

2020 MODIFIED: OPEN SPACE COSTS

Draft 7.24.2020

Code	Open Space	Acres	Direct Costs*	Indirect Costs	Total Cost
OS1	Waterfront Park & Plazas	8.79	\$ 33,048,700	\$ 19,697,025	\$ 52,745,725
OS2	Green Connector	0.58	\$ 1,450,153	\$ 864,291	\$ 2,314,444
OS3	Bouldin Creek Trail	5.22	\$ 5,596,072	\$ 3,335,259	\$ 8,931,331
OS4	Crockett Square	1.6	\$ 10,820,000	\$ 6,448,720	\$ 17,268,720
OS 5	Nightwing Plaza	0.17	\$ 2,500,000	\$ 1,490,000	\$ 3,990,000
TOTAL OPEN SPACE COSTS					\$ 85,250,220

*Direct Costs Breakdown:

OS1 Waterfront Park & Plazas

Waterfront Park - CMG estimate	\$26,541,191	
P-1 Great Steps Plaza 1	\$2,583,570	
P-2 Landscape Plaza 2	\$477,920	
P-3 Landscape Plaza 3	\$287,875	
P-4 Landscape Plaza 4	\$840,648	
P-5 Landscape Plaza 5	\$538,600	
P-6 Landscape Plaza 6	\$240,100	
P-7 Landscape Plaza 7	\$1,383,896	
Subtotal Plaza 7 Water Quality	\$154,900	
TOTAL DIRECT COSTS		\$33,048,700

OS2 Green Connector

Subtotal Open Space	\$738,073	
Subtotal Other	\$712,080	
TOTAL DIRECT COSTS		\$1,450,153

OS3 Bouldin Creek Trail

Subtotal Parkland	\$1,591,356	
Subtotal Other	\$4,004,716	
TOTAL DIRECT COSTS		\$5,596,072

OS4 Crockett Square (2016 Updated Plan)

Subtotal Plaza	\$3,281,696	
Subtotal Other	\$1,958,672	
Subtotal Cistern	\$2,500,000	
TOTAL Crockett Square (2016 Plan)	\$7,740,368	

*Crockett Square (2020 Modified Plan)

Adjusted Subtotal Plaza + Other	\$8,320,000	
Subtotal Cistern	\$2,500,000	
TOTAL DIRECT COSTS (2020 Modified)		\$10,820,000

** Cost and quantities for the 2020 Modified Crockett Square are scaled to reflect a total plaza size of 1.6 acres*

OS5 Nightwing Plaza

TOTAL DIRECT COSTS (estimate)	\$2,500,000	
		\$2,500,000

305 S Congress Avenue

Infrastructure Improvements (DRAFT)

