	3,008	LF
Street Type B-1	6,717	LF
Street Type B-2	5,694	LF
Street Type B-3	0	LF
Street Type B-4	0	LF
Street Type B-5	0	LF
Street Type C-1	14,303	LF
Street Type C-2	0	LF
Street Type C-3	0	LF
Street Type C-4	12,876	LF
Street Type C-5	3,254	LF
Street Type C-6	3,886	LF
Existing Streets	9,118	LF
Multi-Use Paths	30,225	LF



Park Scheme	Demo/Clear/ Grub	Utilities	Streets	Parking Structures	Vertical Construction	Building Site Landscaping	Open Space & Amenities	Total / Item
Neighborhood								
Phase 1								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deep Eddy	\$ 1,074,467	\$ 729,926	\$ 1,637,630	\$ 4,947,000	\$ 61,856,700	\$ 142,006	\$ -	\$ 70,387,728
Lake View North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake View South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks/ Open spaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,229,175	\$ 1,229,175
Red Bud	\$ 2,609,758	\$ 3,648,485	\$ 1,909,363	\$ 11,653,500	\$ 134,589,921	\$ 234,353	\$ -	\$ 154,645,380
Modified Right of Way	\$ 729,114	\$ 757,446	\$ 329,409	\$ -	\$ -	\$ -	\$ -	\$ 1,815,969
West Austin Youth Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase Construction Subtotal	\$ 4,413,339	\$ 5,135,857	\$ 3,876,402	\$ 16,600,500	\$ 196,446,621	\$ 376,358	\$ 1,229,175	\$ 228,078,253
Phase 2								
Biological Field Lab	\$ 17,245	\$ -	\$ -	\$ 4,539,000	\$ 36,126,000	\$ -	\$ -	\$ 40,682,245
Boat Town	\$ 110,006	\$ 246,366	\$ 219,035	\$ -	\$ -	\$ -	\$ -	\$ 575,407
Deep Eddy	\$ 69,967	\$ 1,946,688	\$ 1,464,599	\$ 5,423,000	\$ 62,472,930	\$ 425,581	\$ -	\$ 71,802,765
Lake View North	\$ 73,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,161
Lake View South	\$ 587,509	\$ 4,855,910	\$ 4,471,815	\$ 47,464,000	\$ 339,103,149	\$ 1,078,981	\$ -	\$ 397,561,364
Parks/ Open spaces	\$ 391,301	\$ 576,602	\$ 3,238,922	\$ -	\$ -	\$ -	\$ 1,761,447	\$ 5,968,273
Red Bud	\$ 28,791	\$ 1,625,001	\$ 356,514	\$ -	\$ -	\$ -	\$ -	\$ 2,010,306
Modified Right of Way	\$ 273,890	\$ -	\$ 410,429	\$ -	\$ -	\$ -	\$ -	\$ 684,319
West Austin Youth Association	\$ 97,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,308
Phase Construction Subtotal	\$ 1,649,178	\$ 9,250,568	\$ 10,161,315	\$ 57,426,000	\$ 437,702,079	\$ 1,504,562	\$ 1,761,447	\$ 519,455,149
Phase 3								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ -	\$ 2,575,709	\$ 1,988,574	\$ 22,100,000	\$ 147,758,763	\$ 664,726	\$ -	\$ 175,087,771
Deep Eddy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,560	\$ -	\$ 43,560
Lake View North	\$ 276,443	\$ 3,337,086	\$ 2,899,065	\$ 6,103,000	\$ 118,114,440	\$ 772,319	\$ -	\$ 131,502,353
Lake View South	\$ -	\$ 5,459,376	\$ 5,097,360	\$ 23,247,500	\$ 186,494,367	\$ 898,643	\$ -	\$ 221,197,246
Parks/ Open spaces	\$ -	\$ 1,225,935	\$ 9,640,231	\$ -	\$ -	\$ -	\$ 5,181,472	\$ 16,047,638
Red Bud	\$ -	\$ 2,297,892	\$ 1,773,196	\$ 23,400,500	\$ 187,885,146	\$ 1,075,496	\$ -	\$ 216,432,230
Modified Right of Way	\$ 139,402	\$ -	\$ 1,166,472	\$ -	\$ -	\$ -	\$ -	\$ 1,305,874
West Austin Youth Association	\$ -	\$ -	\$ -	\$ 1,003,000	\$ 5,800,000	\$ 654,707	\$ -	\$ 7,457,707
Phase Construction Subtotal	\$ 415,845	\$ 14,895,999	\$ 22,564,896	\$ 75,854,000	\$ 646,052,716	\$ 4,109,450	\$ 5,181,472	\$ 769,074,378
Phase 4								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ 2,133,041	\$ 1,826,126	\$ 1,480,283	\$ 14,543,500	\$ 113,633,601	\$ 534,917	\$ -	\$ 134,151,468
Deep Eddy	\$ 2,195,761	\$ 1,275,733	\$ 991,023	\$ 3,408,500	\$ 80,770,041	\$ 437,778	\$ -	\$ 89,078,836
Lake View North	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake View South	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks/ Open spaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950,307	\$ 1,950,307
Red Bud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Modified Right of Way	\$ 64,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,738
West Austin Youth Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase Construction Subtotal	\$ 4,393,541	\$ 3,101,859	\$ 2,471,306	\$ 17,952,000	\$ 194,403,642	\$ 972,695	\$ 1,950,307	\$ 225,245,349
Park Construction Totals	\$ 10,871,903	\$ 32,384,282	\$ 39,073,919	\$ 167,832,500	\$ 1,474,605,058	\$ 6,963,066	\$ 10,122,401	\$ 1,741,853,129
LEED Premium	1%	1%	1%	3%	3%	3%	3%	\$ 50,608,992
Gen Cond %	4%	6%	6%	10%	10%	6%	6%	\$ 169,991,252
Contractor Fee %	5%	5%	5%	3%	3%	8%	9%	\$ 54,857,693
Total % "Markups"	10%	12%	12%	16%	16%	17%	18%	
Total "Markup"	\$ 1,087,190	\$ 3,886,114	\$ 4,688,870	\$ 26,853,200	\$ 235,936,809	\$ 1,183,721	\$ 1,822,032	\$ 275,457,937
Total "Hard" Cost	\$ 11,959,093	\$ 36,270,396	\$ 43,762,789	\$ 194,685,700	\$ 1,710,541,867	\$ 8,146,787	\$ 11,944,433	\$ 2,017,311,066
Survey/ Geotech/ Testing %	3%	3%	3%	3%	3%	3%	3%	\$ 60,519,332
A/C/S/MEP %	9%	9%	9%	12%	15%	12%	12%	\$ 290,633,816
Total % "Soft" cost	12%	12%	12%	15%	18%	15%	15%	
Total "Soft" cost	\$ 1,435,091	\$ 4,352,448	\$ 5,251,535	\$ 29,202,855	\$ 307,897,536	\$ 1,222,018	\$ 1,791,665	\$ 351,153,148
Total "Hard+Soft" cost	\$ 13,394,185	\$ 40,622,844	\$ 49,014,324	\$ 223,888,555	\$ 2,018,439,403	\$ 9,368,805	\$ 13,736,098	\$ 2,368,464,214
Contingency @ 10%	\$ 1,339,418	\$ 4,062,284	\$ 4,901,432	\$ 22,388,856	\$ 201,843,940	\$ 936,881	\$ 1,373,610	\$ 236,846,421
Grand Totals	\$ 14,733,603	\$ 44,685,128	\$ 53,915,757	\$ 246,277,411	\$ 2,220,283,344	\$ 10,305,686	\$ 15,109,707	\$ 2,605,310,635

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	DE	Demo	Site Improvement	Clearing (Trees - waterfront)	191,504	SF	\$ -	\$ -	Preserved
1	DE	Demo	Site Improvement	Wood / Dock	2,564	SF	\$ -	\$ -	"Google Placemark #145" Row Floating Dock / Tenant Salvage
1	DE	Demo	Site Improvement	Tenant Equipment	4,744	SF	\$ -	\$ -	"Google Placemark #E01" UT Row Storage Area / potential of having to remove if abandoned
1	DE	Demo	Utilities	Disconnect and Abandon	197,269	SF	\$ 0.10	\$ 19,726.90	Colorado Apartments
1	DE	Demo	Utilities	Disconnect and Abandon	5,481	SF	\$ 0.10	\$ 548.13	UT Rowing Center
1	DE	Demo	Site Improvement	Timber Curb	139	LF	\$ 0.25	\$ 34.75	"Google Placemark #115" Playground and swing area
1	DE	Demo	Site Improvement	Timber Curb	110	LF	\$ 0.25	\$ 27.50	"Google Placemark #117" Swing and Slide area
1	DE	Demo	Site Improvement	Timber Curb	62	LF	\$ 0.25	\$ 15.50	"Google Placemark #118" Jungle Gym Area
1	DE	Demo	Roadways/Drives/Parking	Asphalt 2.5" / Parking	60,756	SF	\$ 0.39	\$ 23,627.36	Parking Areas ("Google Placemark #154")
1	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Walkways	7,831	SF	\$ 0.53	\$ 4,176.32	"Google Placemark #156" Walkways
1	DE	Demo	Roadways/Drives/Parking	Asphalt 6" / Road	69,050	SF	\$ 0.66	\$ 45,266.27	Drives ("Google Placemark #153")
1	DE	Demo	Roadways/Drives/Parking	Asphalt 6" / Road	19,116	SF	\$ 0.66	\$ 12,531.66	Drives/Parking ("Google Placemark #147") - UT Row
1	DE	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	69,081	SF	\$ 1.00	\$ 69,080.93	"Google Placemark #157" Pathways
1	DE	Demo	Utilities	Concrete 4" / Drainage Swale	6,806	SF	\$ 1.00	\$ 6,806.11	"Google Placemark #155" Drainage Swale
1	DE	Demo	Site Improvement	Concrete 6"	576	SF	\$ 1.50	\$ 864.00	Pad (Picnic tables "Google Placemarks #M03-06")
1	DE	Demo	Site Improvement	Concrete 6"	144	SF	\$ 1.50	\$ 216.00	Pad (Bike Rack "Google Placemark #M07")
1	DE	Demo	Site Improvement	Concrete 6" / Reinforced	1,080	SF	\$ 1.56	\$ 1,680.00	Pad (Miscellaneous/Other "Google Placemarks #M08-16")
1	DE	Demo	Site Improvement	Gazebo	256	SF	\$ 1.75	\$ 448.00	"Google Placemark #143" Wood Gazebo
1	DE	Demo	Site Improvement	Concrete 8" / Docks	1,769	SF	\$ 2.00	\$ 3,537.24	"Google Placemark #146" Row Dock Ramp
1	DE	Demo	Site Improvement	Fencing (Chain link)	142	LF	\$ 3.00	\$ 426.00	"Google Placemark #116" Clothes Line Perimeter
1	DE	Demo	Site Improvement	Fencing (Chain link)	200	LF	\$ 3.00	\$ 600.00	"Google Placemark #119" Garden Perimeter
1	DE	Demo	Site Improvement	Fencing (Chain link)	995	LF	\$ 3.00	\$ 2,984.94	wooded area near water's edge
1	DE	Demo	Site Improvement	Fencing (Chain link)	820	LF	\$ 3.00	\$ 2,459.02	"Google Placemark #144" UT Row Facility Perimeter
1	DE	Demo	Building Area	Building - 2 stories	21,703	SF	\$ 3.75	\$ 81,385.71	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56272"
1	DE	Demo	Building Area	Building - 2 stories	14,453	SF	\$ 3.75	\$ 54,199.55	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55831"
1	DE	Demo	Building Area	Building - 2 stories	6,957	SF	\$ 3.75	\$ 26,087.93	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #5763"
1	DE	Demo	Building Area	Building - 2 stories	7,290	SF	\$ 3.75	\$ 27,338.93	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #91462"
1	DE	Demo	Building Area	Building - 2 stories	14,675	SF	\$ 3.75	\$ 55,030.23	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55593"
1	DE	Demo	Building Area	Building - 2 stories	14,783	SF	\$ 3.75	\$ 55,437.57	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55889"
1	DE	Demo	Building Area	Building - 2 stories	17,277	SF	\$ 3.75	\$ 64,788.90	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56283"
1	DE	Demo	Building Area	Building - 2 stories	16,176	SF	\$ 3.75	\$ 60,661.45	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56208"
1	DE	Demo	Building Area	Building - 2 stories	16,022	SF	\$ 3.75	\$ 60,081.37	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55761"
1	DE	Demo	Building Area	Building - 2 stories	15,751	SF	\$ 3.75	\$ 59,065.54	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56197"
1	DE	Demo	Building Area	Building - 2 stories	16,749	SF	\$ 3.75	\$ 62,807.23	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #357171"
1	DE	Demo	Building Area	Building - 2 stories	15,735	SF	\$ 3.75	\$ 59,006.03	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56205"
1	DE	Demo	Building Area	Building - 2 stories	16,125	SF	\$ 3.75	\$ 60,467.95	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55877"
1	DE	Demo	Building Area	Building - 1 story - UT Rowing Center	5,481	SF	\$ 3.75	\$ 20,554.80	Metal Building with gable metal roof, "Google Placemark #55330"
1	DE	Demo	Building Area	Building - 1 story - Community Center	3,649	SF	\$ 6.00	\$ 21,894.45	one story structure with concrete roof, "Google Placemark #90924"
1	DE	Demo	Utilities	Disconnect and Remove	2,924	LF	\$ 22.25	\$ 65,062.91	Colorado Apartments
1	DE	Demo	Utilities	Disconnect and Remove	153	LF	\$ 22.25	\$ 3,393.86	UT Rowing Center
1	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	14	AC	\$ 1,600.00	\$ 22,357.86	
1	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	1.23	AC	\$ 1,600.00	\$ 1,966.75	
1	DE	Demo	Site Improvement	Clearing and Grubbing	2.93	AC	\$ 5,000.00	\$ 14,673.58	
1	DE	Demo	Site Improvement	Clearing and Grubbing	0.63	AC	\$ 5,000.00	\$ 3,147.81	
1	DE Total							\$ 1,074,467.04	
1	RB	Demo	Site Improvement	Chimney Structure	1	EA	\$ -	\$ -	"Google Placemark #149" / Assumed Remain in Place
1	RB	Demo	Site Improvement	Bus Stop	1	EA	\$ -	\$ -	"Google Placemark #152" / Removal by Capital Metro
1	RB	Demo	Site Improvement	Mail Stations	3	EA	\$ -	\$ -	"Google Placemark #148" / Removal by USPS
1	RB	Demo	Site Improvement	Tenant Equipment	17,214	SF	\$ -	\$ -	"Google Placemark #E02" Maintenance Area / potential of having to remove if abandoned
1	RB	Demo	Site Improvement	Clearing (Trees - waterfront)	468,805	SF	\$ -	\$ -	Preserved
1	RB	Demo	Utilities	Disconnect and Abandon	360,835	SF	\$ 0.10	\$ 36,083.49	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	RB	Demo	Site Improvement	Timber Curb	300	LF	\$ 0.25	\$ 75.00	"Google Placemark #123" Playscape / Equipment salvage
1	RB	Demo	Site Improvement	Timber Curb	214	LF	\$ 0.25	\$ 53.50	"Google Placemark #129" Playscape / Equipment salvage
1	RB	Demo	Site Improvement	Timber Curb	150	LF	\$ 0.25	\$ 37.50	"Google Placemark #130" Playscape / Equipment salvage
1	RB	Demo	Site Improvement	Timber Curb	140	LF	\$ 0.25	\$ 35.00	"Google Placemark #166" Playscape / Equipment salvage
1	RB	Demo	Site Improvement	Timber Curb	180	LF	\$ 0.25	\$ 45.00	"Google Placemark #168" Playscape / Equipment salvage
1	RB	Demo	Roadways/Drives/Parking	Asphalt 2.5" / Parking	58,497	SF	\$ 0.39	\$ 22,748.85	
1	RB	Demo	Site Improvement	Asphalt 2.5" / Court	1,430	SF	\$ 0.39	\$ 556.18	"Google Placemark #132" Half Junior Basketball Court
1	RB	Demo	Roadways/Drives/Parking	Asphalt 4" / Road / Drive	155,882	SF	\$ 0.53	\$ 83,136.88	
1	RB	Demo	Site Improvement	Concrete 4" / Sidewalks	72,442	SF	\$ 1.00	\$ 72,441.80	
1	RB	Demo	Site Improvement	Wood Stage	625	SF	\$ 1.25	\$ 781.25	"Google Placemark #127"
1	RB	Demo	Site Improvement	Concrete 6"	288	SF	\$ 1.50	\$ 432.00	Picnic Table Pads ("Google Placemarks #M01-M02")
1	RB	Demo	Site Improvement	Concrete 6" / reinforced	792	SF	\$ 1.56	\$ 1,232.00	Transformer Pads ("Google Placemarks #T01 - T22")
1	RB	Demo	Site Improvement	Concrete 6" / reinforced	5,059	SF	\$ 1.56	\$ 7,869.82	Curb Dumpster Pads ("Google Placemarks #D01-D19")
1	RB	Demo	Site Improvement	Gazebo	256	SF	\$ 1.75	\$ 448.00	"Google Placemark #128"
1	RB	Demo	Site Improvement	Fencing (Chain link)	477	LF	\$ 3.00	\$ 1,432.38	"Google Placemark #126" Garden Perimeter
1	RB	Demo	Site Improvement	Fencing (Chain link)	920	LF	\$ 3.00	\$ 2,760.00	"Google Placemark #125" Warehouse Perimeter with electrical gate access
1	RB	Demo	Site Improvement	Fencing (Chain link)	2,931	LF	\$ 3.00	\$ 8,792.62	wooded area near water's edge
1	RB	Demo	Building Area	Building - Maintenance/Warehouse	17,557	SF	\$ 3.75	\$ 65,838.21	1-story metal building with gable metal roof, "Google Placemark #124"
1	RB	Demo	Building Area	Building - 2 stories	3,823	SF	\$ 6.00	\$ 22,938.10	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95380"
1	RB	Demo	Building Area	Building - 2 stories	4,278	SF	\$ 6.00	\$ 25,668.29	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96567"
1	RB	Demo	Building Area	Building - 2 stories	4,136	SF	\$ 6.00	\$ 24,814.92	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #100360"
1	RB	Demo	Building Area	Building - 2 stories	3,994	SF	\$ 6.00	\$ 23,961.37	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9194"
1	RB	Demo	Building Area	Building - 2 stories	4,276	SF	\$ 6.00	\$ 25,656.71	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93635"
1	RB	Demo	Building Area	Building - 2 stories	4,238	SF	\$ 6.00	\$ 25,428.88	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93485"
1	RB	Demo	Building Area	Building - 2 stories	4,189	SF	\$ 6.00	\$ 25,131.32	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7481"
1	RB	Demo	Building Area	Building - 2 stories	4,121	SF	\$ 6.00	\$ 24,723.53	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95515"
1	RB	Demo	Building Area	Building - 2 stories	4,021	SF	\$ 6.00	\$ 24,127.96	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7785"
1	RB	Demo	Building Area	Building - 2 stories	4,227	SF	\$ 6.00	\$ 25,364.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96568"
1	RB	Demo	Building Area	Building - 2 stories	4,354	SF	\$ 6.00	\$ 26,125.57	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94683"
1	RB	Demo	Building Area	Building - 2 stories	4,154	SF	\$ 6.00	\$ 24,921.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6624"
1	RB	Demo	Building Area	Building - 2 stories	4,389	SF	\$ 6.00	\$ 26,335.42	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94340"
1	RB	Demo	Building Area	Building - 2 stories	4,316	SF	\$ 6.00	\$ 25,895.19	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93055"
1	RB	Demo	Building Area	Building - 2 stories	4,402	SF	\$ 6.00	\$ 26,413.17	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95140"
1	RB	Demo	Building Area	Building - 2 stories	4,650	SF	\$ 6.00	\$ 27,898.65	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95902"
1	RB	Demo	Building Area	Building - 2 stories	4,251	SF	\$ 6.00	\$ 25,504.71	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96719"
1	RB	Demo	Building Area	Building - 2 stories	4,288	SF	\$ 6.00	\$ 25,725.01	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95930"
1	RB	Demo	Building Area	Building - 2 stories	4,204	SF	\$ 6.00	\$ 25,222.31	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103346"
1	RB	Demo	Building Area	Building - two story with two one story extensions	8,687	SF	\$ 6.00	\$ 52,123.44	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #56206"
1	RB	Demo	Building Area	Building - two story with two one story extensions	8,391	SF	\$ 6.00	\$ 50,345.51	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #56194"
1	RB	Demo	Building Area	Building - two story with one story extension	4,784	SF	\$ 6.00	\$ 28,702.07	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7550"
1	RB	Demo	Building Area	Building - two story with one story extension	4,987	SF	\$ 6.00	\$ 29,922.79	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7847"
1	RB	Demo	Building Area	Building - two story with one story extension	5,355	SF	\$ 6.00	\$ 32,132.96	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7176"
1	RB	Demo	Building Area	Building - two story with one story extension	5,240	SF	\$ 6.00	\$ 31,437.11	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95017"
1	RB	Demo	Building Area	Building - two story with one story extension	4,915	SF	\$ 6.00	\$ 29,489.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94642"
1	RB	Demo	Building Area	Building - two story with one story extension	5,687	SF	\$ 6.00	\$ 34,121.46	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94980"
1	RB	Demo	Building Area	Building - two story with one story extension	5,031	SF	\$ 6.00	\$ 30,185.62	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7458"
1	RB	Demo	Building Area	Building - two story with one story extension	5,442	SF	\$ 6.00	\$ 32,650.93	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6661"
1	RB	Demo	Building Area	Building - two story with one story extension	5,736	SF	\$ 6.00	\$ 34,413.77	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7945"
1	RB	Demo	Building Area	Building - two story with one story extension	5,612	SF	\$ 6.00	\$ 33,673.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96022"
1	RB	Demo	Building Area	Building - two story with one story extension	5,589	SF	\$ 6.00	\$ 33,534.16	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95199"
1	RB	Demo	Building Area	Building - two story with one story extension	5,284	SF	\$ 6.00	\$ 31,703.48	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #92745"

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	RB	Demo	Building Area	Building - two story with one story extension	4,949	SF	\$ 6.00	\$ 29,696.57	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95901"
1	RB	Demo	Building Area	Building - two story with one story extension	5,751	SF	\$ 6.00	\$ 34,508.63	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94401"
1	RB	Demo	Building Area	Building - two story with one story extension	4,885	SF	\$ 6.00	\$ 29,310.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7874"
1	RB	Demo	Building Area	Building - two story with one story extension	5,267	SF	\$ 6.00	\$ 31,604.98	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7516"
1	RB	Demo	Building Area	Building - two story with one story extension	5,073	SF	\$ 6.00	\$ 30,437.49	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94614"
1	RB	Demo	Building Area	Building - two story with one story extension	5,478	SF	\$ 6.00	\$ 32,865.86	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95037"
1	RB	Demo	Building Area	Building - two story with one story extension	5,699	SF	\$ 6.00	\$ 34,191.00	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96718"
1	RB	Demo	Building Area	Building - two story with one story extension	5,556	SF	\$ 6.00	\$ 33,337.13	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95639"
1	RB	Demo	Building Area	Building - two story with one story extension	4,665	SF	\$ 6.00	\$ 27,989.69	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94402"
1	RB	Demo	Building Area	Building - two story with one story extension	4,861	SF	\$ 6.00	\$ 29,166.31	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7593"
1	RB	Demo	Building Area	Building - two story with one story extension	5,793	SF	\$ 6.00	\$ 34,760.29	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7725"
1	RB	Demo	Building Area	Building - two story with one story extension	5,599	SF	\$ 6.00	\$ 33,596.55	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95139"
1	RB	Demo	Building Area	Building - two story with one story extension	5,608	SF	\$ 6.00	\$ 33,647.34	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6717"
1	RB	Demo	Building Area	Building - two story with one story extension	5,177	SF	\$ 6.00	\$ 31,060.17	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95038"
1	RB	Demo	Building Area	Building - two story with one story extension	6,170	SF	\$ 6.00	\$ 37,022.49	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6790"
1	RB	Demo	Building Area	Building - two story with one story extension	5,363	SF	\$ 6.00	\$ 32,179.68	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94201"
1	RB	Demo	Building Area	Building - two story with one story extension	5,088	SF	\$ 6.00	\$ 30,526.52	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95315"
1	RB	Demo	Building Area	Building - two story with one story extension	5,100	SF	\$ 6.00	\$ 30,597.24	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7208"
1	RB	Demo	Building Area	Building - two story with one story extension	5,078	SF	\$ 6.00	\$ 30,469.92	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95698"
1	RB	Demo	Building Area	Building - two story with one story extension	5,440	SF	\$ 6.00	\$ 32,640.83	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #104394"
1	RB	Demo	Building Area	Building - two story with one story extension	4,922	SF	\$ 6.00	\$ 29,529.43	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #10728"
1	RB	Demo	Building Area	Building - two story with one story extension	4,956	SF	\$ 6.00	\$ 29,737.14	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #10489"
1	RB	Demo	Building Area	Building - two story with one story extension	5,764	SF	\$ 6.00	\$ 34,586.89	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #104281"
1	RB	Demo	Building Area	Building - two story with one story extension	5,319	SF	\$ 6.00	\$ 31,911.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #10767"
1	RB	Demo	Building Area	Building - two story with one story extension	5,632	SF	\$ 6.00	\$ 33,791.38	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103480"
1	RB	Demo	Building Area	Building - two story with one story extension	5,225	SF	\$ 6.00	\$ 31,347.33	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103323"
1	RB	Demo	Building Area	Building - two story with one story extension	5,462	SF	\$ 6.00	\$ 32,772.53	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9676"
1	RB	Demo	Building Area	Building - two story with one story extension	5,029	SF	\$ 6.00	\$ 30,174.45	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9376"
1	RB	Demo	Building Area	Building - two story with one story extension	5,015	SF	\$ 6.00	\$ 30,091.88	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103375"
1	RB	Demo	Building Area	Building - two story with one story extension	5,910	SF	\$ 6.00	\$ 35,457.58	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103435"
1	RB	Demo	Building Area	Building - two story with one story extension	5,248	SF	\$ 6.00	\$ 31,489.37	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102420"
1	RB	Demo	Building Area	Building - two story with one story extension	5,618	SF	\$ 6.00	\$ 33,705.95	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9970"
1	RB	Demo	Building Area	Building - two story with one story extension	6,018	SF	\$ 6.00	\$ 36,108.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102980"
1	RB	Demo	Building Area	Building - two story with one story extension	5,510	SF	\$ 6.00	\$ 33,062.76	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102774"
1	RB	Demo	Site Improvement	Concrete 12" Reinforced / Drainage Head wall	300	SF	\$ 6.00	\$ 1,800.00	"Google Placemark #131" Head Wall (30'x10') Drainage / Concrete 12" (reinforced)
1	RB	Demo	Utilities	Disconnect and Remove	5,743	LF	\$ 22.25	\$ 127,787.62	
1	RB	Demo	Site Improvement	Miscellaneous Recreational Equipment	12	EA	\$ 50.00	\$ 600.00	
1	RB	Demo	Site Improvement	Historical Marker	1	EA	\$ 200.00	\$ 200.00	"Google Placemark #151"
1	RB	Demo	Site Improvement	Shallow concrete structure	1	EA	\$ 1,000.00	\$ 1,000.00	
1	RB	Demo	Site Improvement	Stripping and Stockpiling / 6"	45	AC	\$ 1,600.00	\$ 71,754.63	
1	RB	Demo	Site Improvement	Clearing and Grubbing	8.43	AC	\$ 5,000.00	\$ 42,147.25	
1	RB Total							\$ 2,609,757.50	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Road	38,348	SF	\$ 0.66	\$ 25,139.01	
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Road	75,986	SF	\$ 0.66	\$ 49,812.86	
1	ROW	Demo	Enfield Road	Demo and Resurface / Road	168,000	SF	\$ 0.66	\$ 110,133.33	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Sidewalks	6,015	SF	\$ 1.00	\$ 6,015.32	4" concrete
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Sidewalks	13,509	SF	\$ 1.00	\$ 13,508.57	
1	ROW	Demo	Enfield Road	Demo and Resurface / Sidewalks	33,600	SF	\$ 1.00	\$ 33,600.00	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Curb & Gutter	1,504	LF	\$ 4.50	\$ 6,767.23	
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Curb & Gutter	3,377	LF	\$ 4.50	\$ 15,197.14	
1	ROW	Demo	Enfield Road	Demo and Resurface / Curb & Gutter	8,400	LF	\$ 4.50	\$ 37,800.00	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	ROW	Demo	Utilities	Water Line 60"	862	LF	\$ 500.00	\$ 431,140.65	
1	ROW Total							\$ 729,114.11	
2	BFL	Demo	Site and Structures	Muny Golf Course	71,473	SF	\$ 0.13	\$ 9,291.55	Includes adjacent new roadways
2	BFL	Demo	Site Improvement	Clearing (Trees - waterfront)	0	SF	\$ -	\$ -	Preserved
2	BFL	Demo	Utilities	Disconnect and Abandon	79,530	SF	\$ 0.10	\$ 7,953.05	
2	BFL Total							\$ 17,244.60	
2	BT	Demo	Site and Structures	Muny Golf Course	846,197	SF	\$ 0.13	\$ 110,005.58	Includes adjacent new roadways
2	BT Total							\$ 110,005.58	
2	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	2,585	SF	\$ 0.53	\$ 1,378.84	"Google Placemark #121"
2	DE	Demo	Site Improvement	Tanks Identified as Greenhouse	7,255	SF	\$ 1.56	\$ 11,285.39	"Google Placemark #122"
2	DE	Demo	Site Improvement	Wall	1,572	LF	\$ 5.50	\$ 8,645.97	"Google Placemarks #120 & 162" CMU Wall with Metal Cap
2	DE	Demo	Building Area	Well house	1	EA	\$ 250.00	\$ 250.00	
2	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	30	AC	\$ 1,600.00	\$ 48,406.44	
2	DE Total							\$ 69,966.65	
2	LVN	Demo	Site and Structures	Muny Golf Course	562,780	SF	\$ 0.13	\$ 73,161.37	Includes adjacent new roadways
2	LVN Total							\$ 73,161.37	
2	LVS	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	69,890	SF	\$ 0.53	\$ 37,274.42	"Google Placemark #056"
2	LVS	Demo	Site Improvement	Wall (Privacy)	1,788	SF	\$ 1.00	\$ 1,787.57	Masonry / 4' tall above grade
2	LVS	Demo	Roadways/Drives/Parking	Concrete 6" / Sidewalks	21,770	SF	\$ 1.50	\$ 32,654.91	"Google Placemark #056"
2	LVS	Demo	Site Improvement	Fencing (Privacy wood slat)	98	LF	\$ 5.50	\$ 540.64	
2	LVS	Demo	Building Area	Building - Randalls	33,470	SF	\$ 6.00	\$ 200,819.75	glass storefront, flat roof, one story, Tilt Wall, "Google Placemark #055"
2	LVS	Demo	Site Improvement	Store Signage / Monumental 2 sided	1	EA	\$ 500.00	\$ -	Randalls / Salvage by Tenant
2	LVS	Demo	Site Improvement	Stripping and Stockpiling / 6"	1	AC	\$ 1,600.00	\$ 1,174.64	
2	LVS	Demo	Site Improvement	Clearing and Grubbing	0.10	AC	\$ 5,000.00	\$ 482.28	
2	LVS	Demo	Site and Structures	Muny Golf Course	2,405,962	SF	\$ 0.13	\$ 312,775.05	Includes adjacent new roadways
2	LVS Total							\$ 587,509.25	
2	Park	Demo	Site Improvement	Signage	13	LF	\$ -	\$ -	"Google Placemark #064" / Tenant Salvage
2	Park	Demo	Special	Decommissioning of a Gas Station	1	EA	\$ -	\$ -	Regulatory Agency Processes / Exclusion
2	Park	Demo	Special	Drainage and disposal of hazardous materials	3	EA	\$ -	\$ -	Exclusion
2	Park	Demo	Special	Pump removal and haul off	2	EA	\$ -	\$ -	2 pumps with 2 nozzles each / Salvage by Tenant
2	Park	Demo	Utilities	Disconnect and Abandon	3,418	SF	\$ 0.10	\$ 341.79	
2	Park	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	1,609	SF	\$ 0.53	\$ 858.24	Greenhouse Drives ("Google Placemarks #011-013")
2	Park	Demo	Site Improvement	Concrete 4" / Sidewalks	441	SF	\$ 1.00	\$ 440.90	Greenhouse Walks ("Google Placemarks #011-013")
2	Park	Demo	Site Improvement	Gas Pump Canopy	1,129	SF	\$ 1.50	\$ 1,693.90	steel frame supports and steel canopy with aluminum fascia,"Google Placemark #061"
2	Park	Demo	Roadways/Drives/Parking	Concrete 6" / Dumpster Pad	694	SF	\$ 1.56	\$ 1,078.91	"Google Placemark #D18"
2	Park	Demo	Roadways/Drives/Parking	Concrete 12" Reinforced / Drive & Parking	11,926	SF	\$ 2.67	\$ 31,803.18	"Google Placemark #062"
2	Park	Demo	Building Area	Building - Greenhouse	1,124	SF	\$ 2.81	\$ 3,160.90	"Google Placemark #011"
2	Park	Demo	Building Area	Building - Greenhouse	877	SF	\$ 2.81	\$ 2,467.41	Google Placemark #012"
2	Park	Demo	Building Area	Building - Greenhouse	421	SF	\$ 2.81	\$ 1,183.66	Google Placemark #013"
2	Park	Demo	Building Area	Building - Greenhouse / Round	1,250	SF	\$ 2.81	\$ 3,515.63	"Google Placemark #014"
2	Park	Demo	Building Area	Building - 7-Eleven	3,418	SF	\$ 6.00	\$ 20,507.14	CMU structure, glass storefront, flat roof, "Google Placemark #060"
2	Park	Demo	Site Improvement	Stripping and Stockpiling / 6"	0	AC	\$ 1,600.00	\$ 489.75	
2	Park	Demo	Site Improvement	Clearing and Grubbing	23.86	AC	\$ 5,000.00	\$ 119,316.85	
2	Park	Demo	Site Improvement	Clearing and Grubbing	0.05	AC	\$ 5,000.00	\$ 248.04	
2	Park	Demo	Special	Underground Gasoline Tank Extraction	3	EA	\$ 7,176.00	\$ 21,528.00	Each fuel type has it's own tank
2	Park	Demo	Percentage Allotment	Muny Golf Course	1,405,132	SF	\$ 0.13	\$ 182,667.13	Includes adjacent new roadways
2	Park Total							\$ 391,301.42	
2	RB	Demo	Percentage Allotment	Muny Golf Course	221,469	SF	\$ 0.13	\$ 28,791.00	Includes adjacent new roadways
2	RB Total							\$ 28,791.00	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Road	83,005	SF	\$ 0.66	\$ 54,414.46	
2	ROW	Demo	Lake Austin Blvd	Complete Demolition / Road	134,586	SF	\$ 0.66	\$ 88,228.72	
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Sidewalks	13,020	SF	\$ 1.00	\$ 13,020.41	
2	ROW	Demo	Lake Austin Blvd	Complete Demolition / Sidewalks	21,112	SF	\$ 1.00	\$ 21,111.56	
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Curb & Gutter	3,255	LF	\$ 4.50	\$ 14,647.96	
2	ROW	Demo	Lake Austin Blvd	Complete Demolition / Curb and Gutter	5,278	LF	\$ 4.50	\$ 23,750.50	
2	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	2,639	LF	\$ 22.25	\$ 58,716.52	
2	ROW Total							\$ 273,890.12	
2	Waya	Demo	Percentage Allotment	Muny Golf Course	748,525	SF	\$ 0.13	\$ 97,308.20	Includes adjacent new roadways
2	Waya Total							\$ 97,308.20	
3	LVN	Demo	Utilities	Disconnect and Abandon	33,148	SF	\$ 0.10	\$ 3,314.80	
3	LVN	Demo	Site Improvement	Timber Curb	120	LF	\$ 0.25	\$ 30.00	Playground Area
3	LVN	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	86,601	SF	\$ 0.53	\$ 46,187.46	parking, entrance and drives
3	LVN	Demo	Site Improvement	Concrete 4" / dugout areas	3,928	SF	\$ 1.00	\$ 3,927.62	
3	LVN	Demo	Site Improvement	Small Equipment Sheds	787	SF	\$ 1.50	\$ 1,180.73	
3	LVN	Demo	Site Improvement	Spectator Seating	2,284	SF	\$ 1.75	\$ 3,997.47	open frame metal bleachers
3	LVN	Demo	Site Improvement	Fencing (chain link)	120	LF	\$ 2.25	\$ 270.00	Playground Area
3	LVN	Demo	Site Improvement	Dugouts	1,239	SF	\$ 2.50	\$ 3,097.10	
3	LVN	Demo	Site Improvement	Fencing (Chain link)	2,737	LF	\$ 3.00	\$ 8,211.60	
3	LVN	Demo	Site Improvement	Dugouts (covered)	370	SF	\$ 3.00	\$ 1,109.90	
3	LVN	Demo	Building Area	Building	33,148	SF	\$ 3.75	\$ 124,304.90	Metal building, low sloped metal roof, "Google Placemark #018"
3	LVN	Demo	Site Improvement	Press box	731	SF	\$ 3.75	\$ 2,741.08	
3	LVN	Demo	Site Improvement	Fencing (Privacy wood slat)	182	LF	\$ 5.50	\$ 1,001.00	
3	LVN	Demo	Site Improvement	Fencing (Backstop)	408	LF	\$ 9.00	\$ 3,668.31	
3	LVN	Demo	Site Improvement	Lighting / 3 lights per pole	7	EA	\$ 500.00	\$ 3,500.00	
3	LVN	Demo	Site Improvement	Lighting / 9 lights per pole	8	EA	\$ 500.00	\$ 4,000.00	
3	LVN	Demo	Site Improvement	Scoreboards	2	EA	\$ 1,000.00	\$ 2,000.00	30' wide by 16' tall
3	LVN	Demo	Site Improvement	Stripping and Stockpiling / 6"	12.96	AC	\$ 1,600.00	\$ 20,743.32	
3	LVN	Demo	Site Improvement	Clearing and Grubbing	8.63	AC	\$ 5,000.00	\$ 43,157.50	
3	LVN Total							\$ 276,442.80	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Road	67,476	SF	\$ 0.66	\$ 44,234.47	
3	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Road	12,421	SF	\$ 0.66	\$ 8,142.56	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Road	16,714	SF	\$ 0.66	\$ 10,957.14	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Sidewalks	10,585	SF	\$ 1.00	\$ 10,584.52	
3	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Sidewalks	1,948	SF	\$ 1.00	\$ 1,948.37	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Sidewalks	2,971	SF	\$ 1.00	\$ 2,971.43	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Curb and Gutter	2,646	LF	\$ 4.50	\$ 11,907.58	
3	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Curb & Gutter	487	LF	\$ 4.50	\$ 2,191.92	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Curb and Gutter	743	LF	\$ 4.50	\$ 3,342.86	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	1,323	LF	\$ 22.25	\$ 29,438.19	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	244	LF	\$ 22.25	\$ 5,418.90	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Utilities	371	LF	\$ 22.25	\$ 8,264.29	
3	ROW Total							\$ 139,402.24	
4	BT	Demo	Site Improvement	Dock / floating	8,003	SF	\$ -	\$ -	"Google Placemark #053" / Salvage by Others
4	BT	Demo	Site Improvement	Dock / floating / covered	33,420	SF	\$ -	\$ -	"Google Placemark #047" - Metal Roof / Salvage by Others
4	BT	Demo	Site Improvement	Dock / covered	6,147	SF	\$ -	\$ -	"Google Placemark #050" - Metal Roof / Salvage by Others
4	BT	Demo	Site Improvement	Outdoor ADA Lift	1	EA	\$ -	\$ -	Salvage by Others
4	BT	Demo	Site Improvement	Gang Plank	1,810	SF	\$ -	\$ -	Ramp to "Google Placemark #053" / Salvage by Others
4	BT	Demo	Site Improvement	Tenant Equipment	1,620	SF	\$ -	\$ -	"Google Placemark #E03" Parked Boats / potential of having to remove if abandoned
4	BT	Demo	Site Improvement	Tenant Equipment	1	EA	\$ -	\$ -	"Google Placemark #E04" giant fish statue in water / potential of having to remove if abandoned

Phase	Neighbor- hood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
4	BT	Demo	Utilities	Disconnect and Abandon	26,056	SF	\$ 0.10	\$ 2,605.59	
4	BT	Demo	Utilities	Disconnect and Abandon	26,056	SF	\$ 0.10	\$ 2,605.59	
4	BT	Demo	Site Improvement	Canopy	504	SF	\$ 0.50	\$ 251.86	
4	BT	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	189,346	SF	\$ 0.53	\$ 100,984.79	"Google Placemark #035"
4	BT	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	48,897	SF	\$ 0.53	\$ 26,078.47	"Google Placemark #048"
4	BT	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	26,320	SF	\$ 1.00	\$ 26,320.04	"Google Placemark #041"
4	BT	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	5,530	SF	\$ 1.00	\$ 5,529.58	"Google Placemark #048"
4	BT	Demo	Site Improvement	Concrete 8" Reinforced / Bulkhead	201	LF	\$ 2.00	\$ 401.57	"Google Placemark #050 section 2"
4	BT	Demo	Site Improvement	Concrete 8" reinforced / Dumpster Area 2	600	SF	\$ 2.00	\$ 1,200.00	Three sided wood slat perimeter with chain link gate
4	BT	Demo	Site Improvement	Concrete 8" reinforced / Dumpster Area 1	300	SF	\$ 2.00	\$ 600.00	
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	4,113	SF	\$ 2.00	\$ 8,225.56	"Google Placemark #051 Section B4" glass overhead doors with metal roof covered open deck
4	BT	Demo	Site Improvement	Deck (wood) (2 levels)	2,799	SF	\$ 2.00	\$ 5,598.55	Mozart's
4	BT	Demo	Site Improvement	Deck (wood)	6,382	SF	\$ 2.00	\$ 12,763.13	Deck between Mozart's and Oyster's Landing, multiple steps down to water
4	BT	Demo	Site Improvement	Deck (wood)	517	SF	\$ 2.00	\$ 1,034.98	Deck surrounding "Google Placemark #049" not part of footprint
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	3,566	SF	\$ 2.00	\$ 7,131.81	"Google Placemark #054 Section 3" - Metal Roof Cover, open air
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	2,592	SF	\$ 2.00	\$ 5,183.79	"Google Placemark #054 Section 2" Open air
4	BT	Demo	Site Improvement	Deck (Press wood) with 8 benches	1,810	SF	\$ 2.00	\$ 3,620.42	"Google Placemark #052"
4	BT	Demo	Building Area	Building	161,584	SF	\$ 2.50	\$ 403,961.14	3 story Parking Garage, precast, double T's, "Google Placemark #036"
4	BT	Demo	Site Improvement	Fencing (Chain link) / Dumpster Area 2	40	LF	\$ 3.00	\$ 120.00	
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	1,257	SF	\$ 3.00	\$ 3,771.94	"Google Placemark #051 Section 5"
4	BT	Demo	Site Improvement	Deck (wood) / pier over water (ramp)	3,566	SF	\$ 3.00	\$ 10,697.71	"Google Placemark #051 Section 6"
4	BT	Demo	Site Improvement	Wall (Retaining)	7,122	SF	\$ 3.00	\$ 21,366.93	
4	BT	Demo	Site Improvement	Railing / Water Edge	456	LF	\$ 3.50	\$ 1,595.51	
4	BT	Demo	Building Area	Building - Moreland	3,406	SF	\$ 3.75	\$ 12,772.98	Stone veneer, wood frame, two stories, asphalt shingle roof, "Google Placemark #049 Sec. 1"
4	BT	Demo	Building Area	Building - Oyster Landing Marina	3,948	SF	\$ 3.75	\$ 14,805.31	Stone veneer, wood frame, one story, asphalt shingle roof, "Google Placemark #049 Sec. 2"
4	BT	Demo	Building Area	Building - Lakeside Meditation Center	4,436	SF	\$ 3.75	\$ 16,633.14	Stone veneer, wood frame, two stories, asphalt shingle roof, "Google Placemark #049 Sec. 3"
4	BT	Demo	Building Area	Building - Hula Hut	5,638	SF	\$ 3.75	\$ 21,141.30	wood veneer one story sloped metal roof, "Google Placemark #054 Sec. 1"
4	BT	Demo	Building Area	Building - Mozart's	2,041	SF	\$ 3.75	\$ 7,655.02	Stone Veneer one story with asphalt shingle roof, "Google Placemark #169 Sec. 1"
4	BT	Demo	Building Area	Building - Mozart's	425	SF	\$ 3.75	\$ 1,592.97	Glass and wood veneer stub out, asphalt shingle roof, "Google Placemark #169 Sec. 2"
4	BT	Demo	Building Area	Building - Outdoor Bathroom Facility	300	SF	\$ 3.75	\$ 1,125.00	stone veneer, flat roof
4	BT	Demo	Building Area	Building - Outdoor ATM Hut	80	SF	\$ 3.75	\$ 300.00	stone veneer, asphalt shingle roof
4	BT	Demo	Building Area	Building - Abel on the Lake	4,173	SF	\$ 3.75	\$ 15,648.70	one story, wood veneer, metal roof, "Google Placemark #051 Section 1"
4	BT	Demo	Building Area	Building - Abel on the Lake	2,308	SF	\$ 3.75	\$ 8,653.45	one story, wood veneer, asphalt shingle roof, "Google Placemark #051 Section 2"
4	BT	Demo	Building Area	Building - Abel on the Lake	1,520	SF	\$ 3.75	\$ 5,698.31	one story, wood veneer, flat roof, "Google Placemark #051 Section 3"
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / above stone wall	82	LF	\$ 4.13	\$ 338.76	4' height
4	BT	Demo	Building Area	Building	73,250	SF	\$ 5.00	\$ 366,249.93	4 story Brick veneer (80%) with punched openings, "Google Placemark #037"
4	BT	Demo	Building Area	Building	82,400	SF	\$ 5.00	\$ 411,998.80	4 story Brick veneer (80%) with punched openings, "Google Placemark #038"
4	BT	Demo	Building Area	Building	73,957	SF	\$ 5.00	\$ 369,787.44	4 story Brick veneer (80%) with punched openings, "Google Placemark #039"
4	BT	Demo	Building Area	Building	27,440	SF	\$ 5.00	\$ 137,200.13	2 story wood frame, gable roof, "Google Placemark #040"
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / Dumpster Area 2	70	LF	\$ 5.50	\$ 385.00	
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / Dumpster Area 1	70	LF	\$ 5.50	\$ 385.00	
4	BT	Demo	Site Improvement	Wall (stone)	328	SF	\$ 6.00	\$ 1,970.97	4' height
4	BT	Demo	Utilities	Disconnect and Remove	1,764	LF	\$ 22.25	\$ 39,252.71	
4	BT	Demo	Site Improvement	Signage / Monumental	2	EA	\$ 625.00	\$ 1,250.00	
4	BT	Demo	Site Improvement	Stripping and Stockpiling / 6"	6	AC	\$ 1,600.00	\$ 10,053.38	
4	BT	Demo	Site Improvement	Stripping and Stockpiling / 6"	12	AC	\$ 1,600.00	\$ 19,420.15	
4	BT	Demo	Site Improvement	Clearing and Grubbing	2.92	AC	\$ 5,000.00	\$ 14,577.68	
4	BT	Demo	Site Improvement	Clearing and Grubbing	0.50	AC	\$ 5,000.00	\$ 2,495.79	
4	BT Total							\$ 2,133,040.89	
4	DE	Demo	Utilities	Disconnect and Abandon	10,672	SF	\$ 0.10	\$ 1,067.17	
4	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	47,169	SF	\$ 0.53	\$ 25,156.76	"Google Placemark #059"