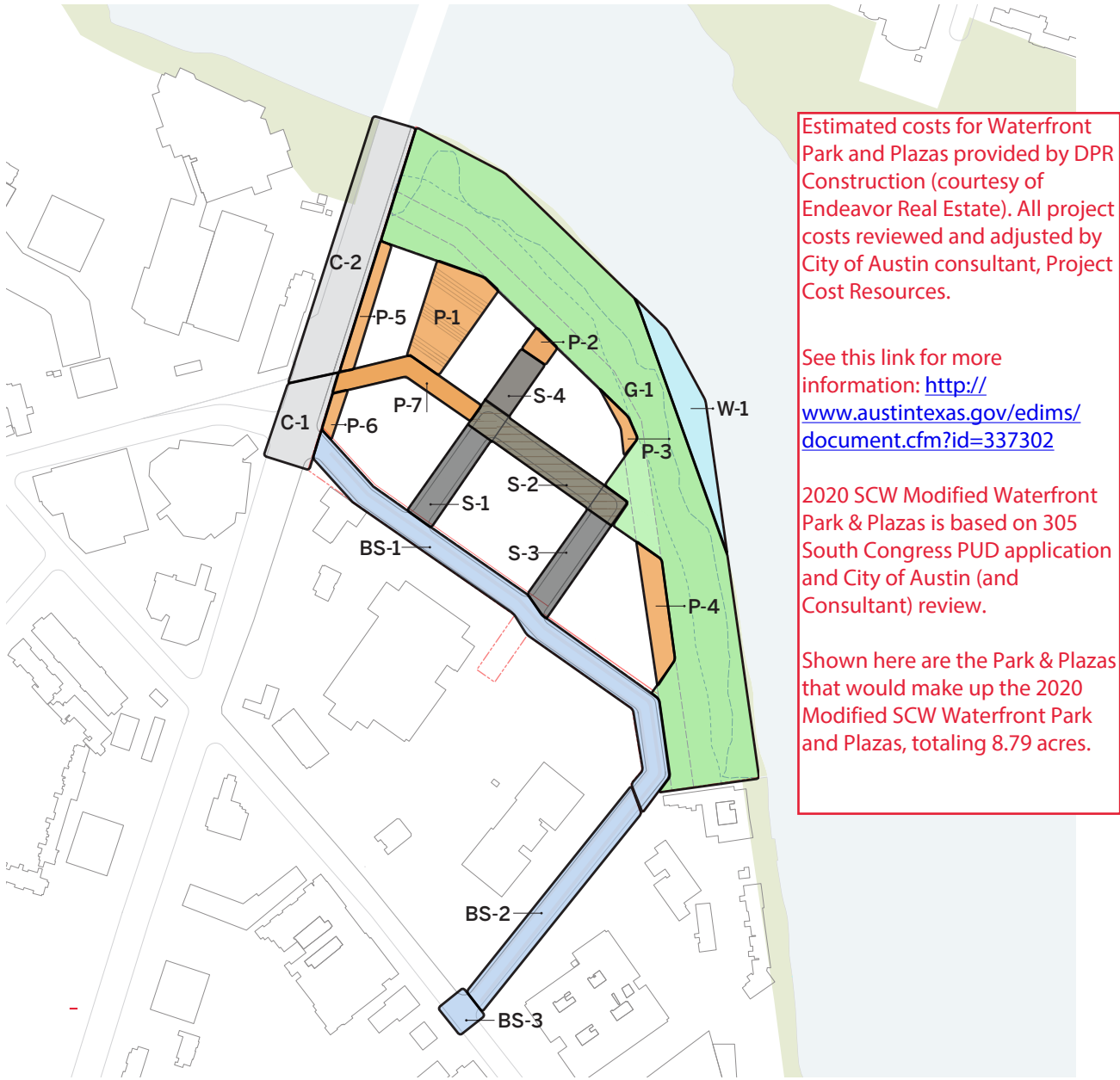
2019.10.30 → 2020 SCW Modified Waterfront Park & Plazas