Phase	Neighbor- hood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
4	DE	Demo	Roadways/Drives/Parking	Concrete 6" / Sidewalks	4,996	SF	\$ 1.50	\$ 7,493.90	"Google Placemark #059"
4	DE	Demo	Roadways/Drives/Parking	Concrete 6" Reinforced / Dumpster Pad	224	SF	\$ 1.56	\$ 348.44	
4	DE	Demo	Site Improvement	Fencing (Privacy wood slat)	338	LF	\$ 5.50	\$ 1,859.00	Between CVS and Gables
4	DE	Demo	Site Improvement	Fencing (Privacy wood slat)	60	LF	\$ 5.50	\$ 330.00	Dumpster Pad Perimeter
4	DE	Demo	Building Area	Building - CVS	10,672	SF	\$ 6.00	\$ 64,030.36	glass storefront, flat roof, one story, Tilt wall with Stone Veneer, "Google Placemark #058"
4	DE	Demo	Site Improvement	Store Signage / Monumental	1	EA	\$ 500.00	\$ 500.00	"Google Placemark #172" Kitchen Door
4	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	0	AC	\$ 1,600.00	\$ 168.65	
4	DE	Demo	Site Improvement	Store Signage Planter and support	1	EA	\$ 2,500.00	\$ 2,500.00	"Google Placemark #171" Stone Veneer Base Planter and center support
4	DE	Demo	Site Improvement	Clearing and Grubbing	0.35	AC	\$ 5,000.00	\$ 1,725.33	
4	DE	Demo	Site Improvement	Pond Drainage and fountain removal	1	EA	\$ -	\$ -	"Google Placemark #105" / Salvage of fountain by others
4	DE	Demo	Utilities	Disconnect and Abandon	413,011	SF	\$ 0.10	\$ 41,301.10	
4	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Road & Parking	154,813	SF	\$ 0.53	\$ 82,566.74	"Google Placemark #97"
4	DE	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	35,868	SF	\$ 1.00	\$ 35,868.35	"Google Placemark #97"
4	DE	Demo	Roadways/Drives/Parking	Concrete 6" / Parking	3,087	SF	\$ 1.50	\$ 4,631.01	"Google Placemark #100" Kitchen Door
4	DE	Demo	Site Improvement	Concrete 6" / Reinforced	3,736	SF	\$ 1.56	\$ 5,811.33	"Google Placemark #109 Section 2"
4	DE	Demo	Site Improvement	Deck (wood) / elevated	1,805	SF	\$ 2.00	\$ 3,610.66	"Google Placemark #107"
4	DE	Demo	Site Improvement	Wall (CMU) / Separation	760	SF	\$ 2.00	\$ 1,520.00	"Google Placemark #173"
4	DE	Demo	Building Area	Parking Garage	19,045	SF	\$ 3.75	\$ 71,419.64	One Story Covered parking with Garage doors / Clay Roof
4	DE	Demo	Building Area	Typical Offices Apartment Building	399,650	SF	\$ 4.00	\$ 1,598,598.31	2 and 3 story mixed structure, wood frame, truss roof with clay tile
4	DE	Demo	Building Area	Rental Office and Fitness Center	10,687	SF	\$ 4.00	\$ 42,746.57	clubhouse one story, rental office one story with double height lobby, clay roof
4	DE	Demo	Building Area	Building - The Kitchen Door	2,675	SF	\$ 4.25	\$ 11,367.96	1 story commercial / CMU and glass storefront with flat roof, "Google Placemark #100"
4	DE	Demo	Site Improvement	Fencing (Decorative metal)	3,045	LF	\$ 5.00	\$ 15,223.00	"Google Placemark #113" - 1SF above grade masonry base at posts
4	DE	Demo	Site Improvement	Concrete 9" Wall (Retaining) / Pond	4,144	SF	\$ 5.00	\$ 20,721.26	"Google Placemark #105"
4	DE	Demo	Site Improvement	Concrete 8" reinforced Enclosed Dumpster Pads	576	SF	\$ 5.00	\$ 2,880.00	4 each 12"x12" open top CMU enclosures with wood slat gate / "GPs #111,112,164, & 165"
4	DE	Demo	Site Improvement	Concrete 9" Wall (retaining) / Masonry	378	LF	\$ 5.00	\$ -	"Google Placemark #065" Remain in Place
4	DE	Demo	Site Improvement	Concrete 8" / slab	829	SF	\$ 5.00	\$ 4,143.99	"Google Placemark #108" compactor
4	DE	Demo	Site Improvement	Wall (Masonry) Landscaping 9"	10,360	SF	\$ 5.00	\$ 51,802.31	"Google Placemark #114"
4	DE	Demo	Site Improvement	Fencing (Privacy wood slat)	115	LF	\$ 5.50	\$ 632.50	"Google Placemark #104"
4	DE	Demo	Site Improvement	Concrete Piping / Reinforced 2"	400	LF	\$ 13.15	\$ 5,260.00	"Google Placemark #109 Section 1"
4	DE	Demo	Utilities	Disconnect and Remove	2,582	LF	\$ 22.25	\$ 57,459.84	
4	DE	Demo	Site Improvement	Swimming Pool	526	CY	\$ 40.00	\$ 21,025.20	"Google Placemark #106"
4	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	4	AC	\$ 1,600.00	\$ 6,564.94	
4	DE	Demo	Site Improvement	Clearing and Grubbing	1.09	AC	\$ 5,000.00	\$ 5,427.12	
4	DE Total							\$ 2,195,761.45	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Road	45,425	SF	\$ 0.66	\$ 29,778.72	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Sidewalks	7,126	SF	\$ 1.00	\$ 7,125.52	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Curb and Gutter	1,781	LF	\$ 4.50	\$ 8,016.21	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	891	LF	\$ 22.25	\$ 19,817.84	
	ROW Total							\$ 64,738.28	
	Grand Total							\$ 10,871,902.51	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 ()	Quantity	Units	Unit Price	Total	Notes
1	DE	N/A	Lake Austin Blvd.	N/A	1,462	LF		\$ -	
1	DE	New Utility Construction	8	N/A	617	LF	\$ 655.23	\$ 404,276.91	
1	DE	New Utility Construction	9	N/A	497	LF	\$ 655.23	\$ 325,649.31	
	DE Total							\$ 729,926.22	
1	RB	New Utility Construction	1	N/A	635	LF	\$ 2,655.23	\$ 1,686,071.05	Includes 60' Main
1	RB	New Utility Construction	2	N/A	414	LF	\$ 655.23	\$ 271,265.22	
1	RB	New Utility Construction	3	N/A	594	LF	\$ 655.23	\$ 389,206.62	
1	RB	New Utility Construction	4	N/A	822	LF	\$ 655.23	\$ 538,599.06	
1	RB	New Utility Construction	5	N/A	463	LF	\$ 655.23	\$ 303,371.49	
1	RB	New Utility Construction	6	N/A	95	LF	\$ 655.23	\$ 62,246.85	
1	RB	New Utility Construction	7	N/A	607	LF	\$ 655.23	\$ 397,724.61	
	RB Total							\$ 3,648,484.90	
1	ROW	N/A	Enfield	N/A	4,271	LF		\$ -	
1	ROW	N/A	Exposition	N/A	1,925	LF		\$ -	
1	ROW	N/A	7th Street	N/A	1,200	LF		\$ -	
1	ROW	N/A	Hearn Street	N/A	1,545	LF		\$ -	
1		Utilities Through Intersections		N/A	1,156	LF	\$ 655.23	\$ 757,445.88	
	ROW Total							\$ 757,445.88	
2	BT	New Utility Construction	17	N/A	376	LF	\$ 655.23	\$ 246,366.48	
	BT Total							\$ 246,366.48	
2	DE	New Utility Construction	10	N/A	780	LF	\$ 655.23	\$ 511,079.40	
2	DE	New Utility Construction	11	N/A	412	LF	\$ 655.23	\$ 269,954.76	
2	DE	New Utility Construction	11	N/A	288	LF	\$ 655.23	\$ 188,706.24	
2	DE	New Utility Construction	12	N/A	330	LF	\$ 655.23	\$ 216,225.90	
2	DE	New Utility Construction	13	N/A	323	LF	\$ 655.23	\$ 211,639.29	
2	DE	New Utility Construction	14	N/A	202	LF	\$ 655.23	\$ 132,356.46	
2	DE	New Utility Construction	15	N/A	232	LF	\$ 655.23	\$ 152,013.36	
2	DE	New Utility Construction	16	N/A	404	LF	\$ 655.23	\$ 264,712.92	
	DE Total							\$ 1,946,688.33	
2	LVS	New Utility Construction	19	N/A	907	LF	\$ 655.23	\$ 594,293.61	
2	LVS	New Utility Construction	20	N/A	394	LF	\$ 655.23	\$ 258,160.62	
2	LVS	New Utility Construction	21	N/A	1,765	LF	\$ 655.23	\$ 1,156,480.95	
2	LVS	New Utility Construction	22	N/A	718	LF	\$ 655.23	\$ 470,455.14	
2	LVS	New Utility Construction	23	N/A	670	LF	\$ 655.23	\$ 439,004.10	
2	LVS	New Utility Construction	24	N/A	668	LF	\$ 655.23	\$ 437,693.64	
2	LVS	New Utility Construction	25	N/A	1,546	LF	\$ 655.23	\$ 1,012,985.58	
2	LVS	New Utility Construction	26	N/A	566	LF	\$ 655.23	\$ 370,860.18	
2	LVS	New Utility Construction	27	N/A	177	LF	\$ 655.23	\$ 115,975.71	
	LVS Total							\$ 4,855,909.53	
2	Park	New Utility Construction	18	N/A	880	LF	\$ 655.23	\$ 576,602.40	
	Park Total							\$ 576,602.40	
2	RB	New Utility Construction	17	N/A	612	LF	\$ 2,655.23	\$ 1,625,000.76	Includes 60' Main
	RB Total							\$ 1,625,000.76	
3	BT	New Utility Construction	34	N/A	400	LF	\$ 655.23	\$ 262,092.00	
3	BT	New Utility Construction	35	N/A	395	LF	\$ 655.23	\$ 258,815.85	
3	BT	New Utility Construction	36	N/A	764	LF	\$ 655.23	\$ 500,595.72	
3	BT	New Utility Construction	37	N/A	248	LF	\$ 655.23	\$ 162,497.04	
3	BT	New Utility Construction	38	N/A	538	LF	\$ 655.23	\$ 352,513.74	
3	BT	New Utility Construction	39	N/A	1,586	LF	\$ 655.23	\$ 1,039,194.78	
	BT Total							\$ 2,575,709.13	
3	LVN	New Utility Construction	40	N/A	480	LF	\$ 655.23	\$ 314,510.40	
3	LVN	New Utility Construction	41	N/A	1,017	LF	\$ 655.23	\$ 666,368.91	
3	LVN	New Utility Construction	42	N/A	596	LF	\$ 655.23	\$ 390,517.08	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 ()	Quantity	Units	Unit Price	Total	Notes
3	LVN	New Utility Construction	42	N/A	173	LF	\$ 655.23	\$ 113,354.79	
3	LVN	New Utility Construction	43	N/A	902	LF	\$ 655.23	\$ 591,017.46	
3	LVN	New Utility Construction	44	N/A	701	LF	\$ 655.23	\$ 459,316.23	
3	LVN	New Utility Construction	45	N/A	455	LF	\$ 655.23	\$ 298,129.65	
3	LVN	New Utility Construction	46	N/A	276	LF	\$ 655.23	\$ 180,843.48	
3	LVN	New Utility Construction	47	N/A	493	LF	\$ 655.23	\$ 323,028.39	
	LVN Total							\$ 3,337,086.39	
3	LVS	New Utility Construction	48	N/A	1,629	LF	\$ 655.23	\$ 1,067,369.67	
3	LVS	New Utility Construction	49	N/A	1,894	LF	\$ 655.23	\$ 1,241,005.62	
3	LVS	New Utility Construction	50	N/A	965	LF	\$ 655.23	\$ 632,296.95	
3	LVS	New Utility Construction	51	N/A	893	LF	\$ 655.23	\$ 585,120.39	
3	LVS	New Utility Construction	51	N/A	368	LF	\$ 655.23	\$ 241,124.64	
3	LVS	New Utility Construction	55	N/A	486	LF	\$ 655.23	\$ 318,441.78	
3	LVS	New Utility Construction	56	N/A	873	LF	\$ 655.23	\$ 572,015.79	
3	LVS	New Utility Construction	57	N/A	445	LF	\$ 655.23	\$ 291,577.35	
3	LVS	New Utility Construction	58	N/A	383	LF	\$ 655.23	\$ 250,953.09	
3	LVS	New Utility Construction	59	N/A	396	LF	\$ 655.23	\$ 259,471.08	
	LVS Total							\$ 5,459,376.36	
3	Park	New Utility Construction	49	N/A	381	LF	\$ 655.23	\$ 249,642.63	
3	Park	New Utility Construction	52	N/A	520	LF	\$ 655.23	\$ 340,719.60	
3	Park	New Utility Construction	53	N/A	403	LF	\$ 655.23	\$ 264,057.69	
3	Park	New Utility Construction	54	N/A	567	LF	\$ 655.23	\$ 371,515.41	
	Park Total							\$ 1,225,935.33	
3	RB	New Utility Construction	28	N/A	332	LF	\$ 655.23	\$ 217,536.36	
3	RB	New Utility Construction	29	N/A	329	LF	\$ 655.23	\$ 215,570.67	
3	RB	New Utility Construction	30	N/A	425	LF	\$ 655.23	\$ 278,472.75	
3	RB	New Utility Construction	31	N/A	467	LF	\$ 655.23	\$ 305,992.41	
3	RB	New Utility Construction	32	N/A	483	LF	\$ 655.23	\$ 316,476.09	
3	RB	New Utility Construction	33	N/A	1,471	LF	\$ 655.23	\$ 963,843.33	
	RB Total							\$ 2,297,891.61	
4	BT	New Utility Construction	60	N/A	146	LF	\$ 655.23	\$ 95,663.58	
4	BT	New Utility Construction	61	N/A	380	LF	\$ 655.23	\$ 248,987.40	
4	BT	New Utility Construction	62	N/A	249	LF	\$ 655.23	\$ 163,152.27	
4	BT	New Utility Construction	63	N/A	387	LF	\$ 655.23	\$ 253,574.01	
4	BT	New Utility Construction	64	N/A	347	LF	\$ 655.23	\$ 227,364.81	
4	BT	New Utility Construction	65	N/A	972	LF	\$ 655.23	\$ 636,883.56	
4	BT	New Utility Construction	66	N/A	306	LF	\$ 655.23	\$ 200,500.38	
	BT Total							\$ 1,826,126.01	
4	DE	New Utility Construction	67	N/A	188	LF	\$ 655.23	\$ 123,183.24	
4	DE	New Utility Construction	68	N/A	375	LF	\$ 655.23	\$ 245,711.25	
4	DE	New Utility Construction	69	N/A	564	LF	\$ 655.23	\$ 369,549.72	
4	DE	New Utility Construction	70	N/A	276	LF	\$ 655.23	\$ 180,843.48	
4	DE	New Utility Construction	71	N/A	544	LF	\$ 655.23	\$ 356,445.12	
	DE Total							\$ 1,275,732.81	
	Total LF				56,021				
	Grand Total							\$ 32,384,282.14	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
1	DE	New Street Construction	Lake Austin Blvd.	A	1462	LF	\$ 743.41	\$ 1,086,865	
1	DE	New Street Construction	8	C-1	617	LF	\$ 509.00	\$ 314,053	
1	DE	New Street Construction	9	C-4	497	LF	\$ 476.28	\$ 236,711	
	DE Total							\$ 1,637,630	
1	RB	New Street Construction	3	B-1	594	LF	\$ 581.54	\$ 345,435	
1	RB	New Street Construction	4	B-2	822	LF	\$ 582.54	\$ 478,848	
1	RB	New Street Construction	1	C-1	492	LF	\$ 509.00	\$ 250,428	
1	RB	New Street Construction	2	C-1	414	LF	\$ 509.00	\$ 210,726	
1	RB	New Street Construction	1	C-4	145	LF	\$ 476.28	\$ 69,061	
1	RB	New Street Construction	5	C-4	463	LF	\$ 476.28	\$ 220,518	
1	RB	New Street Construction	6	C-4	95	LF	\$ 476.28	\$ 45,247	
1	RB	New Street Construction	7	C-4	607	LF	\$ 476.28	\$ 289,102	
	RB Total							\$ 1,909,363	
1	ROW	Street Improvements	Hearn Street	Existing	1545	LF	\$ 213.21	\$ 329,409	
	ROW Total							\$ 329,409	
2	BT	New Street Construction	17	B-2	376	LF	\$ 582.54	\$ 219,035	
	BT Total							\$ 219,035	
2	DE	New Street Construction	10	C-1	780	LF	\$ 509.00	\$ 397,020	
2	DE	New Street Construction	11	C-1	412	LF	\$ 509.00	\$ 209,708	
2	DE	New Street Construction	13	C-1	323	LF	\$ 509.00	\$ 164,407	
2	DE	New Street Construction	11	C-4	288	LF	\$ 476.28	\$ 137,169	
2	DE	New Street Construction	12	C-4	330	LF	\$ 476.28	\$ 157,172	
2	DE	New Street Construction	14	C-4	202	LF	\$ 476.28	\$ 96,209	
2	DE	New Street Construction	15	C-4	232	LF	\$ 476.28	\$ 110,497	
2	DE	New Street Construction	16	C-4	404	LF	\$ 476.28	\$ 192,417	
	DE Total							\$ 1,464,599	
2	LVS	New Street Construction	25	A	1546	LF	\$ 743.41	\$ 1,149,312	
2	LVS	New Street Construction	23	B-1	670	LF	\$ 581.54	\$ 389,632	
2	LVS	New Street Construction	21	B-2	1765	LF	\$ 582.54	\$ 1,028,183	
2	LVS	New Street Construction	19	C-1	907	LF	\$ 509.00	\$ 461,663	
2	LVS	New Street Construction	20	C-1	394	LF	\$ 509.00	\$ 200,546	
2	LVS	New Street Construction	24	C-4	668	LF	\$ 476.28	\$ 318,155	
2	LVS	New Street Construction	26	C-4	566	LF	\$ 476.28	\$ 269,574	
2	LVS	New Street Construction	22	C-5	718	LF	\$ 388.60	\$ 279,015	
2	LVS	Street Improvements	27	Existing	177	LF	\$ 213.21	\$ 37,738	
2	LVS	New Street Construction	74	C-6	415	LF	\$ 271.92	\$ 112,847	
2	LVS	New Street Construction	75	C-6	491	LF	\$ 271.92	\$ 133,513	
2	LVS	New Street Construction	79	C-6	337	LF	\$ 271.92	\$ 91,637	
	LVS Total							\$ 4,471,815	
2	Park	New Street Construction	18	B-2	760	LF	\$ 582.54	\$ 442,730	
2	Park	Bridge Construction	18	B-2	120	LF	\$ 23,301.60	\$ 2,796,192	120' Bridge
	Park Total							\$ 3,238,922	
2	RB	New Street Construction	17	B-2	612	LF	\$ 582.54	\$ 356,514	
	RB Total							\$ 356,514	
2	ROW	Street Improvements	Exposition	Existing	1925	LF	\$ 213.21	\$ 410,429	
	ROW Total							\$ 410,429	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
3	BT	New Street Construction	36	B-1	764	LF	\$ 581.54	\$ 444,297	
3	BT	New Street Construction	34	B-2	400	LF	\$ 582.54	\$ 233,016	
3	BT	New Street Construction	35	C-1	395	LF	\$ 509.00	\$ 201,055	
3	BT	New Street Construction	37	C-1	248	LF	\$ 509.00	\$ 126,232	
3	BT	New Street Construction	38	C-1	538	LF	\$ 509.00	\$ 273,842	
3	BT	New Street Construction	39	C-5	1586	LF	\$ 388.60	\$ 616,320	
3	BT	New Street Construction	72	C-6	345	LF	\$ 271.92	\$ 93,812	
	BT Total							\$ 1,988,574	
3	LVN	New Street Construction	43	B-1	902	LF	\$ 581.54	\$ 524,549	
3	LVN	New Street Construction	47	B-1	493	LF	\$ 581.54	\$ 286,699	
3	LVN	New Street Construction	41	C-1	1017	LF	\$ 509.00	\$ 517,653	
3	LVN	New Street Construction	42	C-1	596	LF	\$ 509.00	\$ 303,364	
3	LVN	New Street Construction	45	C-1	455	LF	\$ 509.00	\$ 231,595	
3	LVN	New Street Construction	40	C-4	480	LF	\$ 476.28	\$ 228,614	
3	LVN	New Street Construction	42	C-4	173	LF	\$ 476.28	\$ 82,396	
3	LVN	New Street Construction	44	C-4	701	LF	\$ 476.28	\$ 333,872	
3	LVN	New Street Construction	46	C-4	276	LF	\$ 476.28	\$ 131,453	
3	LVN	New Street Construction	77	C-6	345	LF	\$ 271.92	\$ 93,812	
3	LVN	New Street Construction	78	C-6	345	LF	\$ 271.92	\$ 93,812	
3	LVN	New Street Construction	80	C-6	262	LF	\$ 271.92	\$ 71,243	
	LVN Total							\$ 2,899,065	
3	LVS	New Street Construction	50	B-1	965	LF	\$ 581.54	\$ 561,186	
3	LVS	New Street Construction	53	B-1	392	LF	\$ 581.54	\$ 227,964	
3	LVS	New Street Construction	54	B-1	460	LF	\$ 581.54	\$ 267,508	
3	LVS	New Street Construction	56	B-1	873	LF	\$ 581.54	\$ 507,684	
3	LVS	New Street Construction	58	B-1	383	LF	\$ 581.54	\$ 222,730	
3	LVS	New Street Construction	51	C-1	893	LF	\$ 509.00	\$ 454,537	
3	LVS	New Street Construction	57	C-1	445	LF	\$ 509.00	\$ 226,505	
3	LVS	New Street Construction	59	C-1	396	LF	\$ 509.00	\$ 201,564	
3	LVS	New Street Construction	76	C-6	792	LF	\$ 271.92	\$ 215,361	
3	LVS	New Street Construction	48	C-4	1629	LF	\$ 476.28	\$ 775,860	
3	LVS	New Street Construction	49	C-4	2162	LF	\$ 476.28	\$ 1,029,717	
3	LVS	New Street Construction	51	C-4	368	LF	\$ 476.28	\$ 175,271	
3	LVS	New Street Construction	55	C-4	486	LF	\$ 476.28	\$ 231,472	
	LVS Total							\$ 5,097,360	
3	Park	Bridge Construction	52	C-4	113	LF	\$ 19,051.20	\$ 2,152,786	113' Bridge
3	Park	Bridge Construction	53	B-1	114	LF	\$ 23,261.60	\$ 2,651,822	114' Bridge
3	Park	Bridge Construction	54	B-1	107	LF	\$ 23,261.60	\$ 2,488,991	107' Bridge
3	Park	Bridge Construction	49	C-4	113	LF	\$ 19,051.20	\$ 2,152,786	113' Bridge
3	Park	New Street Construction	52	C-4	407	LF	\$ 476.28	\$ 193,846	
	Park Total							\$ 9,640,231	
3	RB	New Street Construction	28	C-1	332	LF	\$ 509.00	\$ 168,988	
3	RB	New Street Construction	29	C-1	329	LF	\$ 509.00	\$ 167,461	
3	RB	New Street Construction	30	C-1	425	LF	\$ 509.00	\$ 216,325	
3	RB	New Street Construction	33	C-4	1471	LF	\$ 476.28	\$ 700,608	
3	RB	New Street Construction	31	C-5	467	LF	\$ 388.60	\$ 181,476	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
3	RB	New Street Construction	32	C-5	483	LF	\$ 388.60	\$ 187,694	
3	RB	New Street Construction	73	C-6	554	LF	\$ 271.92	\$ 150,644	
	RB Total							\$ 1,773,196	
3	ROW	Street Improvements	7th Street	Existing	1200	LF	\$ 213.21	\$ 255,852	
3	ROW	Street Improvements	Enfield	Existing	4271	LF	\$ 213.21	\$ 910,620	
	ROW Total							\$ 1,166,472	
4	BT	New Street Construction	60	B-2	146	LF	\$ 582.54	\$ 85,051	
4	BT	New Street Construction	63	B-2	387	LF	\$ 582.54	\$ 225,443	
4	BT	New Street Construction	66	B-2	306	LF	\$ 582.54	\$ 178,257	
4	BT	New Street Construction	61	C-1	380	LF	\$ 509.00	\$ 193,420	
4	BT	New Street Construction	62	C-1	249	LF	\$ 509.00	\$ 126,741	
4	BT	New Street Construction	64	C-1	347	LF	\$ 509.00	\$ 176,623	
4	BT	New Street Construction	65	C-1	972	LF	\$ 509.00	\$ 494,748	
	BT Total							\$ 1,480,283	
4	DE	New Street Construction	67	C-1	188	LF	\$ 509.00	\$ 95,692	
4	DE	New Street Construction	68	C-1	375	LF	\$ 509.00	\$ 190,875	
4	DE	New Street Construction	69	C-1	564	LF	\$ 509.00	\$ 287,076	
4	DE	New Street Construction	70	C-1	276	LF	\$ 509.00	\$ 140,484	
4	DE	New Street Construction	71	C-1	544	LF	\$ 509.00	\$ 276,896	
	DE Total							\$ 991,023	
			Total LF		58856				

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 ()	Quantity	Units	Unit Cost	Total	Notes
1	DE	Structured Parking	DE-11	N/A	298	Space	\$ 8,500	\$ 2,533,000	
1	DE	Structured Parking	DE-8	N/A	284	Space	\$ 8,500	\$ 2,414,000	
1	DE Total							\$ 4,947,000	
1	RB	Structured Parking	RB-2	N/A	265	Space	\$ 8,500	\$ 2,252,500	
1	RB	Structured Parking	RB-3	N/A	398	Space	\$ 8,500	\$ 3,383,000	
1	RB	Structured Parking	RB-4	N/A	367	Space	\$ 8,500	\$ 3,119,500	
1	RB	Structured Parking	RB-5	N/A	341	Space	\$ 8,500	\$ 2,898,500	
1	RB Total							\$ 11,653,500	
2	BFL	Structured Parking	BFL	N/A	534	Space	\$ 8,500	\$ 4,539,000	
2	BFL Total							\$ 4,539,000	
2	DE	Structured Parking	DE-10	N/A	183	Space	\$ 8,500	\$ 1,555,500	
2	DE	Structured Parking	DE-7	N/A	215	Space	\$ 8,500	\$ 1,827,500	
2	DE	Structured Parking	DE-9	N/A	240	Space	\$ 8,500	\$ 2,040,000	
2	DE Total							\$ 5,423,000	
2	LVS	Structured Parking	LV-10	N/A	294	Space	\$ 8,500	\$ 2,499,000	
2	LVS	Structured Parking	LV-11	N/A	357	Space	\$ 8,500	\$ 3,034,500	
2	LVS	Structured Parking	LV-12	N/A	2,292	Space	\$ 8,500	\$ 19,482,000	
2	LVS	Structured Parking	LV-15	N/A	392	Space	\$ 8,500	\$ 3,332,000	
2	LVS	Structured Parking	LV-16a	N/A	386	Space	\$ 8,500	\$ 3,281,000	
2	LVS	Structured Parking	LV-16b	N/A	1,362	Space	\$ 8,500	\$ 11,577,000	
2	LVS	Structured Parking	LV-17	N/A	149	Space	\$ 8,500	\$ 1,266,500	
2	LVS	Structured Parking	LV-9	N/A	352	Space	\$ 8,500	\$ 2,992,000	
2	LVS Total							\$ 47,464,000	
3	BT	Structured Parking	BT-4a	N/A	495	Space	\$ 8,500	\$ 4,207,500	
3	BT	Structured Parking	BT-4b	N/A	160	Space	\$ 8,500	\$ 1,360,000	
3	BT	Structured Parking	BT-5	N/A	825	Space	\$ 8,500	\$ 7,012,500	
3	BT	Structured Parking	BT-6	N/A	644	Space	\$ 8,500	\$ 5,474,000	
3	BT	Structured Parking	BT-7	N/A	476	Space	\$ 8,500	\$ 4,046,000	
3	BT Total							\$ 22,100,000	
3	LVN	Structured Parking	LV-1a	N/A	46	Space	\$ 8,500	\$ 391,000	
3	LVN	Structured Parking	LV-1b	N/A	62	Space	\$ 8,500	\$ 527,000	
3	LVN	Structured Parking	LV-2	N/A	73	Space	\$ 8,500	\$ 620,500	
3	LVN	Structured Parking	LV-3	N/A	105	Space	\$ 8,500	\$ 892,500	
3	LVN	Structured Parking	LV-4	N/A	62	Space	\$ 8,500	\$ 527,000	
3	LVN	Structured Parking	LV-5	N/A	203	Space	\$ 8,500	\$ 1,725,500	
3	LVN	Structured Parking	LV-6	N/A	167	Space	\$ 8,500	\$ 1,419,500	
3	LVN Total							\$ 6,103,000	
3	LVS	Structured Parking	LV-13	N/A	706	Space	\$ 8,500	\$ 6,001,000	
3	LVS	Structured Parking	LV-14	N/A	492	Space	\$ 8,500	\$ 4,182,000	
3	LVS	Structured Parking	LV-7	N/A	647	Space	\$ 8,500	\$ 5,499,500	
3	LVS	Structured Parking	LV-8	N/A	890	Space	\$ 8,500	\$ 7,565,000	
3	LVS Total							\$ 23,247,500	
3	RB	Structured Parking	RB-1	N/A	1,172	Space	\$ 8,500	\$ 9,962,000	
3	RB	Structured Parking	RB-6	N/A	171	Space	\$ 8,500	\$ 1,453,500	
3	RB	Structured Parking	RB-7	N/A	229	Space	\$ 8,500	\$ 1,946,500	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 ()	Quantity	Units	Unit Cost	Total	Notes
3	RB	Structured Parking	RB-8	N/A	955	Space	\$ 8,500	\$ 8,117,500	
3	RB	Structured Parking	RB-9	N/A	226	Space	\$ 8,500	\$ 1,921,000	
3	RB Total							\$ 23,400,500	
3	WAYA	Structured Parking	WAYA	N/A	118	Space	\$ 8,500	\$ 1,003,000	
3	WAYA Total							\$ 1,003,000	
4	BT	Structured Parking	BT-1	N/A	4	Space	\$ 8,500	\$ 34,000	
4	BT	Structured Parking	BT-2	N/A	52	Space	\$ 8,500	\$ 442,000	
4	BT	Structured Parking	BT-3	N/A	11	Space	\$ 8,500	\$ 93,500	
4	BT	Structured Parking	BT-8	N/A	750	Space	\$ 8,500	\$ 6,375,000	
4	BT	Structured Parking	BT-9	N/A	894	Space	\$ 8,500	\$ 7,599,000	
4	BT Total							\$ 14,543,500	
4	DE	Structured Parking	DE-2	N/A	63	Space	\$ 8,500	\$ 535,500	
4	DE	Structured Parking	DE-3	N/A	127	Space	\$ 8,500	\$ 1,079,500	
4	DE	Structured Parking	DE-4	N/A	95	Space	\$ 8,500	\$ 807,500	
4	DE	Structured Parking	DE-5	N/A	73	Space	\$ 8,500	\$ 620,500	
4	DE	Structured Parking	DE-6	N/A	43	Space	\$ 8,500	\$ 365,500	
4	DE Total							\$ 3,408,500	
	Grand Total							\$ 167,832,500	
		Total Spaces			19,745				

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Development Type)	Quantity	Units	Unit Cost	Total	Notes
1	DE	New Vertical Construction	DE-11	Residential	284,011	SF	\$ 123.00	\$ 34,933,353	
1	DE	New Vertical Construction	DE-8	Retail	19,390	SF	\$ 123.00	\$ 2,384,970	
1	DE	New Vertical Construction	DE-8	Residential	199,499	SF	\$ 123.00	\$ 24,538,377	
	DE Total							\$ 61,856,700	
1	RB	New Vertical Construction	RB-2	Residential	174,835	SF	\$ 123.00	\$ 21,504,705	
1	RB	New Vertical Construction	RB-2	Retail	17,700	SF	\$ 123.00	\$ 2,177,100	
1	RB	New Vertical Construction	RB-3	Residential	249,021	SF	\$ 123.00	\$ 30,629,583	
1	RB	New Vertical Construction	RB-3	Retail	27,149	SF	\$ 123.00	\$ 3,339,327	
1	RB	New Vertical Construction	RB-4	Residential	294,083	SF	\$ 123.00	\$ 36,172,209	
1	RB	New Vertical Construction	RB-4	Retail	12,579	SF	\$ 123.00	\$ 1,547,217	
1	RB	New Vertical Construction	RB-5	Residential	314,861	SF	\$ 123.00	\$ 38,727,903	
1	RB	New Vertical Construction	RB-5	Retail	3,999	SF	\$ 123.00	\$ 491,877	
	RB Total							\$ 134,589,921	
2	BFL	New Vertical Construction	BFL	Civic	200,700	SF	\$ 180.00	\$ 36,126,000	
	BFL Total							\$ 36,126,000	
2	DE	New Vertical Construction	DE-10	Residential	187,308	SF	\$ 123.00	\$ 23,038,884	
2	DE	New Vertical Construction	DE-7	Residential	136,526	SF	\$ 123.00	\$ 16,792,698	
2	DE	New Vertical Construction	DE-7	Retail	17,677	SF	\$ 123.00	\$ 2,174,271	
2	DE	New Vertical Construction	DE-9	Residential	148,043	SF	\$ 123.00	\$ 18,209,289	
2	DE	New Vertical Construction	DE-9	Retail	18,356	SF	\$ 123.00	\$ 2,257,788	
	DE Total							\$ 62,472,930	
2	LVS	New Vertical Construction	LV-10	Residential	193,722	SF	\$ 123.00	\$ 23,827,806	
2	LVS	New Vertical Construction	LV-10	Retail	23,207	SF	\$ 123.00	\$ 2,854,461	
2	LVS	New Vertical Construction	LV-11	Residential	239,922	SF	\$ 123.00	\$ 29,510,406	
2	LVS	New Vertical Construction	LV-11	Retail	22,527	SF	\$ 123.00	\$ 2,770,821	
2	LVS	New Vertical Construction	LV-12	Office	724,595	SF	\$ 108.00	\$ 78,256,260	
2	LVS	New Vertical Construction	LV-12	Residential	144,279	SF	\$ 148.00	\$ 21,353,292	
2	LVS	New Vertical Construction	LV-12	Retail	10,167	SF	\$ 148.00	\$ 1,504,716	
2	LVS	New Vertical Construction	LV-15	Residential	187,450	SF	\$ 123.00	\$ 23,056,350	
2	LVS	New Vertical Construction	LV-15	Retail	39,062	SF	\$ 123.00	\$ 4,804,626	
2	LVS	New Vertical Construction	LV-16a	Residential	267,054	SF	\$ 123.00	\$ 32,847,642	
2	LVS	New Vertical Construction	LV-16a	Retail	23,927	SF	\$ 123.00	\$ 2,943,021	
2	LVS	New Vertical Construction	LV-16b	Civic	18,000	SF	\$ 108.00	\$ 1,944,000	
2	LVS	New Vertical Construction	LV-16b	Office	321,863	SF	\$ 108.00	\$ 34,761,204	
2	LVS	New Vertical Construction	LV-16b	Residential	250,068	SF	\$ 148.00	\$ 37,010,064	
2	LVS	New Vertical Construction	LV-16b	Retail	27,533	SF	\$ 148.00	\$ 4,074,884	
2	LVS	New Vertical Construction	LV-17	Civic	50,312	SF	\$ 140.00	\$ 7,043,680	
2	LVS	New Vertical Construction	LV-9	Residential	221,732	SF	\$ 123.00	\$ 27,273,036	
2	LVS	New Vertical Construction	LV-9	Retail	26,560	SF	\$ 123.00	\$ 3,266,880	
	LVS Total							\$ 339,103,149	
3	BT	New Vertical Construction	BT-4a	Office	134,127	SF	\$ 123.00	\$ 16,497,621	
3	BT	New Vertical Construction	BT-4a	Residential	121,135	SF	\$ 123.00	\$ 14,899,605	
3	BT	New Vertical Construction	BT-4b	Residential	166,399	SF	\$ 123.00	\$ 20,467,077	
3	BT	New Vertical Construction	BT-5	Office	255,194	SF	\$ 108.00	\$ 27,560,952	
3	BT	New Vertical Construction	BT-5	Residential	57,781	SF	\$ 148.00	\$ 8,551,588	
3	BT	New Vertical Construction	BT-5	Retail	10,240	SF	\$ 148.00	\$ 1,515,520	
3	BT	New Vertical Construction	BT-6	Office	210,107	SF	\$ 108.00	\$ 22,691,556	
3	BT	New Vertical Construction	BT-6	Residential	28,821	SF	\$ 148.00	\$ 4,265,508	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Development Type)	Quantity	Units	Unit Cost	Total	Notes
3	BT	New Vertical Construction	BT-6	Retail	6,750	SF	\$ 148.00	\$ 999,000	
3	BT	New Vertical Construction	BT-7	Office	135,133	SF	\$ 108.00	\$ 14,594,364	
3	BT	New Vertical Construction	BT-7	Residential	106,189	SF	\$ 148.00	\$ 15,715,972	
	BT Total							\$ 147,758,763	
3	DE		DE-1	Park	0	SF	\$ -	\$ -	
	DE Total							\$ -	
3	LVN	New Vertical Construction	LV-1a	Residential	107,158	SF	\$ 123.00	\$ 13,180,434	
3	LVN	New Vertical Construction	LV-1b	Residential	82,328	SF	\$ 123.00	\$ 10,126,344	
3	LVN	New Vertical Construction	LV-2	Residential	111,078	SF	\$ 123.00	\$ 13,662,594	
3	LVN	New Vertical Construction	LV-3	Residential	126,106	SF	\$ 123.00	\$ 15,511,038	
3	LVN	New Vertical Construction	LV-4	Residential	95,832	SF	\$ 123.00	\$ 11,787,336	
3	LVN	New Vertical Construction	LV-5	Residential	228,690	SF	\$ 123.00	\$ 28,128,870	
3	LVN	New Vertical Construction	LV-6	Residential	209,088	SF	\$ 123.00	\$ 25,717,824	
	LVN Total							\$ 118,114,440	
3	LVS	New Vertical Construction	LV-13	Hotel	75,917	SF	\$ 120.00	\$ 9,110,040	
3	LVS	New Vertical Construction	LV-13	Residential	229,282	SF	\$ 123.00	\$ 28,201,686	
3	LVS	New Vertical Construction	LV-13	Retail	46,548	SF	\$ 123.00	\$ 5,725,404	
3	LVS	New Vertical Construction	LV-14	Residential	162,265	SF	\$ 123.00	\$ 19,958,595	
3	LVS	New Vertical Construction	LV-14	Retail	62,069	SF	\$ 123.00	\$ 7,634,487	
3	LVS	New Vertical Construction	LV-7	Residential	515,114	SF	\$ 123.00	\$ 63,359,022	
3	LVS	New Vertical Construction	LV-7	Retail	25,030	SF	\$ 123.00	\$ 3,078,690	
3	LVS	New Vertical Construction	LV-8	Residential	297,143	SF	\$ 123.00	\$ 36,548,589	
3	LVS	New Vertical Construction	LV-8	Retail	104,698	SF	\$ 123.00	\$ 12,877,854	
	LVS Total							\$ 186,494,367	
3	RB	New Vertical Construction	RB-1	Residential	310,630	SF	\$ 140.00	\$ 43,488,200	
3	RB	New Vertical Construction	RB-1	Hotel	43,172	SF	\$ 140.00	\$ 6,044,080	
3	RB	New Vertical Construction	RB-1	Office	267,363	SF	\$ 108.00	\$ 28,875,204	
3	RB	New Vertical Construction	RB-6	Residential	143,251	SF	\$ 123.00	\$ 17,619,873	
3	RB	New Vertical Construction	RB-6	Retail	6,595	SF	\$ 123.00	\$ 811,185	
3	RB	New Vertical Construction	RB-7	Residential	206,474	SF	\$ 123.00	\$ 25,396,302	
3	RB	New Vertical Construction	RB-8	Hotel	227,180	SF	\$ 120.00	\$ 27,261,600	
3	RB	New Vertical Construction	RB-8	Residential	208,874	SF	\$ 123.00	\$ 25,691,502	
3	RB	New Vertical Construction	RB-8	Retail	10,000	SF	\$ 123.00	\$ 1,230,000	
3	RB	New Vertical Construction	RB-9	Civic	76,448	SF	\$ 150.00	\$ 11,467,200	
	RB Total							\$ 187,885,146	
3	WAYA	New Vertical Construction	WAYA	Civic	40,000	SF	\$ 145.00	\$ 5,800,000	
	WAYA Total							\$ 5,800,000	
4	BT	New Vertical Construction	BT-1	Residential	40,511	SF	\$ 107.00	\$ 4,334,677	
4	BT	New Vertical Construction	BT-2	Residential	84,506	SF	\$ 107.00	\$ 9,042,142	
4	BT	New Vertical Construction	BT-3	Residential	48,787	SF	\$ 107.00	\$ 5,220,209	
4	BT	New Vertical Construction	BT-8	Civic	215,000	SF	\$ 107.00	\$ 23,005,000	
4	BT	New Vertical Construction	BT-8	Residential	147,419	SF	\$ 107.00	\$ 15,773,833	
4	BT	New Vertical Construction	BT-9	Residential	374,180	SF	\$ 123.00	\$ 46,024,140	
4	BT	New Vertical Construction	BT-9	Retail	83,200	SF	\$ 123.00	\$ 10,233,600	
	BT Total							\$ 113,633,601	
4	DE	New Vertical Construction	DE-2	Residential	101,277	SF	\$ 123.00	\$ 12,457,071	
4	DE	New Vertical Construction	DE-3	Residential	196,673	SF	\$ 123.00	\$ 24,190,779	
4	DE	New Vertical Construction	DE-4	Residential	179,685	SF	\$ 123.00	\$ 22,101,255	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Development Type)	Quantity	Units	Unit Cost	Total	Notes
4	DE	New Vertical Construction	DE-5	Residential	113,692	SF	\$ 123.00	\$ 13,984,116	
4	DE	New Vertical Construction	DE-6	Residential	65,340	SF	\$ 123.00	\$ 8,036,820	
		SF Total			11,998,196	SF			
		Average per SF					\$ 123.79		
		DE Total						\$ 80,770,041.00	
		Grand Total						\$ 1,474,605,058.00	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Area in Acres)	Units (SF)	Unit Cost	Total	Notes
1	DE	Building Site Landscaping	DE-11	3.26	142,006	\$ 1.00	\$ 142,006	
1	DE Total						\$ 142,006	
1	RB	Building Site Landscaping	RB-2	2.21	96,268	\$ 1.00	\$ 96,268	
1	RB	Building Site Landscaping	RB-3	3.17	138,085	\$ 1.00	\$ 138,085	
1	RB Total						\$ 234,353	
2	DE	Building Site Landscaping	DE-10	2.15	93,654	\$ 1.00	\$ 93,654	
2	DE	Building Site Landscaping	DE-7	2.36	102,802	\$ 1.00	\$ 102,802	
2	DE	Building Site Landscaping	DE-8	3.35	145,926	\$ 1.00	\$ 145,926	
2	DE	Building Site Landscaping	DE-9	1.91	83,200	\$ 1.00	\$ 83,200	
2	DE Total						\$ 425,581	
2	LVS	Building Site Landscaping	LV-10	2.49	108,464	\$ 1.00	\$ 108,464	
2	LVS	Building Site Landscaping	LV-11	2.41	104,980	\$ 1.00	\$ 104,980	
2	LVS	Building Site Landscaping	LV-12	10.09	439,520	\$ 1.00	\$ 439,520	
2	LVS	Building Site Landscaping	LV-16a	3.34	145,490	\$ 1.00	\$ 145,490	
2	LVS	Building Site Landscaping	LV-16b	5.67	246,985	\$ 1.00	\$ 246,985	
2	LVS	Building Site Landscaping	LV-17	0.77	33,541	\$ 1.00	\$ 33,541	
2	LVS Total						\$ 1,078,981	
3	BT	Building Site Landscaping	BT-3	1.12	48,787	\$ 1.00	\$ 48,787	
3	BT	Building Site Landscaping	BT-4a	2.93	127,631	\$ 1.00	\$ 127,631	
3	BT	Building Site Landscaping	BT-4b	1.91	83,200	\$ 1.00	\$ 83,200	
3	BT	Building Site Landscaping	BT-5	3.71	161,608	\$ 1.00	\$ 161,608	
3	BT	Building Site Landscaping	BT-6	2.82	122,839	\$ 1.00	\$ 122,839	
3	BT	Building Site Landscaping	BT-7	2.77	120,661	\$ 1.00	\$ 120,661	
3	BT Total						\$ 664,726	
3	DE	Building Site Landscaping	DE-1	1	43,560	\$ 1.00	\$ 43,560	
3	DE Total						\$ 43,560	
3	LVN	Building Site Landscaping	LV-1a	2.46	107,158	\$ 1.00	\$ 107,158	
3	LVN	Building Site Landscaping	LV-1b	1.89	82,328	\$ 1.00	\$ 82,328	
3	LVN	Building Site Landscaping	LV-2	2.55	111,078	\$ 1.00	\$ 111,078	
3	LVN	Building Site Landscaping	LV-3	1.93	84,071	\$ 1.00	\$ 84,071	
3	LVN	Building Site Landscaping	LV-4	2.2	95,832	\$ 1.00	\$ 95,832	
3	LVN	Building Site Landscaping	LV-5	3.5	152,460	\$ 1.00	\$ 152,460	
3	LVN	Building Site Landscaping	LV-6	3.2	139,392	\$ 1.00	\$ 139,392	
3	LVN Total						\$ 772,319	
3	LVS	Building Site Landscaping	LV-13	3.23	140,699	\$ 1.00	\$ 140,699	
3	LVS	Building Site Landscaping	LV-14	2.06	89,734	\$ 1.00	\$ 89,734	
3	LVS	Building Site Landscaping	LV-15	2.6	113,256	\$ 1.00	\$ 113,256	
3	LVS	Building Site Landscaping	LV-7	6.2	270,072	\$ 1.00	\$ 270,072	
3	LVS	Building Site Landscaping	LV-8	3.69	160,736	\$ 1.00	\$ 160,736	
3	LVS	Building Site Landscaping	LV-9	2.85	124,146	\$ 1.00	\$ 124,146	
3	LVS Total						\$ 898,643	

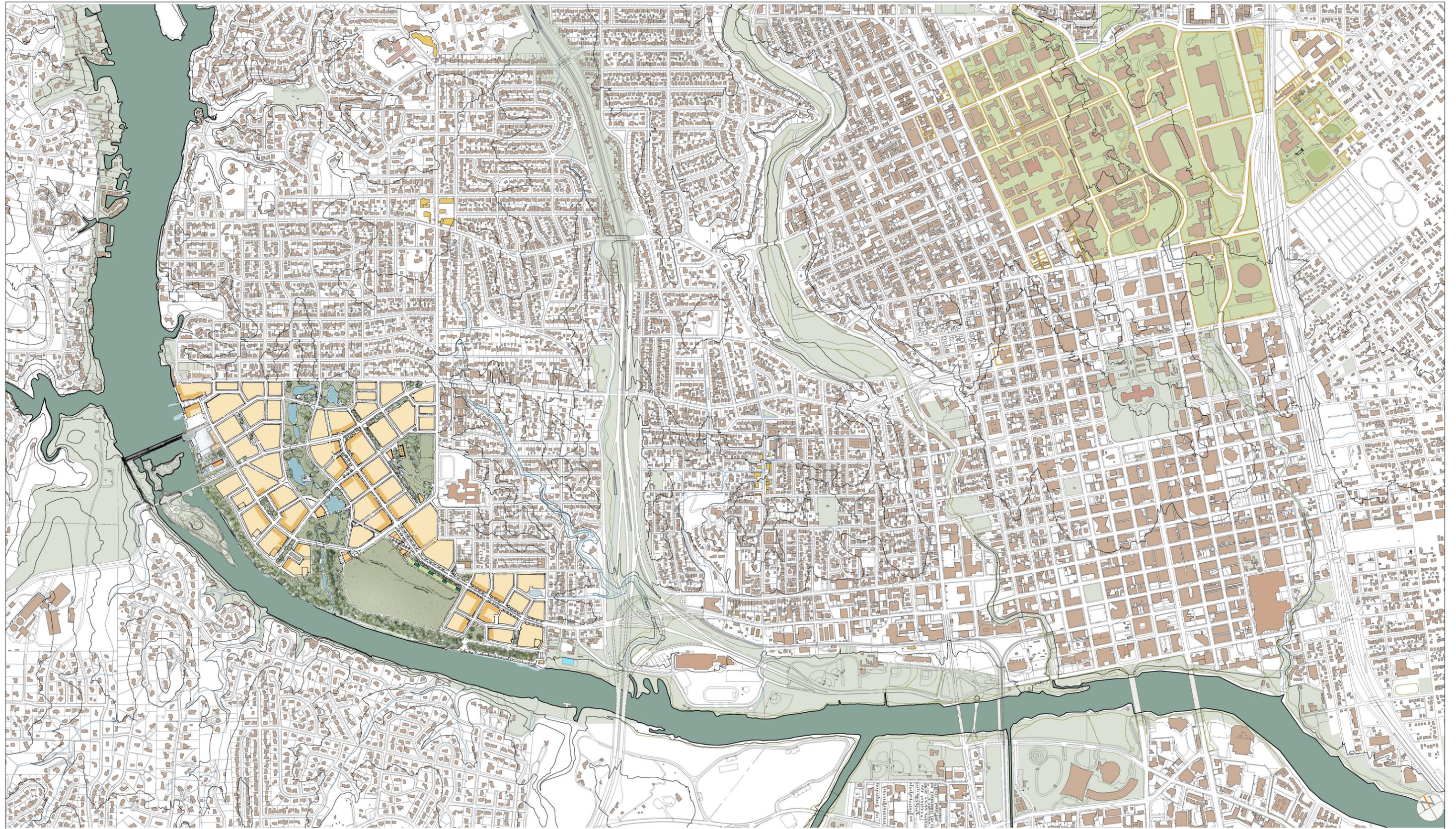
Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Area in Acres)	Units (SF)	Unit Cost	Total	Notes
3	RB	Building Site Landscaping	RB-9	1.17	50,965	\$ 1.00	\$ 50,965	
3	RB	Building Site Landscaping	RB-1	7.13	310,583	\$ 1.00	\$ 310,583	
3	RB	Building Site Landscaping	RB-4	3.52	153,331	\$ 1.00	\$ 153,331	
3	RB	Building Site Landscaping	RB-5	3.66	159,430	\$ 1.00	\$ 159,430	
3	RB	Building Site Landscaping	RB-6	1.72	74,923	\$ 1.00	\$ 74,923	
3	RB	Building Site Landscaping	RB-7	2.37	103,237	\$ 1.00	\$ 103,237	
3	RB	Building Site Landscaping	RB-8	5.12	223,027	\$ 1.00	\$ 223,027	
3	RB Total						\$ 1,075,496	
3	WAYA	Building Site Landscaping	WAYA	15.03	654,707	\$ 1.00	\$ 654,707	
3	WAYA Total						\$ 654,707	
4	BT	Building Site Landscaping	BT-1	0.93	40,511	\$ 1.00	\$ 40,511	
4	BT	Building Site Landscaping	BT-2	1.94	84,506	\$ 1.00	\$ 84,506	
4	BT	Building Site Landscaping	BT-8	4.16	181,210	\$ 1.00	\$ 181,210	
4	BT	Building Site Landscaping	BT-9	5.25	228,690	\$ 1.00	\$ 228,690	
4	BT Total						\$ 534,917	
4	DE	Building Site Landscaping	DE-2	1.55	67,518	\$ 1.00	\$ 67,518	
4	DE	Building Site Landscaping	DE-3	3.01	131,116	\$ 1.00	\$ 131,116	
4	DE	Building Site Landscaping	DE-4	2.75	119,790	\$ 1.00	\$ 119,790	
4	DE	Building Site Landscaping	DE-5	1.74	75,794	\$ 1.00	\$ 75,794	
4	DE	Building Site Landscaping	DE-6	1	43,560	\$ 1.00	\$ 43,560	
	DE Total						\$ 437,778	
	Acre & SF Total			160	6,963,066			