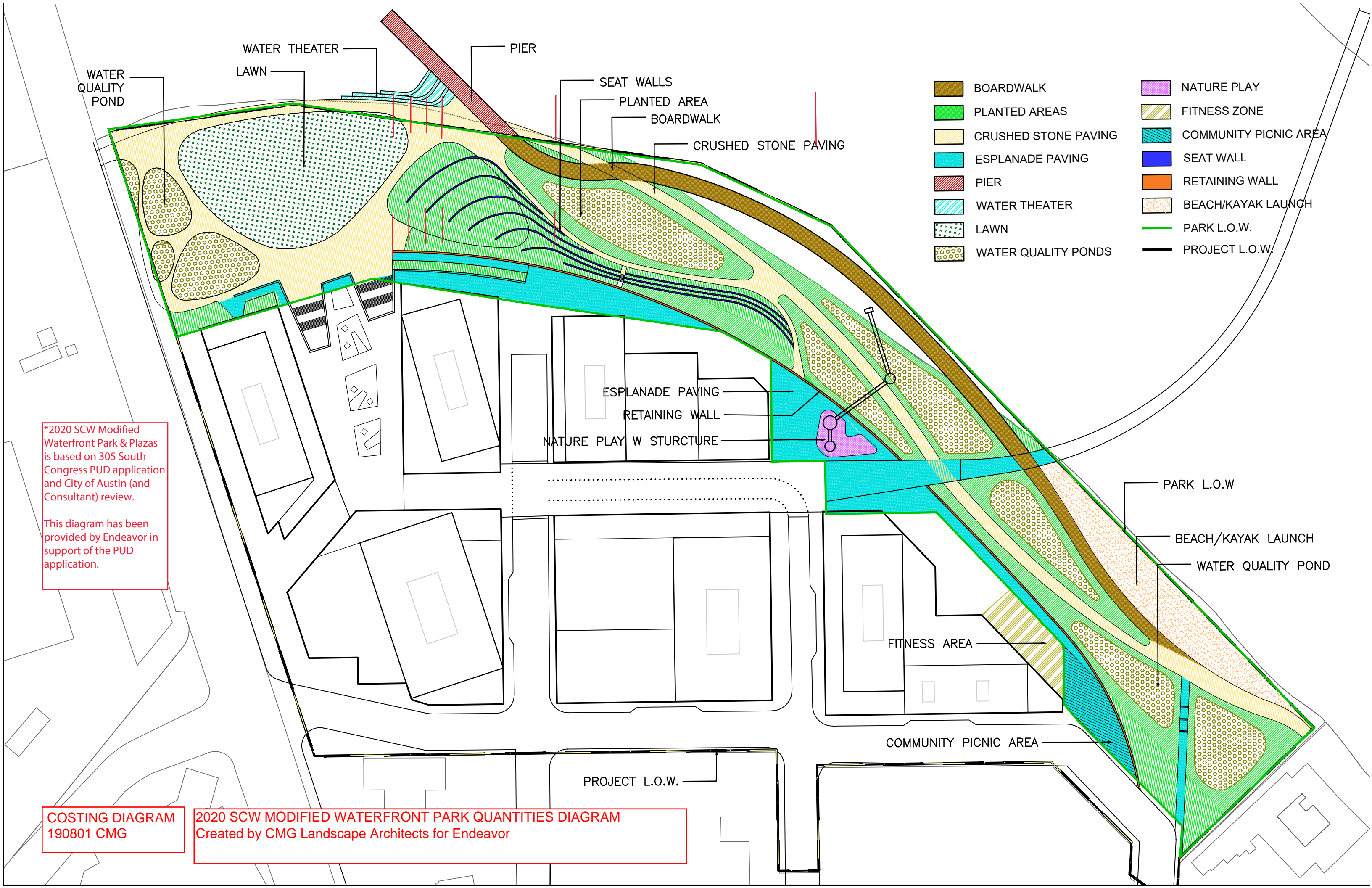
KEY	PROJECT NAME	AREA		LENGTH
		sqft	acre	ft
BS-1	Barton Springs Segment 1	70,146	1.61	-
Barton Springs Extension Subtotal		70,146	1.61	-
S-1	Internal Street Segment 1	15,710	0.36	-
S-2	Shared Street Segment 2	26,319	0.60	-
S-3	Internal Street Segment 3	16,212	0.37	-
S-4	Internal Street Segment 4	10,083	0.23	-
Internal Street Subtotal		68,324	1.57	-
G-1	Lakefront Park	305,641	7.02	-
G-2	Preservation/Relocation of Trees	-	-	-
G-3	Regrading Works	-	-	-
Park Land Subtotal		305,641	7.02	-
P-1	Great Steps	28,308	0.65	-
P-2	Landscape Plaza 2 (Adjacent to park)	3,098	0.07	-
P-3	Landscape Plaza 3 (Adjacent to park)	3,322	0.08	-
P-4	Landscape Plaza 4 (Adjacent to park)	13,781	0.32	-
P-5	Landscape Plaza 5 (Congress edge)	9,327	0.21	-
P-6	Landscape Plaza 6 (Congress edge)	3,236	0.07	-
P-7	Grand Pedestrian Walkway	15,982	0.37	-
Plaza/Landscape Area Subtotal		77,054	1.77	-
W-1	Inundated Land	28,256	0.65	-
Inundated Land Subtotal		28,256	0.65	-

Infrastructure Improvement outside Property Line

C-1	Congress Intersection 1	22,100	0.51	-
C-2	Congress Improvement 2	55,700	1.28	-
Congress Improvement Subtotal		77,800	1.79	-
BS-2	Barton Springs Improvement 2	35,500	0.81	-
BS-3	Barton Springs - E Riverside Intersection	6,500	0.15	-
Barton Springs Improvement Subtotal		42,000	0.96	-

*Preliminary estimation of areas based on conceptual design and subject to change





WATER
QUALITY
POND

LAWN

WATER THEATER

PIER

SEAT WALLS

PLANTED AREA

BOARDWALK

CRUSHED STONE PAVING

- BOARDWALK
- PLANTED AREAS
- CRUSHED STONE PAVING
- ESPLANADE PAVING
- PIER
- WATER THEATER
- LAWN
- WATER QUALITY PONDS

- NATURE PLAY
- FITNESS ZONE
- COMMUNITY PICNIC AREA
- SEAT WALL
- RETAINING WALL
- BEACH/KAYAK LAUNCH
- PARK L.O.W.
- PROJECT L.O.W.