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	Open Space	Amenities	Neighborhood Park	PC	37,953	SF	\$ 0.50	\$ 18,976.61	Water retention, pedestrian bridge
1	Open Space	Amenities	Neighborhood Park	PC	34,460	SF	\$ 0.50	\$ 17,229.94	Community Garden
1	Open Space	Amenities	City Metropolitan Park	PA	340,151	SF	\$ 5.00	\$ 17,229.94	
1	Open Space	Amenities	Greenway - Narrow	PB	0	LF	\$ 10.00	\$ -	
1	Open Space	Amenities	Preserve	PA	839,089	SF	\$ 1.00	\$ 839,088.76	
1	Open Space	Amenities	Multi Use Trail 16'	Decomposed Granite	6,080	LF	\$ 55.37	\$ 336,649.60	
1 Total								\$ 1,229,174.85	
2	Open Space	Amenities	Neighborhood Park	PB	77,053	SF	\$ 2.00	\$ 154,105.18	Playscape, dog run, small comm gardens, seating, open lawn, shade trees, protection of native trees, pathways
2	Open Space	Amenities	Urban Plaza	PA	43,773	SF	\$ 30.00	\$ 1,313,195.10	green with plaza and gardens, Retail park
2	Open Space	Amenities	Greenway - Narrow	PB	3,863	LF	\$ 10.00	\$ 38,633.85	
2	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	7,224	LF	\$ 35.37	\$ 255,512.88	
2 Total								\$ 1,761,447.01	
3	Open Space	Amenities	Neighborhood Park	PB	34,920	SF	\$ 2.50	\$ 87,299.28	Playscape, dog run (fence), small garden plots, benches, planting, trash, bike rack
3	Open Space	Amenities	Neighborhood Park	PC	17,117	SF	\$ 0.50	\$ 8,558.35	Community Garden
3	Open Space	Amenities	Neighborhood Park	PC	13,774	SF	\$ 0.50	\$ 6,887.17	Passive green planting
3	Open Space	Amenities	Neighborhood Park	PC	8,064	SF	\$ 0.50	\$ 4,032.10	Passive green planting
3	Open Space	Amenities	Neighborhood Park	PC	46,381	SF	\$ 0.50	\$ 23,190.59	Community Garden
3	Open Space	Amenities	City Metropolitan Park	PA	505,299	SF	\$ 5.00	\$ 23,190.59	"promenade", water quality ponds, pathways, benches, fields, sculpture gardens, dog runs, signature playground, state park, fountains, HIGH QUALITY METRO PARK, kids park, retail pad, picnic area, skate park, game park, pedestrian bridge, community gardens
3	Open Space	Amenities	City Metropolitan Park	PB	371,242	SF	\$ 3.50	\$ 1,299,345.36	"promenade", recreational fields with paths and park amenities, event field, physical education
3	Open Space	Amenities	Urban Plaza	PA	38,626	SF	\$ 40.00	\$ 1,545,032.40	Trees, water fountain, hardscape, kiosk, high quality urban plaza, Retail plaza
3	Open Space	Amenities	Greenway - Narrow	PB	2,696	LF	\$ 10.00	\$ 26,960.75	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
3	Open Space	Amenities	Greenway - Wide	PB	2,481	LF	\$ 150.00	\$ 372,104.51	Greenbelt to include planting and a 16' gravel path, might have some gardens and siting areas along path
3	Open Space	Amenities	Preserve	PA	79,949	SF	\$ 1.00	\$ 79,948.84	Boat Dock, Boat House, Boat parking and launch, pedestrian dock with overlook (2), pavilion, overlooks off the boardwalks (2), boardwalk 46' height average above grade, treehouse overlook pavilion (suspended?), overlook at promenade section of trail
3	Open Space	Amenities	Multi Use Trail 16'	Decomposed Granite	3,100	LF	\$ 55.37	\$ 171,647.00	
3	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	6,008	LF	\$ 35.37	\$ 212,502.96	
3	Open Space	Amenities	Multi Use Trail	Concrete	5,413	LF	\$ 108.24	\$ 585,903.12	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	134	LF	\$ 1,249.00	\$ 167,366.00	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	155	LF	\$ 1,229.00	\$ 190,495.00	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	173	LF	\$ 1,216.00	\$ 210,368.00	
3	Open Space	Amenities	Boardwalk / Overlook	Wood	245	LF	\$ 400.00	\$ 98,000.00	
3	Open Space	Amenities	Wooden Bridge	Wood	143	LF	\$ 480.00	\$ 68,640.00	
3 Total								\$ 5,181,472.00	
4	Open Space	Amenities	Neighborhood Park	PB	40,348	SF	\$ 2.00	\$ 80,696.92	
4	Open Space	Amenities	Urban Plaza	PA	58,893	SF	\$ 30.00	\$ 1,766,780.70	
4	Open Space	Amenities	Greenway - Narrow	PB	1,794	LF	\$ 10.00	\$ 17,941.12	
4	Open Space	Amenities	Multi Use Trail 16'	Decomposed Granite	2,400	LF	\$ 35.37	\$ 84,888.00	
4 Total								\$ 1,950,306.74	
Grand Total								\$ 10,122,400.60	

Drawing Index

Page	Drawing Title	Document Date	Date Received
1	Illustrative Street & Block Plan in Context	May 19, 2009	May 19, 2009
2	Illustrative Street & Block Plan	May 19, 2009	May 19, 2009
3	Neighborhoods	May 19, 2009	May 19, 2009
4	Development Density Diagram	May 19, 2009	May 19, 2009
5	Land Use Diagram	May 19, 2009	May 19, 2009
6	Land Use Concept Plan	June 2009	June 8, 2009
7	Land Use by Block Table	June 2009	June 8, 2009
8	Phase I	No Date	June 8, 2009
9	Phase II	No Date	June 8, 2009
10	Phase III	No Date	June 8, 2009
11	Phase IV	No Date	June 8, 2009
12	Waterline Relocation	No Date	June 8, 2009
13	Traffic and Transportation Concept Plan	No Date	June 8, 2009
14	Road Types A, B-1, B-2, B-3, B-4, B-5	No Date	June 8, 2009
15	Road Types C-1, C-2, C-3, C-4, C-5, C-6	No Date	June 8, 2009
16	Transit Network Concept Plan	June 13, 2009	June 5, 2009
17	Major Intersections - Pedestrian and Vehicular Interactions Concept Plan	June 13, 2009	June 5, 2009
18	Park Typology Concept Plan	June 13, 2009	June 5, 2009
19	Bike Network Concept Plan	June 13, 2009	June 5, 2009
20	Pedestrian Network Concept Plan	June 13, 2009	June 5, 2009
21	Street Trees Concept Plan	June 13, 2009	June 5, 2009
22	Park Spaces Image	No Date	June 3, 2009
23	Central Park Rendering	No Date	June 4, 2009
24	Park Concept Listing	No Date	June 3, 2009
25	Summary of Typical Block Types	May 19, 2009	May 19, 2009
26	Proposed Site for BFL	No Date	May 19, 2009
27	BFL - Existing Student Research Areas' Utilization	No Date	May 19, 2009
28	BFL - Existing Enclosures & Structures	No Date	May 19, 2009
29-39	Demolition Exhibits (pgs. 1-11)	June 6, 2009	Self Published



BRACKENRIDGE PARK SCHEME: ILLUSTRATIVE STREET & BLOCK PLAN IN CONTEXT



THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS

DRAFT May 19, 2009
CONFIDENTIAL

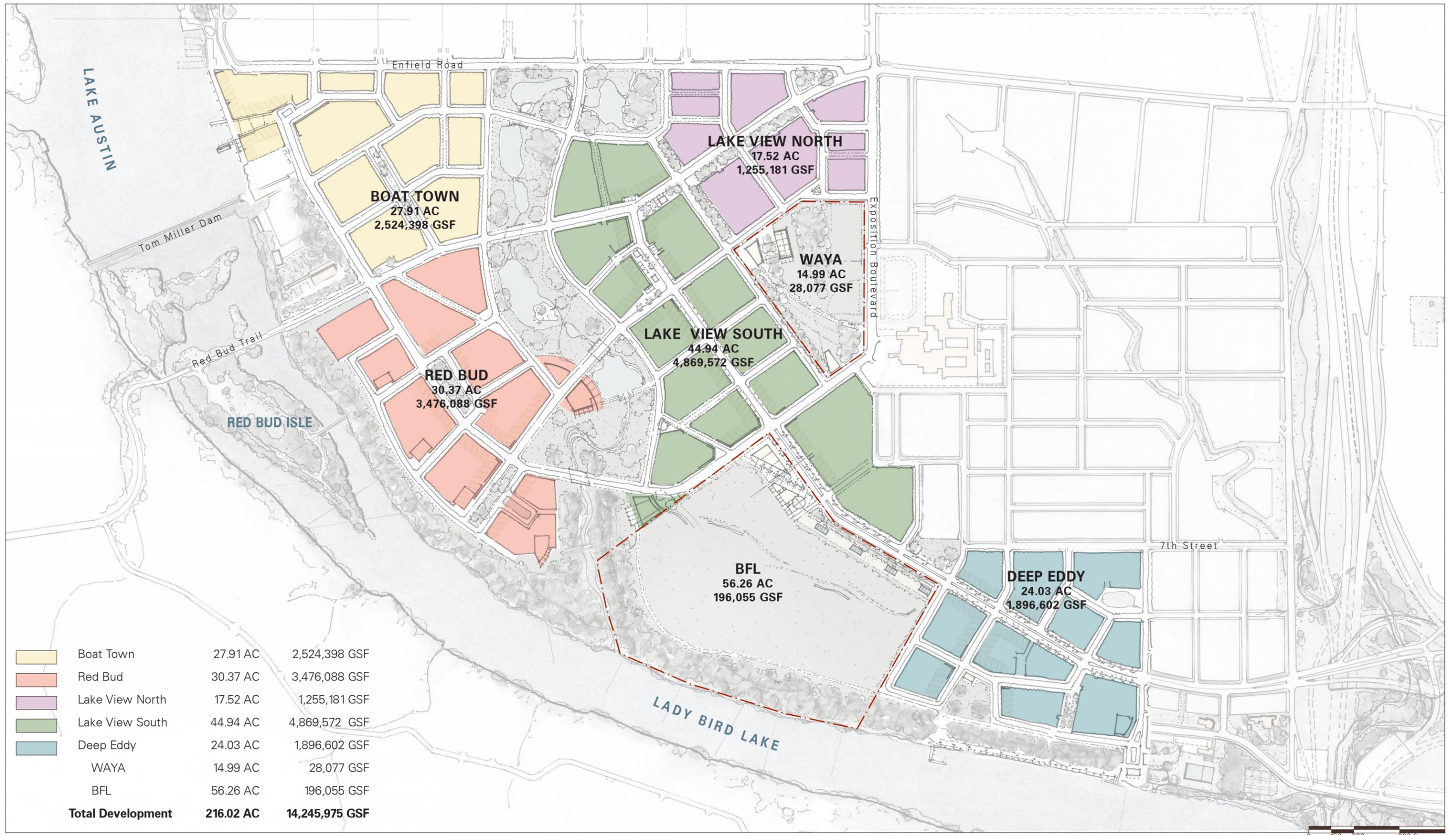


BRACKENRIDGE PARK SCHEME: ILLUSTRATIVE STREET & BLOCK PLAN

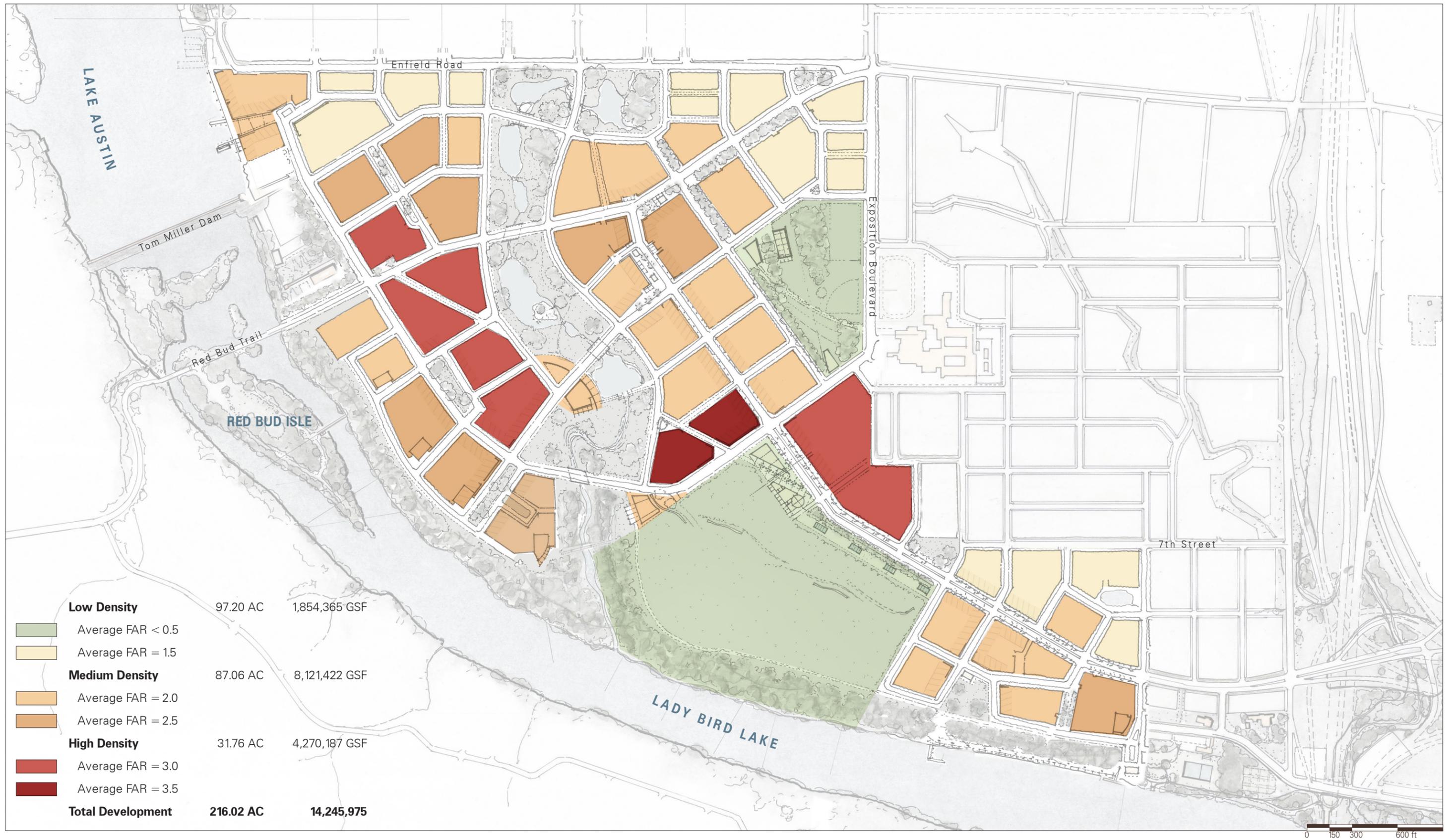


THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS

DRAFT May 19, 2009
CONFIDENTIAL



BRACKENRIDGE PARK SCHEME: NEIGHBORHOODS



BRACKENRIDGE PARK SCHEME: DEVELOPMENT DENSITY DIAGRAM



BRACKENRIDGE PARK SCHEME: LAND USE DIAGRAM

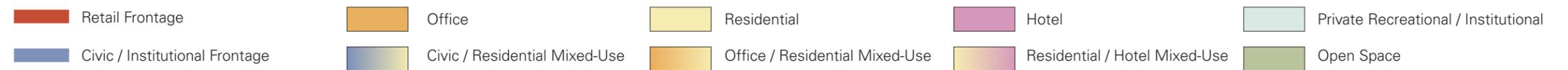


11.4.4. Land Use

The Land Use Plan indicates the distribution of uses throughout the site. Commercial and mixed use areas are concentrated primarily at the town and neighborhood centers and along Lake Austin Boulevard. The Boat Town neighborhood is indicated as having a concentration of office and research and development space with a park focal point; this is also the location indicated as a plan alternative for the potential future UT academic/research space.



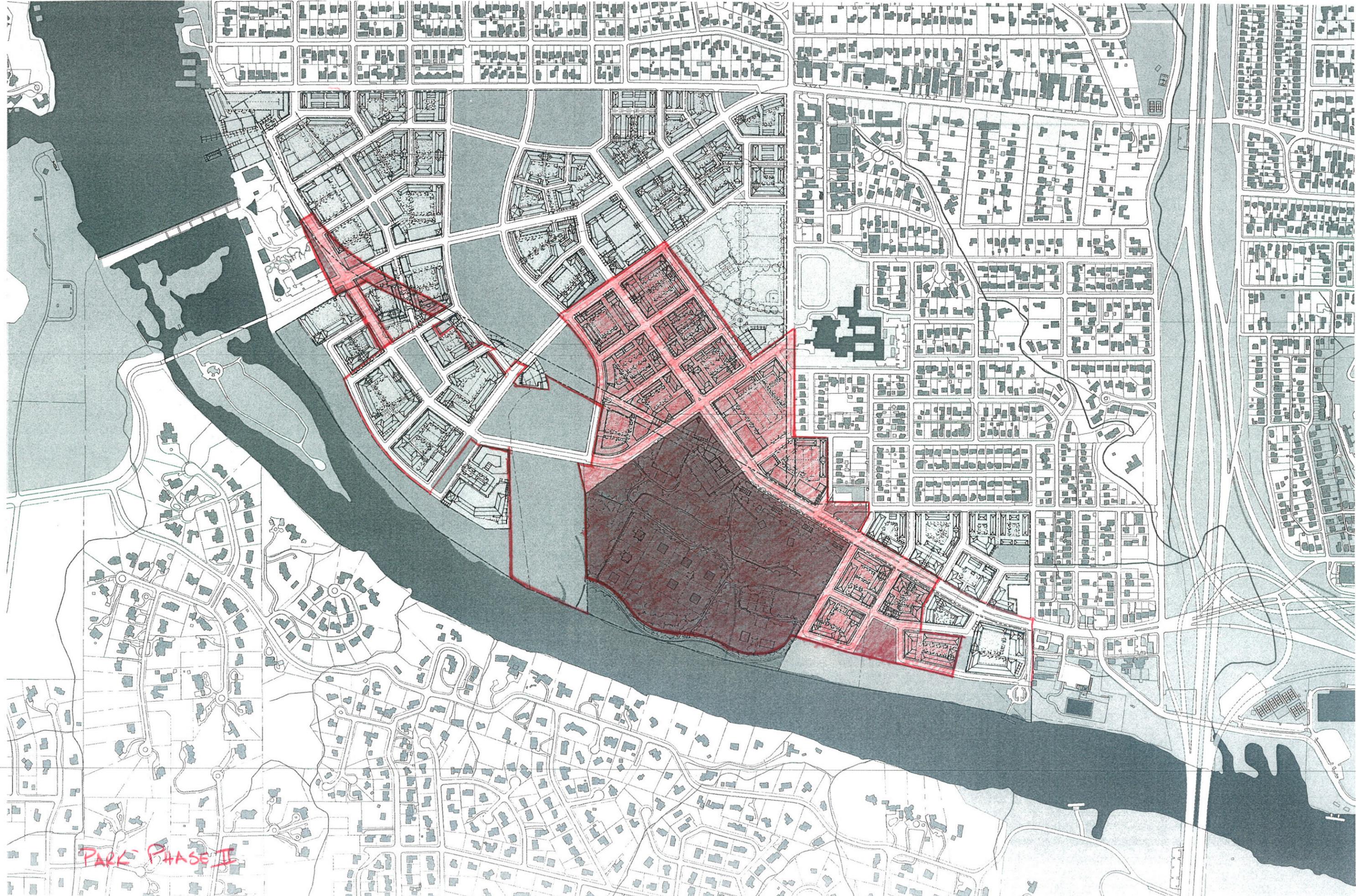
Land Use Plan



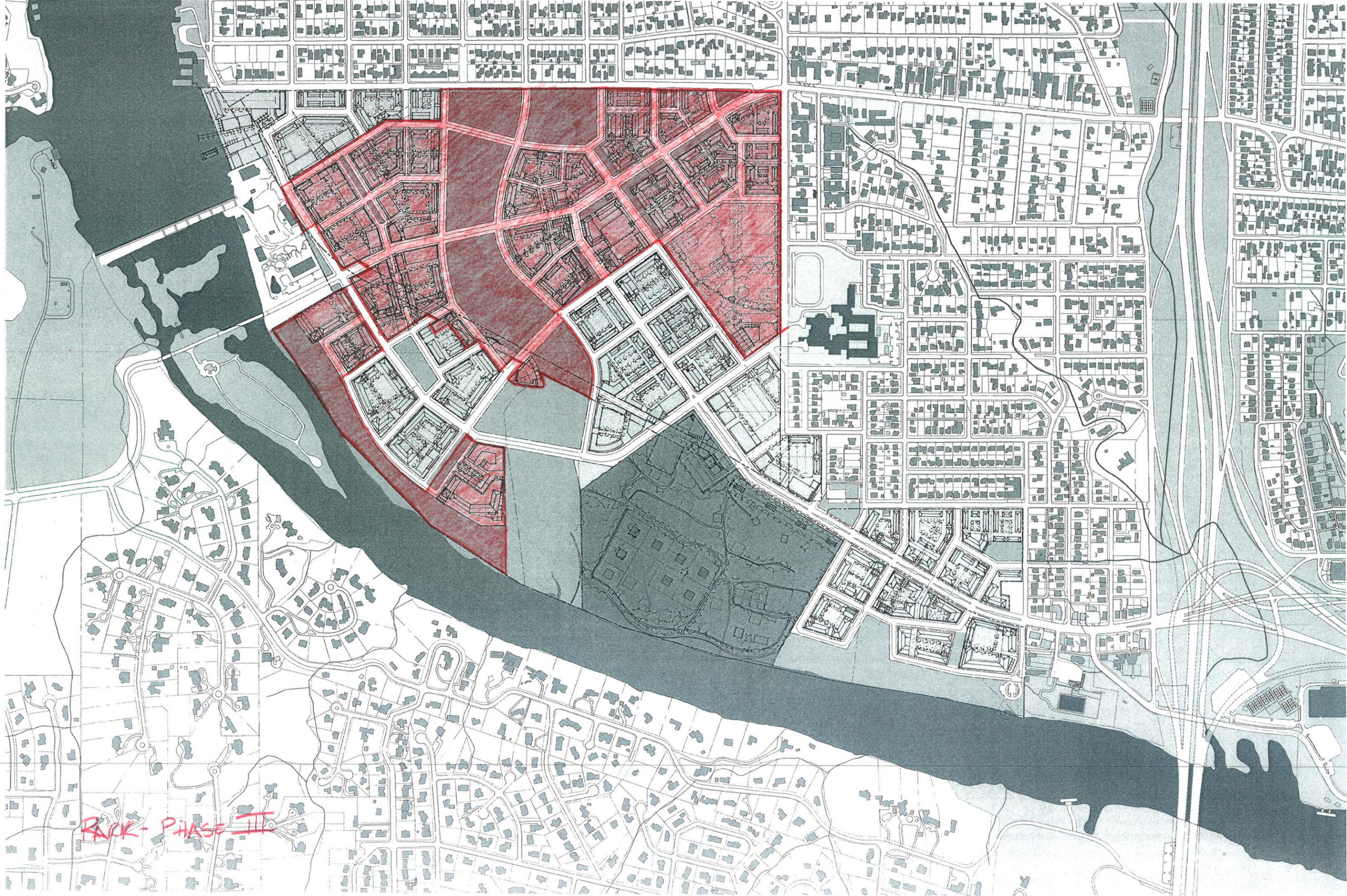
Land Use by Block																		
Block Number	Phase	Block Area		Density		Land Use					Parking Required					On Street		
		SF	Acre	FAR	Development (GSF)	Retail (GSF)	Residential		Office (GSF)	Hotel (GSF)	Civic (GSF)	Retail	Residential	Office	Hotel		Civic	Total
							(GSF)	(D.U.)										
BOAT TOWN																		
BT-1	4	40,511	0.93	1.0	40,511		40,511	25									36	32
BT-2	4	84,506	1.94	1.0	84,506		84,506	66									96	44
BT-3	4	48,787	1.12	1.0	48,787		48,787	24									35	24
BT-4a	3	127,631	2.93	2.0	255,262		121,135	101	134,127								145	47
BT-4b	3	83,200	1.91	2.0	166,399		166,399	139									200	40
BT-5	3	161,608	3.71	2.0	323,215	10,240	57,781	48	255,194								58	57
BT-6	3	122,839	2.82	2.0	245,678	6,750	28,821	24	210,107								38	50
BT-7	3	120,661	2.77	2.0	241,322		106,189	88	135,133								127	51
BT-8	4	181,210	4.16	2.0	362,419		147,419	123			215,000						177	63
BT-9	4	228,690	5.25	2.0	457,380	83,200	374,180	312									468	23
		1,199,642	27.54	1.9	2,225,480	100,190	1,175,729	951	734,561	-	215,000	563	1,369	2,174	-	636	4,743	431
RED BUD																		
RB-1	3	310,583	7.13	2.0	621,166		310,630	259	267,363	43,172							373	120
RB-2	1	96,268	2.21	2.0	192,535	17,700	174,835	146									99	44
RB-3	1	138,085	3.17	2.0	276,170	27,149	249,021	208									153	53
RB-4	1	153,331	3.52	2.0	306,662	12,579	294,083	245									71	57
RB-5	1	159,430	3.66	2.0	318,859	3,999	314,861	262									22	59
RB-6	3	74,923	1.72	2.0	149,846	6,595	143,251	119									37	38
RB-7	3	103,237	2.37	2.0	206,474		206,474	172									-	19
RB-8	3	223,027	5.12	2.0	446,054	10,000	208,874	174		227,180							56	24
RB-9	3	50,965	1.17	1.5	76,448		-				76,448						-	226
		1,309,849	30.07	2.0	2,594,216	78,023	1,902,030	1,585	267,363	270,353	76,448	438	2,282	791	800	226	4,539	414
LAKE VIEW NORTH																		
LV-1a	3	107,158	2.46	1.0	107,158		107,158	54									78	32
LV-1b	3	82,328	1.89	1.0	82,328		82,328	63									90	28
LV-2	3	111,078	2.55	1.0	111,078		111,078	83									119	46
LV-3	3	84,071	1.93	1.5	126,106		126,106	102									147	42
LV-4	3	95,832	2.20	1.0	95,832		95,832	69									99	37
LV-5	3	152,460	3.50	1.5	228,690		228,690	182									262	59
LV-6	3	139,392	3.20	1.5	209,088		209,088	160									231	64
		772,319	17.73	1.2	960,280	-	960,280	712	-	-	-	-	1,026	-	-	-	1,026	308
LAKE VIEW SOUTH																		
LV-7	3	270,072	6.20	2.0	540,144	25,030	515,114	401									141	71
LV-8	3	160,736	3.69	2.5	401,841	104,698	297,143	248									588	55
LV-9	2	124,146	2.85	2.0	248,292	26,560	221,732	177									149	52
LV-10	2	108,464	2.49	2.0	216,929	23,207	193,722	145									130	46
LV-11	2	104,980	2.41	2.5	262,449	22,527	239,922	192									127	46
LV-12	2	439,520	10.09	2.0	879,041	10,167	144,279	120	724,595								57	83
LV-13	3	140,699	3.23	2.5	351,747	46,548	229,282	191		75,917							262	55
LV-14	3	89,734	2.06	2.5	224,334	62,069	162,265	135									349	52
LV-15	2	113,256	2.60	2.0	226,512	39,062	187,450	156									220	52
LV-16a	2	145,490	3.34	2.0	290,981	23,927	267,054	205									134	43
LV-16b	2	246,985	5.67	2.5	617,463	27,533	250,068	208	321,863		18,000						155	99
LV-17	2	33,541	0.77	1.5	50,312		-				50,312						-	149
		1,977,624	45.40	2.2	4,310,044	411,329	2,708,028	2,179	1,046,458	75,917	68,312	2,312	3,137	3,098	225	202	8,973	654
DEEP EDDY																		
DE-1		43,560	1.00	0.0	-		-										-	22
DE-2	4	67,518	1.55	1.5	101,277		101,277	68									98	35
DE-3	4	131,116	3.01	1.5	196,673		196,673	124									178	51
DE-4	4	119,790	2.75	1.5	179,685		179,685	106									152	57
DE-5	4	75,794	1.74	1.5	113,692		113,692	78									112	39
DE-6	4	43,560	1.00	1.5	65,340		65,340	46									67	24
DE-7	2	102,802	2.36	1.5	154,202	17,677	136,526	114									99	48
DE-8	1	145,926	3.35	1.5	218,889	19,390	199,499	166									109	64
DE-9	2	83,200	1.91	2.0	166,399	18,356	148,043	123									103	41
DE-10	2	93,654	2.15	2.0	187,308		187,308	156									-	42
DE-11	1	142,006	3.26	2.0	284,011		284,011	237									-	43
		1,048,925	23.08	1.6	1,667,477	55,422	1,612,055	1,218	-	-	-	311	1,754	-	-	-	2,066	466
SUB		6,308,359	143.82	1.9	11,757,497	644,964	8,358,122	6,645	2,048,381	346,270	359,760	3,625	9,569	6,063	1,025	1,065	21,347	2,273
WAYA	3	654,707	15.03	0.06	40,000						40,000						-	118
BFL	2	2,361,823	54.22	0.08	200,700						200,700						-	60
Park																		312
TOTAL		9,324,889	213.07	1.3	11,998,197	644,964	8,358,122	6,645	2,048,381	346,270	600,460	3,625	9,569	6,063	1,025	1,777	22,059	2,645
						5.38%	69.66%		17.07%	2.89%	5.00%							



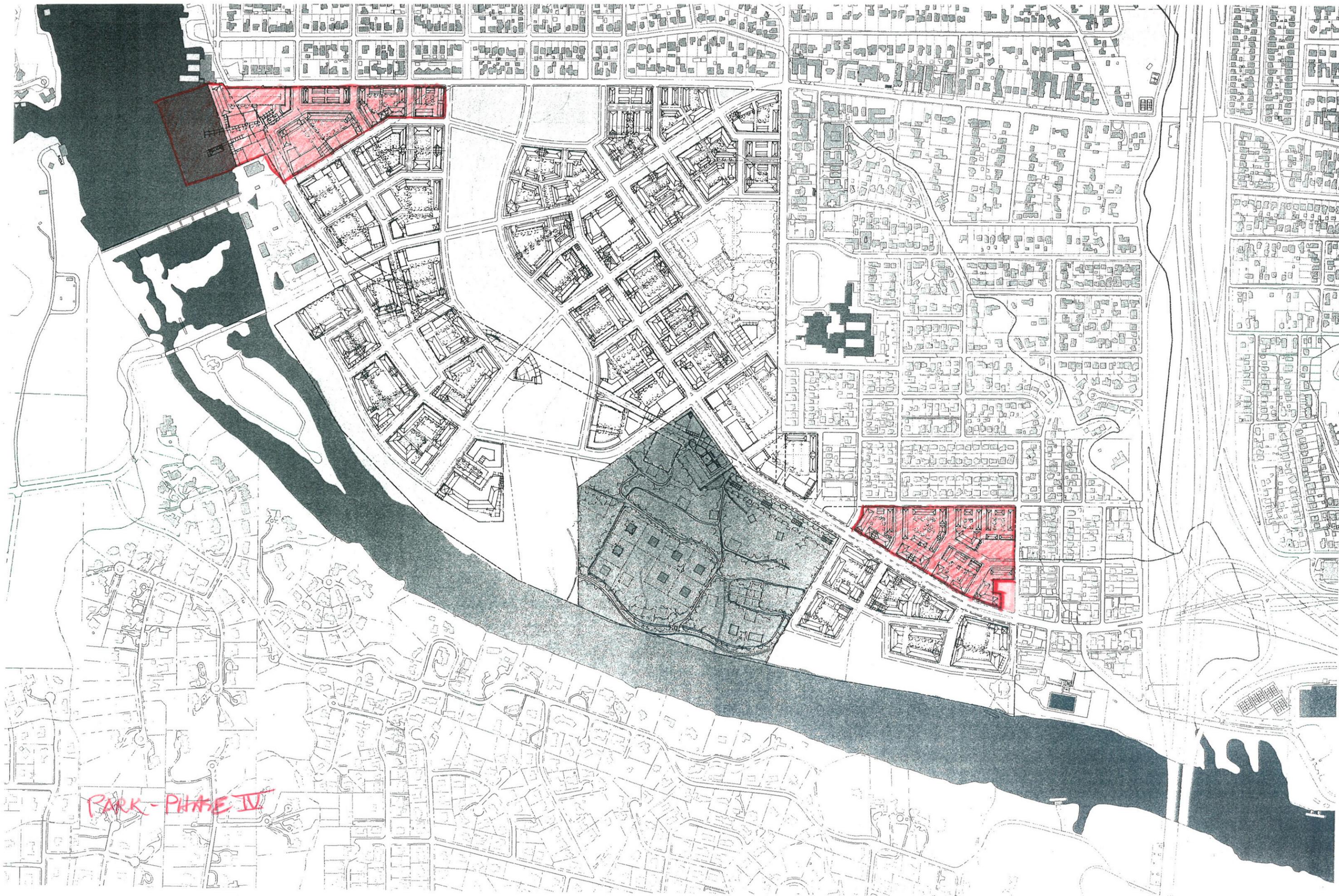
PARK - PHASE I



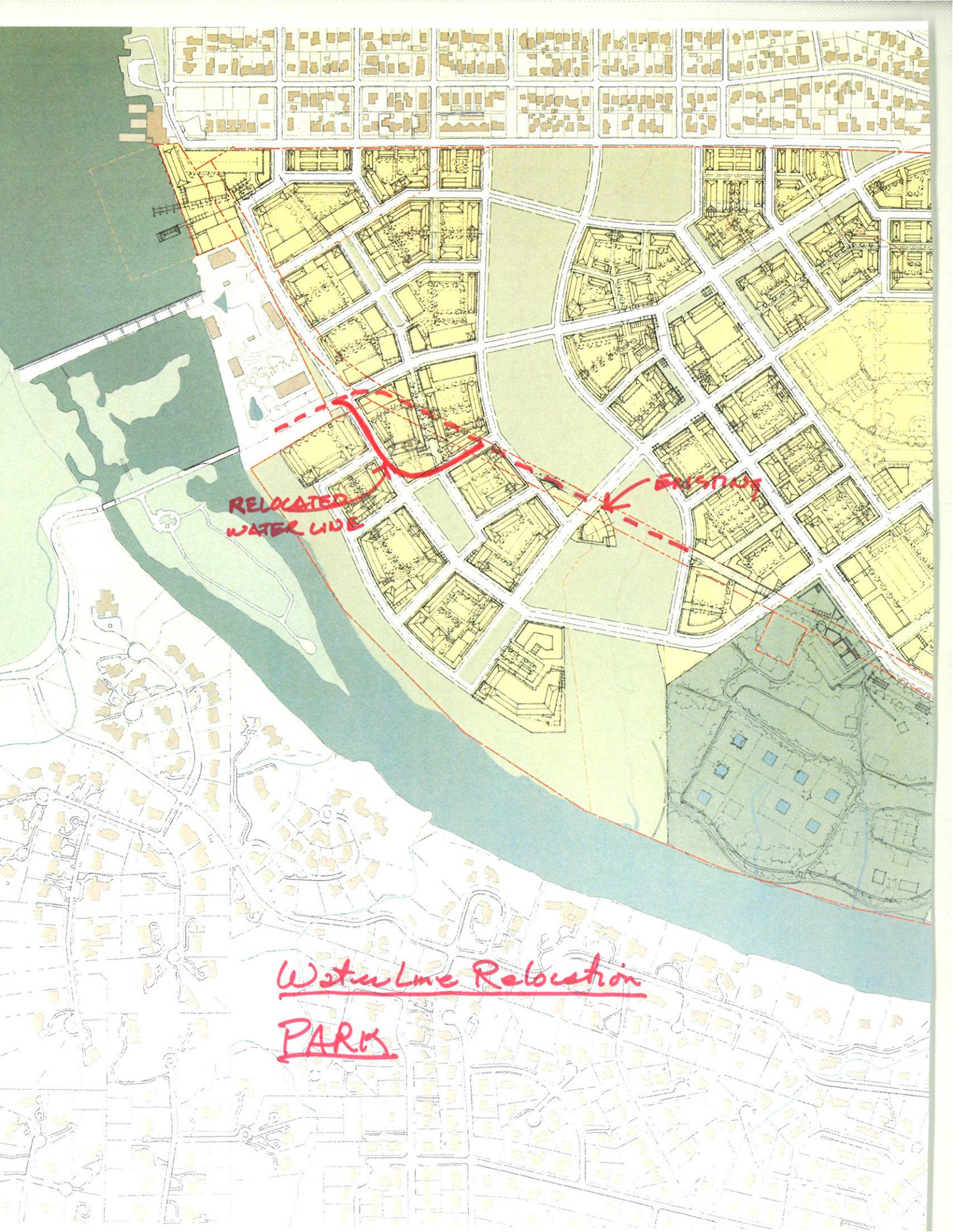
PARK PHASE II



RAVIA - PHASE III



PARK - PHASE IV



RELOCATED
WATER LINE

EXISTING

Water Line Relocation

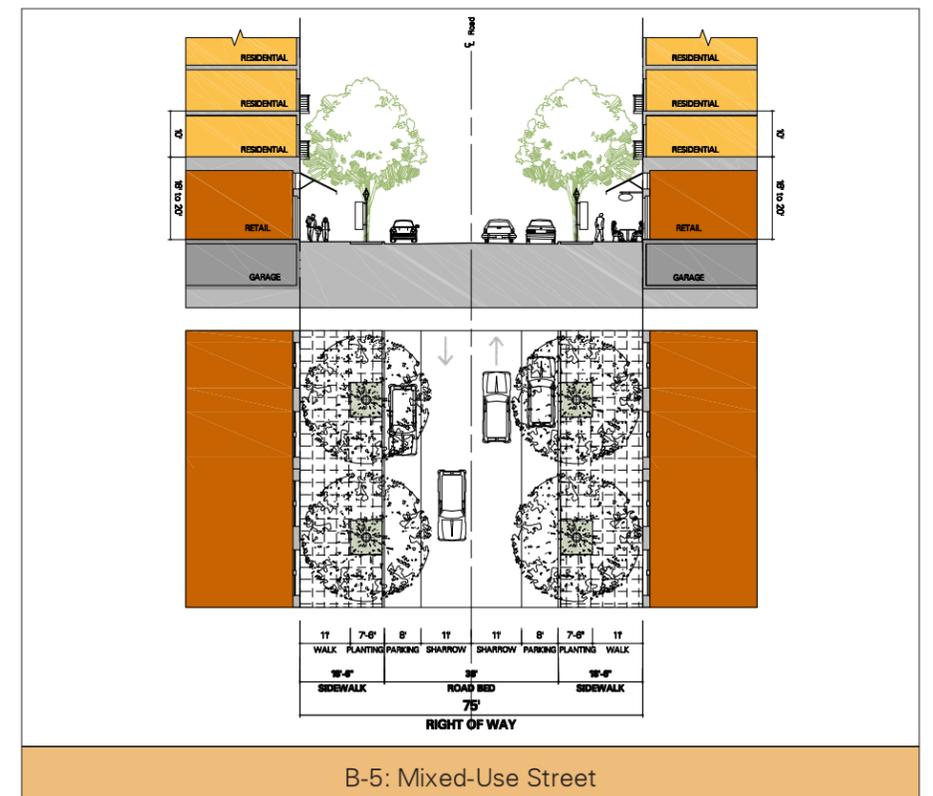
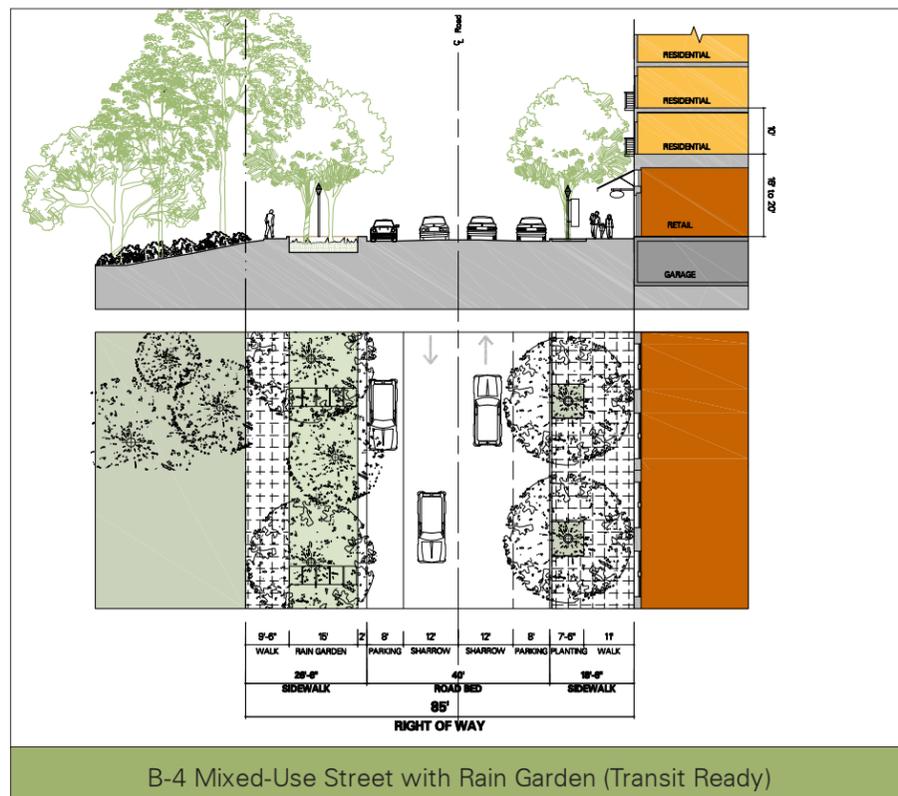
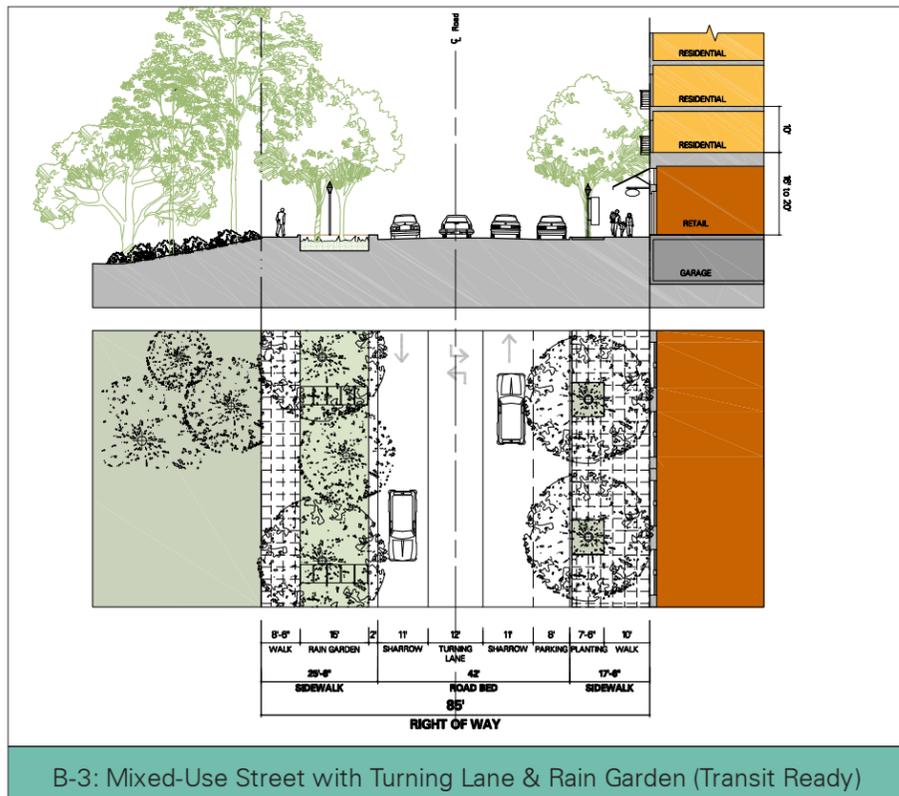
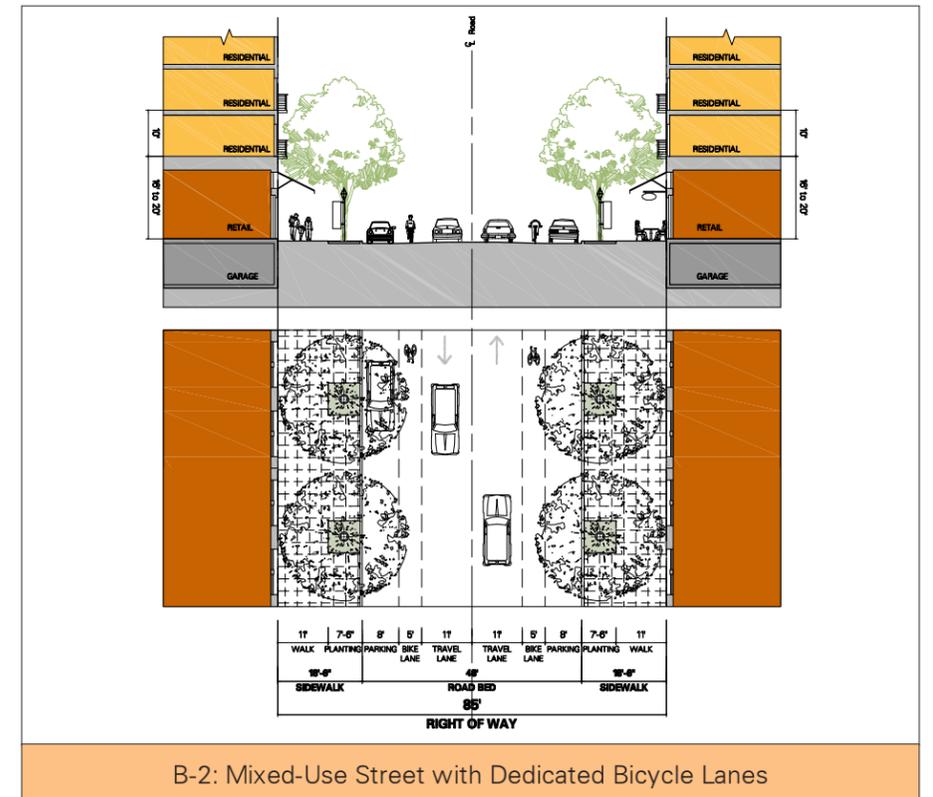
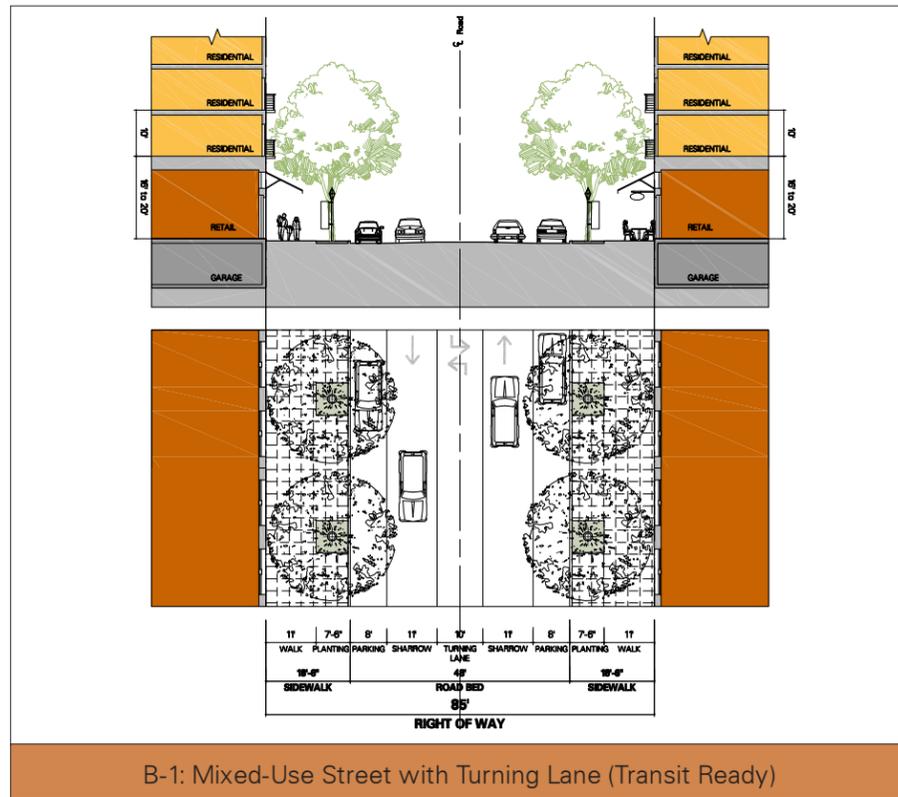
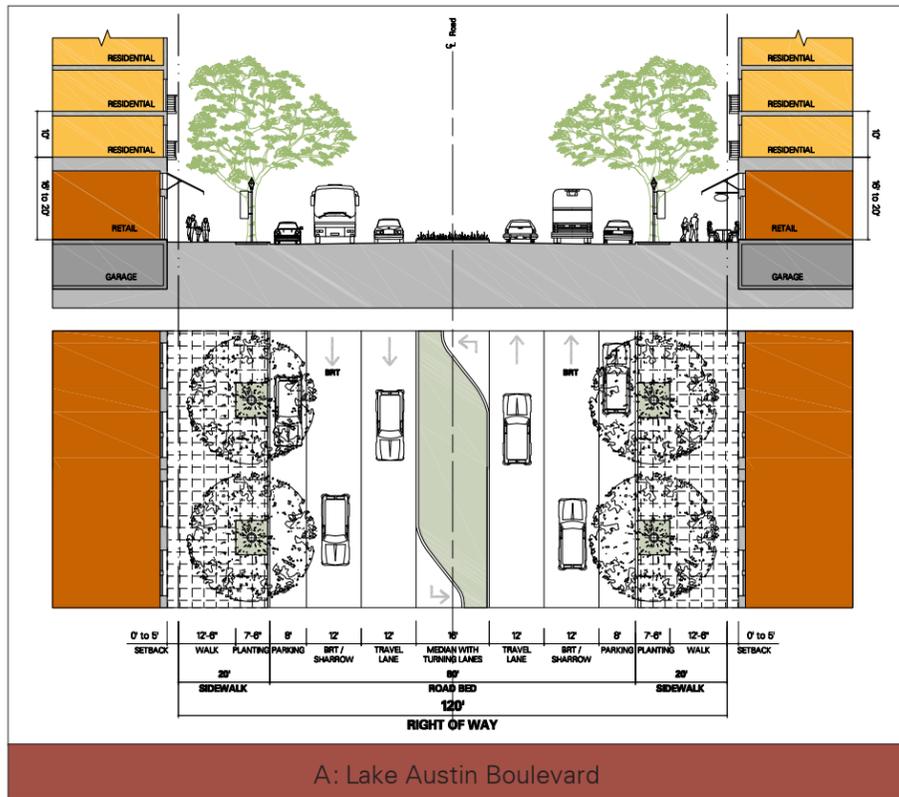
PARK

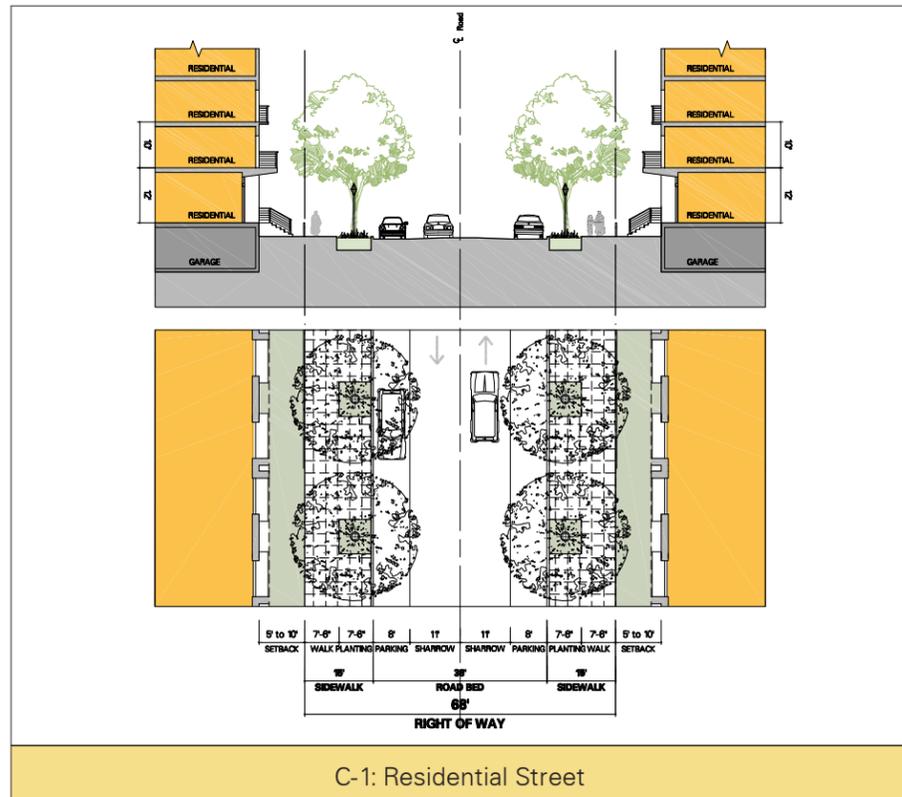
11.3.2. Traffic and Transportation



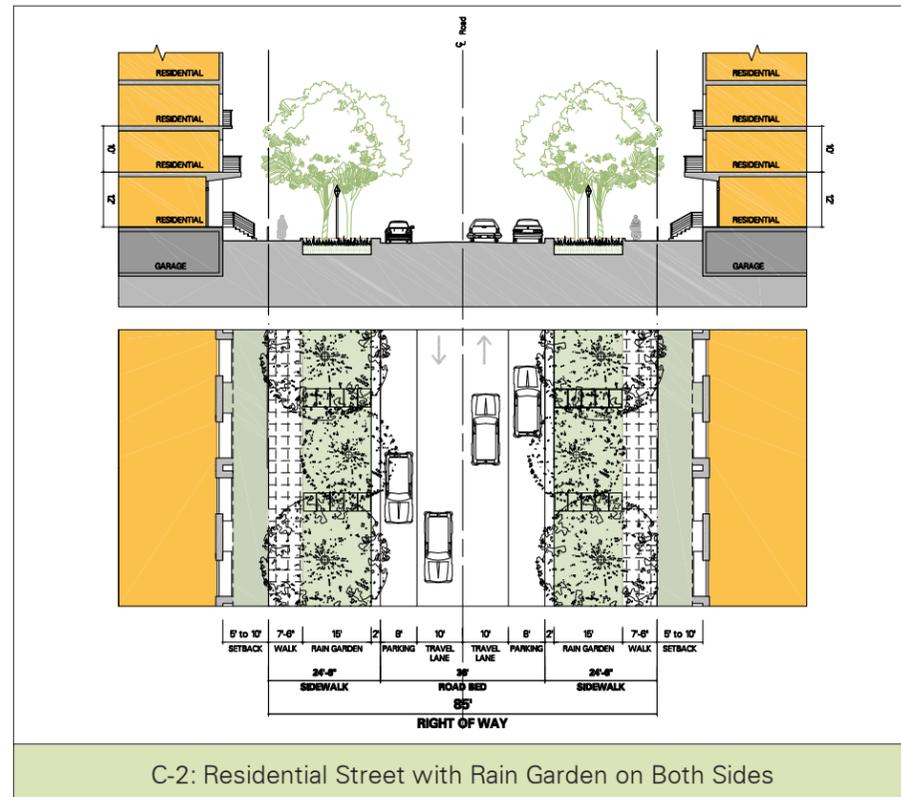
Street Types

- | | | | |
|--|--|--|---|
|  A: Lake Austin Boulevard |  B-2: Mixed-Use Street with Dedicated Bicycle Lanes |  C-5: Residential Street: One-Way Circulation |  C-6: Residential Street, Mews |
|  B-1: Mixed-Use Street with Turning Lanes (Transit Ready) |  C-4: Residential Street, Adjacent to Park |  C-1: Residential Street |  Existing Street Improvements |

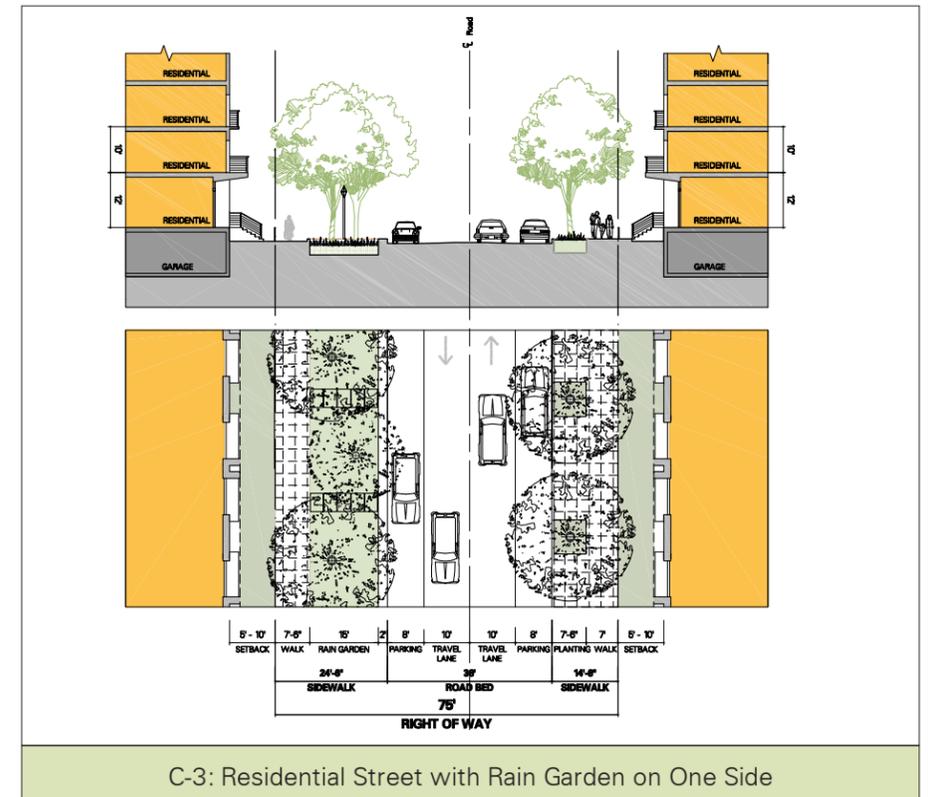




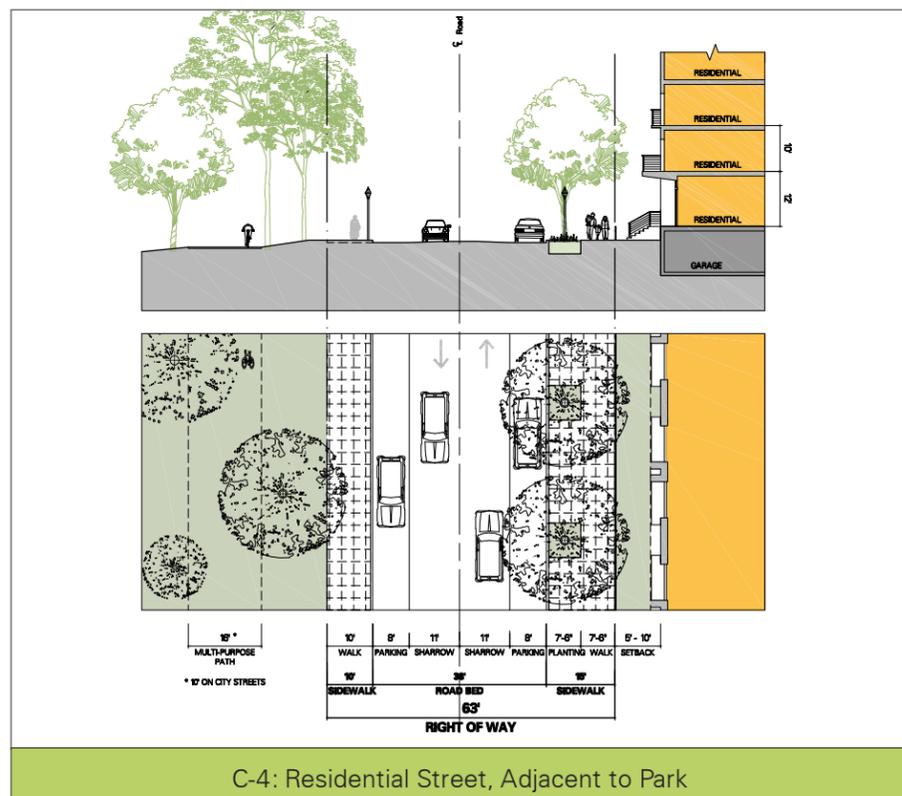
C-1: Residential Street



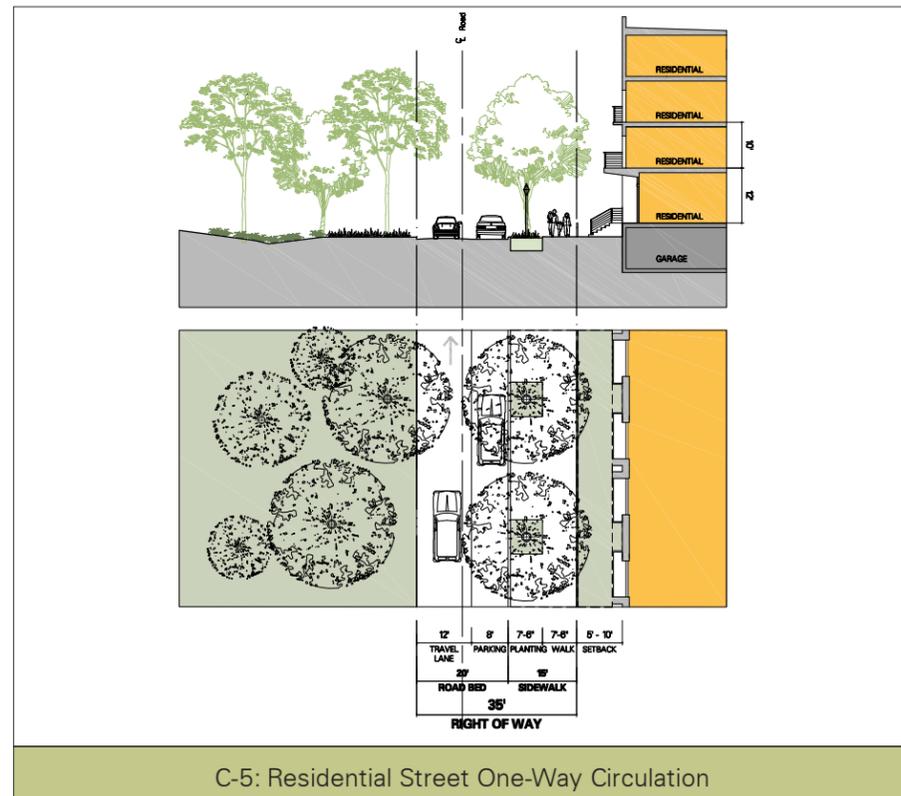
C-2: Residential Street with Rain Garden on Both Sides



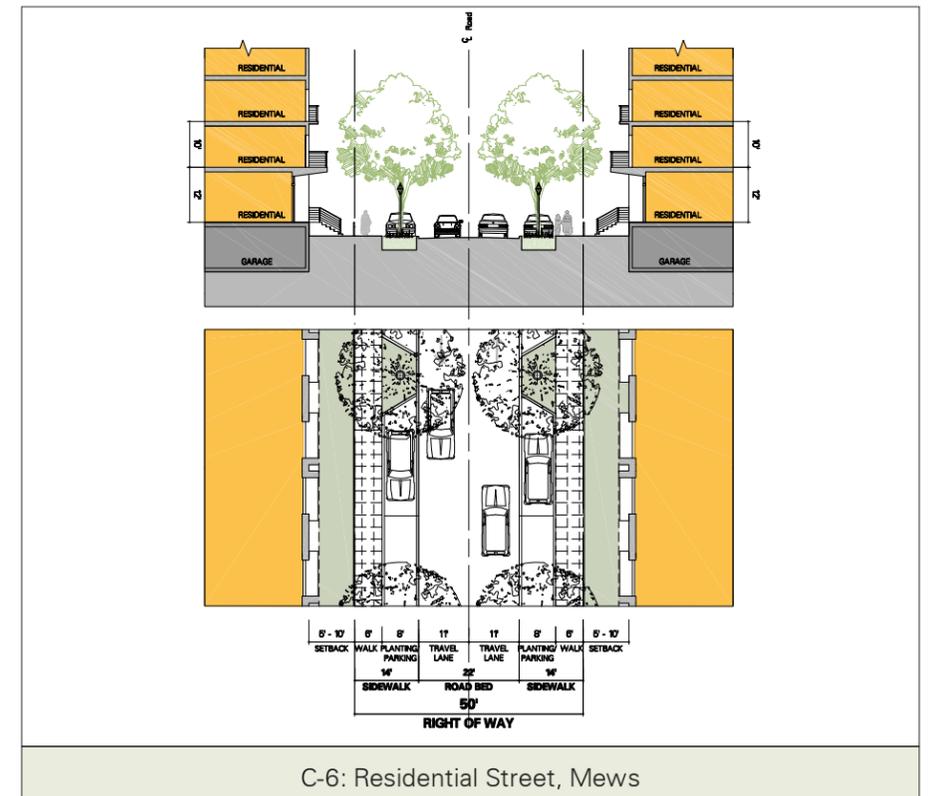
C-3: Residential Street with Rain Garden on One Side



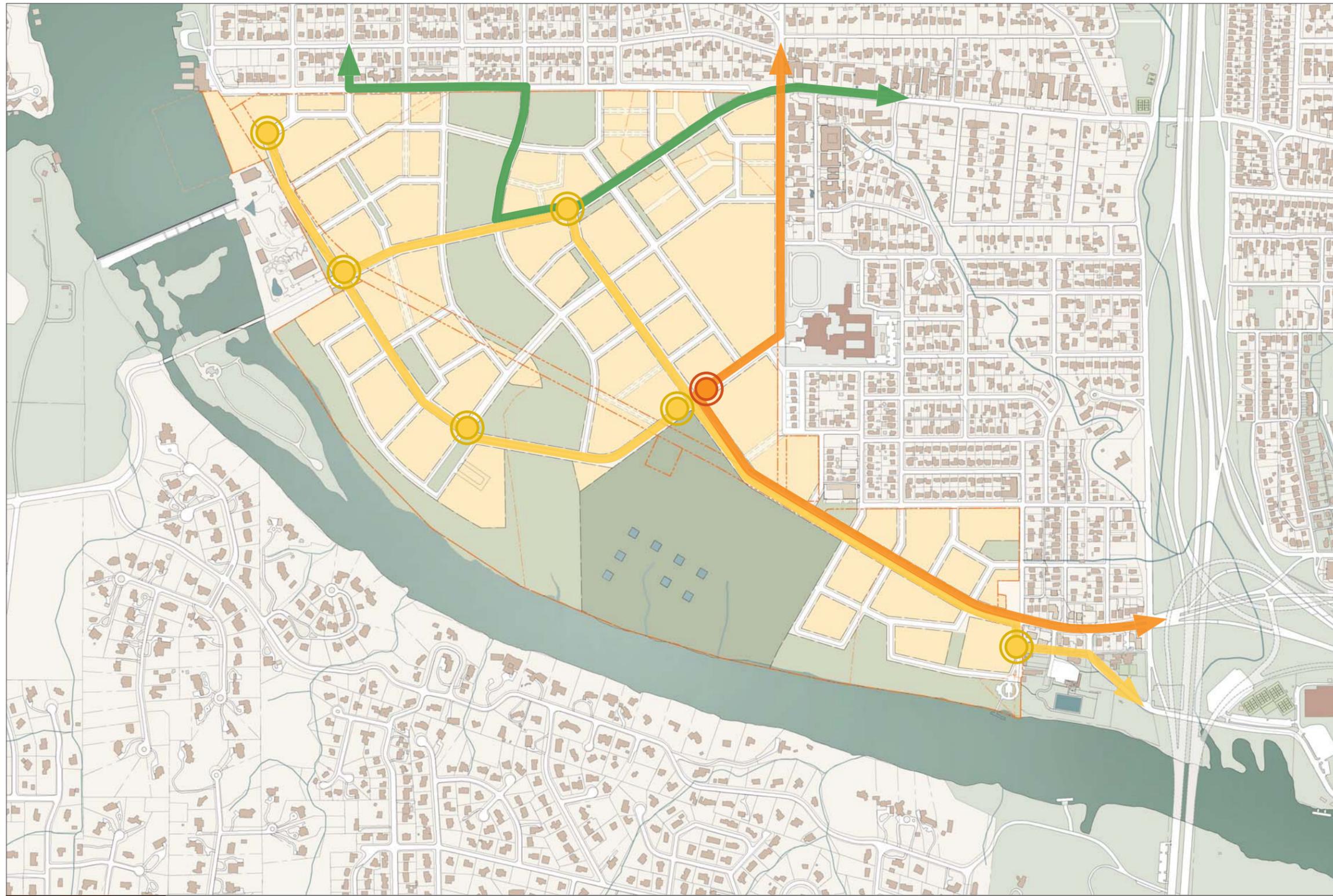
C-4: Residential Street, Adjacent to Park



C-5: Residential Street One-Way Circulation



C-6: Residential Street, Mews

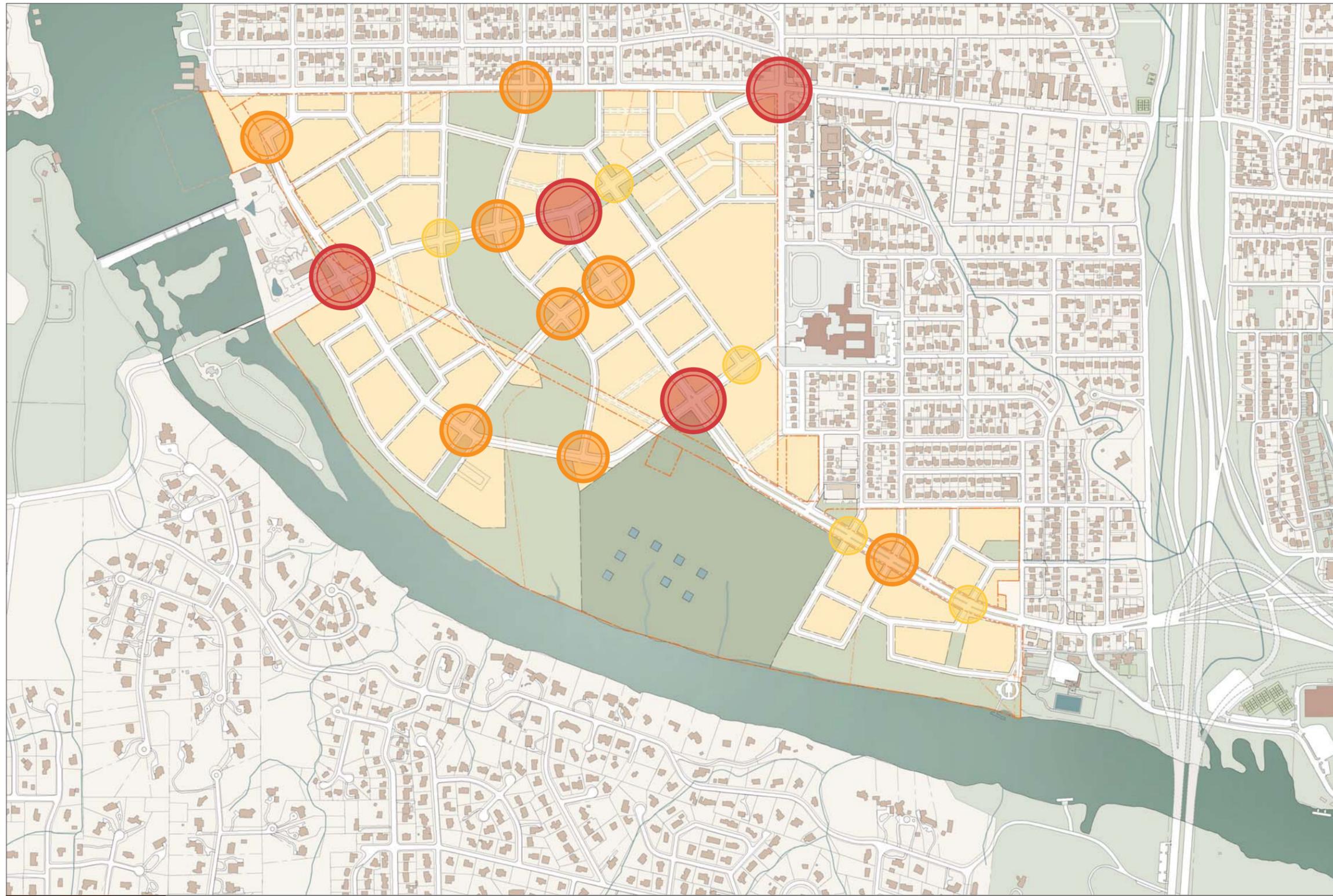


Transit Network

Legend

-  BRT Route
-  BRT Station
-  Internal Circulator Route
-  Internal Circulator Station
-  Existing Cap Metro Line

0 200 400 800 ft



Major Intersections - Pedestrian and Vehicular Interactions

Legend

-  Primary Intersection
-  Secondary Intersection
-  Tertiary Intersection



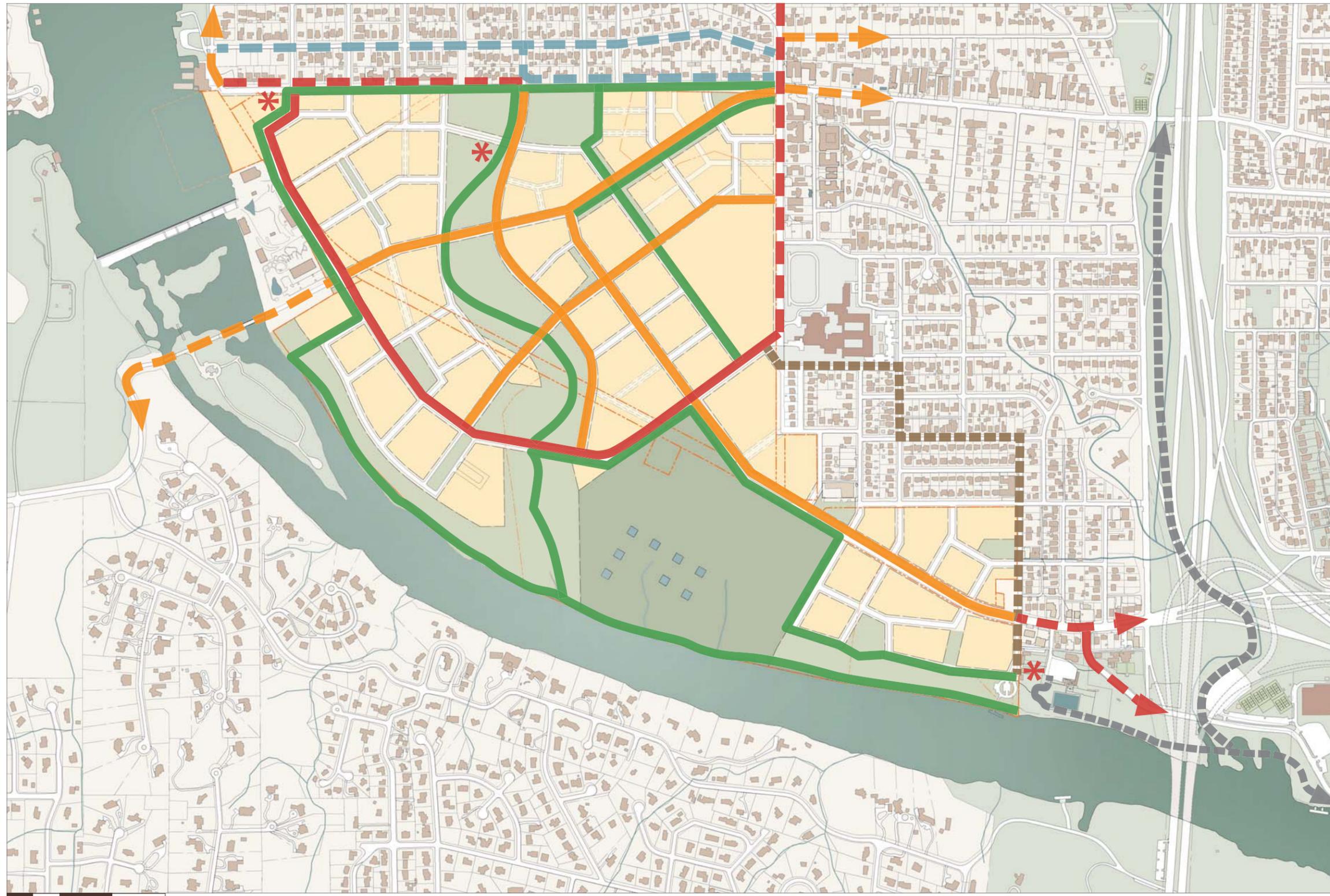


Park Typology

Legend

- Preserve
- Neighborhood Park
- City Metropolitan Park
- Urban Streetscape/Plaza
- Greenway
- Private Recreation (Waya)
- Semi Public (School) Recreation

Existing Hike and Bike Trail



Bike Network

Legend

- Dedicated Bike Lane
- Shared Bike Lane - 'Sharrow'
- Multi-Use Trail
- * Bike Facility
- COA Dedicated Bike Lane
- COA Shared Bike Lane - Nondedicated
- COA Wide Curb Bike - Nondedicated
- Suggested COA Shared Bike - Nondedicated
- Existing Hike and Bike Trail



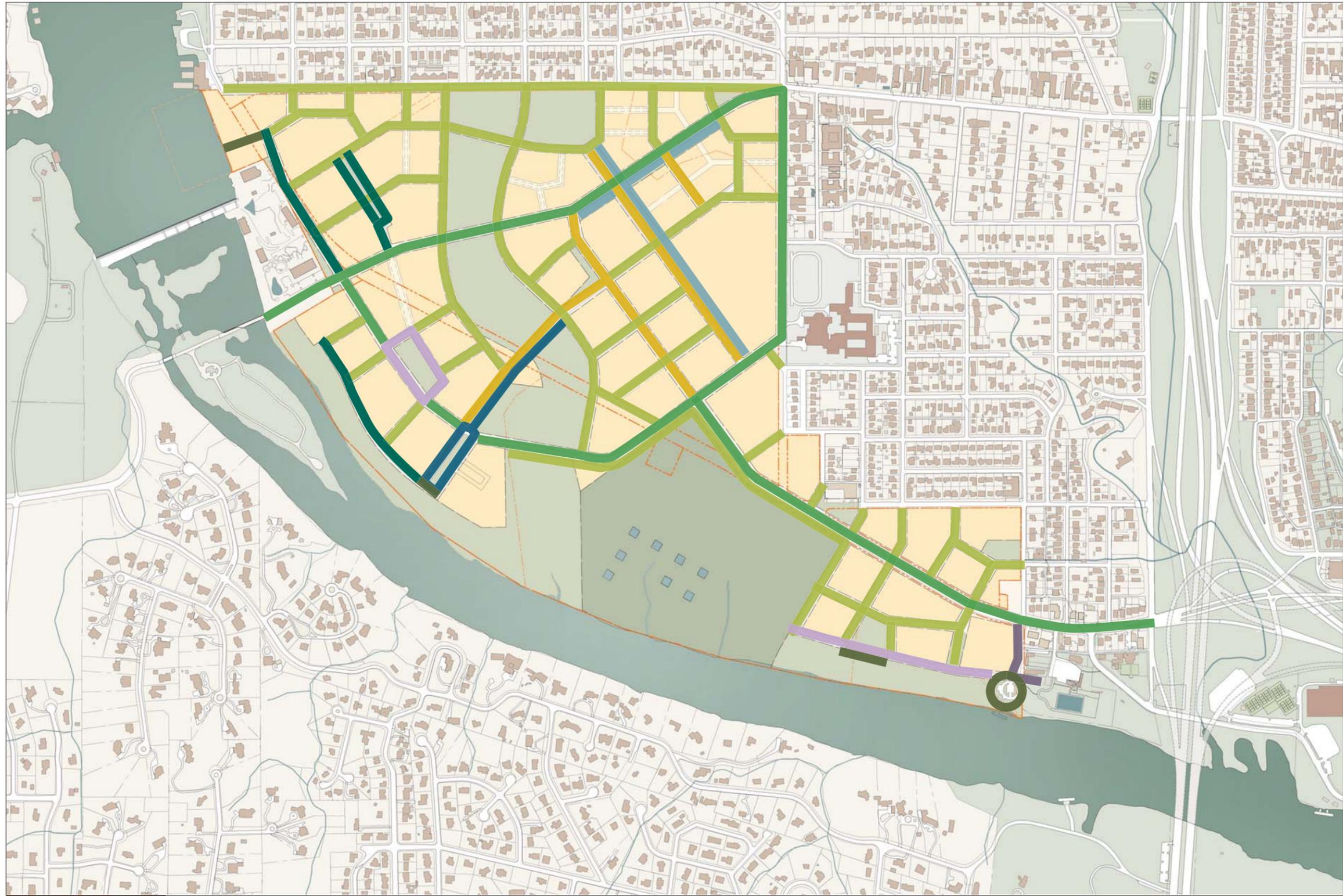


Pedestrian Network

Legend

- - - Recreational Pedestrian Routes
- High Intensity Pedestrian Routes
- Moderate Intensity Pedestrian Routes
- Low Intensity Pedestrian Routes





Street Trees

- Legend**
- █ Live Oak
(Quercus virginiana)
 - █ Pecan
(Carya illinoensis)
 - █ Cedar Elm
(Ulmus crassifolia)
 - █ Red Oak
(Quercus shumardii)
 - █ Washington Palm Tree
(Washingtonia robusta)
 - █ Monterrey Oak
(Quercus polymorpha)
 - █ Bald Cypress
(Taxodium distichum)
 - █ Mexican Sycamore
(Platanus occidentalis)
 - █ Mix
(Shade Tree and Ornamentals)



Red Bud Isle

SPORT COURT
MULTI-USE
COMMUNITY
DOCK PARK

POSTERION
WALKWAY

RECREATION
AREA

TREE HOUSE
CYCLOCOP
PAVILION

WALKWAY
40' HT. AVERAGE
GRADE

RAMP
CONNECTION

RECREATION
DOCK
W/ OVERLOOK

BOAT
DOCK
BOAT HOUSE
BOAT PARKING AND
LAUNCH

METALS
PARK

NH
PARKS

ARTIST
WOOD
POSTERION
PREPARKING

BOAT
PARK





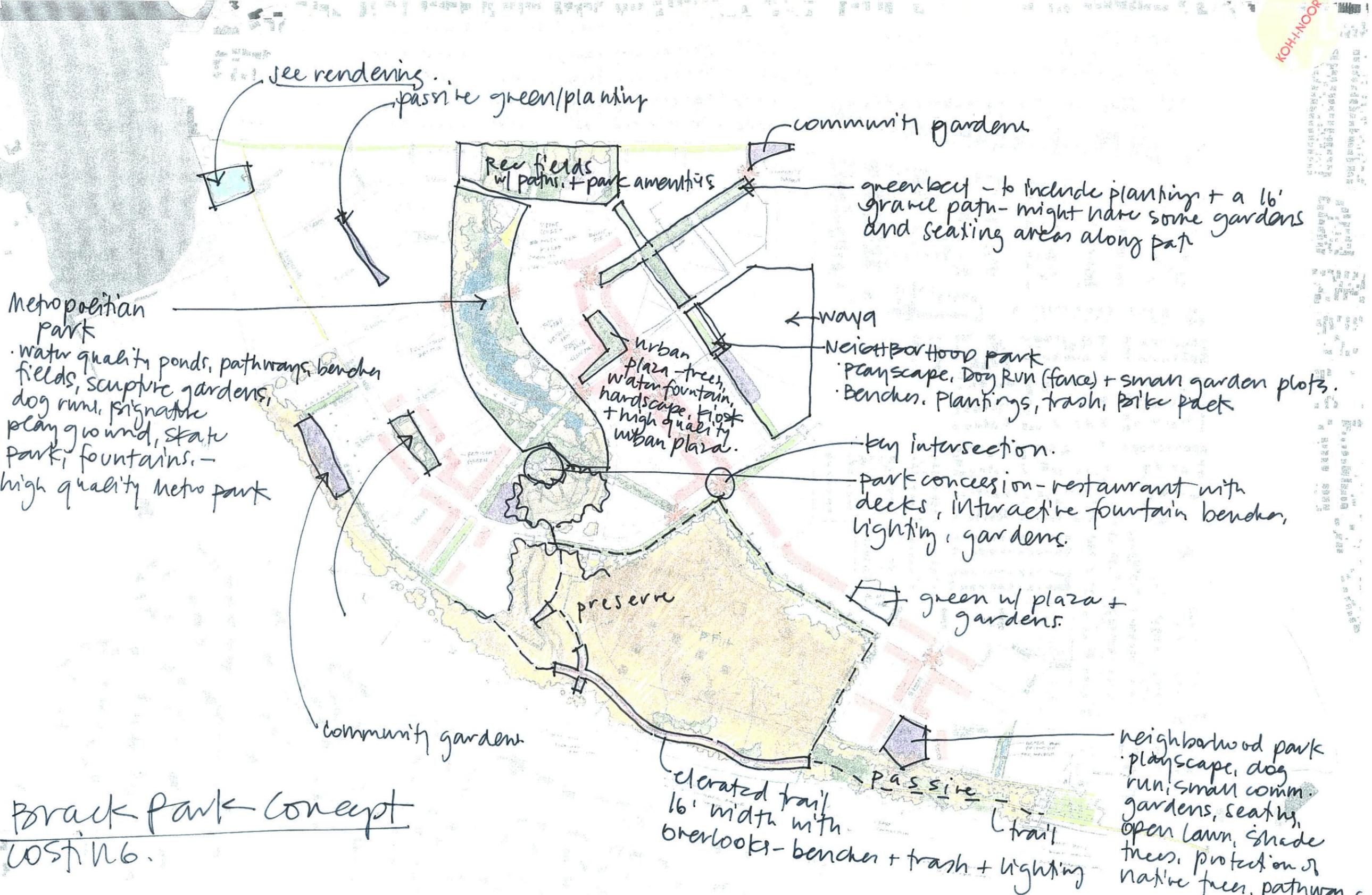
0 15' 30' 60' 120'
SCALE: 1"=60'

Brackenridge Park Central Park



The information shown is based on the best information available and is subject to change without notice.

brakenridge park
LAKERS TO THE PEOPLE
SYSTEM - LIN EAR USES
"SERPENT"



Brack Park Concept
Cost \$1.6.
+20.

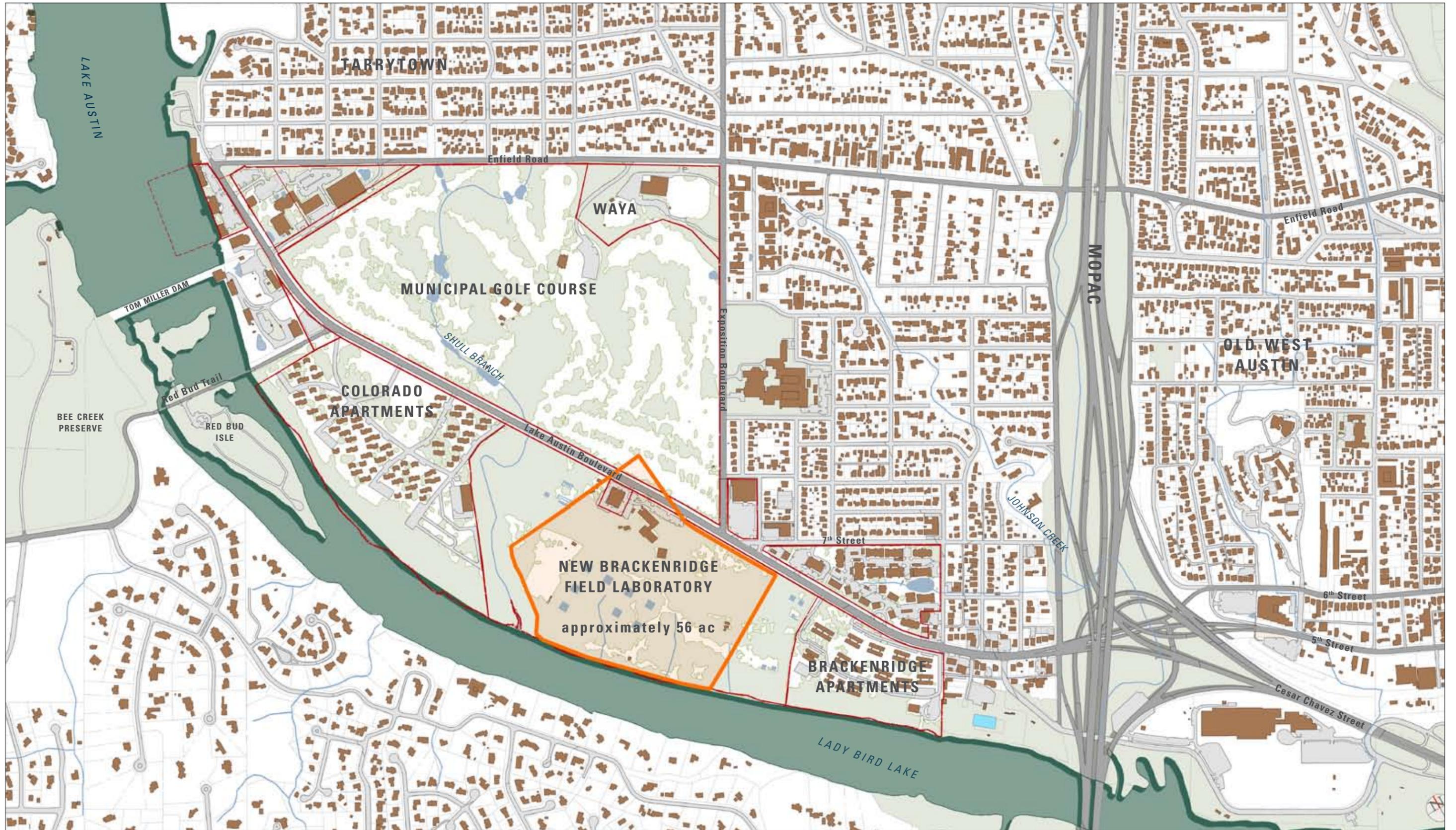
elevated trail
16' width with
overlooks - benches + trash + lighting

neighborhood park
playscape, dog
run, small comm.
gardens, seating,
open lawn, shade
trees, protection of
native trees, pathways.

	Low Density (FAR = 1.5)	Medium Density (FAR: 1.5 - 2.5)	High Density (FAR: 2.5 - 4.0)
Residential			
Mixed Use			
Office			

SUMMARY OF TYPICAL BLOCK TYPES

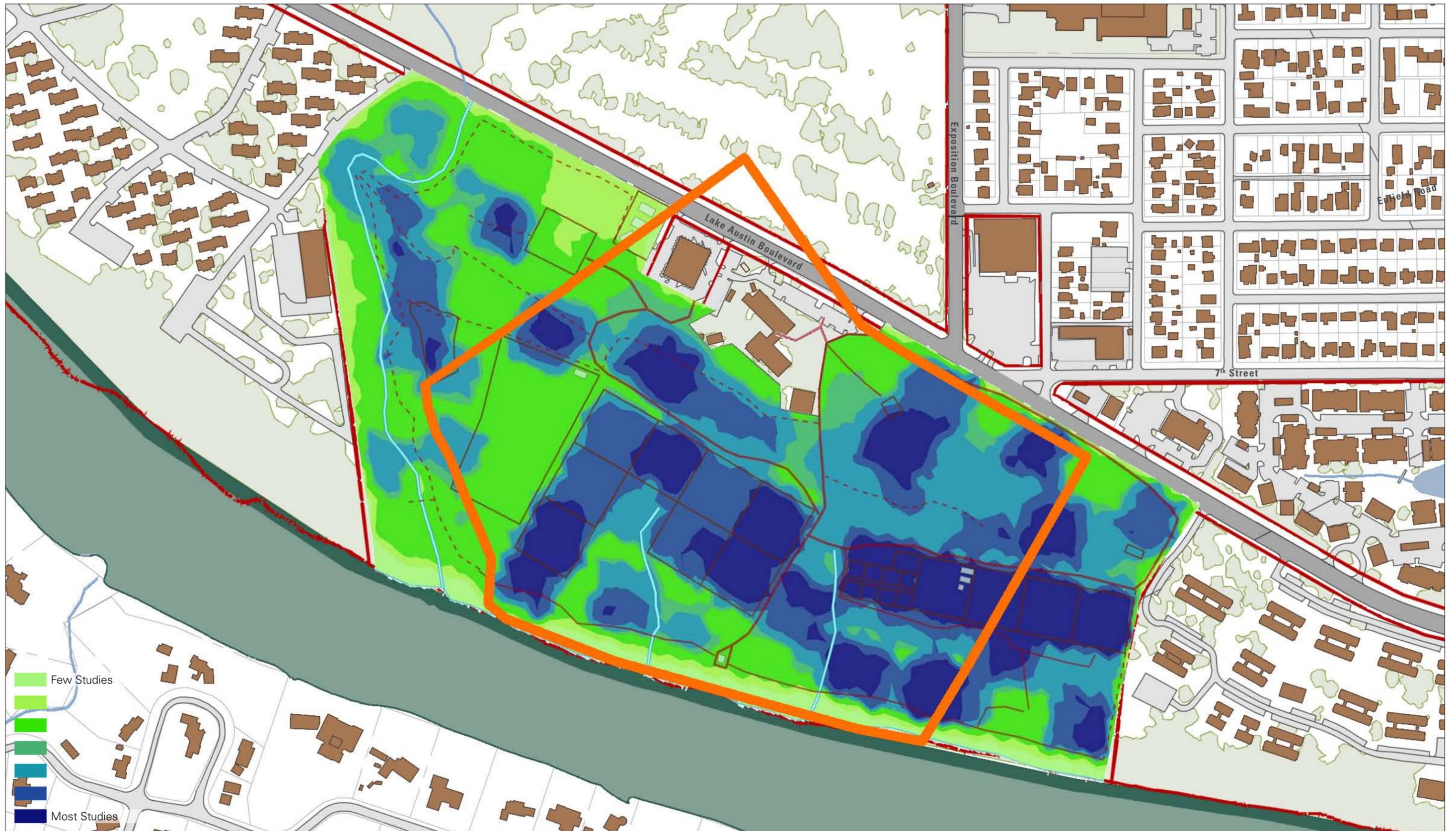




PROPOSED SITE FOR BFL



THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS



BFL - EXISTING STUDENT RESEARCH AREAS' UTILIZATION



BFL - EXISTING ENCLOSURES & STRUCTURES



Brackenridge Tract



Current WAYA site



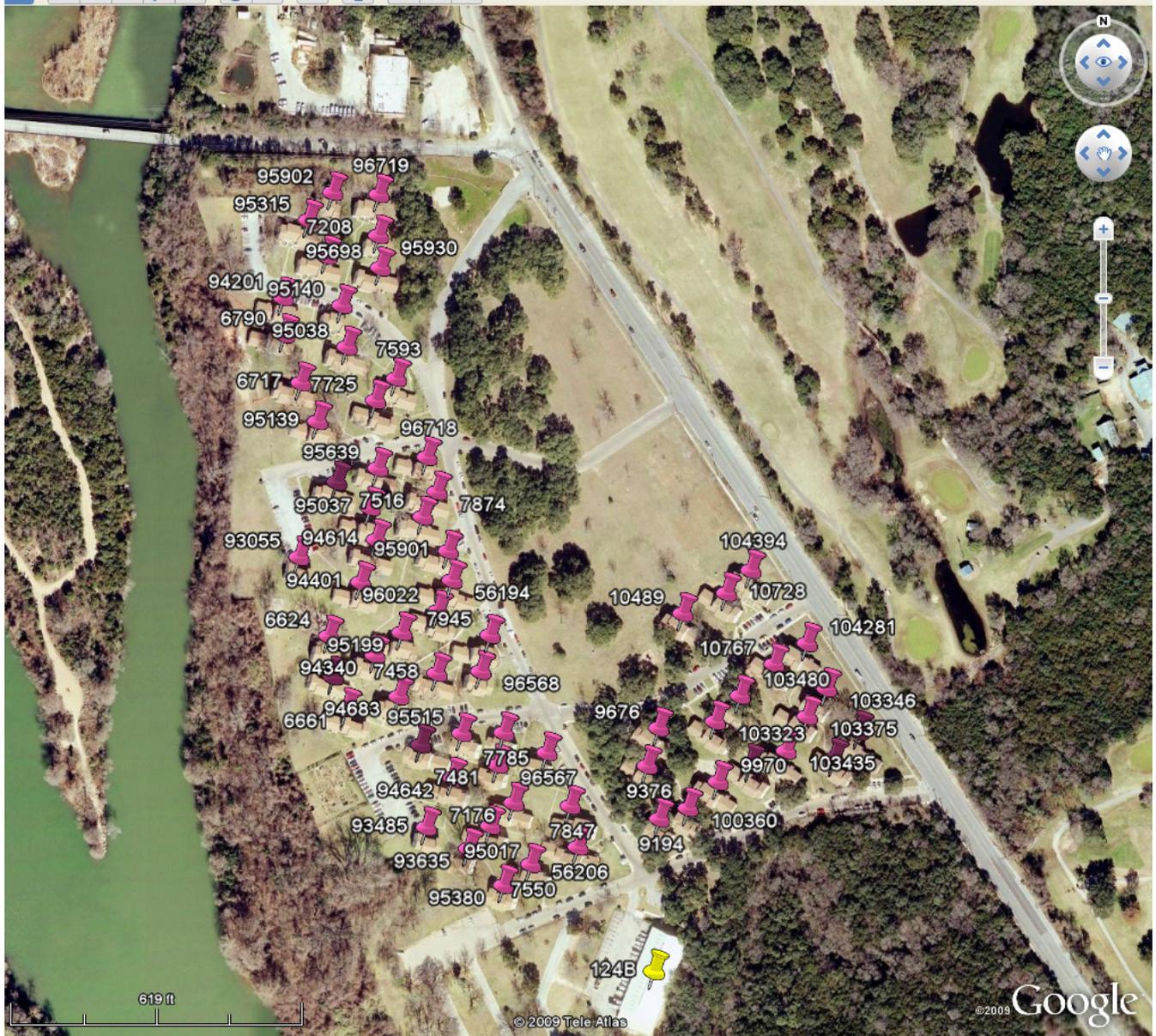
Golf Course



Colorado Apartments and UT Rowing Center



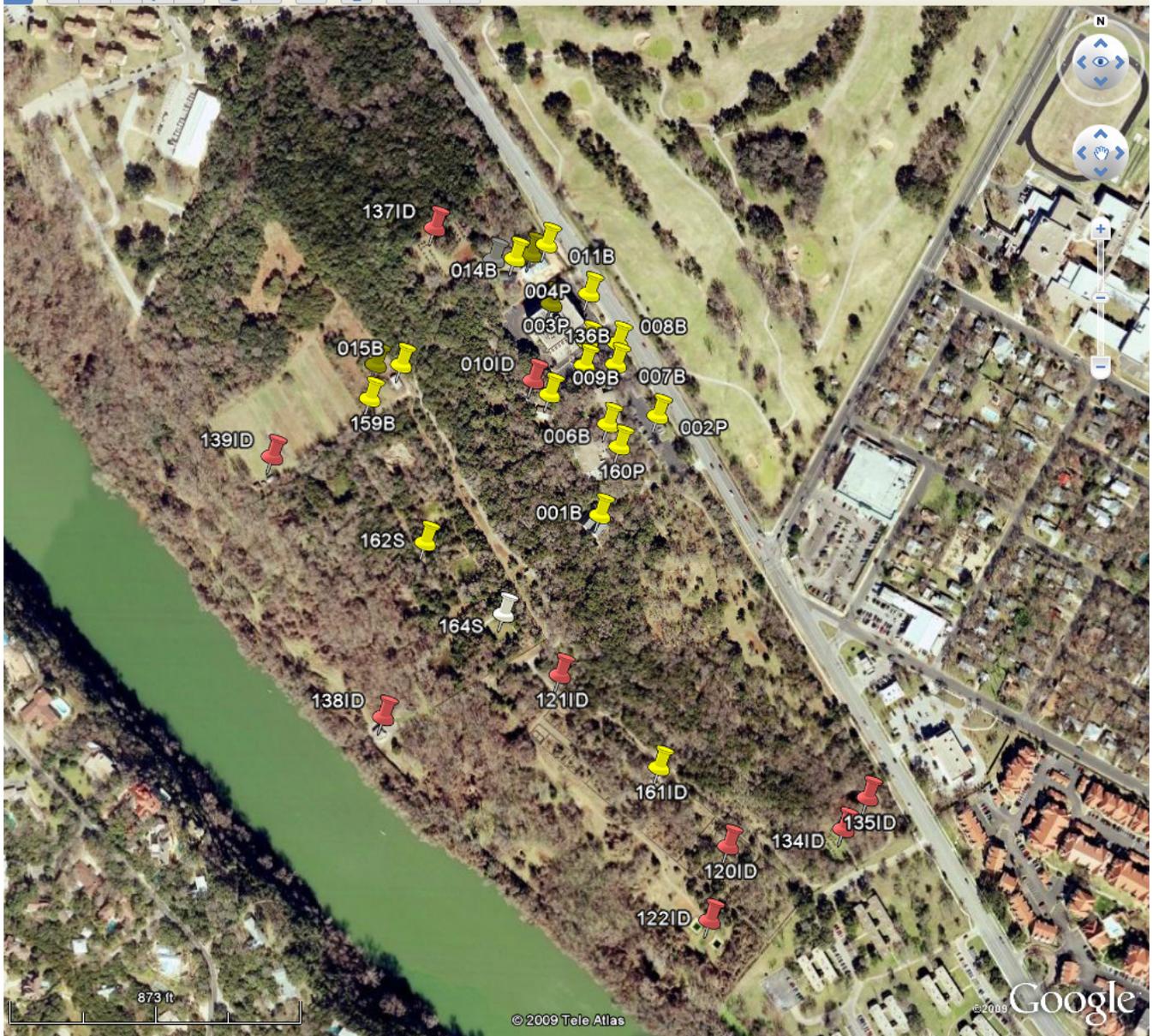
Brackenridge Apartments – Buildings



Brackenridge Apartments – Other



Research Lab



Marina



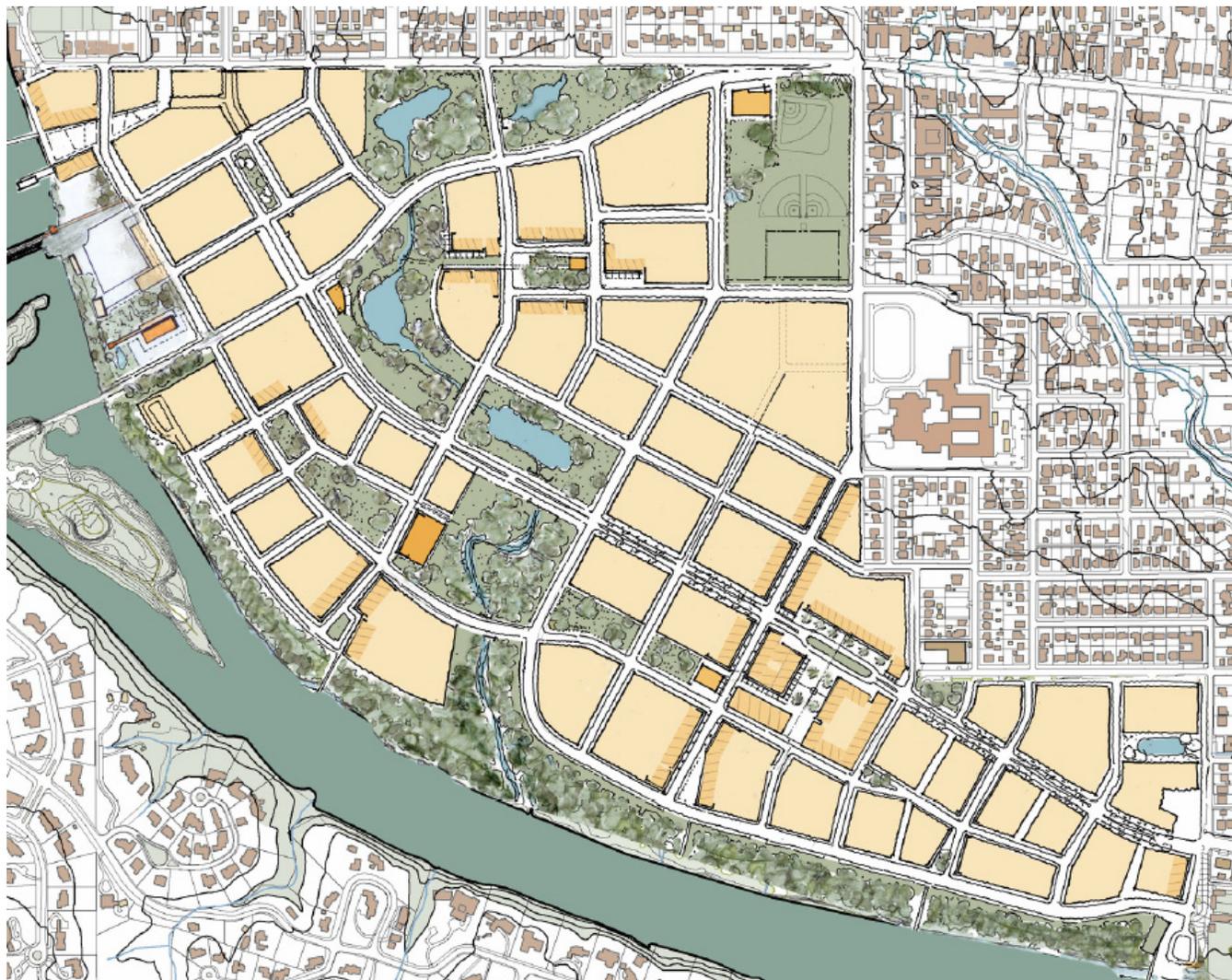
LCRA



Randalls, CVS and 7-Eleven



Village Scheme



Project Overview

The Brackenridge Village Scheme differs from the Brackenridge Park Scheme in that it preserves the existing WAYA building but displaces the Brackenridge Field Lab. This estimate encompasses the four phases of the Brackenridge Village Scheme for the Brackenridge Tract Development Master Plan. Phase I is determined by the time-frame required to relocate the graduate student housing to the Gateway site and the constraints of the Brackenridge Development Agreement. Phase II can begin in 2019. Phase III includes the redevelopment of balance of the golf course not developed in Phase II as well as the improvement of the WAYA parcel along with the redevelopment of the rest of Lake Austin Boulevard, the Red Bud Trail / Enfield Road connector the new lakefront and park from Deep Eddy to the Enfield connector road and parallel north-south road connecting Enfield Road to the lakefront. This phase will be completed in several increments over time. Phase IV includes all of the parcels with lease expiration dates after 2019. This includes Boat Town (2032), CVS (2036), The Gables (2044) and LCRA (2051). The Master Plan covers approximately 350 acres owned by the University of Texas, 2.5 miles west of the University's campus in Austin, Texas. The purpose of the Master Plan is to predict the capacity and value of this land.

The scheme includes the following improvements:

- Residential buildings
- Commercial buildings
- Civic buildings
- Parking structures
- Parks
- Streetscapes
- Open spaces
- Preserve spaces
- Streets
- Associated utilities

The following conceptual estimate is for work indicated on drawings prepared by Cooper, Robertson & Partners and by TBG, dated May 18 and June 3, 4, 5 & 8, 2009. These drawings are included at the end of this estimate for reference. The estimate is based on 2009 committed construction costs, and consequently has not been adjusted for escalation for phasing the project in future years.

Estimate Notes: Inclusions, Exclusions, Assumptions, and Allowances

The following describes the basis for the Brackenridge Village Scheme cost estimate:

Inclusions

1. Demolition of existing buildings, parking, streets and walks
2. Demolition and removal of utilities eight inches in diameter and greater
3. Capping and abandoning in place utilities less than eight inches in diameter
4. Clearing and grubbing, stripping and stockpiling the top 6 inches of topsoil to be used on site
5. Site rough and fine grading
6. New Utilities including: storm water, sanitary sewer, potable water, gray water, gas, electric, data and communications
7. Construction of: roads, bridges, sidewalks, pathways, with amenities as shown
8. Vertical construction of: residence, office, retail, hotel, institutional and parking facilities
9. Landscaping, park spaces with amenities
10. General conditions, Owner and Contractor builders risk and liability insurance, overhead and profit of contractors

11. Soft costs including: surveying, geotechnical testing and reports, architectural and engineering planning and design, material and systems testing and commissioning
12. LEED design and construction practices

Exclusions

1. Overtime work (Premium labor cost)
2. Decommissioning
3. Abatement of hazardous materials
4. Site environmental remediation
5. FF&E, including relocation of existing FF&E
6. Sales Tax
7. Permit fees
8. Utility tap and meter fees
9. Legal and land acquisition fees
10. Dewatering

Assumptions

1. Google Earth satellite images used for demolition quantification are current
2. No unusual conditions encountered during demolition, clearing and grubbing, stripping and stockpiling soil
3. Balanced cut and fill site preparation with an average of one foot cut or fill
4. The demolition of all golf course improvements will take place in Phase II
5. Potable waterlines will be cement-lined ductile iron for pipes
6. Storm and sanitary lines 12 inches in diameter and less will be PVC
7. Storm and sanitary lines greater than 12 inches in diameter will be RCP
8. Residences in low density areas will be 3 story, medium density 4 to 7 story, high density 8 + story structures
9. Office buildings in low density areas will be 2 to 4 story, medium density 5 to 10 story, high density 10 + story structures
10. Hotels in medium density areas will be 4 to 7 story, high density 8 + story structures
11. Civic buildings will be 1 to 2 story structures
12. No unusual soil conditions encountered – low rise buildings supported by spread foots, high rise buildings supported by drilled piers
13. Unused topsoil will be removed from site at no cost
14. Existing signage, tenant equipment, playscape equipment, gas pumps, floating docks and ramps, water feature fountains and fish tanks will be salvageable and removed at no costs
15. Street amenities include:
 - a. 1 Bench every 100
 - b. 1 Garbage Can every 125 feet
 - c. 1 bike rack (2 spaces) every 50 feet
16. Street lighting and traffic signals will be provided by the City of Austin (underground infrastructure costs are included in this estimate)
17. Storm sewer lines will average 36" in diameter
18. Underground Water lines will average 8" in diameter
19. Wastewater lines will average 8" in diameter
20. Electric duct bank will average 4-6" concrete encased PVC pipes
21. Datacom duct bank will average 2-4" concrete encased PVC pipes
22. Graywater (purple pipe) lines will average 6" in diameter
23. Gas lines will average 4" in diameter

Allowances

Due to the conceptual nature of this estimate, allowances were not used in the estimate.

Construction Cost Calculation Methodology

Unit pricing was solicited from local contractor sources. No project specifics were discussed but instead average market rate pricing was requested. In excess of 200 separate unit prices were considered for various construction activities. In addition to the general contractor’s pricing, HS&A’s internal construction unit cost database was used. In some cases the average of all of the unit prices was calculated and became the unit priced used in the cost calculations. In other cases one of the contractor provided prices appeared to be substantially higher or lower than the others, in these cases that unit cost was not considered. In yet other cases a unit price near but not at the average was established for cost calculations. This was done when the project specifics that were unknown to the general contractors dictated a cost reduction due to the order of magnitude of the project.

This example illustrates how the unit price for asphalt removal was established:

	Contractor A	Contractor B	Contractor C	Contractor D	Internal	Average	Use for Pricing
<u>Asphalt Removal (SY)</u>							
2.5"	\$2.00	\$4.30	\$2.70	\$4.50	\$4.00	\$3.50	\$3.50
4"	\$3.20	\$7.00	\$3.00	\$6.00	\$7.90	\$5.42	\$4.80
6"	\$5.00	\$7.00	\$3.50	\$8.00	\$7.90	\$6.28	\$5.90

Project Statistics

Description	Qty	Unit
SITE		
Roadways	2,273,690	SF
Roadway Sidewalks	1,573,531	SF
Improved Landscape (Open Space)	2,275,025	SF
Native Landscape (Preserved)	1,469,108	SF
Neighborhood Blocks	7,664,665	SF
Total Site Area	15,256,019	SF
BUILDING AREA		
Conditioned Space	15,044,308	SF
OTHER IMPROVEMENTS		
Structured Parking	24,952	Spaces
Surface Parking	3,217	Spaces
Street Type A	6,031	LF
Street Type B-1	11,559	LF
Street Type B-2	0	LF
Street Type B-3	2,360	LF
Street Type B-4	3,994	LF
Street Type B-5	9,440	LF
Street Type C-1	7,450	LF
Street Type C-2 / C-3	8,107	LF
Street Type C-4	0	LF
Street Type C-5	0	LF
Street Type C-6	1,204	LF
Existing Streets	9,079	LF
Multi-Use Paths	24,840	LF



Village Scheme	Demo/Clear/ Grub	Utilities	Streets	Parking Structures	Vertical Construction	Building Site Landscaping	Open Space & Amenities	Total / Item
Neighborhood								
Phase 1								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deep Eddy	\$ 1,026,328	\$ 799,381	\$ 1,712,235	\$ 5,525,000	\$ 69,398,322	\$ 282,107	\$ -	\$ 78,743,372
Lake Side	\$ -	\$ -	\$ 1,631,785	\$ -	\$ -	\$ -	\$ -	\$ 1,631,785
Lake View	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks/ Open spaces	\$ -	\$ -	\$ 4,341,514	\$ -	\$ -	\$ -	\$ 2,882,445	\$ 7,223,960
Red Bud	\$ 2,609,758	\$ 2,808,509	\$ 3,203,980	\$ 10,268,000	\$ 110,327,718	\$ 485,762	\$ -	\$ 129,703,727
Modified Right of Way	\$ 453,650	\$ 963,188	\$ 324,079	\$ -	\$ -	\$ -	\$ -	\$ 1,740,918
West Austin Youth Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase Construction Subtotal	\$ 4,089,735	\$ 4,571,078	\$ 11,213,594	\$ 15,793,000	\$ 179,726,040	\$ 767,869	\$ 2,882,445	\$ 219,043,761
Phase 2								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ 109,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,050
Deep Eddy	\$ -	\$ 1,157,136	\$ 895,185	\$ 1,751,000	\$ 26,601,702	\$ 108,137	\$ -	\$ 30,513,160
Lake Side	\$ 1,711,395	\$ 5,519,658	\$ 4,956,715	\$ 73,185,000	\$ 401,575,636	\$ 1,448,663	\$ -	\$ 488,397,067
Lake View	\$ 304,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,427
Parks/ Open spaces	\$ 193,644	\$ 244,401	\$ 2,326,160	\$ -	\$ -	\$ -	\$ 3,976,935	\$ 6,741,140
Red Bud	\$ 18,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,516
Modified Right of Way	\$ 94,176	\$ -	\$ 460,534	\$ -	\$ -	\$ -	\$ -	\$ 554,710
West Austin Youth Association	\$ 52,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,911
Phase Construction Subtotal	\$ 2,484,119	\$ 6,921,194	\$ 8,638,593	\$ 74,936,000	\$ 428,177,338	\$ 1,556,800	\$ 3,976,935	\$ 526,690,979
Phase 3								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ -	\$ 5,311,129	\$ 3,189,644	\$ 30,651,000	\$ 183,116,265	\$ 565,743	\$ -	\$ 222,833,782
Deep Eddy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Side	\$ -	\$ 2,891,530	\$ 2,382,327	\$ 14,756,000	\$ 186,489,156	\$ 898,292	\$ -	\$ 207,417,305
Lake View	\$ -	\$ 6,999,822	\$ 5,763,026	\$ 37,612,500	\$ 434,285,005	\$ 1,640,291	\$ -	\$ 486,300,644
Parks/ Open spaces	\$ -	\$ 562,187	\$ 8,789,848	\$ -	\$ -	\$ -	\$ 8,697,574	\$ 18,049,609
Red Bud	\$ -	\$ 3,712,700	\$ 2,361,873	\$ 19,609,500	\$ 187,726,857	\$ 626,271	\$ -	\$ 214,037,201
Modified Right of Way	\$ 599,798	\$ -	\$ 1,151,121	\$ -	\$ -	\$ -	\$ -	\$ 1,750,919
West Austin Youth Association	\$ 125,967	\$ -	\$ -	\$ 527,000	\$ 5,800,000	\$ 688,546	\$ -	\$ 7,141,513
Phase Construction Subtotal	\$ 725,765	\$ 19,477,368	\$ 23,637,839	\$ 103,156,000	\$ 997,417,283	\$ 4,419,144	\$ 8,697,574	\$ 1,157,530,972
Phase 4								
Biological Field Lab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boat Town	\$ 2,156,140	\$ 599,535	\$ 688,299	\$ 10,183,000	\$ 67,743,840	\$ 567,541	\$ -	\$ 81,938,356
Deep Eddy	\$ 2,092,941	\$ 687,992	\$ 534,450	\$ 7,386,500	\$ 102,378,804	\$ 416,174	\$ -	\$ 113,496,860
Lake Side	\$ -	\$ -	\$ -	\$ 637,500	\$ 11,785,245	\$ 63,876	\$ -	\$ 12,486,621
Lake View	\$ 102,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,821
Parks/ Open spaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,837,328	\$ 1,837,328
Red Bud	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Modified Right of Way	\$ 91,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,645
West Austin Youth Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase Construction Subtotal	\$ 4,443,547	\$ 1,287,527	\$ 1,222,749	\$ 18,207,000	\$ 181,907,889	\$ 1,047,592	\$ 1,837,328	\$ 209,953,631
Village Construction Totals	\$ 11,743,165	\$ 32,257,168	\$ 44,712,774	\$ 212,092,000	\$ 1,787,228,550	\$ 7,791,405	\$ 17,394,282	\$ 2,113,219,343
LEED Premium	1%	1%	1%	3%	3%	3%	3%	\$ 61,622,318
Gen Cond %	4%	6%	6%	10%	10%	6%	6%	\$ 206,531,119
Contractor Fee %	5%	5%	5%	3%	3%	8%	9%	\$ 66,604,070
Total % "Markups"	10%	12%	12%	16%	16%	17%	18%	
Total "Markup"	\$ 1,174,317	\$ 3,870,860	\$ 5,365,533	\$ 33,934,720	\$ 285,956,568	\$ 1,324,539	\$ 3,130,971	\$ 334,757,507
Total "Hard" Cost	\$ 12,917,482	\$ 36,128,028	\$ 50,078,307	\$ 246,026,720	\$ 2,073,185,118	\$ 9,115,944	\$ 20,525,252	\$ 2,447,976,850
Survey/ Geotech/ Testing %	3%	3%	3%	3%	3%	3%	3%	\$ 73,439,306
A/C/S/MEP %	9%	9%	9%	12%	15%	12%	12%	\$ 352,979,061
Total % "Soft" cost	12%	12%	12%	15%	18%	15%	15%	
Total "Soft" cost	\$ 1,550,098	\$ 4,335,363	\$ 6,009,397	\$ 36,904,008	\$ 373,173,321	\$ 1,367,392	\$ 3,078,788	\$ 426,418,367
Total "Hard+Soft" cost	\$ 14,467,579	\$ 40,463,391	\$ 56,087,704	\$ 282,930,728	\$ 2,446,358,439	\$ 10,483,335	\$ 23,604,040	\$ 2,874,395,217
Contingency @ 10%	\$ 1,446,758	\$ 4,046,339	\$ 5,608,770	\$ 28,293,073	\$ 244,635,844	\$ 1,048,334	\$ 2,360,404	\$ 287,439,522
Grand Totals	\$15,914,337	\$44,509,730	\$61,696,474	\$311,223,801	\$2,690,994,283	\$11,531,669	\$25,964,444	\$3,161,834,739

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	DE	Demo	Site Improvement	Clearing (Trees - waterfront)	191,504	SF	\$ -	\$ -	Preserved
1	DE	Demo	Site Improvement	Wood / Dock	2,564	SF	\$ -	\$ -	"Google Placemark #145" Row Floating Dock / Tenant Salvage
1	DE	Demo	Site Improvement	Tenant Equipment	4,744	SF	\$ -	\$ -	"Google Placemark #E01" UT Row Facility Storage Area
1	DE	Demo	Utilities	Disconnect and Abandon	197,269	SF	\$ 0.10	\$ 19,726.90	Colorado Apartments
1	DE	Demo	Utilities	Disconnect and Abandon	5,481	SF	\$ 0.10	\$ -	UT Rowing Center / Remains in Place
1	DE	Demo	Site Improvement	Timber Curb	139	LF	\$ 0.25	\$ 34.75	"Google Placemark #115" Playground and swing area
1	DE	Demo	Site Improvement	Timber Curb	110	LF	\$ 0.25	\$ 27.50	"Google Placemark #117" Swing and Slide area
1	DE	Demo	Site Improvement	Timber Curb	62	LF	\$ 0.25	\$ 15.50	"Google Placemark #118" Jungle Gym Area
1	DE	Demo	Roadways/Drives/Parking	Asphalt 2.5" / Parking	60,756	SF	\$ 0.39	\$ 23,627.36	Parking Areas ("Google Placemark #154")
1	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Walkways	7,831	SF	\$ 0.53	\$ 4,176.32	"Google Placemark #156" Walkways
1	DE	Demo	Roadways/Drives/Parking	Asphalt 6" / Road	69,050	SF	\$ 0.66	\$ 45,266.27	Drives ("Google Placemark #153")
1	DE	Demo	Roadways/Drives/Parking	Asphalt 6" / Road	19,116	SF	\$ 0.66	\$ -	Drives/Parking ("Google Placemark #147") - UT Row / Remains in Place
1	DE	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	69,081	SF	\$ 1.00	\$ 69,080.93	"Google Placemark #157" Pathways
1	DE	Demo	Utilities	Concrete 4" / Drainage Swale	6,806	SF	\$ 1.00	\$ 6,806.11	"Google Placemark #155" Drainage Swale
1	DE	Demo	Site Improvement	Concrete 6"	576	SF	\$ 1.50	\$ 864.00	Pad (Picnic tables "Google Placemarks #M03-06")
1	DE	Demo	Site Improvement	Concrete 6"	144	SF	\$ 1.50	\$ 216.00	Pad (Bike Rack "Google Placemark #M07")
1	DE	Demo	Site Improvement	Concrete 6" / Reinforced	1,080	SF	\$ 1.56	\$ 1,680.00	Pad (Miscellaneous/Other "Google Placemarks #M08-16")
1	DE	Demo	Site Improvement	Gazebo	256	SF	\$ 1.75	\$ 448.00	"Google Placemark #143" Wood Gazebo
1	DE	Demo	Site Improvement	Concrete 8" / Docks	1,769	SF	\$ 2.00	\$ -	"Google Placemark #146" Row Dock Ramp / remains in Place
1	DE	Demo	Site Improvement	Fencing (Chain link)	142	LF	\$ 3.00	\$ 426.00	"Google Placemark #116" Clothes Line Perimeter
1	DE	Demo	Site Improvement	Fencing (Chain link)	200	LF	\$ 3.00	\$ 600.00	"Google Placemark #119" Garden Perimeter
1	DE	Demo	Site Improvement	Fencing (Chain link)	995	LF	\$ 3.00	\$ 2,984.94	wooded area near water's edge
1	DE	Demo	Site Improvement	Fencing (Chain link)	820	LF	\$ 3.00	\$ -	"Google Placemark #144" UT Row Facility Perimeter / Remains in Place
1	DE	Demo	Building Area	Building - Two Stories	21,703	SF	\$ 3.75	\$ 81,385.71	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56272"
1	DE	Demo	Building Area	Building - Two Stories	14,453	SF	\$ 3.75	\$ 54,199.55	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55831"
1	DE	Demo	Building Area	Building - Two Stories	6,957	SF	\$ 3.75	\$ 26,087.93	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #5763"
1	DE	Demo	Building Area	Building - Two Stories	7,290	SF	\$ 3.75	\$ 27,338.93	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #91462"
1	DE	Demo	Building Area	Building - Two Stories	14,675	SF	\$ 3.75	\$ 55,030.23	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55593"
1	DE	Demo	Building Area	Building - Two Stories	14,783	SF	\$ 3.75	\$ 55,437.57	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55889"
1	DE	Demo	Building Area	Building - Two Stories	17,277	SF	\$ 3.75	\$ 64,788.90	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56283"
1	DE	Demo	Building Area	Building - Two Stories	16,176	SF	\$ 3.75	\$ 60,661.45	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56208"
1	DE	Demo	Building Area	Building - Two Stories	16,022	SF	\$ 3.75	\$ 60,081.37	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55761"
1	DE	Demo	Building Area	Building - Two Stories	15,751	SF	\$ 3.75	\$ 59,065.54	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56197"
1	DE	Demo	Building Area	Building - Two Stories	16,749	SF	\$ 3.75	\$ 62,807.23	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #357171"
1	DE	Demo	Building Area	Building - Two Stories	15,735	SF	\$ 3.75	\$ 59,006.03	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #56205"
1	DE	Demo	Building Area	Building - Two Stories	16,125	SF	\$ 3.75	\$ 60,467.95	Masonry and Brick veneer, Stick frame, flat roof, SOG, "Google Placemark #55877"
1	DE	Demo	Building Area	Building - UT Rowing Center	5,481	SF	\$ 3.75	\$ -	Metal Building with gable metal roof / Remains in Place, "Google Placemark #55330"
1	DE	Demo	Building Area	Building - Community Center	3,649	SF	\$ 6.00	\$ 21,894.45	one story structure with concrete roof, "Google Placemark #90924"
1	DE	Demo	Utilities	Disconnect and Remove	2,924	LF	\$ 22.25	\$ 65,062.91	Colorado Apartments
1	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	14	AC	\$ 1,600.00	\$ 22,357.86	
1	DE	Demo	Site Improvement	Clearing and Grubbing	2.93	AC	\$ 5,000.00	\$ 14,673.58	
DE Total								\$ 1,026,327.78	
1	RB	Demo	Site Improvement	Chimney Structure	1	EA	\$ -	\$ -	"Google Placemark #149" / Assumed to remain in place
1	RB	Demo	Site Improvement	Bus Stop	1	EA	\$ -	\$ -	"Google Placemark #152" / Removal by Capital Metro
1	RB	Demo	Site Improvement	Mail Stations	3	EA	\$ -	\$ -	"Google Placemark #148" / Removal by USPS
1	RB	Demo	Site Improvement	Tenant Equipment	17,214	SF	\$ -	\$ -	"Google Placemark #E02" Storage Area / potential of having to remove if abandoned
1	RB	Demo	Site Improvement	Clearing (Trees - waterfront)	468,805	SF	\$ -	\$ -	Preserved
1	RB	Demo	Utilities	Disconnect and Abandon	360,835	SF	\$ 0.10	\$ 36,083.49	
1	RB	Demo	Site Improvement	Timber Curb	300	LF	\$ 0.25	\$ 75.00	"Google Placemark #123" Playscape
1	RB	Demo	Site Improvement	Timber Curb	214	LF	\$ 0.25	\$ 53.50	"Google Placemark #129" Playscape
1	RB	Demo	Site Improvement	Timber Curb	150	LF	\$ 0.25	\$ 37.50	"Google Placemark #130" Playscape

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	RB	Demo	Site Improvement	Timber Curb	140	LF	\$ 0.25	\$ 35.00	"Google Placemark #166" Playscape
1	RB	Demo	Site Improvement	Timber Curb	180	LF	\$ 0.25	\$ 45.00	"Google Placemark #168" Playscape
1	RB	Demo	Roadways/Drives/Parking	Asphalt 2.5" / Parking	58,497	SF	\$ 0.39	\$ 22,748.85	
1	RB	Demo	Site Improvement	Asphalt 2.5" / Court	1,430	SF	\$ 0.39	\$ 556.18	"Google Placemark #132" Half Junior Basketball Court
1	RB	Demo	Roadways/Drives/Parking	Asphalt 4" / Road / Drive	155,882	SF	\$ 0.53	\$ 83,136.88	
1	RB	Demo	Site Improvement	Concrete 4" / Sidewalks	72,442	SF	\$ 1.00	\$ 72,441.80	
1	RB	Demo	Site Improvement	Wood Stage	625	SF	\$ 1.25	\$ 781.25	"Google Placemark #127"
1	RB	Demo	Site Improvement	Concrete 6"	288	SF	\$ 1.50	\$ 432.00	Picnic Table Pads ("Google Placemarks #M01-M02")
1	RB	Demo	Site Improvement	Concrete 6" / reinforced	792	SF	\$ 1.56	\$ 1,232.00	Transformer Pads ("Google Placemarks #T01 - T22")
1	RB	Demo	Site Improvement	Concrete 6" / reinforced	5,059	SF	\$ 1.56	\$ 7,869.82	Curb Dumpster Pads ("Google Placemark #D01-D19")
1	RB	Demo	Site Improvement	Gazebo	256	SF	\$ 1.75	\$ 448.00	"Google Placemark #128"
1	RB	Demo	Site Improvement	Fencing (Chain link)	477	LF	\$ 3.00	\$ 1,432.38	"Google Placemark #126" Garden Perimeter
1	RB	Demo	Site Improvement	Fencing (Chain link)	920	LF	\$ 3.00	\$ 2,760.00	"Google Placemark #125" Warehouse Perimeter with electrical gate access
1	RB	Demo	Site Improvement	Fencing (Chain link)	2,931	LF	\$ 3.00	\$ 8,792.62	wooded area near water's edge
1	RB	Demo	Building Area	Building - Maintenance/Warehouse	17,557	SF	\$ 3.75	\$ 65,838.21	1-story metal building with gable metal roof, "Google Placemark #124"
1	RB	Demo	Building Area	Building - Two Stories	3,823	SF	\$ 6.00	\$ 22,938.10	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95380"
1	RB	Demo	Building Area	Building - Two Stories	4,278	SF	\$ 6.00	\$ 25,668.29	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96567"
1	RB	Demo	Building Area	Building - Two Stories	4,136	SF	\$ 6.00	\$ 24,814.92	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #100360"
1	RB	Demo	Building Area	Building - Two Stories	3,994	SF	\$ 6.00	\$ 23,961.37	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9194"
1	RB	Demo	Building Area	Building - Two Stories	4,276	SF	\$ 6.00	\$ 25,656.71	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93635"
1	RB	Demo	Building Area	Building - Two Stories	4,238	SF	\$ 6.00	\$ 25,428.88	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93485"
1	RB	Demo	Building Area	Building - Two Stories	4,189	SF	\$ 6.00	\$ 25,131.32	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7481"
1	RB	Demo	Building Area	Building - Two Stories	4,121	SF	\$ 6.00	\$ 24,723.53	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95515"
1	RB	Demo	Building Area	Building - Two Stories	4,021	SF	\$ 6.00	\$ 24,127.96	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7785"
1	RB	Demo	Building Area	Building - Two Stories	4,227	SF	\$ 6.00	\$ 25,364.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96568"
1	RB	Demo	Building Area	Building - Two Stories	4,354	SF	\$ 6.00	\$ 26,125.57	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94683"
1	RB	Demo	Building Area	Building - Two Stories	4,154	SF	\$ 6.00	\$ 24,921.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6624"
1	RB	Demo	Building Area	Building - Two Stories	4,389	SF	\$ 6.00	\$ 26,335.42	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94340"
1	RB	Demo	Building Area	Building - Two Stories	4,316	SF	\$ 6.00	\$ 25,895.19	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #93055"
1	RB	Demo	Building Area	Building - Two Stories	4,402	SF	\$ 6.00	\$ 26,413.17	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95140"
1	RB	Demo	Building Area	Building - Two Stories	4,650	SF	\$ 6.00	\$ 27,898.65	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95902"
1	RB	Demo	Building Area	Building - Two Stories	4,251	SF	\$ 6.00	\$ 25,504.71	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96719"
1	RB	Demo	Building Area	Building - Two Stories	4,288	SF	\$ 6.00	\$ 25,725.01	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96930"
1	RB	Demo	Building Area	Building - Two Stories	4,204	SF	\$ 6.00	\$ 25,222.31	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103346"
1	RB	Demo	Building Area	Building - Two Stories with two one story extensions	8,687	SF	\$ 6.00	\$ 52,123.44	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #56206"
1	RB	Demo	Building Area	Building - Two Stories with two one story extensions	8,391	SF	\$ 6.00	\$ 50,345.51	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #56194"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,784	SF	\$ 6.00	\$ 28,702.07	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7550"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,987	SF	\$ 6.00	\$ 29,922.79	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7847"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,355	SF	\$ 6.00	\$ 32,132.96	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7176"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,240	SF	\$ 6.00	\$ 31,437.11	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95017"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,915	SF	\$ 6.00	\$ 29,489.56	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94642"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,687	SF	\$ 6.00	\$ 34,121.46	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94980"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,031	SF	\$ 6.00	\$ 30,185.62	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7458"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,442	SF	\$ 6.00	\$ 32,650.93	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6661"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,736	SF	\$ 6.00	\$ 34,413.77	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7945"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,612	SF	\$ 6.00	\$ 33,673.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96022"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,589	SF	\$ 6.00	\$ 33,534.16	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95199"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,284	SF	\$ 6.00	\$ 31,703.48	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #92745"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,949	SF	\$ 6.00	\$ 29,696.57	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95901"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,751	SF	\$ 6.00	\$ 34,508.63	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94401"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,885	SF	\$ 6.00	\$ 29,310.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7874"

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,267	SF	\$ 6.00	\$ 31,604.98	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7516"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,073	SF	\$ 6.00	\$ 30,437.49	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94614"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,478	SF	\$ 6.00	\$ 32,865.86	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95037"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,699	SF	\$ 6.00	\$ 34,191.00	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #96718"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,556	SF	\$ 6.00	\$ 33,337.13	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95639"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,665	SF	\$ 6.00	\$ 27,989.69	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94402"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,861	SF	\$ 6.00	\$ 29,166.31	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7593"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,793	SF	\$ 6.00	\$ 34,760.29	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7725"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,599	SF	\$ 6.00	\$ 33,596.55	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95139"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,608	SF	\$ 6.00	\$ 33,647.34	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6717"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,177	SF	\$ 6.00	\$ 31,060.17	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95038"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	6,170	SF	\$ 6.00	\$ 37,022.49	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #6790"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,363	SF	\$ 6.00	\$ 32,179.68	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #94201"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,088	SF	\$ 6.00	\$ 30,526.52	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95315"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,100	SF	\$ 6.00	\$ 30,597.24	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #7208"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,078	SF	\$ 6.00	\$ 30,469.92	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95698"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,440	SF	\$ 6.00	\$ 32,640.83	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #104394"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,922	SF	\$ 6.00	\$ 29,529.43	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #10728"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	4,956	SF	\$ 6.00	\$ 29,737.14	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #95089"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,764	SF	\$ 6.00	\$ 34,586.89	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #104281"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,319	SF	\$ 6.00	\$ 31,911.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #10767"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,632	SF	\$ 6.00	\$ 33,791.38	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103480"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,225	SF	\$ 6.00	\$ 31,347.33	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103323"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,462	SF	\$ 6.00	\$ 32,772.53	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9676"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,029	SF	\$ 6.00	\$ 30,174.45	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9376"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,015	SF	\$ 6.00	\$ 30,091.88	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103375"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,910	SF	\$ 6.00	\$ 35,457.58	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #103435"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,248	SF	\$ 6.00	\$ 31,489.37	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102420"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,618	SF	\$ 6.00	\$ 33,705.95	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #9970"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	6,018	SF	\$ 6.00	\$ 36,108.26	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102980"
1	RB	Demo	Building Area	Building - Two Stories with one story extension	5,510	SF	\$ 6.00	\$ 33,062.76	two story precast concrete, wood truss roof, asphalt shingles, "Google Placemark #102774"
1	RB	Demo	Site Improvement	Concrete 12" Reinforced / Drainage Head wall	300	SF	\$ 6.00	\$ 1,800.00	"Google Placemark #131" Head Wall (30x10) Drainage / Concrete 12" (reinforced)
1	RB	Demo	Utilities	Disconnect and Remove	5,743	LF	\$ 22.25	\$ 127,787.62	
1	RB	Demo	Site Improvement	Miscellaneous Recreational Equipment	12	EA	\$ 50.00	\$ 600.00	
1	RB	Demo	Site Improvement	Historical Marker	1	EA	\$ 200.00	\$ 200.00	"Google Placemark #151"
1	RB	Demo	Site Improvement	Shallow concrete structure	1	EA	\$ 1,000.00	\$ 1,000.00	
1	RB	Demo	Site Improvement	Stripping and Stockpiling / 6"	45	AC	\$ 1,600.00	\$ 71,754.63	
1	RB	Demo	Site Improvement	Clearing and Grubbing	8.43	AC	\$ 5,000.00	\$ 42,147.25	
	RB Total							\$ 2,609,757.50	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Road	43,909	SF	\$ 0.66	\$ 28,784.83	
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Road	75,986	SF	\$ 0.66	\$ 49,812.86	
1	ROW	Demo	Enfield Road	Demo and Resurface / Road	168,000	SF	\$ 0.66	\$ 110,133.33	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Sidewalks	6,888	SF	\$ 1.00	\$ 6,887.70	4" concrete
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Sidewalks	13,509	SF	\$ 1.00	\$ 13,508.57	
1	ROW	Demo	Enfield Road	Demo and Resurface / Sidewalks	33,600	SF	\$ 1.00	\$ 33,600.00	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Curb & Gutter	1,722	LF	\$ 4.50	\$ 7,748.66	
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Curb & Gutter	3,377	LF	\$ 4.50	\$ 15,197.14	
1	ROW	Demo	Enfield Road	Demo and Resurface / Curb & Gutter	8,400	LF	\$ 4.50	\$ 37,800.00	
1	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Utilities	861	LF	\$ 22.25	\$ 19,156.40	
1	ROW	Demo	Exposition Blvd	Demo and Resurface / Utilities	1,689	LF	\$ 22.25	\$ 37,570.71	
1	ROW	Demo	Enfield Road	Demo and Resurface / Utilities	4,200	LF	\$ 22.25	\$ 93,450.00	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
		ROW Total						\$ 453,650.21	
2	BT	Demo	Site and Structures	Muny Golf Course	838,845	LF	\$ 0.13	\$ 109,049.84	Includes adjacent new roadways
		BT Total						\$ 109,049.84	
2	DE	Demo	Site Improvement	Store Signage / Monumental 2 sided	1	EA	\$ 500.00	\$ -	Randalls / Salvage by Tenant
		DE Total						\$ -	
2	LS	Demo	Site Improvement	Fish Tank Areas	45,609	SF	\$ -	\$ -	*Google Placemarkers #134, 135, & 137* / Salvage by others
2	LS	Demo	Site Improvement	Clearing (Trees - waterfront)	235,091	SF	\$ -	\$ -	Preserved
2	LS	Demo	Site Improvement	Signage	13	LF	\$ -	\$ -	*Google Placemaker #064* / Tenant Salvage
2	LS	Demo	Special	Decommissioning of a Gas Station	1	EA	\$ -	\$ -	Regulatory Agency Processes / Exclusion
2	LS	Demo	Special	Drainage and disposal of hazardous materials	3	EA	\$ -	\$ -	Exclusion
2	LS	Demo	Special	Pump removal and haul off	2	EA	\$ -	\$ -	2 pumps with 2 nozzles each / Tenant Salvate
2	LS	Demo	Utilities	Disconnect and Abandon	79,530	SF	\$ 0.10	\$ 7,953.05	
2	LS	Demo	Utilities	Disconnect and Abandon	3,418	SF	\$ 0.10	\$ 341.79	
2	LS	Demo	Utilities	Disconnect and Abandon	33,470	SF	\$ 0.10	\$ 3,347.00	
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	1,609	SF	\$ 0.53	\$ 858.24	Greenhouse Drives ("Google Placemarkers #011-013")
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	18,694	SF	\$ 0.53	\$ 9,969.92	*Google Placemaker #002*
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	11,483	SF	\$ 0.53	\$ 6,124.40	*Google Placemaker #003*
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	36,823	SF	\$ 0.53	\$ 19,638.92	*Google Placemaker #004*
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	95,279	SF	\$ 0.53	\$ 50,815.22	*Google Placemaker #121*
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	5,313	SF	\$ 0.53	\$ 2,833.76	*Google Placemaker #160*
2	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	69,890	SF	\$ 0.53	\$ 37,274.42	*Google Placemaker #056*
2	LS	Demo	Building Area	Building - Shed	100	SF	\$ 1.00	\$ 100.00	Shed, "Google Placemaker #158"
2	LS	Demo	Building Area	Building - Shed	120	SF	\$ 1.00	\$ 120.00	Shed, "Google Placemaker #159"
2	LS	Demo	Building Area	Building - Shed	300	SF	\$ 1.00	\$ 300.00	Shed, "Google Placemaker #139 Section 1"
2	LS	Demo	Building Area	Building - Shed	120	SF	\$ 1.00	\$ 120.00	Shed, "Google Placemaker #139 Section 2"
2	LS	Demo	Building Area	Building - Shed	300	SF	\$ 1.00	\$ 300.00	Shed, "Google Placemaker #139 Section 3"
2	LS	Demo	Site Improvement	Concrete 4" / Sidewalks	441	SF	\$ 1.00	\$ 440.90	Greenhouse Walks ("Google Placemarkers #011-013")
2	LS	Demo	Site Improvement	Wall (Privacy)	1,788	SF	\$ 1.00	\$ 1,787.57	Masonry / 4' tall above grade
2	LS	Demo	Site Improvement	Gas Pump Canopy	1,129	SF	\$ 1.50	\$ 1,693.90	steel frame supports and steel canopy with aluminum fascia
2	LS	Demo	Roadways/Drives/Parking	Concrete 6" / Sidewalks	21,770	SF	\$ 1.50	\$ 32,654.91	*Google Placemaker #056*
2	LS	Demo	Site Improvement	Man Made Ponds	45,219	SF	\$ 1.56	\$ 70,339.92	*Google Placemaker #164*
2	LS	Demo	Site Improvement	Tanks Identified as Greenhouse	7,255	SF	\$ 1.56	\$ 11,285.39	*Google Placemaker #122*
2	LS	Demo	Roadways/Drives/Parking	Concrete 6" / Dumpster Pad	694	SF	\$ 1.56	\$ 1,078.91	*Google Placemaker #D18*
2	LS	Demo	Building Area	Building - Butterfly House	5,725	SF	\$ 1.88	\$ 10,734.80	Butterfly House, "Google Placemaker #001"
2	LS	Demo	Building Area	Building - Aviaries	1,755	SF	\$ 1.88	\$ 3,291.45	*Google Placemaker #161*
2	LS	Demo	Building Area	Underground Parking Level / reinforced concrete	57,452	SF	\$ 2.50	\$ 143,628.78	*Google Placemaker #005*
2	LS	Demo	Roadways/Drives/Parking	Concrete 12" Reinforced / Drive & Parking	11,926	SF	\$ 2.67	\$ 31,803.18	*Google Placemaker #062*
2	LS	Demo	Building Area	Building - Greenhouse	471	SF	\$ 2.81	\$ 1,323.84	*Google Placemaker #007*
2	LS	Demo	Building Area	Building - Greenhouse	530	SF	\$ 2.81	\$ 1,490.06	*Google Placemaker #008*
2	LS	Demo	Building Area	Building - Greenhouse	1,540	SF	\$ 2.81	\$ 4,331.95	*Google Placemaker #009*
2	LS	Demo	Building Area	Building - Greenhouse	471	SF	\$ 2.81	\$ 1,323.84	*Google Placemaker #010*
2	LS	Demo	Building Area	Building - Greenhouse	1,124	SF	\$ 2.81	\$ 3,160.90	*Google Placemaker #011*
2	LS	Demo	Building Area	Building - Greenhouse	877	SF	\$ 2.81	\$ 2,467.41	*Google Placemaker #012*
2	LS	Demo	Building Area	Building - Greenhouse	421	SF	\$ 2.81	\$ 1,183.66	*Google Placemaker #013*
2	LS	Demo	Building Area	Building - Greenhouse / Round	1,250	SF	\$ 2.81	\$ 3,515.63	*Google Placemaker #014*
2	LS	Demo	Building Area	Building - Greenhouse	471	SF	\$ 2.81	\$ 1,323.84	*Google Placemaker #136*
2	LS	Demo	Building Area	Building	903	SF	\$ 2.81	\$ 2,540.70	1-story metal building with gable metal roof , "Google Placemaker #015"
2	LS	Demo	Building Area	Building - Greenhouse	91	LF	\$ 2.81	\$ 257.01	*Google Placemaker #010*
2	LS	Demo	Site Improvement	Fencing (Chain link)	13,340	LF	\$ 3.00	\$ 40,021.04	
2	LS	Demo	Building Area	Building - Classroom Laboratory	16,990	SF	\$ 4.25	\$ 72,207.88	*Google Placemaker #006*
2	LS	Demo	Building Area	Building - Boat House	637	SF	\$ 4.25	\$ 2,705.97	*Google Placemaker #138*

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
2	LS	Demo	Building Area	Building	62,540	SF	\$ 5.00	\$ 312,702.00	4 story building, flat roof, underground parking level
2	LS	Demo	Site Improvement	Wall	9,049	LF	\$ 5.50	\$ 49,768.76	*Google Placemarkers #120 & 162* CMU Wall with Metal Cap
2	LS	Demo	Site Improvement	Fencing (Privacy wood slat)	98	LF	\$ 5.50	\$ 540.64	
2	LS	Demo	Building Area	Building - 7-Eleven	3,418	SF	\$ 6.00	\$ 20,507.14	CMU structure, glass storefront, flat roof, "Google Placemark #060"
2	LS	Demo	Building Area	Building - Randalls	33,470	SF	\$ 6.00	\$ 200,819.75	glass storefront, flat roof, one story, Tilt Wall, "Google Placemark #055"
2	LS	Demo	Building Area	Well house	1	EA	\$ 250.00	\$ 250.00	
2	LS	Demo	Site Improvement	Stripping and Stockpiling / 6"	79	AC	\$ 1,600.00	\$ 126,804.04	
2	LS	Demo	Site Improvement	Stripping and Stockpiling / 6"	0	AC	\$ 1,600.00	\$ 489.75	
2	LS	Demo	Site Improvement	Stripping and Stockpiling / 6"	1	AC	\$ 1,600.00	\$ 1,174.64	
2	LS	Demo	Site Improvement	Clearing and Grubbing	52.79	AC	\$ 5,000.00	\$ 263,952.83	
2	LS	Demo	Site Improvement	Clearing and Grubbing	0.05	AC	\$ 5,000.00	\$ 248.04	
2	LS	Demo	Site Improvement	Clearing and Grubbing	0.10	AC	\$ 5,000.00	\$ 482.28	
2	LS	Demo	Special	Underground Gasoline Tank Extraction	3	EA	\$ 7,176.00	\$ 21,528.00	Each fuel type has it's own tank
2	LS	Demo	Site and Structures	Muny Golf Course	964,902	LF	\$ 0.13	\$ 125,437.27	Includes adjacent new roadways
	LS Total							\$ 1,711,395.28	
2	LV	Demo	Site and Structures	Muny Golf Course	2,341,747	LF	\$ 0.13	\$ 304,427.10	Includes adjacent new roadways
	LV Total							\$ 304,427.10	
2	Park	Demo	Site and Structures	Muny Golf Course	1,489,567	LF	\$ 0.13	\$ 193,643.76	Includes adjacent new roadways
	Park Total							\$ 193,643.76	
2	RB	Demo	Site and Structures	Muny Golf Course	142,429	LF	\$ 0.13	\$ 18,515.71	Includes adjacent new roadways
	RB Total							\$ 18,515.71	
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Road	2,778	SF	\$ 0.66	\$ 1,820.88	
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Sidewalks	5,555	SF	\$ 1.00	\$ 5,555.22	4" concrete
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Curb & Gutter	5,555	LF	\$ 4.50	\$ 24,998.48	
2	ROW	Demo	Lake Austin Blvd	Demo and Resurface / Utilities	2,778	LF	\$ 22.25	\$ 61,801.79	
	ROW Total							\$ 94,176.37	
2	Waya	Demo	Site and Structures	Muny Golf Course	407,004	LF	\$ 0.13	\$ 52,910.53	Includes adjacent new roadways
	Waya Total							\$ 52,910.53	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Road	65,104	SF	\$ 0.66	\$ 42,679.50	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Road	16,714	SF	\$ 0.66	\$ 10,957.14	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Sidewalks	10,212	SF	\$ 1.00	\$ 10,212.44	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Sidewalks	2,971	SF	\$ 1.00	\$ 2,971.43	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Curb and Gutter	2,553	LF	\$ 4.50	\$ 11,489.00	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Curb and Gutter	743	LF	\$ 4.50	\$ 3,342.86	
3	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	1,277	LF	\$ 22.25	\$ 28,403.36	
3	ROW	Demo	Exposition Blvd	Complete Demolition / Utilities	371	LF	\$ 22.25	\$ 8,264.29	
3	ROW	Demo	60" Waterline	Disconnect and Remove	963	LF	\$ 500.00	\$ 481,477.75	
	ROW Total							\$ 599,797.77	
3	Waya	Demo	Site Improvement	Timber Curb	120	LF	\$ 0.25	\$ -	Playground Area / Remains in Place
3	Waya	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	86,601	SF	\$ 0.53	\$ 46,187.46	parking, entrance and drives
3	Waya	Demo	Site Improvement	Concrete 4" / dugout areas	2,689	SF	\$ 1.00	\$ 2,688.78	
3	Waya	Demo	Site Improvement	Small Equipment Sheds	262	SF	\$ 1.50	\$ 393.58	
3	Waya	Demo	Site Improvement	Spectator Seating	1,313	SF	\$ 1.75	\$ 2,297.46	open frame metal bleachers
3	Waya	Demo	Site Improvement	Fencing (chain link)	120	LF	\$ 2.25	\$ -	Playground Area / Remains in Place
3	Waya	Demo	Site Improvement	Dugouts	1,239	SF	\$ 2.50	\$ -	Remains in Place
3	Waya	Demo	Site Improvement	Fencing (Chain link)	1,158	LF	\$ 3.00	\$ 3,473.40	
3	Waya	Demo	Site Improvement	Dugouts (covered)	370	SF	\$ 3.00	\$ 1,109.90	
3	Waya	Demo	Building Area	Building	33,148	SF	\$ 3.75	\$ -	Metal building, low sloped metal roof / Remains in Place, "Google Placemark #018"
3	Waya	Demo	Site Improvement	Press box	731	SF	\$ 3.75	\$ 2,741.08	
3	Waya	Demo	Site Improvement	Fencing (Privacy wood slat)	182	LF	\$ 5.50	\$ 1,001.00	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
3	Waya	Demo	Site Improvement	Fencing (Backstop)	222	LF	\$ 9.00	\$ 2,002.37	
3	Waya	Demo	Site Improvement	Lighting / 3 lights per pole	7	EA	\$ 500.00	\$ 3,500.00	
3	Waya	Demo	Site Improvement	Lighting / 9 lights per pole	8	EA	\$ 500.00	\$ -	Remains in Place
3	Waya	Demo	Site Improvement	Scoreboards	1	EA	\$ 1,000.00	\$ 1,000.00	30' wide by 16' tall
3	Waya	Demo	Site Improvement	Stripping and Stockpiling / 6"	10.26	AC	\$ 1,600.00	\$ 16,414.27	
3	Waya	Demo	Site Improvement	Clearing and Grubbing	8.63	AC	\$ 5,000.00	\$ 43,157.50	
	Waya Total							\$ 125,966.79	
4	BT	Demo	Site Improvement	Dock / floating	8,003	SF	\$ -	\$ -	"Google Placemark #053" / Salvage by Others
4	BT	Demo	Site Improvement	Dock / floating / covered	33,420	SF	\$ -	\$ -	"Google Placemark #047" - Metal Roof / Salvage by Others
4	BT	Demo	Site Improvement	Dock / covered	6,147	SF	\$ -	\$ -	"Google Placemark #050" - Metal Roof / Salvage by Others
4	BT	Demo	Site Improvement	Outdoor ADA Lift	1	EA	\$ -	\$ -	Salvage by Others
4	BT	Demo	Site Improvement	Gang Plank	1,810	SF	\$ -	\$ -	Ramp to "Google Placemark #053" / Salvage by Others
4	BT	Demo	Site Improvement	Tenant Equipment	1,620	SF	\$ -	\$ -	"Google Placemark #E03" parked boats / potential of having to remove if abandoned
4	BT	Demo	Site Improvement	Tenant Equipment	1	EA	\$ -	\$ -	"Google Placemark #E04" giant fish statue in water / potential of having to remove if abandoned
4	BT	Demo	Utilities	Disconnect and Abandon	257,047	SF	\$ 0.10	\$ 25,704.73	
4	BT	Demo	Utilities	Disconnect and Abandon	26,056	SF	\$ 0.10	\$ 2,605.59	
4	BT	Demo	Site Improvement	Canopy	504	SF	\$ 0.50	\$ 251.86	
4	BT	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	189,346	SF	\$ 0.53	\$ 100,984.79	"Google Placemark #035"
4	BT	Demo	Roadways/Drives/Parking	Asphalt 4" / Road	48,897	SF	\$ 0.53	\$ 26,078.47	"Google Placemark #048"
4	BT	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	26,320	SF	\$ 1.00	\$ 26,320.04	"Google Placemark #041"
4	BT	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	5,530	SF	\$ 1.00	\$ 5,529.58	"Google Placemark #048"
4	BT	Demo	Site Improvement	Concrete 8" Reinforced / Bulkhead	201	LF	\$ 2.00	\$ 401.57	"Google Placemark #050 Section 2"
4	BT	Demo	Site Improvement	Concrete 8" reinforced / Dumpster Area 2	600	SF	\$ 2.00	\$ 1,200.00	Three sided wood slat perimeter with chain link gate
4	BT	Demo	Site Improvement	Concrete 8" reinforced / Dumpster Area 1	300	SF	\$ 2.00	\$ 600.00	
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	4,113	SF	\$ 2.00	\$ 8,225.56	"Google Placemark #051 Sec 4 - glass overhead doors topped with metal covered open deck
4	BT	Demo	Site Improvement	Deck (wood) (2 levels)	2,799	SF	\$ 2.00	\$ 5,598.55	Mozart's
4	BT	Demo	Site Improvement	Deck (wood)	6,382	SF	\$ 2.00	\$ 12,763.13	Deck between Mozart's and Oyster's Landing, multiple steps down to water
4	BT	Demo	Site Improvement	Deck (wood)	517	SF	\$ 2.00	\$ 1,034.98	Deck surrounding "Google Placemark #049" not part of footprint
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	3,566	SF	\$ 2.00	\$ 7,131.81	"Google Placemark #054 Section 3" - Metal Roof Cover, open air
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	2,592	SF	\$ 2.00	\$ 5,183.79	"Google Placemark #054 Section 2" Open air
4	BT	Demo	Site Improvement	Deck (Press wood) with 8 benches	1,810	SF	\$ 2.00	\$ 3,620.42	"Google Placemark #052"
4	BT	Demo	Building Area	Building	161,584	SF	\$ 2.50	\$ 403,961.14	3 story Parking Garage, precast, double T's, "Google Placemaerk #036"
4	BT	Demo	Site Improvement	Fencing (Chain link) / Dumpster Area 2	40	LF	\$ 3.00	\$ 120.00	
4	BT	Demo	Site Improvement	Deck (wood) / pier over water	1,257	SF	\$ 3.00	\$ 3,771.94	"Google Placemark #051 Section 5"
4	BT	Demo	Site Improvement	Deck (wood) / pier over water (ramp)	3,566	SF	\$ 3.00	\$ 10,697.71	"Google Placemark #051 Section 6"
4	BT	Demo	Site Improvement	Wall (Retaining)	7,122	SF	\$ 3.00	\$ 21,366.93	
4	BT	Demo	Site Improvement	Railing / Water Edge	456	LF	\$ 3.50	\$ 1,595.51	
4	BT	Demo	Building Area	Building - Moreland	3,406	SF	\$ 3.75	\$ 12,772.98	Stone veneer, wood frame, two stories, asphalt shingle roof, "Google Placemark #049 Sec 1"
4	BT	Demo	Building Area	Building - Oyster Landing Marina	3,948	SF	\$ 3.75	\$ 14,805.31	Stone veneer, wood frame, one story, asphalt shingle roof, "Google Placemark #049 Section 2"
4	BT	Demo	Building Area	Building - Lakeside Meditation Center	4,436	SF	\$ 3.75	\$ 16,633.14	Stone veneer, wood frame, two stories, asphalt shingle roof, also partial store front on first level
4	BT	Demo	Building Area	Building - Hula Hut	5,638	SF	\$ 3.75	\$ 21,141.30	wood veneer one story sloped metal roof, "Google Placemark #054 Section 1"
4	BT	Demo	Building Area	Building - Mozart's	2,041	SF	\$ 3.75	\$ 7,655.02	Stone Veneer one story with asphalt shingle roof, "Google Placemark #169 Section 1"
4	BT	Demo	Building Area	Building - Mozart's	425	SF	\$ 3.75	\$ 1,592.97	Glass and wood veneer stub out, asphalt shingle roof, "Google Placemark #169 Section 2"
4	BT	Demo	Building Area	Building - Outdoor Bathroom Facility	300	SF	\$ 3.75	\$ 1,125.00	stone veneer, flat roof
4	BT	Demo	Building Area	Building - Outdoor ATM Hut	80	SF	\$ 3.75	\$ 300.00	stone veneer, asphalt shingle roof
4	BT	Demo	Building Area	Building - Abel on the Lake	4,173	SF	\$ 3.75	\$ 15,648.70	one story, wood veneer, metal roof, "Google Placemark #051 Section 1"
4	BT	Demo	Building Area	Building - Abel on the Lake	2,308	SF	\$ 3.75	\$ 8,653.45	one story, wood veneer, asphalt shingle roof, "Google Placemark #051 Section 2"
4	BT	Demo	Building Area	Building - Abel on the Lake	1,520	SF	\$ 3.75	\$ 5,698.31	one story, wood veneer, flat roof, "Google Placemark #051 Section 3"
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / above stone wall	82	LF	\$ 4.13	\$ 338.76	4' height
4	BT	Demo	Building Area	Building	73,250	SF	\$ 5.00	\$ 366,249.93	4 story Brick veneer (80%) with punched openings, "Google Placemark #037"
4	BT	Demo	Building Area	Building	82,400	SF	\$ 5.00	\$ 411,998.80	4 story Brick veneer (80%) with punched openings, "Google Placemark #038"

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
4	BT	Demo	Building Area	Building	73,957	SF	\$ 5.00	\$ 369,787.44	4 story Brick veneer (80%) with punched openings, "Google Placemark #039"
4	BT	Demo	Building Area	Building	27,440	SF	\$ 5.00	\$ 137,200.13	2 story wood frame, gable roof, "Google Placemark #040"
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / Dumpster Area 2	70	LF	\$ 5.50	\$ 385.00	
4	BT	Demo	Site Improvement	Fencing (Privacy wood slat) / Dumpster Area 1	70	LF	\$ 5.50	\$ 385.00	
4	BT	Demo	Site Improvement	Wall (stone)	328	SF	\$ 6.00	\$ 1,970.97	4' height
4	BT	Demo	Utilities	Disconnect and Remove	1,764	LF	\$ 22.25	\$ 39,252.71	
4	BT	Demo	Site Improvement	Signage / Monumental	2	EA	\$ 625.00	\$ 1,250.00	
4	BT	Demo	Site Improvement	Stripping and Stockpiling / 6"	6	AC	\$ 1,600.00	\$ 10,053.38	
4	BT	Demo	Site Improvement	Stripping and Stockpiling / 6"	12	AC	\$ 1,600.00	\$ 19,420.15	
4	BT	Demo	Site Improvement	Clearing and Grubbing	2.92	AC	\$ 5,000.00	\$ 14,577.68	
4	BT	Demo	Site Improvement	Clearing and Grubbing	0.50	AC	\$ 5,000.00	\$ 2,495.79	
	BT Total							\$ 2,156,140.03	
4	DE	Demo	Site Improvement	Fencing (Privacy wood slat)	338	LF	\$ 5.50	\$ 1,859.00	Between CVS and Gables
4	DE	Demo	Site Improvement	Store Signage / Monumental	1	EA	\$ 500.00	\$ 500.00	"Google Placemark #172" Kitchen Door
4	DE	Demo	Site Improvement	Pond Drainage and fountain removal	1	EA	\$ -	\$ -	"Google Placemark #105" / Salvage of fountain by others
4	DE	Demo	Utilities	Disconnect and Abandon	413,011	SF	\$ 0.10	\$ 41,301.10	
4	DE	Demo	Roadways/Drives/Parking	Asphalt 4" / Road & Parking	154,813	SF	\$ 0.53	\$ 82,566.74	"Google Placemark #97"
4	DE	Demo	Roadways/Drives/Parking	Concrete 4" / Sidewalks	35,868	SF	\$ 1.00	\$ 35,868.35	"Google Placemark #97"
4	DE	Demo	Roadways/Drives/Parking	Concrete 6" / Parking	3,087	SF	\$ 1.50	\$ 4,631.01	"Google Placemark #100" Kitchen Door
4	DE	Demo	Site Improvement	Concrete 6" / Reinforced	3,736	SF	\$ 1.56	\$ 5,811.33	"Google Placemark #109 Section 2"
4	DE	Demo	Site Improvement	Deck (wood) / elevated	1,805	SF	\$ 2.00	\$ 3,610.66	"Google Placemark #107"
4	DE	Demo	Site Improvement	Wall (CMU) / Separation	760	SF	\$ 2.00	\$ 1,520.00	"Google Placemark #173"
4	DE	Demo	Building Area	Parking Garage	19,045	SF	\$ 3.75	\$ 71,419.64	One Story Covered parking with Garage doors / Clay Roof
4	DE	Demo	Building Area	Typical Gables Apartment Building	399,650	SF	\$ 4.00	\$ 1,598,598.31	2 and 3 story mixed structure, wood frame, truss roof with clay tile
4	DE	Demo	Building Area	Rental Office and Fitness Center	10,687	SF	\$ 4.00	\$ 42,746.57	clubhouse one story, rental office one story with double height lobby, clay roof
4	DE	Demo	Building Area	Building - Kitchen Door	2,675	SF	\$ 4.25	\$ 11,367.96	1 story commercial / CMU and glass storefront with flat roof
4	DE	Demo	Site Improvement	Fencing (Decorative metal)	3,045	LF	\$ 5.00	\$ 15,223.00	"Google Placemark #113" - 1SF above grade masonry base at posts
4	DE	Demo	Site Improvement	Concrete 9" Wall (Retaining) / Pond	4,144	SF	\$ 5.00	\$ 20,721.26	"Google Placemark #105" / Salvage of fountain by others
4	DE	Demo	Site Improvement	Concrete 8" reinforced Enclosed Dumpster Pads	576	SF	\$ 5.00	\$ 2,880.00	4 each 12'x12' open top CMU enclosures with wood slat gate / "GPs# 111,112,164, & 165"
4	DE	Demo	Site Improvement	Concrete 9" Wall (retaining) / Masonry	378	LF	\$ 5.00	\$ -	"Google Placemark #065" Remain in Place
4	DE	Demo	Site Improvement	Concrete 8" / slab	829	SF	\$ 5.00	\$ 4,143.99	"Google Placemark #108" compactor
4	DE	Demo	Site Improvement	Wall (Masonry) Landscaping 9"	10,360	SF	\$ 5.00	\$ 51,802.31	"Google Placemark #114"
4	DE	Demo	Site Improvement	Fencing (Privacy wood slat)	115	LF	\$ 5.50	\$ 632.50	"Google Placemark #104"
4	DE	Demo	Site Improvement	Concrete Piping / Reinforced 2'	400	LF	\$ 13.15	\$ 5,260.00	"Google Placemark #109 Section 1"
4	DE	Demo	Utilities	Disconnect and Remove	2,582	LF	\$ 22.25	\$ 57,459.84	
4	DE	Demo	Site Improvement	Swimming Pool	526	CY	\$ 40.00	\$ 21,025.20	"Google Placemark #106"
4	DE	Demo	Site Improvement	Stripping and Stockpiling / 6"	4	AC	\$ 1,600.00	\$ 6,564.94	
4	DE	Demo	Site Improvement	Clearing and Grubbing	1.09	AC	\$ 5,000.00	\$ 5,427.12	
	DE Total							\$ 2,092,940.84	
4	LS	Demo	Utilities	Disconnect and Abandon	10,672	SF	\$ 0.10	\$ 1,067.17	
4	LS	Demo	Roadways/Drives/Parking	Asphalt 4" / Drive & Parking	47,169	SF	\$ 0.53	\$ 25,156.76	"Google Placemark #059"
4	LS	Demo	Roadways/Drives/Parking	Concrete 6" / Sidewalks	4,996	SF	\$ 1.50	\$ 7,493.90	"Google Placemark #059"
4	LS	Demo	Roadways/Drives/Parking	Concrete 6" Reinforced / Dumpster Pad	224	SF	\$ 1.56	\$ 348.44	
4	LS	Demo	Site Improvement	Fencing (Privacy wood slat)	60	LF	\$ 5.50	\$ 330.00	Dumpster Pad Perimeter
4	LS	Demo	Building Area	Building - CVS	10,672	SF	\$ 6.00	\$ 64,030.36	glass storefront, flat roof, one story, Tilt wall with Stone Veneer, "Google Placemark #058"
4	LS	Demo	Site Improvement	Stripping and Stockpiling / 6"	0	AC	\$ 1,600.00	\$ 168.65	
4	LS	Demo	Site Improvement	Store Signage Planter and support	1	EA	\$ 2,500.00	\$ 2,500.00	"Google Placemark #171" Stone Veneer Base Planter and center support
4	LS	Demo	Site Improvement	Clearing and Grubbing	0.35	AC	\$ 5,000.00	\$ 1,725.33	
	LS Total							\$ 102,820.61	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Road	64,305	SF	\$ 0.66	\$ 42,155.46	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Sidewalks	10,087	SF	\$ 1.00	\$ 10,087.05	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Curb and Gutter	2,522	LF	\$ 4.50	\$ 11,347.93	
4	ROW	Demo	Lake Austin Blvd	Complete Demolition / Utilities	1,261	LF	\$ 22.25	\$ 28,054.61	
	ROW Total							\$ 91,645.05	
	Grand Total							\$ 11,743,165.17	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2	Quantity	Units	Unit Price	Total	Notes
1	DE	New Utility Construction	1	N/A	500	LF	\$ 655.23	\$ 327,615.00	
1	DE	New Utility Construction	2	N/A	720	LF	\$ 655.23	\$ 471,765.60	
1	DE	N/A	Lake Austin Blvd.	N/A	1,376	LF	\$ -	\$ -	
	DE Total							\$ 799,380.60	
1	LS	N/A	Lake Austin Blvd.	N/A	2,195	LF	\$ -	\$ -	
	LS Total							\$ -	
1	Park	N/A	Lake Austin Blvd.	N/A	638	LF	\$ -	\$ -	
	Park Total							\$ -	
1	RB	N/A	Lake Austin Blvd.	N/A	172	LF	\$ -	\$ -	
1	RB	N/A	Lake Austin Blvd.	N/A	273	LF	\$ 2,655.23	\$ 724,877.79	Includes 60" Main
1	RB	New Utility Construction	3	N/A	383	LF	\$ 655.23	\$ 250,953.09	
1	RB	New Utility Construction	4	N/A	313	LF	\$ 655.23	\$ 205,086.99	
1	RB	New Utility Construction	5	N/A	1,179	LF	\$ 655.23	\$ 772,516.17	
1	RB	New Utility Construction	6	N/A	815	LF	\$ 655.23	\$ 534,012.45	
1	RB	New Utility Construction	7	N/A	490	LF	\$ 655.23	\$ 321,062.70	
	RB Total							\$ 2,808,509.19	
1	ROW	N/A	Enfield	N/A	4,200	LF	\$ -	\$ -	
1	ROW	N/A	Exposition	N/A	2,160	LF	\$ -	\$ -	
1	ROW	N/A	7th Street	N/A	1,199	LF	\$ -	\$ -	
1	ROW	N/A	Hearn Street	N/A	1,520	LF	\$ -	\$ -	
1	ROW	Utilities Through Intersections		N/A	1,470	LF	\$ 655.23	\$ 963,188.10	
	ROW Total							\$ 963,188.10	
2	DE	New Utility Construction	8	N/A	660	LF	\$ 655.23	\$ 432,451.80	
2	DE	New Utility Construction	9	N/A	585	LF	\$ 655.23	\$ 383,309.55	
2	DE	New Utility Construction	10	N/A	521	LF	\$ 655.23	\$ 341,374.83	
	DE Total							\$ 1,157,136.18	
2	LS	New Utility Construction	12	N/A	603	LF	\$ 655.23	\$ 395,103.69	
2	LS	New Utility Construction	13	N/A	371	LF	\$ 655.23	\$ 243,090.33	
2	LS	New Utility Construction	14	N/A	498	LF	\$ 655.23	\$ 326,304.54	
2	LS	New Utility Construction	15	N/A	739	LF	\$ 655.23	\$ 484,214.97	
2	LS	New Utility Construction	16	N/A	490	LF	\$ 655.23	\$ 321,062.70	
2	LS	New Utility Construction	17	N/A	764	LF	\$ 655.23	\$ 500,595.72	
2	LS	New Utility Construction	18	N/A	462	LF	\$ 655.23	\$ 302,716.26	
2	LS	New Utility Construction	19	N/A	93	LF	\$ 655.23	\$ 60,936.39	
2	LS	New Utility Construction	20	N/A	198	LF	\$ 655.23	\$ 129,735.54	
2	LS	New Utility Construction	21	N/A	2,433	LF	\$ 655.23	\$ 1,594,174.59	
2	LS	New Utility Construction	22	N/A	608	LF	\$ 655.23	\$ 398,379.84	
2	LS	New Utility Construction	23	N/A	456	LF	\$ 655.23	\$ 298,784.88	
2	LS	New Utility Construction	24	N/A	447	LF	\$ 655.23	\$ 292,887.81	
2	LS	New Utility Construction	25	N/A	262	LF	\$ 655.23	\$ 171,670.26	
	LS Total							\$ 5,519,657.52	
2	Park	New Utility Construction	11	N/A	373	LF	\$ 655.23	\$ 244,400.79	
	Park Total							\$ 244,400.79	
3	BT	New Utility Construction	38	N/A	1,115	LF	\$ 655.23	\$ 730,581.45	
3	BT	New Utility Construction	39	N/A	1,026	LF	\$ 655.23	\$ 672,265.98	
3	BT	New Utility Construction	40	N/A	1,254	LF	\$ 655.23	\$ 821,658.42	
3	BT	New Utility Construction	40	N/A	549	LF	\$ 2,655.23	\$ 1,457,721.27	Includes 60" Main
3	BT	New Utility Construction	41	N/A	765	LF	\$ 655.23	\$ 501,250.95	
3	BT	New Utility Construction	42	N/A	360	LF	\$ 655.23	\$ 235,882.80	
3	BT	New Utility Construction	43	N/A	359	LF	\$ 655.23	\$ 235,227.57	
3	BT	New Utility Construction	44	N/A	359	LF	\$ 655.23	\$ 235,227.57	
3	BT	New Utility Construction	45	N/A	643	LF	\$ 655.23	\$ 421,312.89	
	BT Total							\$ 5,311,128.90	
3	LS	New Utility Construction	26	N/A	496	LF	\$ 655.23	\$ 324,994.08	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2	Quantity	Units	Unit Price	Total	Notes
3	LS	New Utility Construction	27	N/A	501	LF	\$ 655.23	\$ 328,270.23	
3	LS	New Utility Construction	28	N/A	401	LF	\$ 655.23	\$ 262,747.23	
3	LS	New Utility Construction	29	N/A	326	LF	\$ 655.23	\$ 213,604.98	
3	LS	New Utility Construction	30	N/A	2,689	LF	\$ 655.23	\$ 1,761,913.47	
	LS Total							\$ 2,891,529.99	
3	LV	New Utility Construction	46	N/A	1,067	LF	\$ 655.23	\$ 699,130.41	
3	LV	New Utility Construction	48	N/A	1,349	LF	\$ 655.23	\$ 883,905.27	
3	LV	New Utility Construction	49	N/A	1,947	LF	\$ 655.23	\$ 1,275,732.81	
3	LV	New Utility Construction	50	N/A	1,939	LF	\$ 655.23	\$ 1,270,490.97	
3	LV	New Utility Construction	51	N/A	578	LF	\$ 655.23	\$ 378,722.94	
3	LV	New Utility Construction	52	N/A	400	LF	\$ 655.23	\$ 262,092.00	
3	LV	New Utility Construction	53	N/A	400	LF	\$ 655.23	\$ 262,092.00	
3	LV	New Utility Construction	54	N/A	582	LF	\$ 655.23	\$ 381,343.86	
3	LV	New Utility Construction	55	N/A	402	LF	\$ 655.23	\$ 263,402.46	
3	LV	New Utility Construction	56	N/A	460	LF	\$ 655.23	\$ 301,405.80	
3	LV	New Utility Construction	57	N/A	684	LF	\$ 655.23	\$ 448,177.32	
3	LV	New Utility Construction	58	N/A	875	LF	\$ 655.23	\$ 573,326.25	
	LV Total							\$ 6,999,822.09	
3	Park	New Utility Construction	46	N/A	388	LF	\$ 655.23	\$ 254,229.24	
3	Park	New Utility Construction	47	N/A	470	LF	\$ 655.23	\$ 307,958.10	
	Park Total							\$ 562,187.34	
3	RB	New Utility Construction	31	N/A	553	LF	\$ 655.23	\$ 362,342.19	
3	RB	New Utility Construction	32	N/A	534	LF	\$ 655.23	\$ 349,892.82	
3	RB	New Utility Construction	33	N/A	406	LF	\$ 655.23	\$ 266,023.38	
3	RB	New Utility Construction	34	N/A	1,085	LF	\$ 655.23	\$ 710,924.55	
3	RB	New Utility Construction	35	N/A	928	LF	\$ 655.23	\$ 608,053.44	
3	RB	New Utility Construction	36	N/A	438	LF	\$ 655.23	\$ 286,990.74	
3	RB	New Utility Construction	37	N/A	425	LF	\$ 2,655.23	\$ 1,128,472.75	Includes 60" Main
	RB Total							\$ 3,712,699.87	
4	BT	New Utility Construction	59	N/A	748	LF	\$ 655.23	\$ 490,112.04	
4	BT	New Utility Construction	60	N/A	167	LF	\$ 655.23	\$ 109,423.41	
	BT Total							\$ 599,535.45	
4	DE	New Utility Construction	61	N/A	381	LF	\$ 655.23	\$ 249,642.63	
4	DE	New Utility Construction	62	N/A	669	LF	\$ 655.23	\$ 438,348.87	
	DE Total							\$ 687,991.50	
	Total LF				58,884				
	Grand Total							\$ 32,257,167.52	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
1	DE	New Street Construction	2	B-4	720	LF	\$ 535.84	\$ 385,805	
1	DE	New Street Construction	1	C-2/C-3	500	LF	\$ 453.09	\$ 226,545	
1	DE	New Street Construction	64	C-6	283	LF	\$ 271.92	\$ 76,953	
1	DE	New Street Construction	Lake Austin Blvd.	A-2 / A-3	1376	LF	\$ 743.41	\$ 1,022,932	
	DE Total							\$ 1,712,235	
1	LS	New Street Construction	Lake Austin Blvd.	A-2 / A-3	2195	LF	\$ 743.41	\$ 1,631,785	
	LS Total							\$ 1,631,785	
1	Park	Bridge Construction	Lake Austin Blvd.	A-2 / A-3	146	LF	\$ 29,736.40	\$ 4,341,514	146' Bridge
	Park Total							\$ 4,341,514	
1	RB	New Street Construction	Lake Austin Blvd.	A-2 / A-3	1889	LF	\$ 743.41	\$ 1,404,301	
1	RB	New Street Construction	5	B-1	764	LF	\$ 581.54	\$ 444,297	
1	RB	New Street Construction	7	B-1	490	LF	\$ 581.54	\$ 284,955	
1	RB	New Street Construction	3	C-1	383	LF	\$ 509.00	\$ 194,947	
1	RB	New Street Construction	4	C-1	313	LF	\$ 509.00	\$ 159,317	
1	RB	New Street Construction	5a	C-1	592	LF	\$ 509.00	\$ 301,328	
1	RB	New Street Construction	6	C-1	815	LF	\$ 509.00	\$ 414,835	
	RB Total							\$ 3,203,980	
1	ROW	Street Improvements	Hearn Street	Existing	1520	LF	\$ 213.21	\$ 324,079	
	ROW Total							\$ 324,079	
2	DE	New Street Construction	9	B-4	585	LF	\$ 535.84	\$ 313,466	
2	DE	New Street Construction	10	B-5	521	LF	\$ 542.57	\$ 282,679	
2	DE	New Street Construction	8	C-2/C-3	660	LF	\$ 453.09	\$ 299,039	
	DE Total							\$ 895,185	
2	LS	New Street Construction	11	B-1	273	LF	\$ 581.54	\$ 158,760	
2	LS	New Street Construction	12	B-1	603	LF	\$ 581.54	\$ 350,669	
2	LS	New Street Construction	13	B-1	371	LF	\$ 581.54	\$ 215,751	
2	LS	New Street Construction	14	B-5	498	LF	\$ 542.57	\$ 270,200	
2	LS	New Street Construction	15	B-5	739	LF	\$ 542.57	\$ 400,959	
2	LS	New Street Construction	16	B-5	490	LF	\$ 542.57	\$ 265,859	
2	LS	New Street Construction	17	B-5	764	LF	\$ 542.57	\$ 414,523	
2	LS	New Street Construction	18	B-5	462	LF	\$ 542.57	\$ 250,667	
2	LS	New Street Construction	19	B-5	93	LF	\$ 542.57	\$ 50,459	
2	LS	New Street Construction	21	B-5	2433	LF	\$ 542.57	\$ 1,320,073	
2	LS	New Street Construction	23	B-5	456	LF	\$ 542.57	\$ 247,412	
2	LS	New Street Construction	24	B-5	447	LF	\$ 542.57	\$ 242,529	
2	LS	New Street Construction	25	B-5	262	LF	\$ 542.57	\$ 142,153	
2	LS	New Street Construction	20	C-1	198	LF	\$ 509.00	\$ 100,782	
2	LS	New Street Construction	22	C-2/C-3	608	LF	\$ 453.09	\$ 275,479	
2	LS	New Street Construction	65	C-6	270	LF	\$ 271.92	\$ 73,418	
2	LS	New Street Construction	66	C-6	651	LF	\$ 271.92	\$ 177,020	
	LS Total							\$ 4,956,715	
2	Park	Bridge Construction	11	B-1	100	LF	\$ 23,261.60	\$ 2,326,160	100' Bridge
	Park Total							\$ 2,326,160	
2	ROW	Street Improvements	Exposition	Existing	2160	LF	\$ 213.21	\$ 460,534	
	ROW Total							\$ 460,534	
3	BT	New Street Construction	40	B-1	510	LF	\$ 581.54	\$ 296,585	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
3	BT	New Street Construction	41	B-1	765	LF	\$ 581.54	\$ 444,878	
3	BT	New Street Construction	40	B-3	1163	LF	\$ 533.84	\$ 620,856	
3	BT	New Street Construction	39	C-1	1026	LF	\$ 509.00	\$ 522,234	
3	BT	New Street Construction	42	C-1	360	LF	\$ 509.00	\$ 183,240	
3	BT	New Street Construction	38	C-2/C-3	1115	LF	\$ 453.09	\$ 505,195	
3	BT	New Street Construction	43	C-2/C-3	359	LF	\$ 453.09	\$ 162,659	
3	BT	New Street Construction	44	C-2/C-3	359	LF	\$ 453.09	\$ 162,659	
3	BT	New Street Construction	45	C-2/C-3	643	LF	\$ 453.09	\$ 291,337	
	BT Total							\$ 3,189,644	
3	LS	New Street Construction	27	B-1	501	LF	\$ 581.54	\$ 291,352	
3	LS	New Street Construction	30	B-4	2689	LF	\$ 535.84	\$ 1,440,874	
3	LS	New Street Construction	26	B-5	496	LF	\$ 542.57	\$ 269,115	
3	LS	New Street Construction	29	B-5	326	LF	\$ 542.57	\$ 176,878	
3	LS	New Street Construction	28	C-1	401	LF	\$ 509.00	\$ 204,109	
	LS Total							\$ 2,382,327	
3	LV	New Street Construction	46	B-1	1305	LF	\$ 581.54	\$ 758,910	
3	LV	New Street Construction	49	B-1	1947	LF	\$ 581.54	\$ 1,132,258	
3	LV	New Street Construction	53	B-1	400	LF	\$ 581.54	\$ 232,616	
3	LV	New Street Construction	54	B-1	582	LF	\$ 581.54	\$ 338,456	
3	LV	New Street Construction	57	B-1	684	LF	\$ 581.54	\$ 397,773	
3	LV	New Street Construction	50	B-3	1067	LF	\$ 533.84	\$ 569,607	
3	LV	New Street Construction	51	B-5	578	LF	\$ 542.57	\$ 313,605	
3	LV	New Street Construction	58	B-5	875	LF	\$ 542.57	\$ 474,749	
3	LV	New Street Construction	47	C-1	346	LF	\$ 509.00	\$ 176,114	
3	LV	New Street Construction	48	C-2/C-3	1349	LF	\$ 453.09	\$ 611,218	
3	LV	New Street Construction	52	C-2/C-3	400	LF	\$ 453.09	\$ 181,236	
3	LV	New Street Construction	55	C-2/C-3	402	LF	\$ 453.09	\$ 182,142	
3	LV	New Street Construction	56	C-2/C-3	460	LF	\$ 453.09	\$ 208,421	
3	LV	New Street Construction	50	Existing	872	LF	\$ 213.21	\$ 185,919	
	LV Total							\$ 5,763,026	
3	Park	Bridge Construction	40	B-3	130	LF	\$ 21,353.60	\$ 2,775,968	130' Bridge
3	Park	Bridge Construction	46	B-1	150	LF	\$ 23,261.60	\$ 3,489,240	150' Bridge
3	Park	Bridge Construction	47	C-1	124	LF	\$ 20,360.00	\$ 2,524,640	124' Bridge
	Park Total							\$ 8,789,848	
3	RB	New Street Construction	37	A-2 / A-3	425	LF	\$ 743.41	\$ 315,949	
3	RB	New Street Construction	35	B-1	928	LF	\$ 581.54	\$ 539,669	
3	RB	New Street Construction	36	B-1	438	LF	\$ 581.54	\$ 254,715	
3	RB	New Street Construction	31	C-1	553	LF	\$ 509.00	\$ 281,477	
3	RB	New Street Construction	32	C-1	534	LF	\$ 509.00	\$ 271,806	
3	RB	New Street Construction	33	C-1	406	LF	\$ 509.00	\$ 206,654	
3	RB	New Street Construction	34	C-2/C-3	1085	LF	\$ 453.09	\$ 491,603	
	RB Total							\$ 2,361,873	
3	ROW	Street Improvements	7th Street	Existing	1199	LF	\$ 213.21	\$ 255,639	
3	ROW	Street Improvements	Enfield	Existing	4200	LF	\$ 213.21	\$ 895,482	
	ROW Total							\$ 1,151,121	
4	BT	New Street Construction	59	B-1	748	LF	\$ 581.54	\$ 434,992	

Phase	Neighborhood	Scope	Description 1 (Street Name / #)	Description 2 (Street Type)	Quantity	Units	Unit Price	Total	Notes
4	BT	New Street Construction	63	C-1	349	LF	\$ 509.00	\$ 177,641	
4	BT	New Street Construction	60	C-2/C-3	167	LF	\$ 453.09	\$ 75,666	
	BT Total							\$ 688,299	
4	DE	New Street Construction	61	C-1	381	LF	\$ 509.00	\$ 193,929	
4	DE	New Street Construction	62	C-1	669	LF	\$ 509.00	\$ 340,521	
	DE Total							\$ 534,450	
			Total LF		60096				
	Grand Total							\$ 44,712,774	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 ()	Quantity	Units	Unit Cost	Total	Notes
1	DE	Structured Parking	DE-4	N/A	236	Space	\$ 8,500	\$ 2,006,000	
1	DE	Structured Parking	DE-6	N/A	414	Space	\$ 8,500	\$ 3,519,000	
1	DE Total							\$ 5,525,000	
1	RB	Structured Parking	RB-10	N/A	601	Space	\$ 8,500	\$ 5,108,500	
1	RB	Structured Parking	RB-3	N/A	187	Space	\$ 8,500	\$ 1,589,500	
1	RB	Structured Parking	RB-4	N/A	135	Space	\$ 8,500	\$ 1,147,500	
1	RB	Structured Parking	RB-5	N/A	285	Space	\$ 8,500	\$ 2,422,500	
1	RB Total							\$ 10,268,000	
2	DE	Structured Parking	DE-5	N/A	206	Space	\$ 8,500	\$ 1,751,000	
2	DE Total							\$ 1,751,000	
2	LS	Structured Parking	LS-1	N/A	365	Space	\$ 8,500	\$ 3,102,500	
2	LS	Structured Parking	LS-10	N/A	355	Space	\$ 8,500	\$ 3,017,500	
2	LS	Structured Parking	LS-2	N/A	451	Space	\$ 8,500	\$ 3,833,500	
2	LS	Structured Parking	LS-3	N/A	152	Space	\$ 8,500	\$ 1,292,000	
2	LS	Structured Parking	LS-4	N/A	645	Space	\$ 8,500	\$ 5,482,500	
2	LS	Structured Parking	LS-5	N/A	871	Space	\$ 8,500	\$ 7,403,500	
2	LS	Structured Parking	LS-6	N/A	1,538	Space	\$ 8,500	\$ 13,073,000	
2	LS	Structured Parking	LS-7	N/A	836	Space	\$ 8,500	\$ 7,106,000	
2	LS	Structured Parking	LS-8	N/A	1,170	Space	\$ 8,500	\$ 9,945,000	
2	LS	Structured Parking	LS-9	N/A	2,227	Space	\$ 8,500	\$ 18,929,500	
2	LS Total							\$ 73,185,000	
3	BT	Structured Parking	BT-4	N/A	92	Space	\$ 8,500	\$ 782,000	
3	BT	Structured Parking	BT-5	N/A	147	Space	\$ 8,500	\$ 1,249,500	
3	BT	Structured Parking	BT-6	N/A	533	Space	\$ 8,500	\$ 4,530,500	
3	BT	Structured Parking	BT-7	N/A	670	Space	\$ 8,500	\$ 5,695,000	
3	BT	Structured Parking	BT-8	N/A	1,091	Space	\$ 8,500	\$ 9,273,500	
3	BT	Structured Parking	BT-9	N/A	1,073	Space	\$ 8,500	\$ 9,120,500	
3	BT Total							\$ 30,651,000	
3	LS	Structured Parking	LS-11	N/A	308	Space	\$ 8,500	\$ 2,618,000	
3	LS	Structured Parking	LS-12	N/A	513	Space	\$ 8,500	\$ 4,360,500	
3	LS	Structured Parking	LS-13	N/A	405	Space	\$ 8,500	\$ 3,442,500	
3	LS	Structured Parking	LS-14	N/A	210	Space	\$ 8,500	\$ 1,785,000	
3	LS	Structured Parking	LS-15	N/A	300	Space	\$ 8,500	\$ 2,550,000	
3	LS Total							\$ 14,756,000	
3	LV	Structured Parking	LV-1	N/A	333	Space	\$ 8,500	\$ 2,830,500	
3	LV	Structured Parking	LV-10	N/A	389	Space	\$ 8,500	\$ 3,306,500	
3	LV	Structured Parking	LV-2	N/A	437	Space	\$ 8,500	\$ 3,714,500	
3	LV	Structured Parking	LV-3	N/A	555	Space	\$ 8,500	\$ 4,717,500	
3	LV	Structured Parking	LV-4	N/A	610	Space	\$ 8,500	\$ 5,185,000	
3	LV	Structured Parking	LV-5	N/A	365	Space	\$ 8,500	\$ 3,102,500	
3	LV	Structured Parking	LV-6	N/A	297	Space	\$ 8,500	\$ 2,524,500	
3	LV	Structured Parking	LV-7	N/A	483	Space	\$ 8,500	\$ 4,105,500	
3	LV	Structured Parking	LV-8	N/A	435	Space	\$ 8,500	\$ 3,697,500	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 ()	Quantity	Units	Unit Cost	Total	Notes
3	LV	Structured Parking	LV-9	N/A	521	Space	\$ 8,500	\$ 4,428,500	
3	LV Total							\$ 37,612,500	
3	RB	Structured Parking	RB-1	N/A	1,047	Space	\$ 8,500	\$ 8,899,500	
3	RB	Structured Parking	RB-2	N/A	243	Space	\$ 8,500	\$ 2,065,500	
3	RB	Structured Parking	RB-6	N/A	376	Space	\$ 8,500	\$ 3,196,000	
3	RB	Structured Parking	RB-7	N/A	176	Space	\$ 8,500	\$ 1,496,000	
3	RB	Structured Parking	RB-8	N/A	137	Space	\$ 8,500	\$ 1,164,500	
3	RB	Structured Parking	RB-9	N/A	328	Space	\$ 8,500	\$ 2,788,000	
3	RB Total							\$ 19,609,500	
3	WAYA	Structured Parking	WAYA	N/A	62	Space	\$ 8,500	\$ 527,000	
3	WAYA Total							\$ 527,000	
4	BT	Structured Parking	BT-1	N/A	123	Space	\$ 8,500	\$ 1,045,500	
4	BT	Structured Parking	BT-2	N/A	508	Space	\$ 8,500	\$ 4,318,000	
4	BT	Structured Parking	BT-3	N/A	567	Space	\$ 8,500	\$ 4,819,500	
4	BT Total							\$ 10,183,000	
4	DE	Structured Parking	DE-1	N/A	426	Space	\$ 8,500	\$ 3,621,000	
4	DE	Structured Parking	DE-2	N/A	211	Space	\$ 8,500	\$ 1,793,500	
4	DE	Structured Parking	DE-3	N/A	232	Space	\$ 8,500	\$ 1,972,000	
4	DE Total							\$ 7,386,500	
4	LS	Structured Parking	LS-16	N/A	75	Space	\$ 8,500	\$ 637,500	
4	LS Total							\$ 637,500	
	Grand Total							\$ 212,092,000	
		Total Spaces			24,952				

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Development Type)	Quantity	Units	Unit Cost	Total	Notes
1	DE	New Vertical Construction	DE-4	Residential	237,529	SF	\$ 123.00	\$ 29,216,067	
1	DE	New Vertical Construction	DE-6	Residential	298,714	SF	\$ 123.00	\$ 36,741,822	
1	DE	New Vertical Construction	DE-6	Civic	15,000	SF	\$ 123.00	\$ 1,845,000	
1	DE	New Vertical Construction	DE-6	Retail	12,971	SF	\$ 123.00	\$ 1,595,433	
	DE Total							\$ 69,398,322	
1	RB	New Vertical Construction	RB-10	Civic	25,000	SF	\$ 140.00	\$ 3,500,000	
1	RB	New Vertical Construction	RB-10	Hotel	200,000	SF	\$ 120.00	\$ 24,000,000	
1	RB	New Vertical Construction	RB-10	Residential	241,767	SF	\$ 123.00	\$ 29,737,341	
1	RB	New Vertical Construction	RB-10	Retail	16,456	SF	\$ 123.00	\$ 2,024,088	
1	RB	New Vertical Construction	RB-3	Residential	191,543	SF	\$ 123.00	\$ 23,559,789	
1	RB	New Vertical Construction	RB-4	Residential	76,475	SF	\$ 140.00	\$ 10,706,500	
1	RB	New Vertical Construction	RB-4	Civic	20,000	SF	\$ 140.00	\$ 2,800,000	
1	RB	New Vertical Construction	RB-5	Civic	100,000	SF	\$ 140.00	\$ 14,000,000	
	RB Total							\$ 110,327,718	
2	DE	New Vertical Construction	DE-5	Residential	216,274	SF	\$ 123.00	\$ 26,601,702	
	DE Total							\$ 26,601,702	
2	LS	New Vertical Construction	LS-1	Residential	350,515	SF	\$ 123.00	\$ 43,113,345	
2	LS	New Vertical Construction	LS-10	Residential	345,843	SF	\$ 123.00	\$ 42,538,689	
2	LS	New Vertical Construction	LS-2	Retail	19,509	SF	\$ 123.00	\$ 2,399,607	
2	LS	New Vertical Construction	LS-2	Residential	331,056	SF	\$ 123.00	\$ 40,719,888	
2	LS	New Vertical Construction	LS-3	Retail	19,577	SF	\$ 123.00	\$ 2,407,971	
2	LS	New Vertical Construction	LS-3	Residential	48,821	SF	\$ 123.00	\$ 6,004,983	
2	LS	New Vertical Construction	LS-4	Office	150,000	SF	\$ 107.00	\$ 16,050,000	
2	LS	New Vertical Construction	LS-4	Residential	215,105	SF	\$ 123.00	\$ 26,457,915	
2	LS	New Vertical Construction	LS-5	Office	200,000	SF	\$ 107.00	\$ 21,400,000	
2	LS	New Vertical Construction	LS-5	Residential	134,641	SF	\$ 123.00	\$ 16,560,843	
2	LS	New Vertical Construction	LS-5	Retail	30,466	SF	\$ 123.00	\$ 3,747,318	
2	LS	New Vertical Construction	LS-6	Office	159,987	SF	\$ 107.00	\$ 17,118,609	
2	LS	New Vertical Construction	LS-6	Retail	199,485	SF	\$ 123.00	\$ 24,536,655	
2	LS	New Vertical Construction	LS-7	Office	307,400	SF	\$ 107.00	\$ 32,891,800	
2	LS	New Vertical Construction	LS-8	Civic	20,000	SF	\$ 150.00	\$ 3,000,000	
2	LS	New Vertical Construction	LS-8	Office	279,637	SF	\$ 107.00	\$ 29,921,159	
2	LS	New Vertical Construction	LS-8	Retail	62,680	SF	\$ 123.00	\$ 7,709,640	
2	LS	New Vertical Construction	LS-9	Retail	221,034	SF	\$ 120.00	\$ 26,524,080	
2	LS	New Vertical Construction	LS-9	Office	359,562	SF	\$ 107.00	\$ 38,473,134	
	LS Total							\$ 401,575,636	
3	BT	New Vertical Construction	BT-4	Residential	109,282	SF	\$ 107.00	\$ 11,693,174	
3	BT	New Vertical Construction	BT-5	Residential	152,197	SF	\$ 123.00	\$ 18,720,231	
3	BT	New Vertical Construction	BT-6	Office	165,000	SF	\$ 107.00	\$ 17,655,000	
3	BT	New Vertical Construction	BT-6	Residential	79,125	SF	\$ 123.00	\$ 9,732,375	
3	BT	New Vertical Construction	BT-7	Office	130,000	SF	\$ 107.00	\$ 13,910,000	
3	BT	New Vertical Construction	BT-7	Residential	163,952	SF	\$ 107.00	\$ 17,542,864	
3	BT	New Vertical Construction	BT-7	Civic	50,000	SF	\$ 107.00	\$ 5,350,000	
3	BT	New Vertical Construction	BT-8	Office	390,483	SF	\$ 107.00	\$ 41,781,681	
3	BT	New Vertical Construction	BT-9	Office	168,537	SF	\$ 120.00	\$ 20,224,440	
3	BT	New Vertical Construction	BT-9	Civic	215,500	SF	\$ 123.00	\$ 26,506,500	
	BT Total							\$ 183,116,265	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Development Type)	Quantity	Units	Unit Cost	Total	Notes
3	LS	New Vertical Construction	LS-11	Residential	304,458	SF	\$ 123.00	\$ 37,448,334	
3	LS	New Vertical Construction	LS-12	Hotel	100,000	SF	\$ 123.00	\$ 12,300,000	
3	LS	New Vertical Construction	LS-12	Residential	276,152	SF	\$ 123.00	\$ 33,966,696	
3	LS	New Vertical Construction	LS-12	Retail	29,400	SF	\$ 123.00	\$ 3,616,200	
3	LS	New Vertical Construction	LS-13	Residential	260,951	SF	\$ 123.00	\$ 32,096,973	
3	LS	New Vertical Construction	LS-13	Civic	10,000	SF	\$ 123.00	\$ 1,230,000	
3	LS	New Vertical Construction	LS-13	Retail	22,753	SF	\$ 123.00	\$ 2,798,619	
3	LS	New Vertical Construction	LS-14	Residential	216,104	SF	\$ 123.00	\$ 26,580,792	
3	LS	New Vertical Construction	LS-15	Residential	296,354	SF	\$ 123.00	\$ 36,451,542	
	LS Total							\$ 186,489,156	
3	LV	New Vertical Construction	LV-1	Residential	269,876	SF	\$ 123.00	\$ 33,194,748	
3	LV	New Vertical Construction	LV-1	Retail	6,660	SF	\$ 123.00	\$ 819,180	
3	LV	New Vertical Construction	LV-10	Residential	326,548	SF	\$ 107.00	\$ 34,940,636	
3	LV	New Vertical Construction	LV-10	Civic	25,000	SF	\$ 107.00	\$ 2,675,000	
3	LV	New Vertical Construction	LV-2	Residential	320,698	SF	\$ 123.00	\$ 39,445,854	
3	LV	New Vertical Construction	LV-2	Retail	19,216	SF	\$ 123.00	\$ 2,363,568	
3	LV	New Vertical Construction	LV-3	Residential	528,674	SF	\$ 123.00	\$ 65,026,902	
3	LV	New Vertical Construction	LV-4	Residential	381,776	SF	\$ 123.00	\$ 46,958,448	
3	LV	New Vertical Construction	LV-4	Retail	39,550	SF	\$ 123.00	\$ 4,864,650	
3	LV	New Vertical Construction	LV-5	Residential	243,140	SF	\$ 123.00	\$ 29,906,220	
3	LV	New Vertical Construction	LV-5	Civic	45,000	SF	\$ 123.00	\$ 5,535,000	
3	LV	New Vertical Construction	LV-6	Residential	296,609	SF	\$ 123.00	\$ 36,482,907	
3	LV	New Vertical Construction	LV-7	Residential	367,474	SF	\$ 123.00	\$ 45,199,302	
3	LV	New Vertical Construction	LV-7	Retail	19,216	SF	\$ 123.00	\$ 2,363,568	
3	LV	New Vertical Construction	LV-8	Residential	312,794	SF	\$ 123.00	\$ 38,473,662	
3	LV	New Vertical Construction	LV-8	Retail	13,355	SF	\$ 123.00	\$ 1,642,665	
3	LV	New Vertical Construction	LV-9	Residential	364,885	SF	\$ 107.00	\$ 39,042,695	
3	LV	New Vertical Construction	LV-9	Civic	50,000	SF	\$ 107.00	\$ 5,350,000	
	LV Total							\$ 434,285,005	
3	RB	New Vertical Construction	RB-1	Office	300,000	SF	\$ 107.00	\$ 32,100,000	
3	RB	New Vertical Construction	RB-1	Residential	126,790	SF	\$ 123.00	\$ 15,595,170	
3	RB	New Vertical Construction	RB-1	Civic	25,000	SF	\$ 123.00	\$ 3,075,000	
3	RB	New Vertical Construction	RB-2	Civic	10,000	SF	\$ 123.00	\$ 1,230,000	
3	RB	New Vertical Construction	RB-2	Residential	212,359	SF	\$ 123.00	\$ 26,120,157	
3	RB	New Vertical Construction	RB-6	Residential	237,422	SF	\$ 123.00	\$ 29,202,906	
3	RB	New Vertical Construction	RB-6	Retail	26,361	SF	\$ 123.00	\$ 3,242,403	
3	RB	New Vertical Construction	RB-7	Residential	183,437	SF	\$ 123.00	\$ 22,562,751	
3	RB	New Vertical Construction	RB-8	Residential	146,344	SF	\$ 123.00	\$ 18,000,312	
3	RB	New Vertical Construction	RB-9	Residential	297,546	SF	\$ 123.00	\$ 36,598,158	
	RB Total							\$ 187,726,857	
3	WAYA	Existing to Remain	WAYA	Civic	40,000	SF	\$ 145.00	\$ 5,800,000	
	WAYA Total							\$ 5,800,000	
4	BT	New Vertical Construction	BT-1	Residential	25,416	SF	\$ 107.00	\$ 2,719,512	
4	BT	New Vertical Construction	BT-1	Retail	23,500	SF	\$ 107.00	\$ 2,514,500	
4	BT	New Vertical Construction	BT-2	Residential	48,880	SF	\$ 107.00	\$ 5,230,160	
4	BT	New Vertical Construction	BT-2	Retail	82,849	SF	\$ 107.00	\$ 8,864,843	
4	BT	New Vertical Construction	BT-3	Residential	272,257	SF	\$ 107.00	\$ 29,131,499	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Area in Acres)	Units (SF)	Unit Cost	Total	Notes
1	DE	Building Site Landscaping	DE-4	2.73	118,764	\$ 1.00	\$ 118,764	
1	DE	Building Site Landscaping	DE-6	3.75	163,342	\$ 1.00	\$ 163,342	
	DE Total						\$ 282,107	
1	RB	Building Site Landscaping	RB-10	5.55	241,612	\$ 1.00	\$ 241,612	
1	RB	Building Site Landscaping	RB-2	2.04	88,944	\$ 1.00	\$ 88,944	
1	RB	Building Site Landscaping	RB-3	1.76	76,617	\$ 1.00	\$ 76,617	
1	RB	Building Site Landscaping	RB-4	0.89	38,590	\$ 1.00	\$ 38,590	
1	RB	Building Site Landscaping	RB-5	0.92	40,000	\$ 1.00	\$ 40,000	
	RB Total						\$ 485,762	
2	DE	Building Site Landscaping	DE-5	2.48	108,137	\$ 1.00	\$ 108,137	
	DE Total						\$ 108,137	
2	LS	Building Site Landscaping	LS-10	3.97	172,922	\$ 1.00	\$ 172,922	
2	LS	Building Site Landscaping	LS-2	3.22	140,226	\$ 1.00	\$ 140,226	
2	LS	Building Site Landscaping	LS-3	1.05	45,599	\$ 1.00	\$ 45,599	
2	LS	Building Site Landscaping	LS-4	3.35	146,042	\$ 1.00	\$ 146,042	
2	LS	Building Site Landscaping	LS-5	3.35	146,043	\$ 1.00	\$ 146,043	
2	LS	Building Site Landscaping	LS-6	5.50	239,648	\$ 1.00	\$ 239,648	
2	LS	Building Site Landscaping	LS-7	2.82	122,960	\$ 1.00	\$ 122,960	
2	LS	Building Site Landscaping	LS-8	3.33	144,927	\$ 1.00	\$ 144,927	
2	LS	Building Site Landscaping	LS-9	6.66	290,298	\$ 1.00	\$ 290,298	
	LS Total						\$ 1,448,663	
3	BT	Building Site Landscaping	BT-4	1.67	72,855	\$ 1.00	\$ 72,855	
3	BT	Building Site Landscaping	BT-5	2.33	101,465	\$ 1.00	\$ 101,465	
3	BT	Building Site Landscaping	BT-6	2.24	97,650	\$ 1.00	\$ 97,650	
3	BT	Building Site Landscaping	BT-7	3.16	137,581	\$ 1.00	\$ 137,581	
3	BT	Building Site Landscaping	BT-8	3.59	156,193	\$ 1.00	\$ 156,193	
	BT Total						\$ 565,743	
3	LS	Building Site Landscaping	LS-1	3.22	140,206	\$ 1.00	\$ 140,206	
3	LS	Building Site Landscaping	LS-11	3.49	152,229	\$ 1.00	\$ 152,229	
3	LS	Building Site Landscaping	LS-12	4.66	202,776	\$ 1.00	\$ 202,776	
3	LS	Building Site Landscaping	LS-13	3.37	146,852	\$ 1.00	\$ 146,852	
3	LS	Building Site Landscaping	LS-14	2.48	108,052	\$ 1.00	\$ 108,052	
3	LS	Building Site Landscaping	LS-15	3.40	148,177	\$ 1.00	\$ 148,177	
	LS Total						\$ 898,292	
3	LV	Building Site Landscaping	LV-1	2.54	110,614	\$ 1.00	\$ 110,614	
3	LV	Building Site Landscaping	LV-2	3.12	135,966	\$ 1.00	\$ 135,966	
3	LV	Building Site Landscaping	LV-3	6.07	264,337	\$ 1.00	\$ 264,337	
3	LV	Building Site Landscaping	LV-4	3.87	168,530	\$ 1.00	\$ 168,530	
3	LV	Building Site Landscaping	LV-5	2.65	115,256	\$ 1.00	\$ 115,256	
3	LV	Building Site Landscaping	LV-6	2.72	118,643	\$ 1.00	\$ 118,643	

Phase	Neighborhood	Scope	Description 1 (Block Number)	Description 2 (Area in Acres)	Units (SF)	Unit Cost	Total	Notes
3	LV	Building Site Landscaping	LV-7	3.55	154,676	\$ 1.00	\$ 154,676	
3	LV	Building Site Landscaping	LV-8	2.99	130,460	\$ 1.00	\$ 130,460	
3	LV	Building Site Landscaping	LV-9	4.76	207,443	\$ 1.00	\$ 207,443	
3	LV	Building Site Landscaping	LV-10	5.38	234,365	\$ 1.00	\$ 234,365	
	LV Total						\$ 1,640,291	
3	RB	Building Site Landscaping	RB-1	4.15	180,716	\$ 1.00	\$ 180,716	
3	RB	Building Site Landscaping	RB-6	3.03	131,892	\$ 1.00	\$ 131,892	
3	RB	Building Site Landscaping	RB-7	2.11	91,719	\$ 1.00	\$ 91,719	
3	RB	Building Site Landscaping	RB-8	1.68	73,172	\$ 1.00	\$ 73,172	
3	RB	Building Site Landscaping	RB-9	3.42	148,773	\$ 1.00	\$ 148,773	
	RB Total						\$ 626,271	
3	WAYA	Building Site Landscaping	WAYA	15.81	688,546	\$ 1.00	\$ 688,546	
	WAYA Total						\$ 688,546	
4	BT	Building Site Landscaping	BT-1	0.56	24,458	\$ 1.00	\$ 24,458	
4	BT	Building Site Landscaping	BT-2	2.02	87,819	\$ 1.00	\$ 87,819	
4	BT	Building Site Landscaping	BT-3	6.92	301,650	\$ 1.00	\$ 301,650	
4	BT	Building Site Landscaping	BT-9	3.53	153,615	\$ 1.00	\$ 153,615	
	BT Total						\$ 567,541	
4	DE	Building Site Landscaping	DE-1	4.70	204,929	\$ 1.00	\$ 204,929	
4	DE	Building Site Landscaping	DE-2	2.34	101,869	\$ 1.00	\$ 101,869	
4	DE	Building Site Landscaping	DE-3	2.51	109,376	\$ 1.00	\$ 109,376	
	DE Total						\$ 416,174	
4	LS	Building Site Landscaping	LS-16	1.47	63,876	\$ 1.00	\$ 63,876	

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
1	Open Space	Amenities	City Metropolitan Park	PA	801,420	SF	\$ 3.00	\$ 2,404,259.43	active park, highly programed (hand), overlook piers (3), sand beach, grass lawn, picnic overlook, picnic lawn, trail, promenade, dock, boat parking and launching, boat facility, retail pad, grated shade trees, terraced bench area
1	Open Space	Amenities	Urban Plaza	PC	6,239	SF	\$ 3.00	\$ 18,717.99	pier overlook, promenade
1	Open Space	Amenities	Greenway - Narrow	PB	1,307	LF	\$ 10.00	\$ 13,072.48	
1	Open Space	Amenities	Multi Use Trail 16'	Decomposed Granite	5,015	LF	\$ 55.37	\$ 277,680.55	
1	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	4,770	LF	\$ 35.37	\$ 168,714.90	
1 Total								\$ 2,882,445.35	
2	Open Space	Amenities	Neighborhood Park	PB	133,395	SF	\$ 10.00	\$ 1,333,951.10	hardscape, benches, playground, pathways, lawn, water feature, dog park, gardens, promenade, terraced green
2	Open Space	Amenities	Neighborhood Park	PC	7,671	SF	\$ 0.50	\$ 3,835.31	Community garden
2	Open Space	Amenities	Neighborhood Park	PC	14,230	SF	\$ 1.00	\$ 14,229.55	Pier overlook
2	Open Space	Amenities	Urban Plaza	PA	64,596	SF	\$ 40.00	\$ 2,583,831.20	water feature, formal lawn panel, trees, special paving
2	Open Space	Amenities	Urban Plaza	PB	22,074	SF	\$ 1.00	\$ 22,073.87	
2	Open Space	Amenities	Greenway - Narrow	PB	610	LF	\$ 10.00	\$ 6,104.05	
2	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	365	LF	\$ 35.37	\$ 12,910.05	
2 Total								\$ 3,976,935.13	
3	Open Space	Amenities	Neighborhood Park	PC	20,844	SF	\$ 0.50	\$ 10,422.04	green, trees
3	Open Space	Amenities	Neighborhood Park	PB	25,207	SF	\$ 30.00	\$ 756,222.90	market plaza, fountain
3	Open Space	Amenities	Neighborhood Park	PB	113,274	SF	\$ 2.00	\$ 226,547.26	gardens, playscapes, lawn area, trees, community gardens
3	Open Space	Amenities	Neighborhood Park	PB	50,387	SF	\$ 30.00	\$ 1,511,612.10	green space, trees, lawn, gardens, pavillion, plaza, fountain, market plaza
3	Open Space	Amenities	Neighborhood Park	PC	46,381	SF	\$ 1.00	\$ 46,381.17	Community garden, promenade
3	Open Space	Amenities	City Metropolitan Park	PA	1,046,511	SF	\$ 2.00	\$ 2,093,022.68	dog run, walkways, trees, water ponds, pathways, urbanized terraces, sculpture garden, pedestrian bridge, community garden, kid park, skatepark, "midway",
3	Open Space	Amenities	City Metropolitan Park	PB	703,383	SF	\$ 2.00	\$ 1,406,766.38	tree preservations, pathways, fields, sports courts, multipurpose fields, community garden

Phase	Neighborhood	Scope	Description 1	Description 2	Qty	Unit	Unit Cost	Total	Notes
3	Open Space	Amenities	Urban Plaza	PB	8,893	SF	\$ 30.00	\$ 266,804.10	
3	Open Space	Amenities	Urban Plaza	PC	9,880	SF	\$ 5.00	\$ 49,400.45	Pier overlook, curbless retail street
3	Open Space	Amenities	Greenway - Narrow	PB	9,295	LF	\$ 10.00	\$ 92,945.45	
3	Open Space	Amenities	Multi Use Trail 16'	Decomposed Granite	855	LF	\$ 55.37	\$ 47,341.35	
3	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	8,705	LF	\$ 35.37	\$ 307,895.85	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	251	LF	\$ 1,480.00	\$ 371,480.00	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	252	LF	\$ 1,479.00	\$ 372,708.00	
3	Open Space	Amenities	Pedestrian Bridge	Concrete / Steel	264	LF	\$ 1,476.00	\$ 389,664.00	
3	Open Space	Amenities	Pier	Elevated Slab	980	SF	\$ 60.00	\$ 58,800.00	
3	Open Space	Amenities	Oval-Shaped Landing	Slab on Grade	1,605	SF	\$ 30.00	\$ 48,150.00	
3	Open Space	Amenities	Square Landing	Wood	1,134	SF	\$ 50.00	\$ 56,700.00	
3	Open Space	Amenities	Docks	Wood	1	Each	\$ 80,000.00	\$ 80,000.00	
3	Open Space	Amenities	Yoga Bridge	Wood	237	LF	\$ 480.00	\$ 113,760.00	
3	Open Space	Amenities	Water Feature / Pond	Concrete / Tile	1,240	SF	\$ 70.00	\$ 86,800.00	
3	Open Space	Amenities	Water Feature / Pond	Concrete / Tile	1,013	SF	\$ 70.00	\$ 70,910.00	
3	Open Space	Amenities	Water Feature / Pond	Concrete / Tile	2,129	SF	\$ 70.00	\$ 149,030.00	
3	Open Space	Amenities	Water Feature / Pond	Concrete / Tile	1,203	SF	\$ 70.00	\$ 84,210.00	
3 Total								\$ 8,697,573.72	
4	Open Space	Amenities	Neighborhood Park	PC	58,085	SF	\$ 1.00	\$ 58,085.48	Pond rework
4	Open Space	Amenities	Urban Plaza	PB	42,786	SF	\$ 30.00	\$ 1,283,577.90	
4	Open Space	Amenities	Greenway - Narrow	PB	1,873	LF	\$ 10.00	\$ 18,728.23	
4	Open Space	Amenities	Multi Use Trail 10'	Decomposed Granite	1,075	LF	\$ 35.37	\$ 38,022.75	
4	Open Space	Amenities	Multi Use Trail	Concrete	4,055	LF	\$ 108.24	\$ 438,913.20	
4 Total								\$ 1,837,327.56	
Grand Total								\$ 17,394,281.76	

Drawing Index

Page	Drawing Title	Document Date	Date Received
1	Illustrative Street & Block Plan in Context	May 19, 2009	May 19, 2009
2	Illustrative Street & Block Plan	May 19, 2009	May 19, 2009
3	Neighborhoods	May 19, 2009	May 19, 2009
4	Development Density Diagram	May 19, 2009	May 19, 2009
5	Land Use by Block	May 19, 2009	May 21, 2009
6	Land Use Concept Plan	June 2009	June 8, 2009
7	Land Use by Block Table	June 8, 2009	June 8, 2009
8	Phase I	Not Dated	June 8, 2009
9	Phase II	Not Dated	June 8, 2009
10	Phase III	Not Dated	June 8, 2009
11	Phase IV	Not Dated	June 8, 2009
12	Waterline Relocation	Not Dated	June 8, 2009
13	Traffic and Transportation Concept Plan	Not Dated	June 5, 2009
14	Road Types A, B-1, B-2, B-3, B-4, B-5	Not Dated	June 5, 2009
15	Road Types C-1, C-2, C-3, C-4, C-5, C-6	Not Dated	June 5, 2009
16	Transit Network Concept Plan	June 13, 2009	June 5, 2009
17	Major Intersections - Pedestrian and Vehicular Interactions Concept Plan	June 13, 2009	June 5, 2009
18	Park Typology Concept Plan	June 13, 2009	June 5, 2009
19	Bike Network Concept Plan	June 13, 2009	June 5, 2009
20	Pedestrian Network Concept Plan	June 13, 2009	June 5, 2009
21	Street Trees Concept Plan	June 13, 2009	June 5, 2009
22	Park Spaces Image	Not Dated	June 4, 2009
23	Central Park Schematic	Not Dated	June 4, 2009
24	Park Concept Costing Rendering	Not Dated	June 3, 2009
25	Summary of Typical Block Types	May 19, 2009	May 19, 2009
26-36	Demolition Exhibits (pgs. 1-11)	June 6, 2009	Self Published



BRACKENRIDGE VILLAGE SCHEME: ILLUSTRATIVE STREET & BLOCK PLAN IN CONTEXT



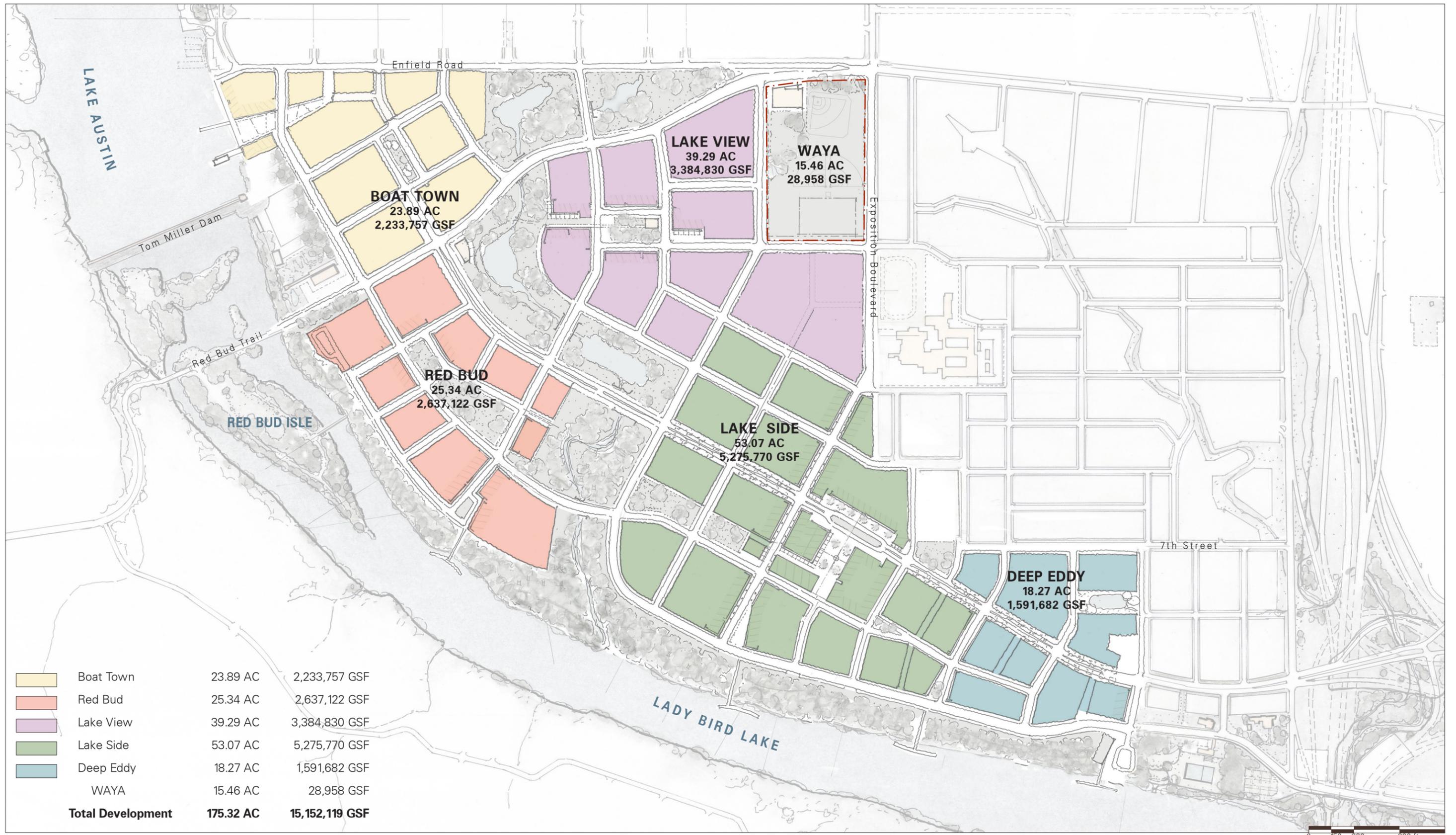
THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract
AUSTIN, TEXAS

DRAFT May 19, 2009
CONFIDENTIAL



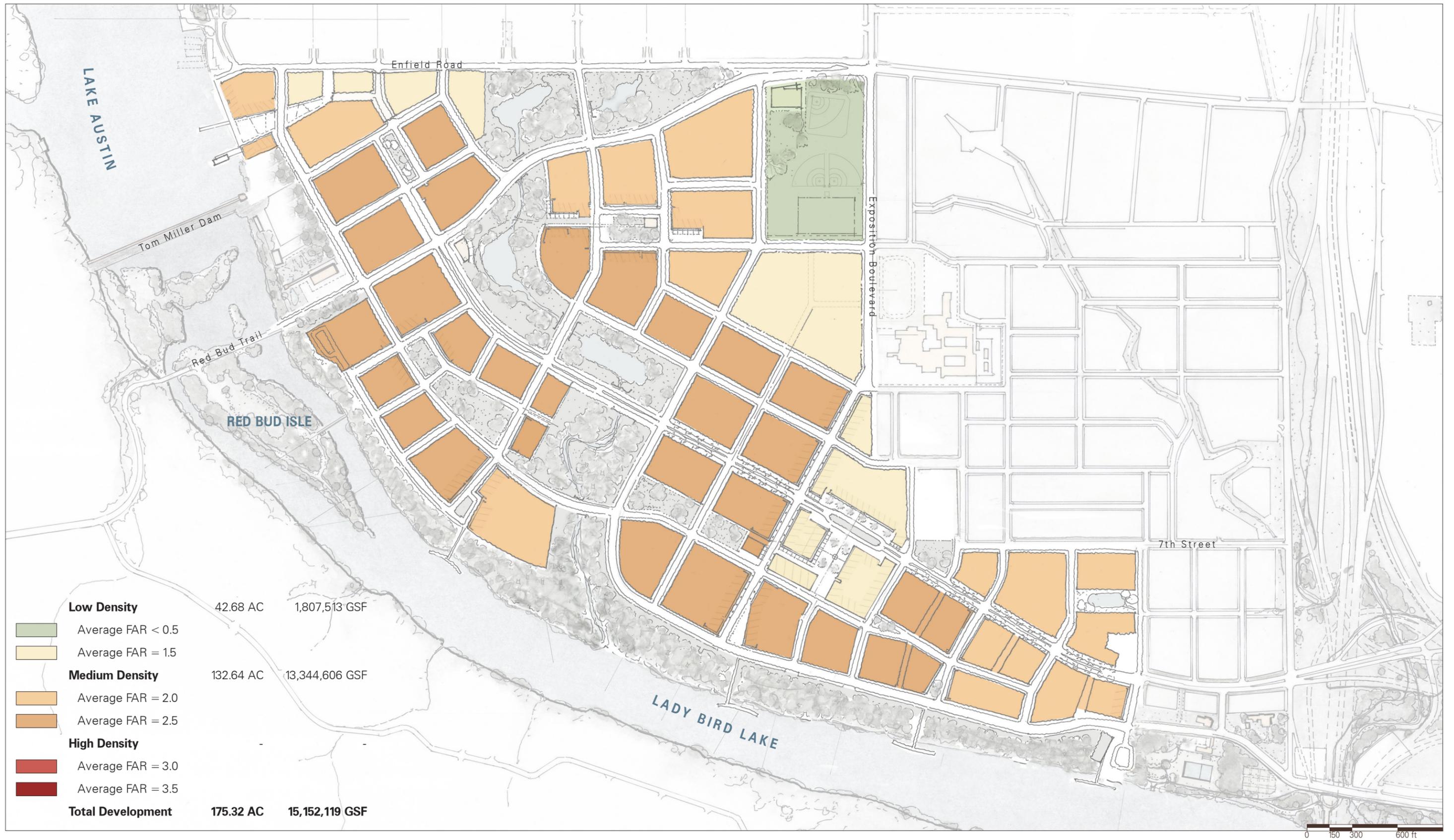
BRACKENRIDGE VILLAGE SCHEME: ILLUSTRATIVE STREET & BLOCK PLAN





BRACKENRIDGE VILLAGE SCHEME: NEIGHBORHOODS





BRACKENRIDGE PARK SCHEME: DEVELOPMENT DENSITY DIAGRAM



Land Use by Block										
Block Number	Block Area		FAR	Total Development	Land Use					
	SF	Acres			Retail	Residential (DU)	Office	Hotel	Civic	
BOAT TOWN										
BT-1	31,969	0.73	15	47,964		47,964	40			
BT-2	35,615	0.82	15	53,422		53,422	45			
BT-3	75,231	1.73	15	112,847		112,847	94			
BT-4	84,509	1.94	15	126,763		126,763	106			
BT-5	98,880	2.27	25	247,201		76,334	64	170,867		
BT-6	146,514	3.36	2.5	366,284	12,000	95,810	80	258,474		
BT-7	155,298	3.57	2.5	388,245	12,000			376,245		
BT-8	152,606	3.50	2.5	381,515				381,515		
BT-9	169,927	3.90	2.0	339,854		69,854	58	270,000		
BT-10	25,529	0.59	2.0	51,058	9,000	42,058	35			
BT-11	87,819	2.02	2.0	175,637	18,200	157,437	131			
TOTAL	1,063,896	24.42	2.2	2,290,780	51,200	782,478	652	1,187,901	270,000	-
RED BUD										
RB-1	174,498	4.01	2.5	436,244	17,755	124,749	104	293,740		
RB-2	85,214	1.96	2.5	213,035		213,035	178			
RB-3	75,238	1.73	2.5	188,095		188,095	157			
RB-4	37,918	0.87	2.5	94,796		94,796			94,796	
RB-5	38,998	0.90	2.5	97,495						97,495
RB-6	138,839	3.19	2.5	347,099	15,600	331,499	276			
RB-7	83,787	1.92	2.5	209,466		209,466	175			
RB-8	72,595	1.67	2.5	181,488	15,080	166,407	139			
RB-9	150,225	3.45	2.5	375,562		375,562	313			
RB-10	238,713	5.48	2.0	477,426	18,000	234,426	195	125,000	100,000	
TOTAL	1,096,025	25.16	2.4	2,620,706	66,435	1,843,239	1,536	293,740	125,000	292,291
LAKE VIEW										
LV-1	103,743	2.38	2.0	207,486	10,200	197,286	164			
LV-2	146,509	3.36	2.0	293,018	14,400	278,618	232			
LV-3	255,964	5.88	2.0	511,928		511,928	427			
LV-4	164,873	3.78	2.0	329,745	21,600	308,145	257			
LV-5	120,204	2.76	2.0	240,407	20,400	220,007	183			
LV-6	113,773	2.61	2.5	284,431		284,431	237			
LV-7	163,276	3.75	2.5	408,190	14,400	393,790	328			
LV-8	130,522	3.00	2.5	326,304	12,000	314,304	262			
LV-9a	85,018	1.95	1.5	127,527		127,527	106			
LV-9b	207,339	4.76	1.5	311,009		311,009	259			
LV-9c	130,791	3.00	1.5	196,186		196,186	163			
TOTAL	1,622,010	37.24	2.0	3,236,232	93,000	3,143,232	2,619	-	-	-
LAKE SIDE										
LS-1	140,194	3.22	2.5	350,485		350,485	292			
LS-2	140,194	3.22	2.5	350,485		350,485	292			
LS-3	56,173	1.29	1.5	84,259		84,259	70			
LS-4	142,096	3.26	2.5	355,240		14,862	118	213,378		
LS-5	142,110	3.26	2.5	355,275	29,655	70,520	59	255,100		
LS-6	229,361	5.27	1.5	344,042	88,263	77,556	65	178,223		
LS-7	126,167	2.90	2.5	315,417		155,950	130	159,468		
LS-8	148,391	3.41	2.5	370,977	26,154	151,070	126	183,201		10,552
LS-9	296,381	6.80	1.5	444,572	159,819			229,752	55,000	
LS-10	173,803	3.99	2.5	434,507	30,000	404,507	337			
LS-11	153,472	3.52	2.5	383,680		383,680	320			
LS-12	202,241	4.64	2.5	505,602	21,000	484,602	404			
LS-13	145,021	3.33	2.5	362,552	30,800	331,752	276			
LS-14	107,137	2.46	2.5	267,844	12,000	255,844	213			
LS-15	139,264	3.20	2.5	348,159	10,800	337,359	281			
LS-16	60,978	1.40	2.0	121,955	9,600	112,355	94			
TOTAL	2,402,882	55.16	2.2	5,395,051	418,091	3,692,286	3,077	1,219,122	55,000	10,552
DEEP EDDY										
DE-1	201,326	4.62	2.0	402,653	19,600	383,053	319			
DE-2	98,700	2.27	2.0	197,399		197,399	164			
DE-3	105,809	2.43	2.0	211,619	13,200	198,419	165			
DE-4	121,232	2.78	2.0	242,465	27,600	214,865	179			
DE-5	113,022	2.59	2.00	226,044	9,000	217,044	181			
DE-6	166,223	3.82	2.0	332,447	27,000	305,447	255			
TOTAL	806,313	18.51	2.0	1,612,627	96,400	1,516,227	1,294	-	-	-
WAYA										
WAYA	673,438	15.46	0.04	28,958						28,958
TOTAL	7,864,665	175.96	1.98	15,194,393	725,128	10,977,462	9,148	2,699,963	450,000	331,801

	Residential	10,977,462 GSF	72.29%
		(9,148 DU)	
	Office	2,699,963 GSF	17.78%
	Hotel	450,000 GSF	2.96%
	Civic / Institutional	331,801 GSF	2.19%
	Retail / Restaurant	725,126 GSF	4.78%
Total Development		15,184,353	100.00%

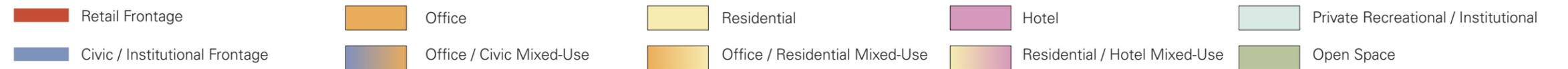
BRACKENRIDGE VILLAGE SCHEME: LAND USE BY BLOCK

11.3.4. Land Use

The Land Use Plan indicates the distribution of uses throughout the site. Commercial and mixed use areas are concentrated primarily at the town and neighborhood centers and on streets leading into these centers. The Boat Town neighborhood is indicated as having a concentration of office and research and development space with a park focal point; this is also the location indicated as a plan alternative for the potential future UT academic/research space.

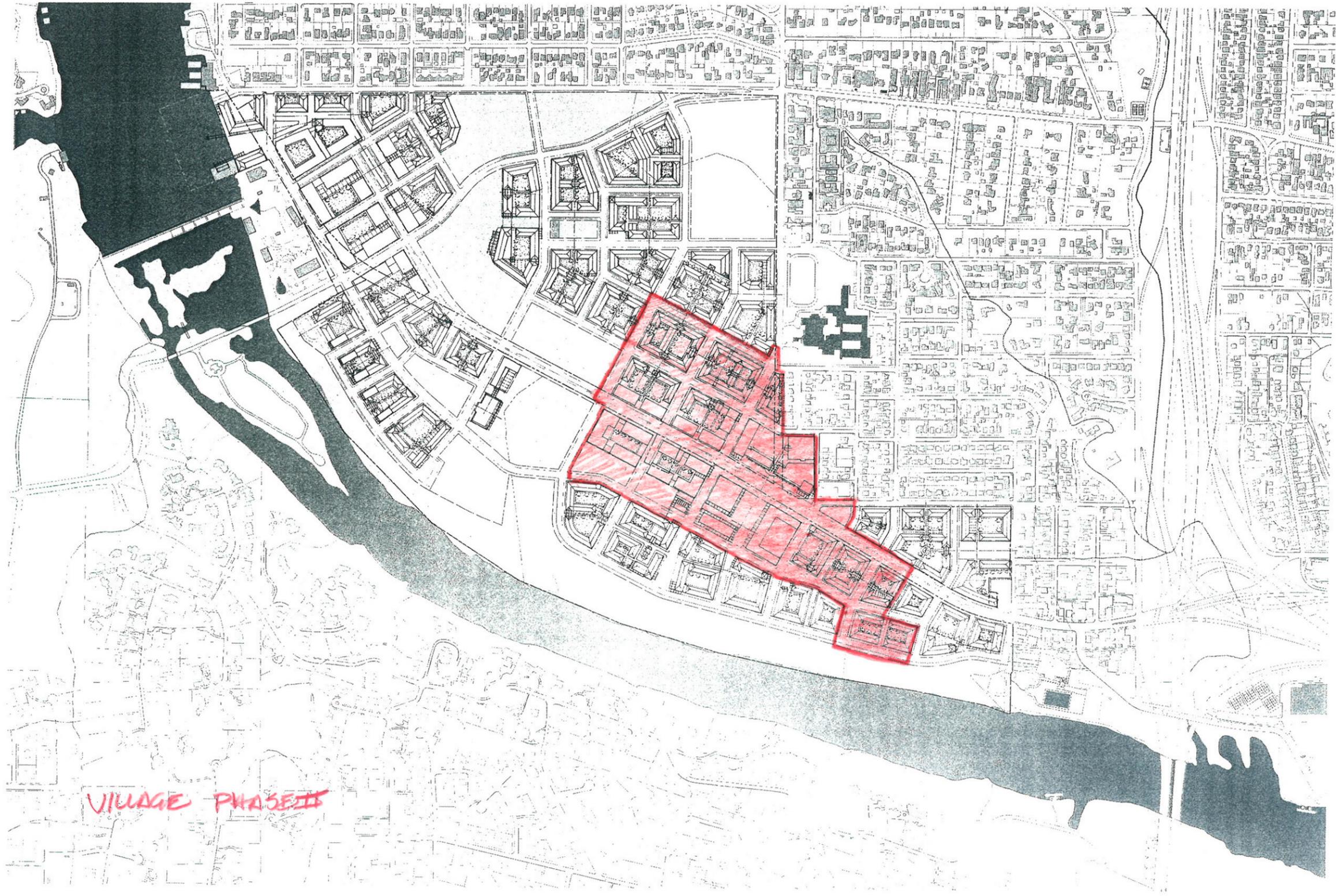


Land Use Plan





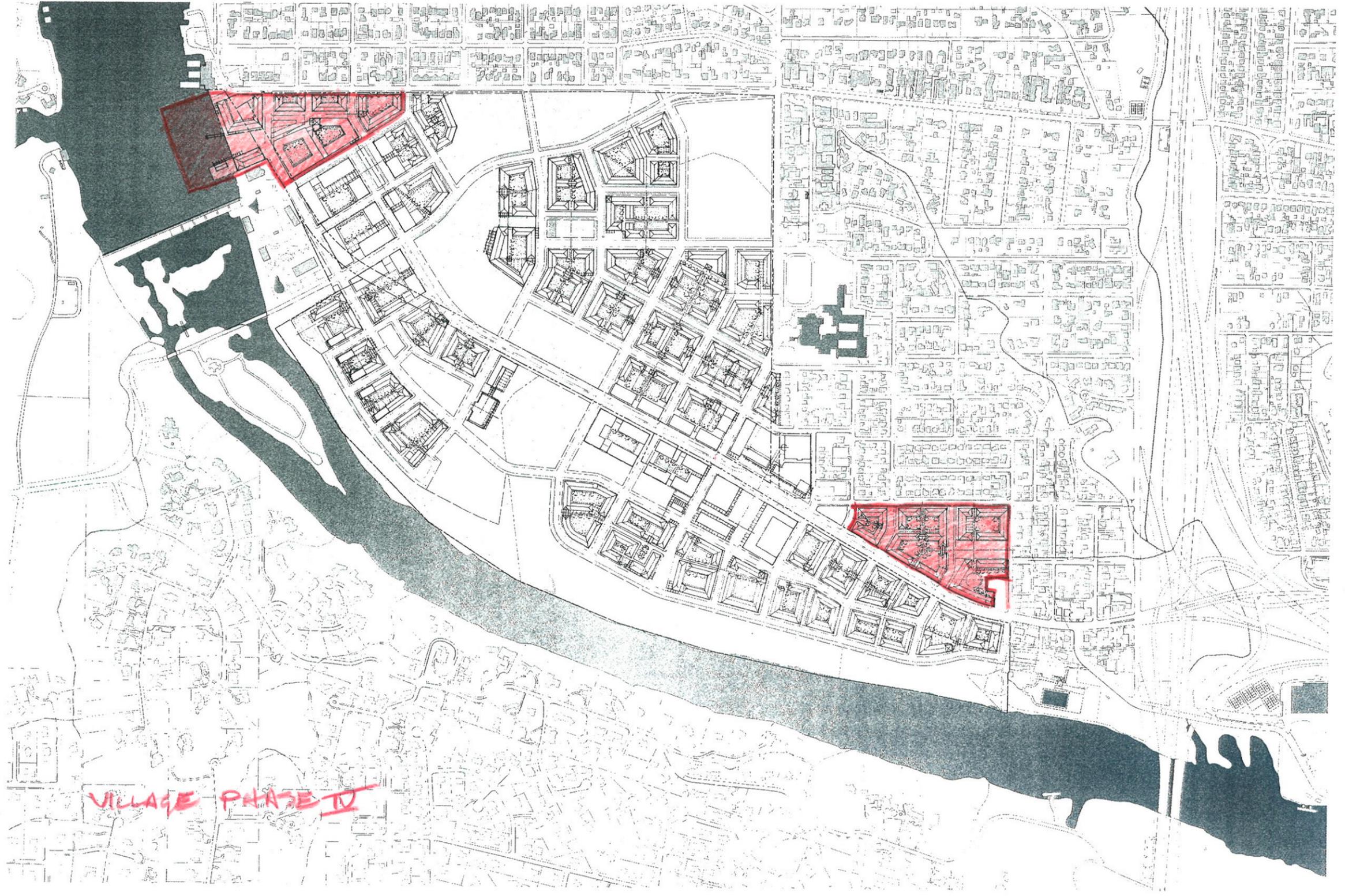
VILLAGE PHASE I



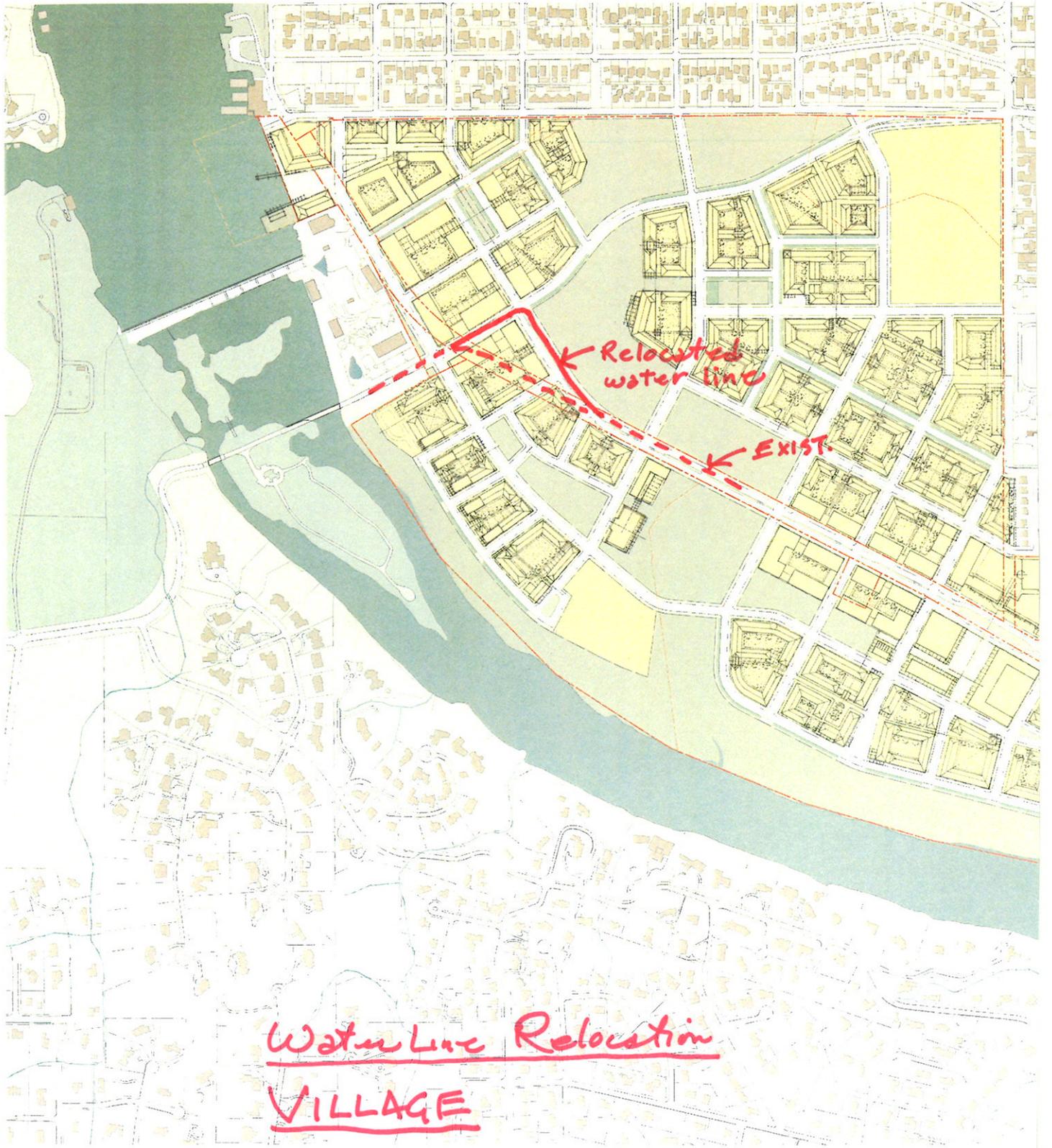
VILLAGE PHASE III



VILLAGE - PHASE III



VILLAGE PHASE IV



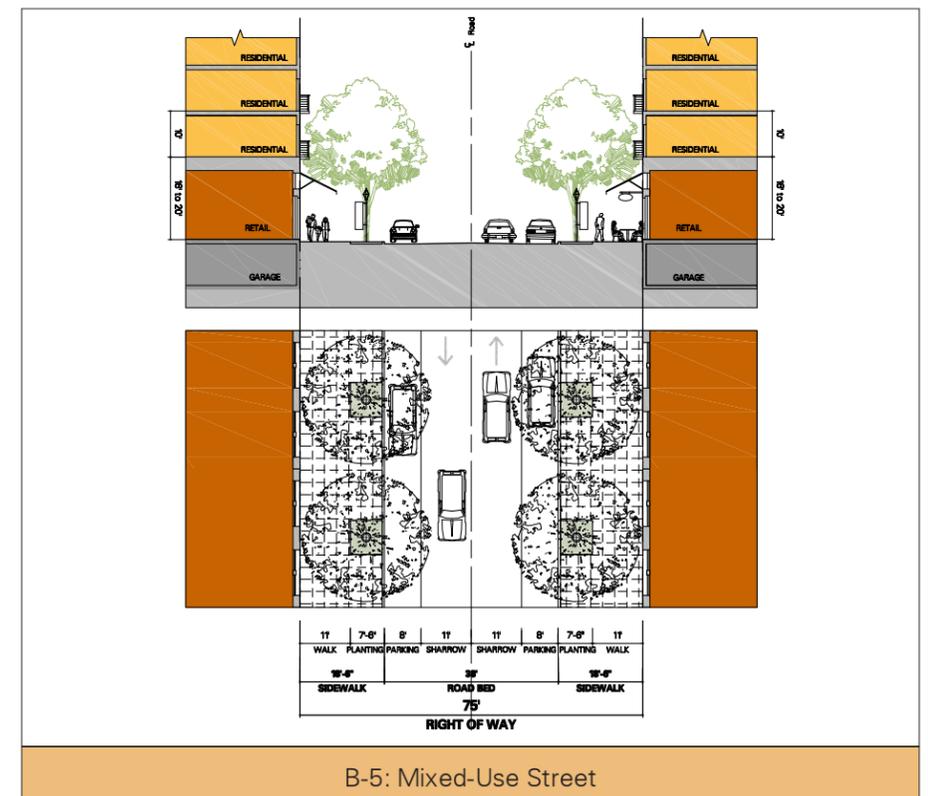
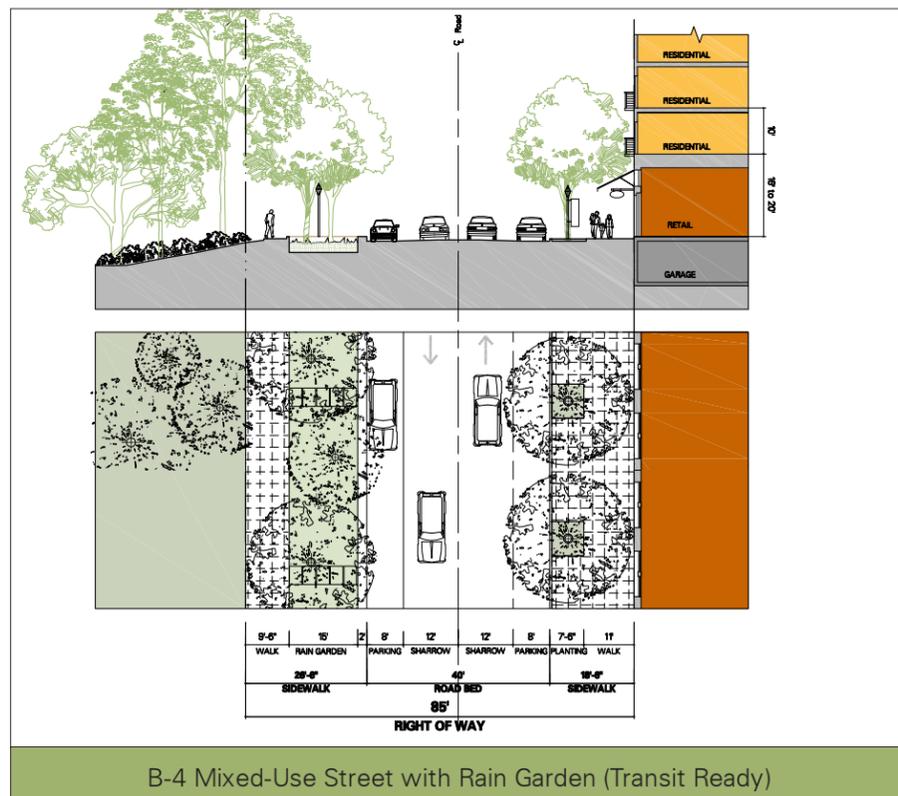
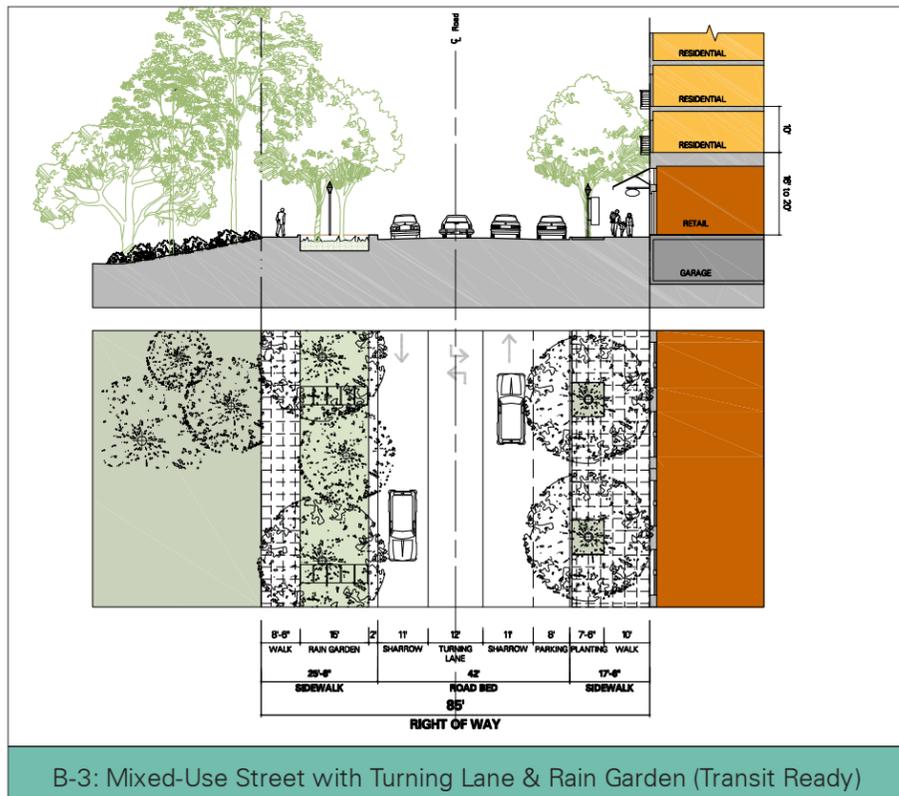
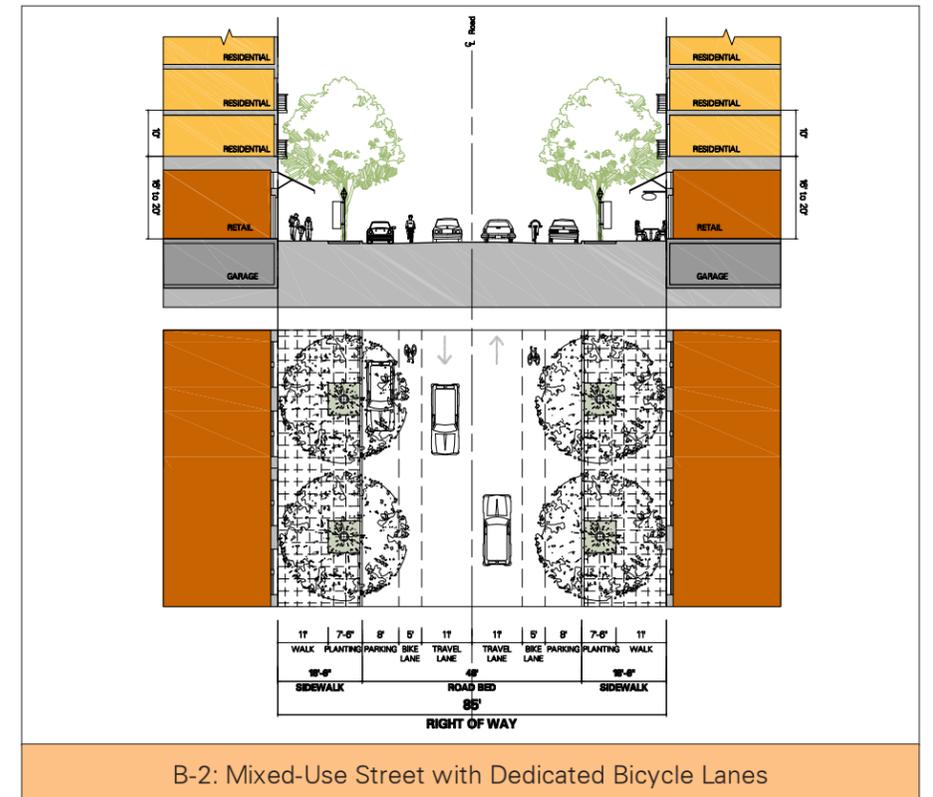
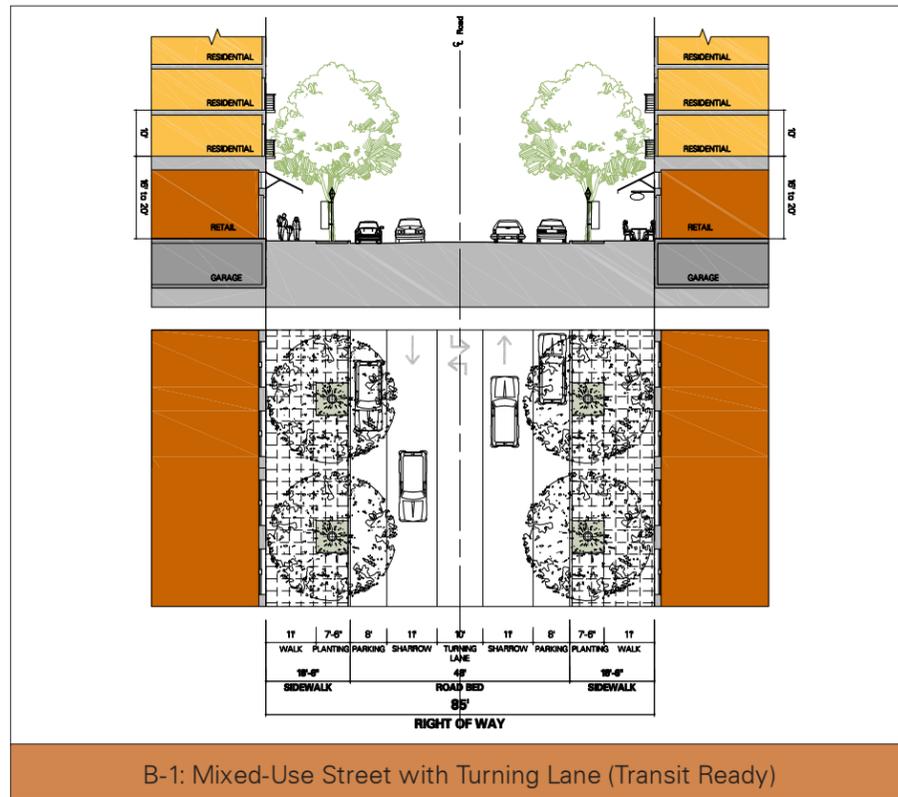
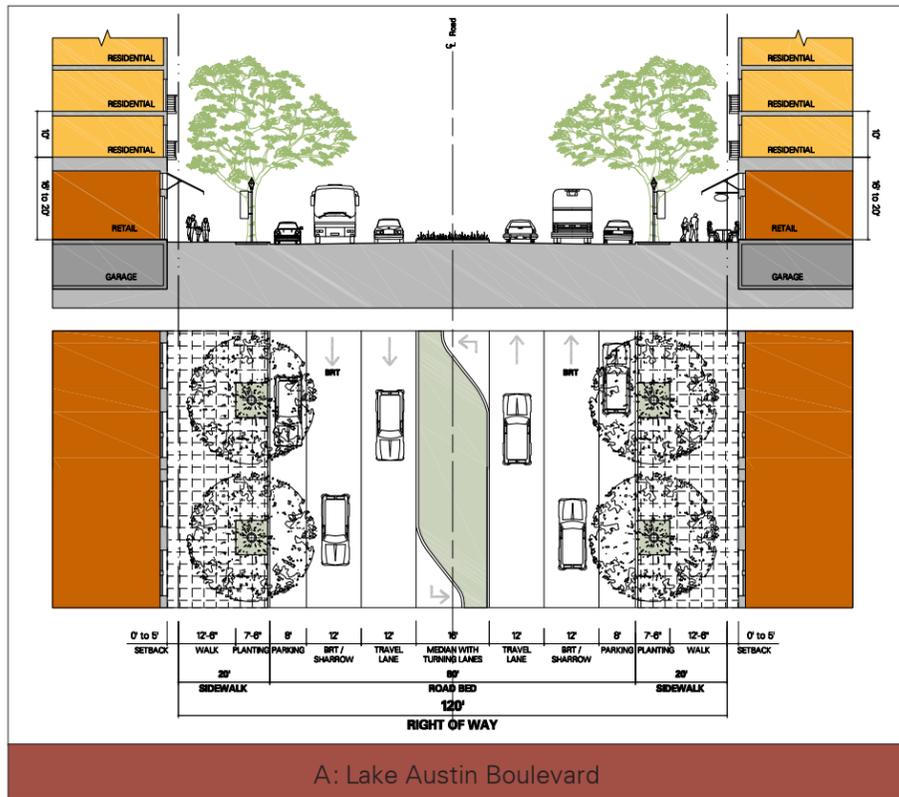
Water Line Relocation
VILLAGE

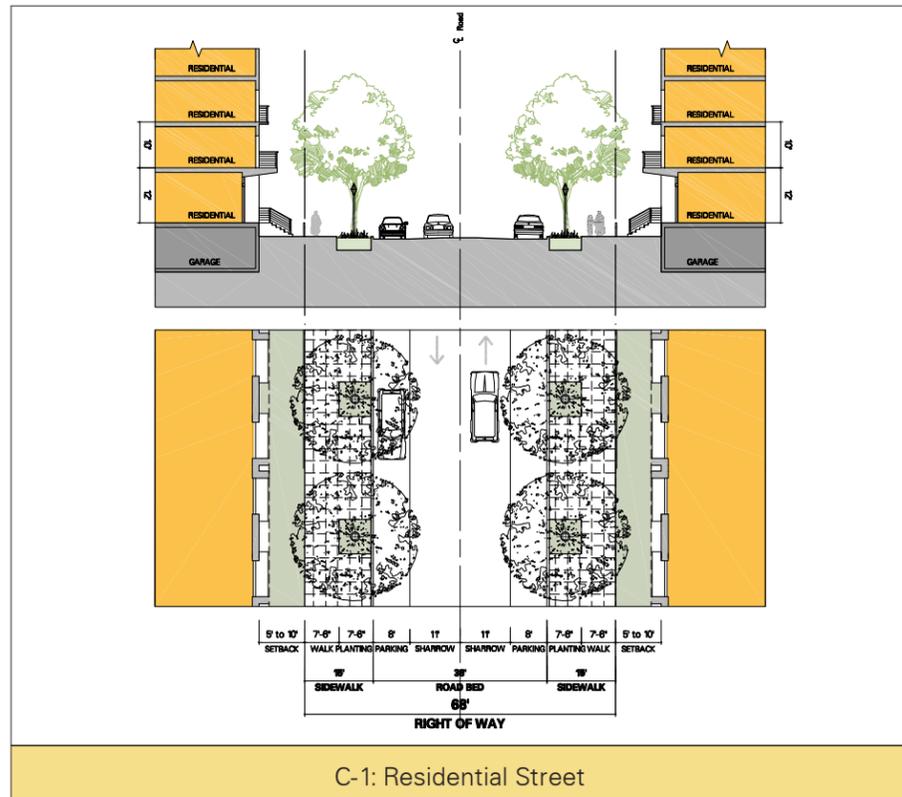
11.3.1. Traffic and Transportation



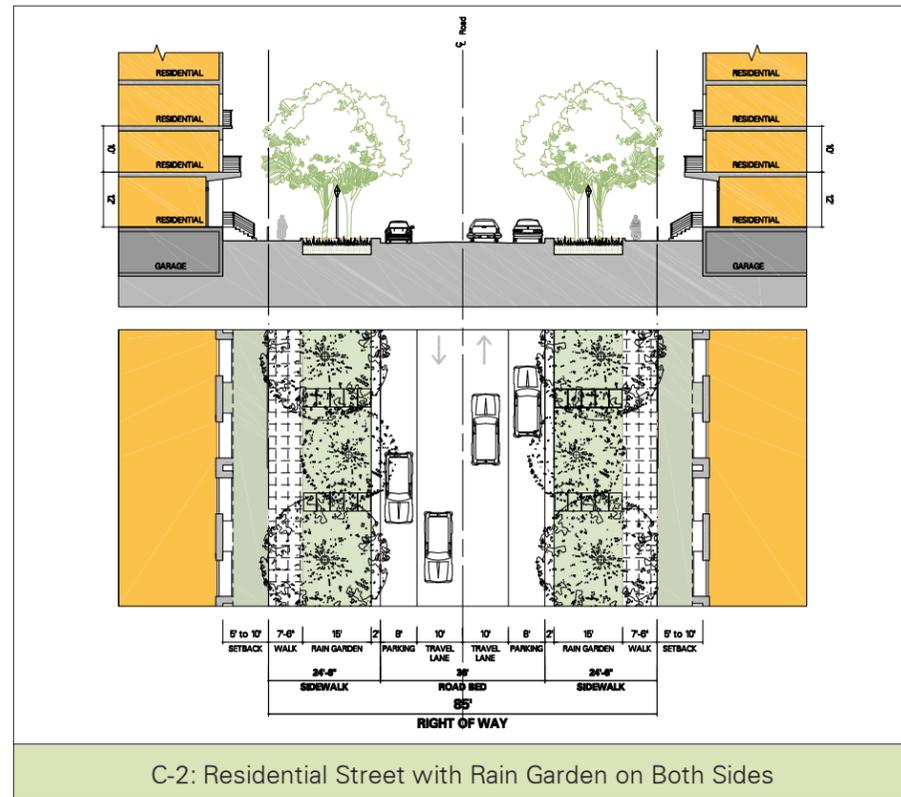
Street Types

- | | | | |
|--|---|--|---|
|  A: Lake Austin Boulevard |  B-3: Mixed-Use Street with Turning Lane & Rain Garden (Transit Ready) |  B-5: Mixed-Use Street |  C-1: Residential Street |
|  B-1: Mixed-Use Street with Turning Lanes (Transit Ready) |  B-4: Mixed-Use Street with Rain Garden (Transit Ready) |  C-2/C-3: Residential Street with Rain Garden |  C-6: Residential Street, Mews |
| | | |  Existing Street Improvements |

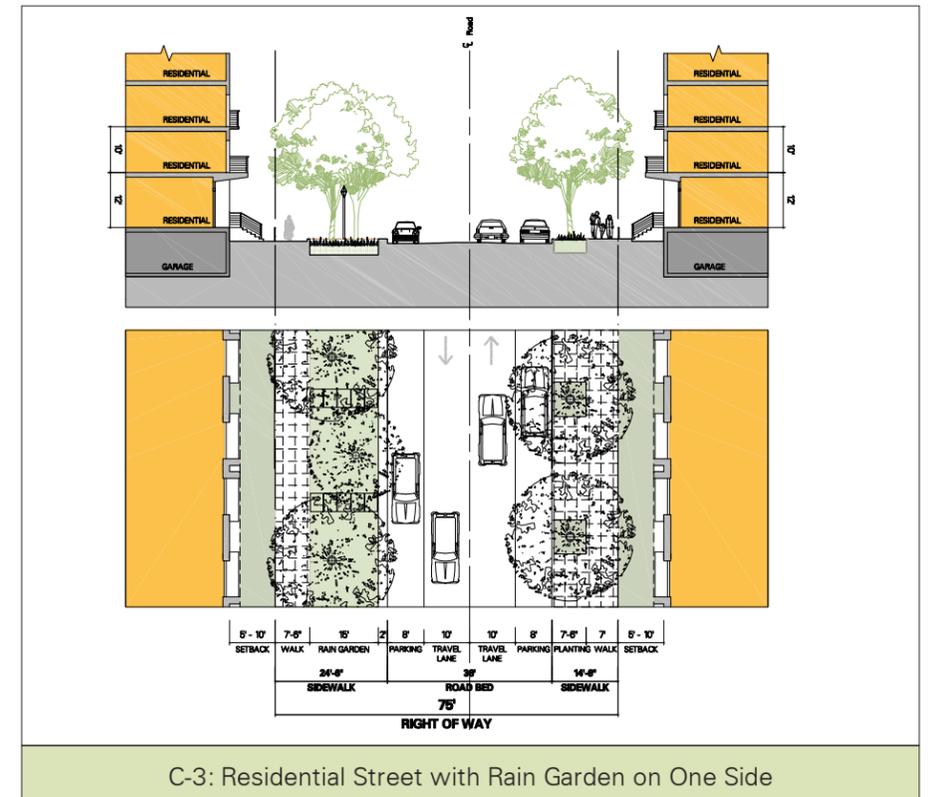




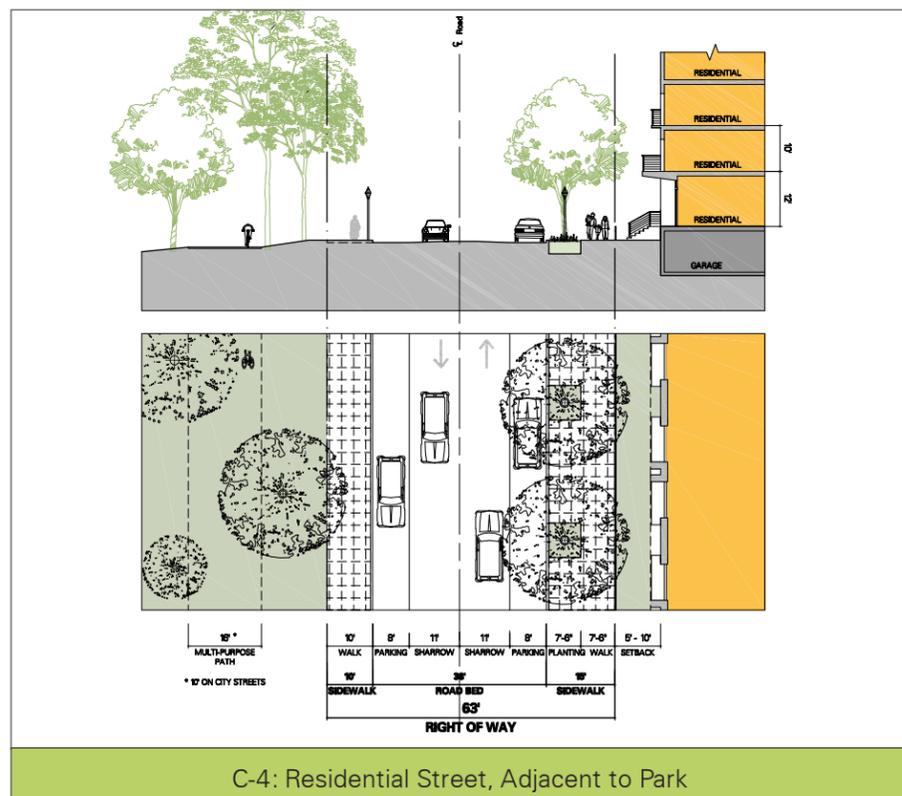
C-1: Residential Street



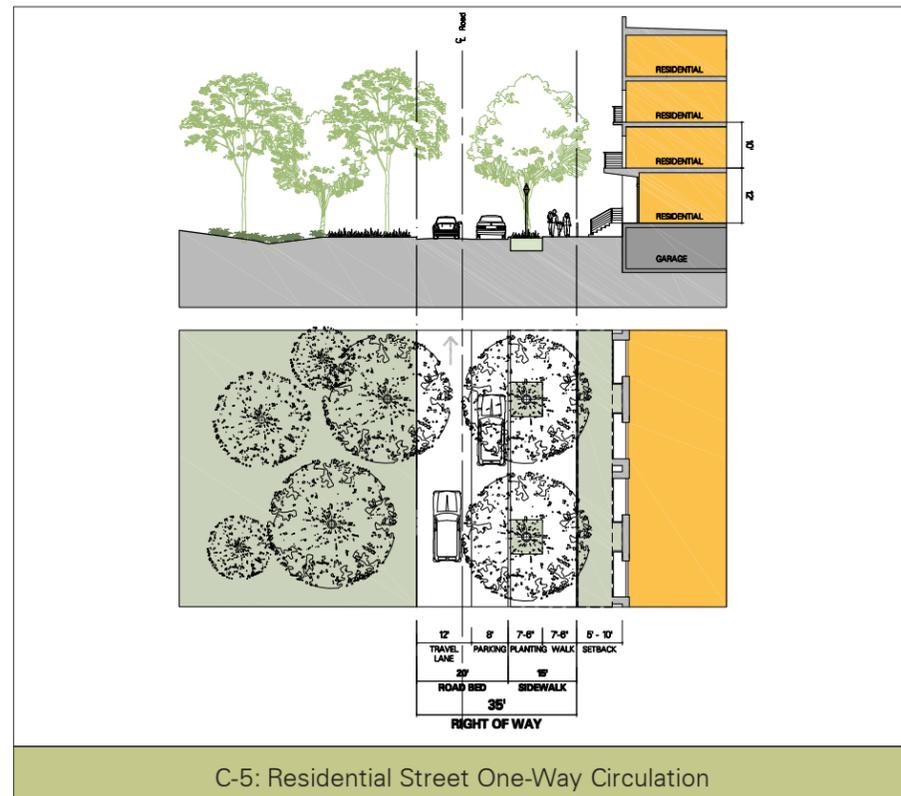
C-2: Residential Street with Rain Garden on Both Sides



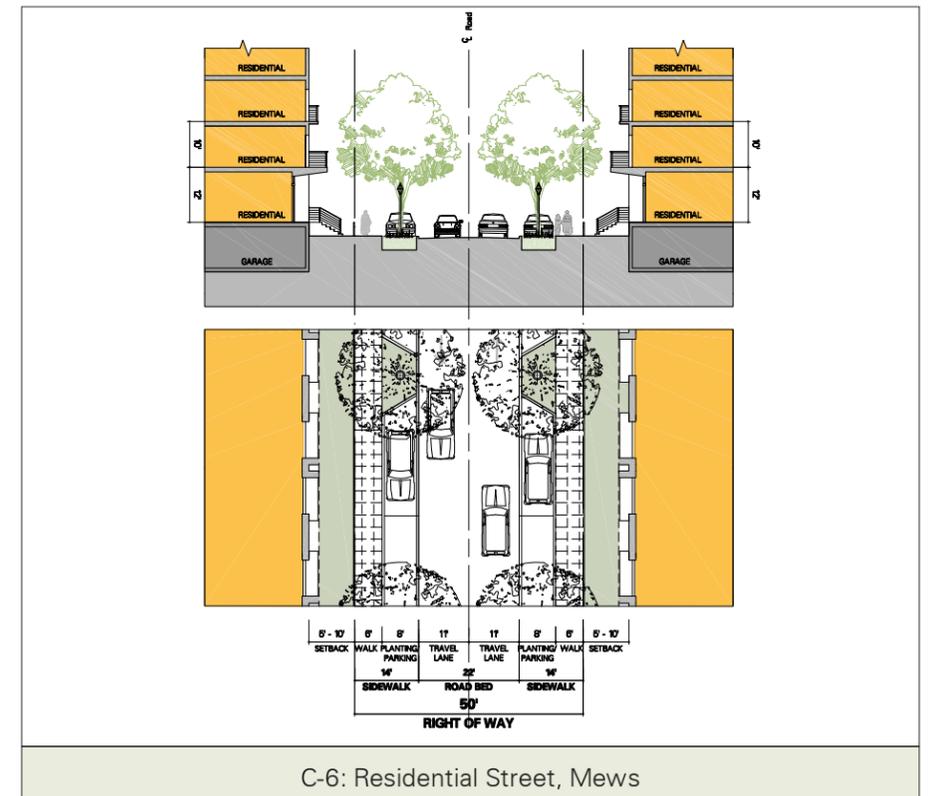
C-3: Residential Street with Rain Garden on One Side



C-4: Residential Street, Adjacent to Park



C-5: Residential Street One-Way Circulation



C-6: Residential Street, Mews



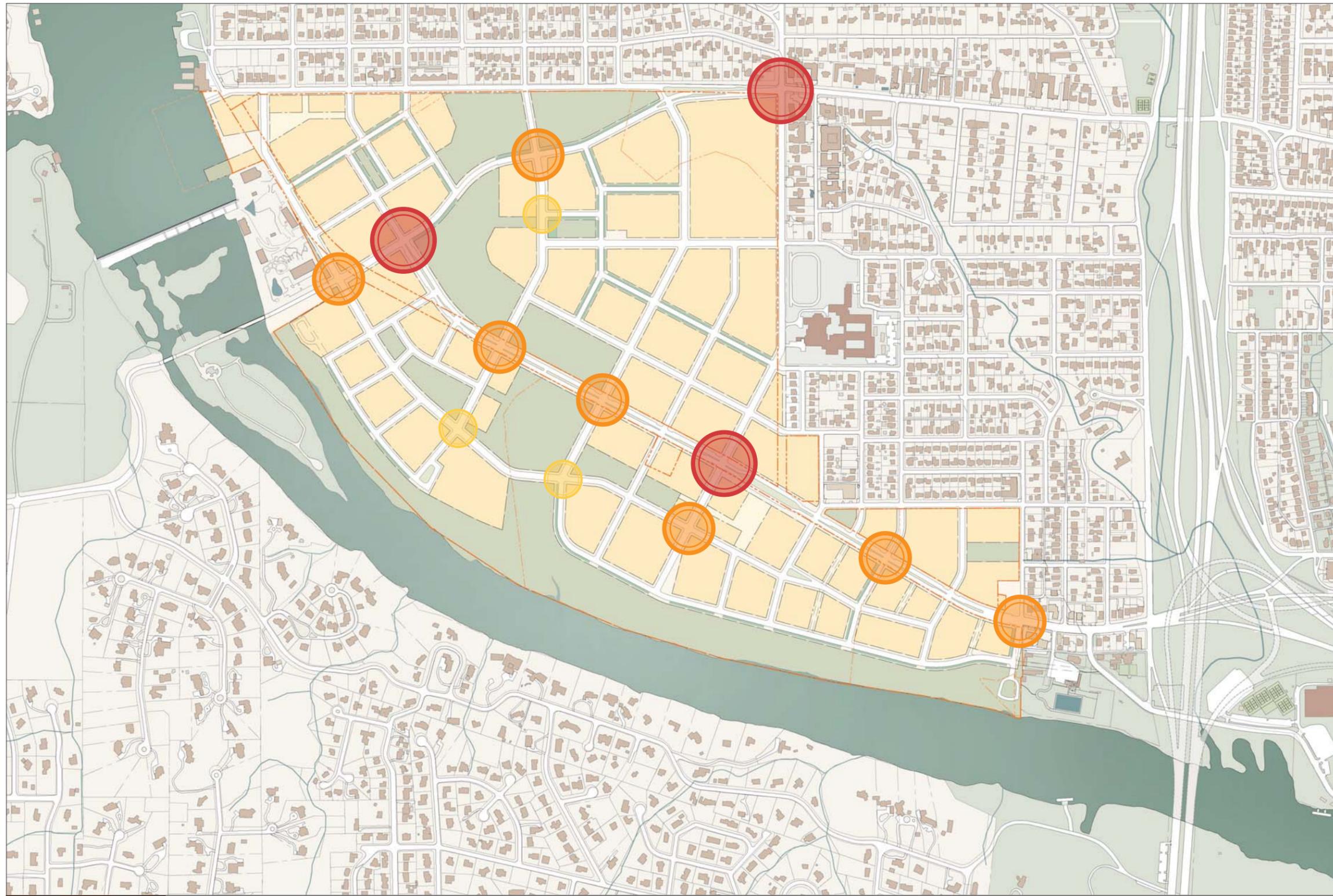
Transit Network

Legend

-  BRT Route
-  BRT Station
-  Internal Circulator Route
-  Internal Circulator Station
-  Existing Cap Metro Line

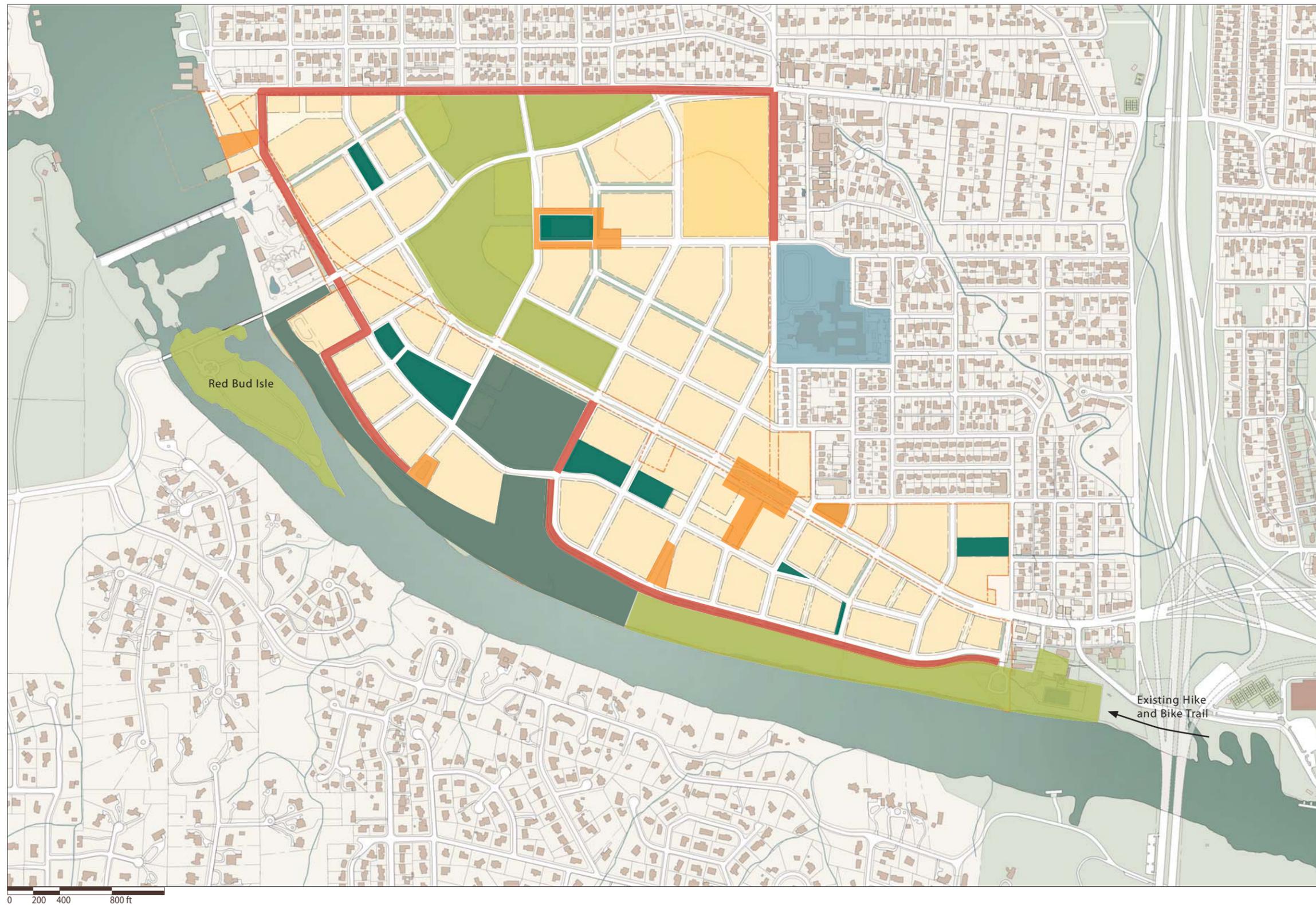
0 200 400 800 ft





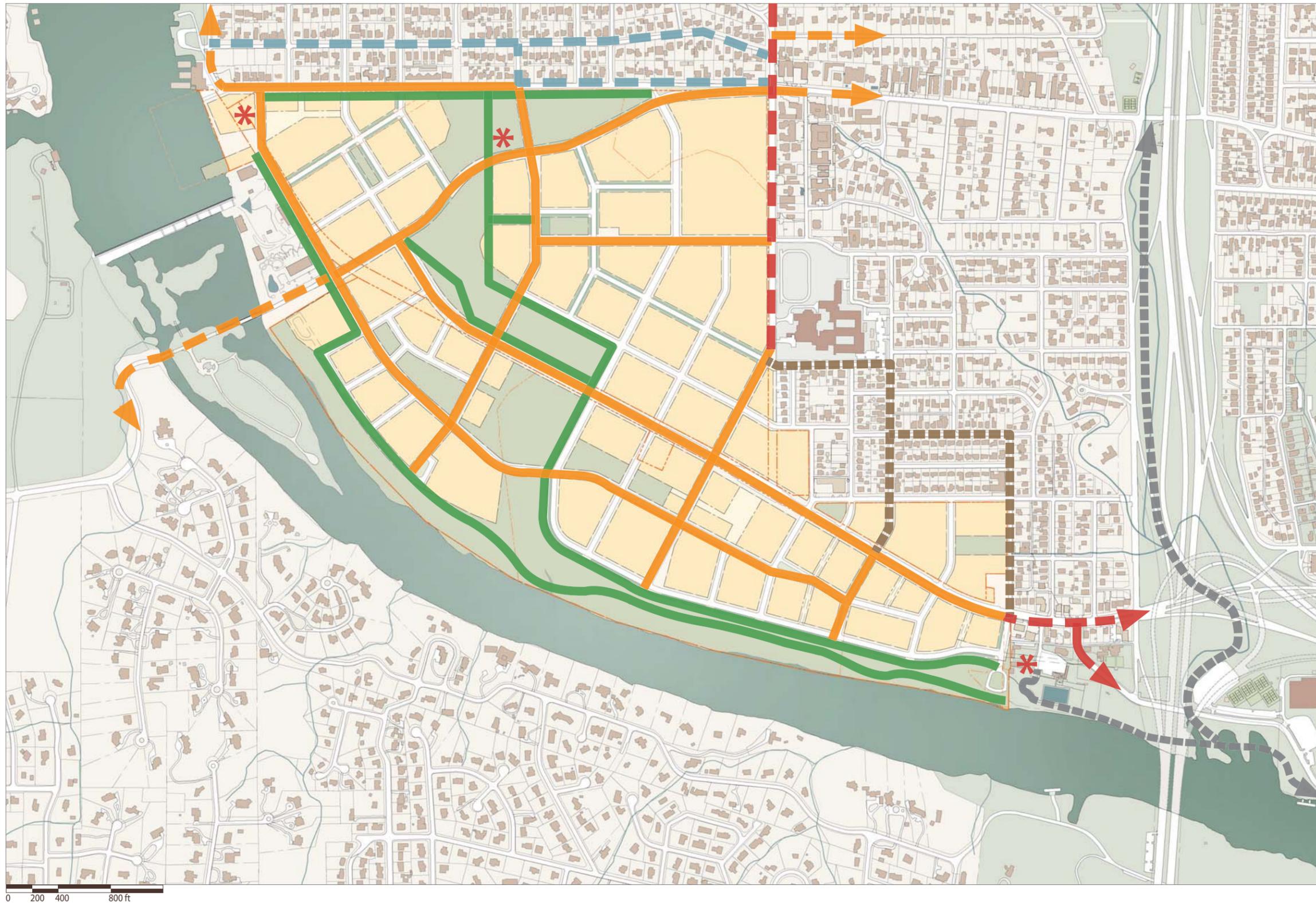
Major Intersections - Pedestrian and Vehicular Interactions

- Legend**
- Primary Intersection
 - Secondary Intersection
 - Tertiary Intersection



Park Typology

- Legend**
- Preserve
 - Neighborhood Park
 - City Metropolitan Park
 - Urban Streetscape/Plaza
 - Greenway
 - Private Recreation (Waya)
 - Semi Public (School) Recreation

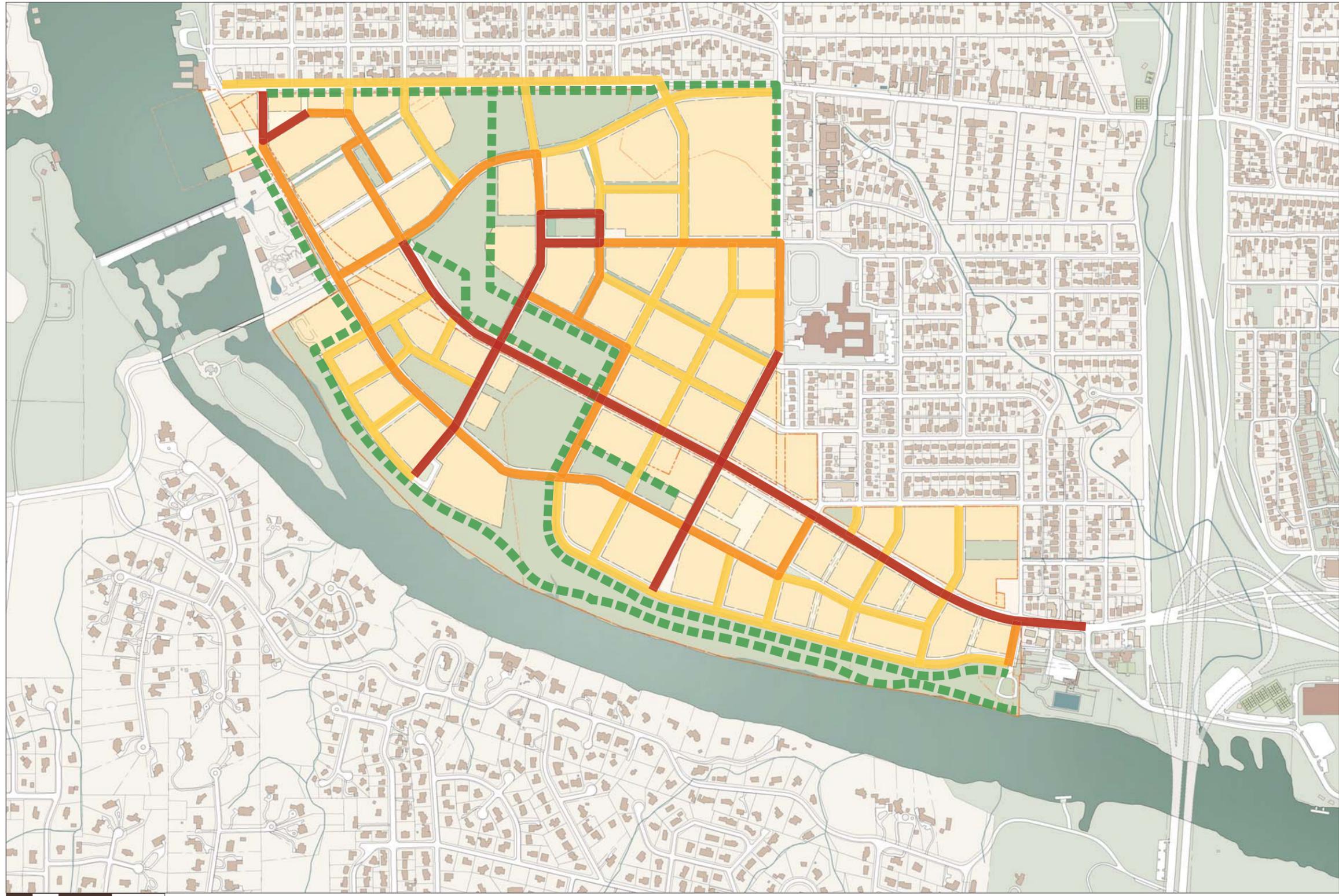


Bike Network

Legend

- Dedicated Bike Lane
- Shared Bike Lane - 'Sharrow'
- Multi-Use Trail
- * Bike Facility
- COA Dedicated Bike Lane
- COA Shared Bike Lane - Nondedicated
- COA Wide Curb Bike - Nondedicated
- Suggested COA Shared Bike - Nondedicated
- Existing Hike and Bike Trails



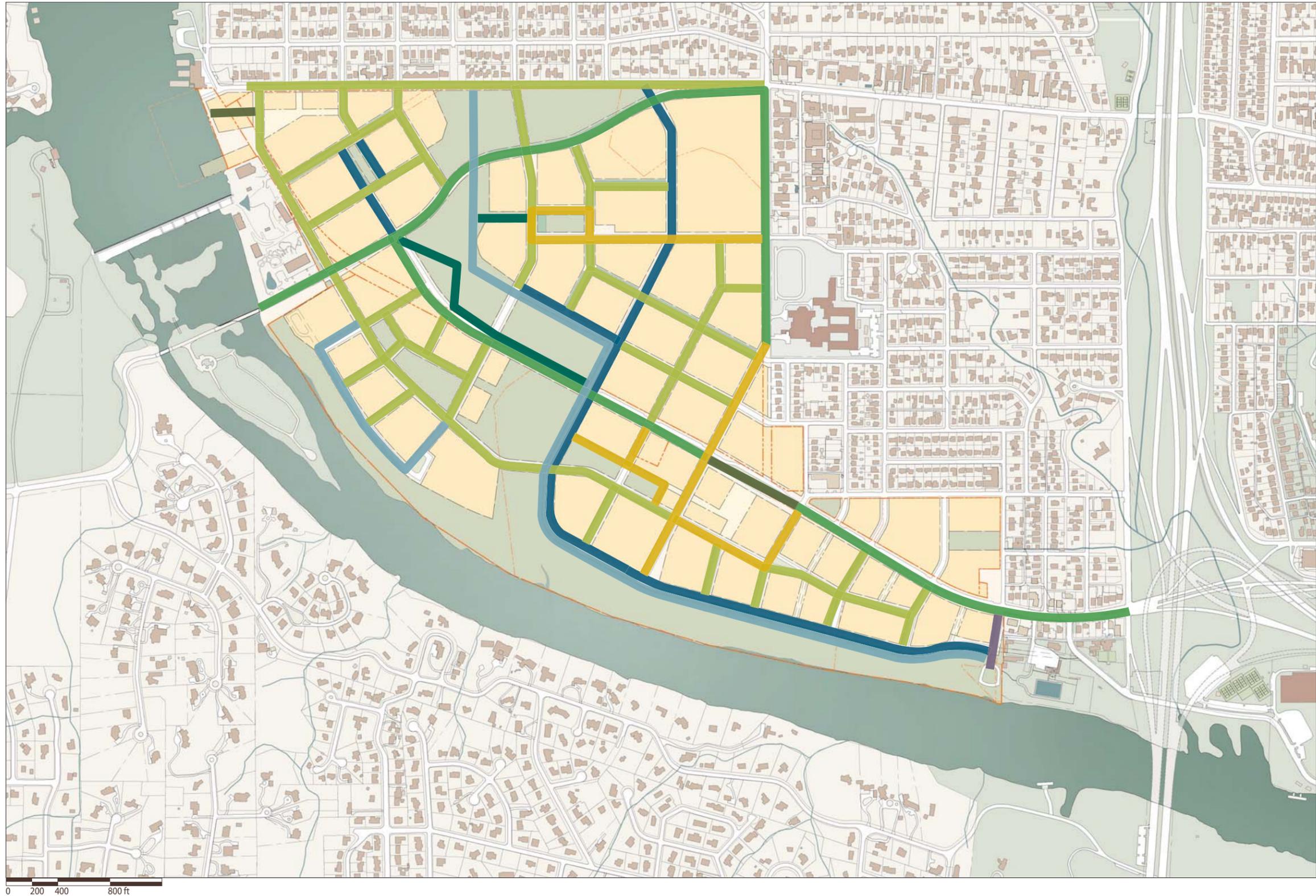


Pedestrian Network

Legend

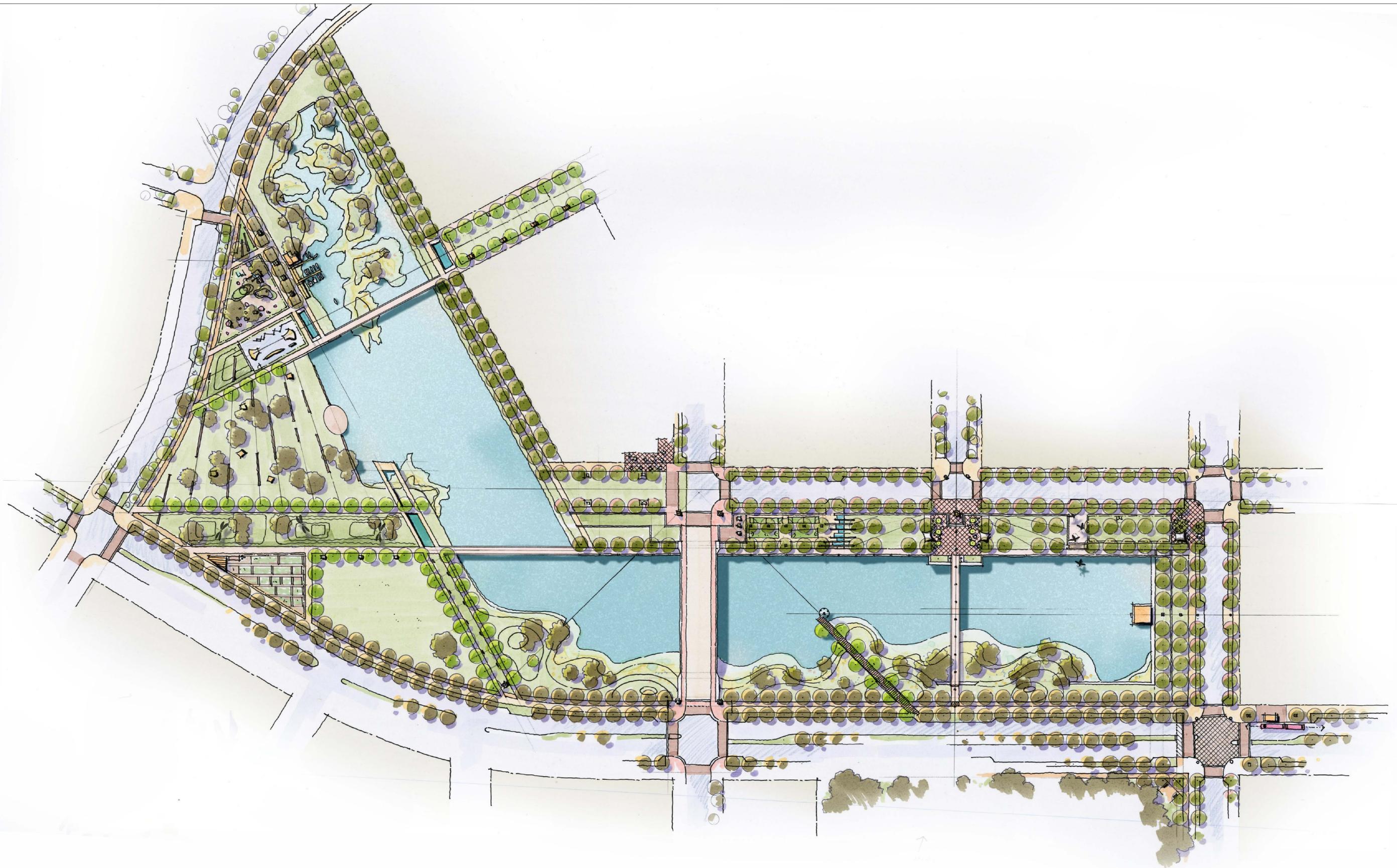
- Recreational Pedestrian Routes
- High Intensity Pedestrian Routes
- Moderate Intensity Pedestrian Routes
- Low Intensity Pedestrian Routes





Street Trees

- Legend**
- Live Oak
(Quercus virginiana)
 - Pecan
(Carya illinoensis)
 - Cedar Elm
(Ulmus crassifolia)
 - Red Oak
(Quercus shumardii)
 - Washington Palm Tree
(Washingtonia robusta)
 - Monterrey Oak
(Quercus polymorpha)
 - Bald Cypress
(Taxodium distichum)
 - Mexican Sycamore
(Platanus occidentalis)
 - Mix
(Shade Tree and Ornamentals)



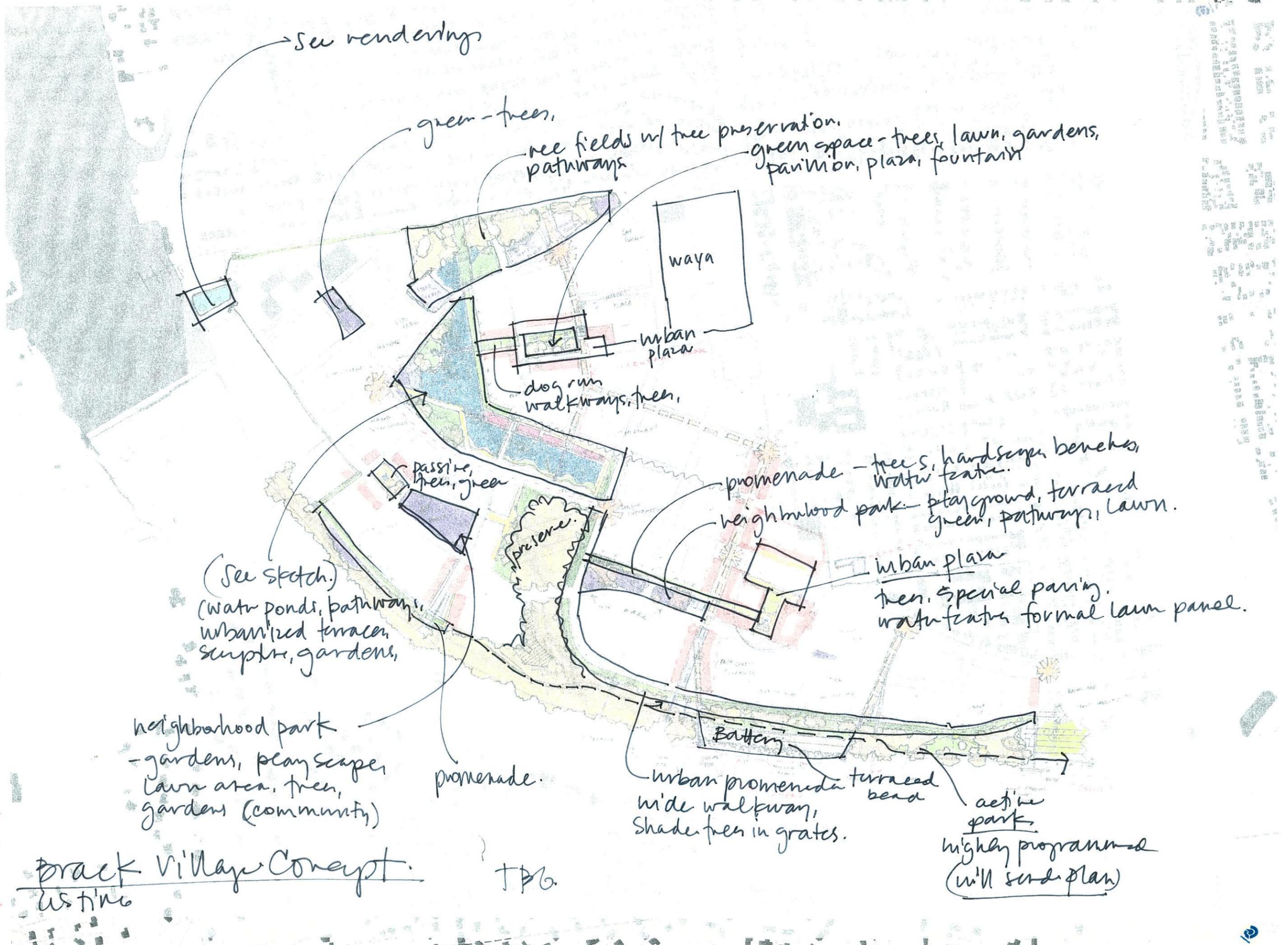
0 15' 30' 60' 120'
SCALE: 1"=60'

Brackenridge Village Central Park



The information shown is based on the best information available and is subject to change without notice.

brackridge village
EXTEND THE GRIDS
PEOPLE TO THE LAKE
EIRELY - POINTS OF LIGHT



Brack Village Concept
Justin

TP6

active park
highly programmed
(will send plan)

	Low Density (FAR = 1.5)	Medium Density (FAR: 1.5 - 2.5)	High Density (FAR: 2.5 - 4.0)
Residential			
Mixed Use			
Office			

SUMMARY OF TYPICAL BLOCK TYPES



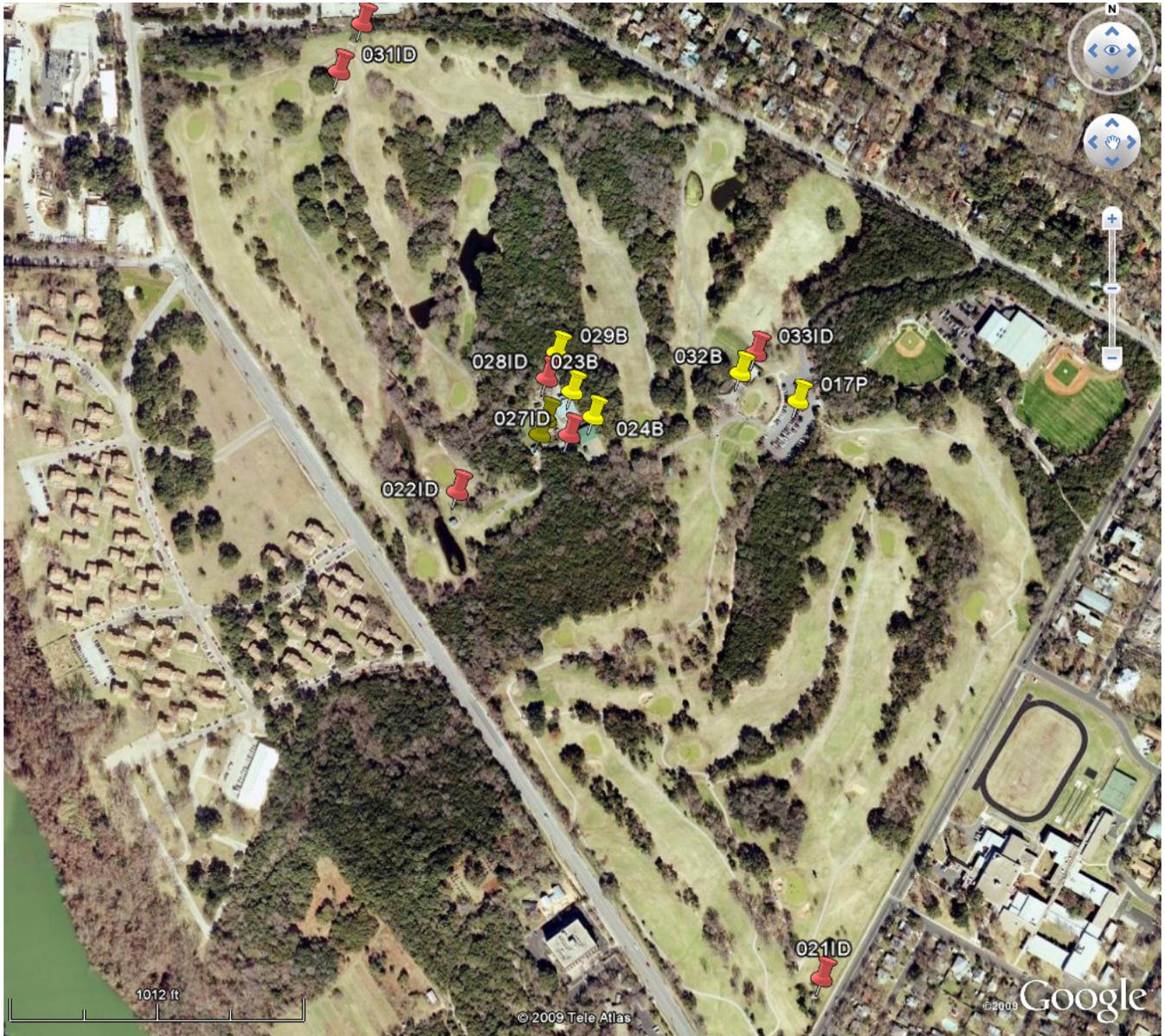
Brackenridge Tract



Current WAYA site



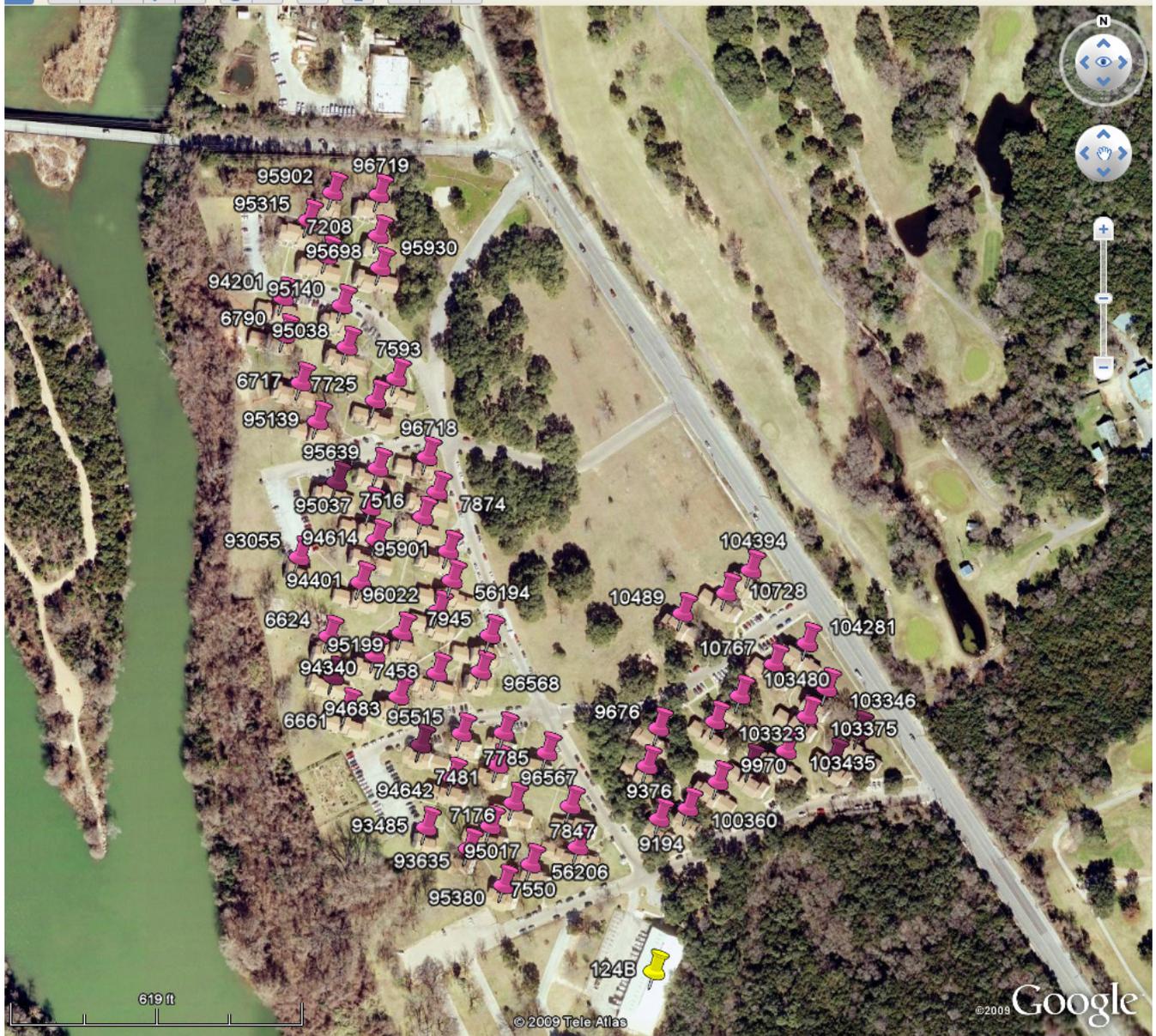
Golf Course



Colorado Apartments and UT Rowing Center



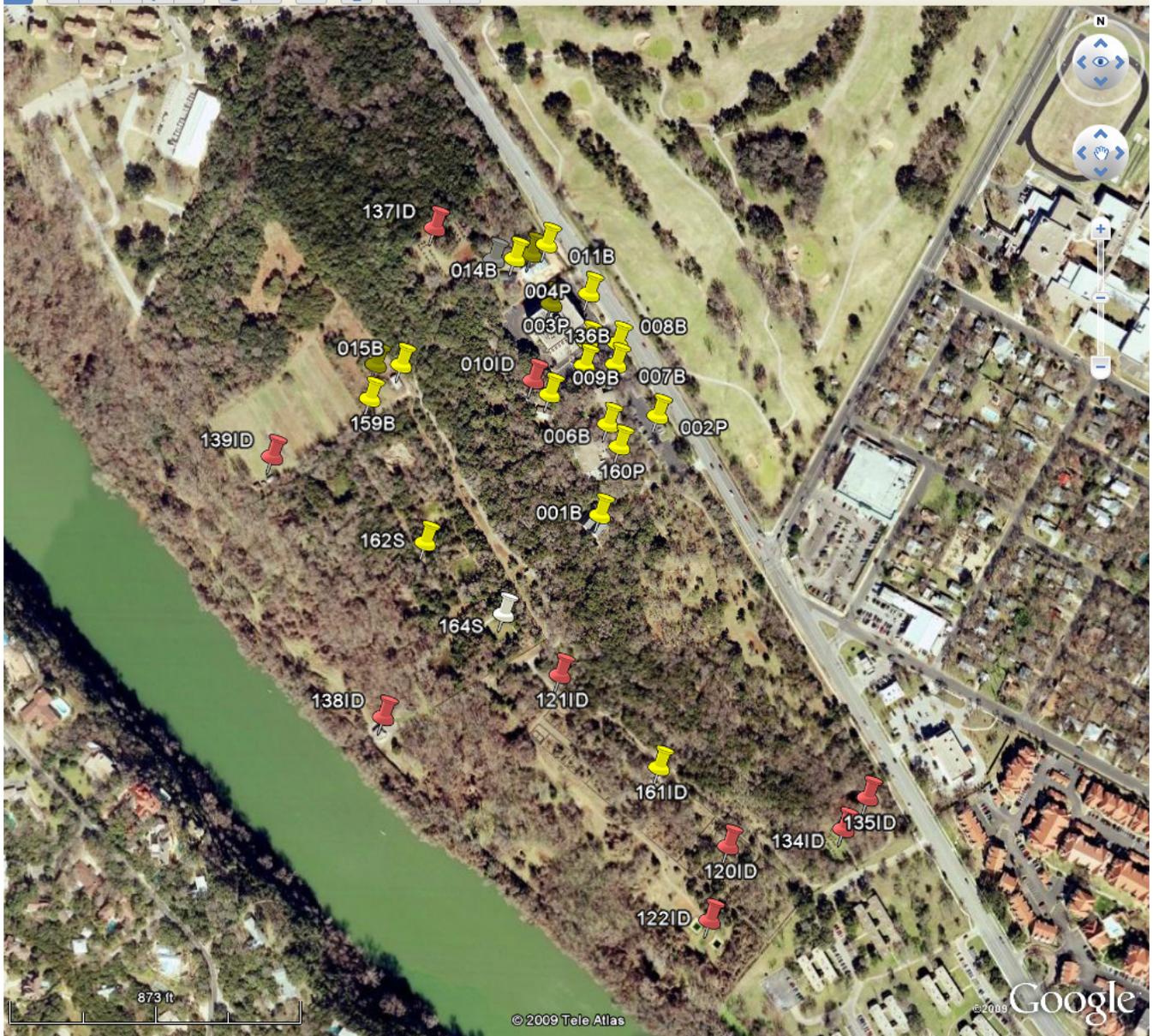
Brackenridge Apartments – Buildings



Brackenridge Apartments – Other



Research Lab



Marina



LCRA



Gables Apartment Complex and the Kitchen Door



Randalls, CVS and 7-Eleven





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