ESPLANADE PAVING

RETAINING WALL

NATURE PLAY W STURCTURE

PARK L.O.W

BEACH/KAYAK LAUNCH

WATER QUALITY POND

FITNESS AREA

COMMUNITY PICNIC AREA

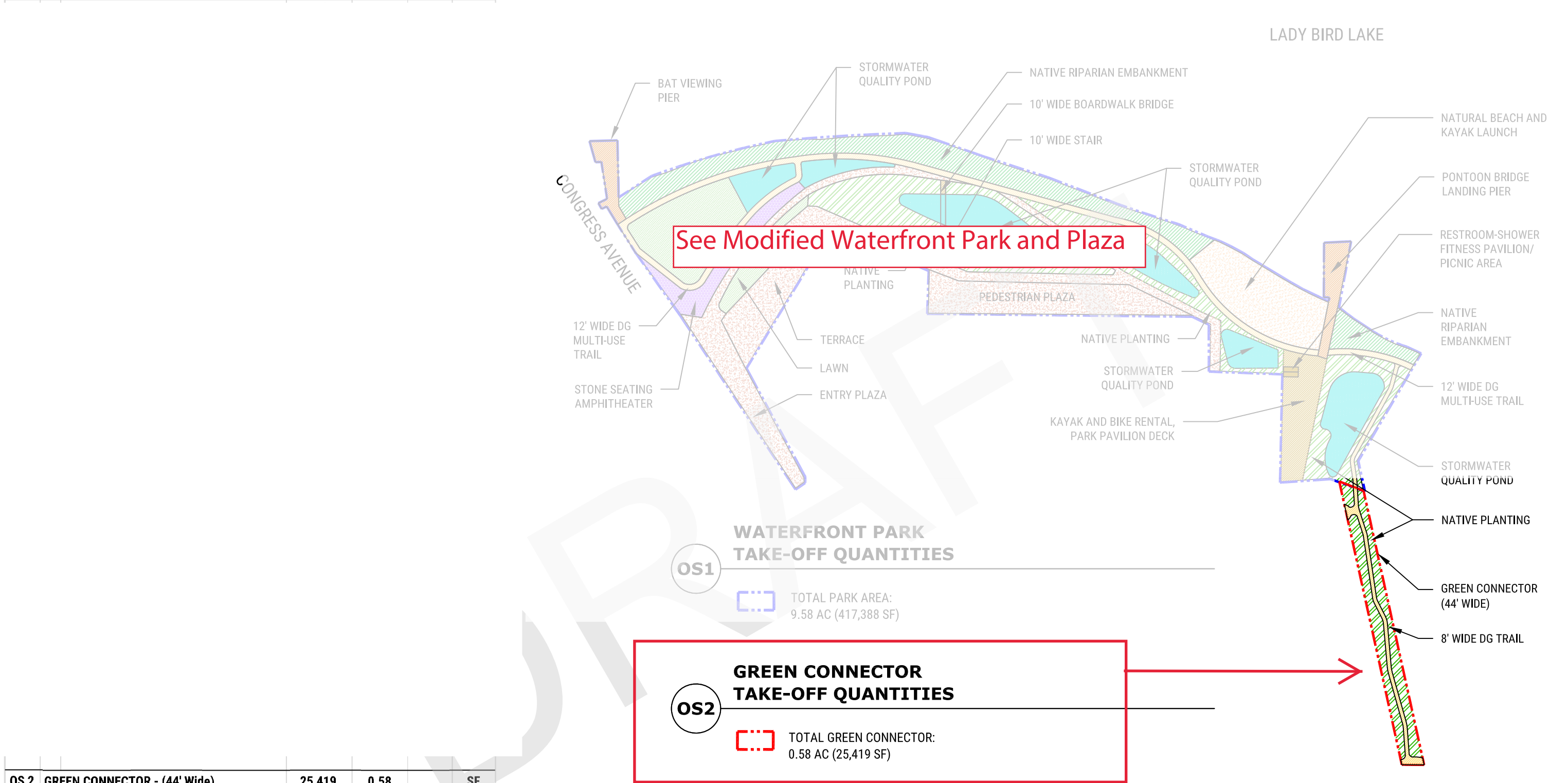
PROJECT L.O.W.

*2020 SCW Modified Waterfront Park & Plazas is based on 305 South Congress PUD application and City of Austin (and Consultant) review.

This diagram has been provided by Endeavor in support of the PUD application.

COSTING DIAGRAM
190801 CMG

2020 SCW MODIFIED WATERFRONT PARK QUANTITIES DIAGRAM
Created by CMG Landscape Architects for Endeavor



OS 2	GREEN CONNECTOR - (44' Wide)	25,419	0.58		SF
	Open Space (review all)				
	Native Planting	19,856	0.46		SF
	8' Wide DG Trail	5,563	0.13		SF
	Other (review all)				
	Site Prep / Demolition / Utility / Earthwork	25,419	0.58		SF
	Irrigation (Native Plantings)	19,856	0.46		SF
	Lighting and Electrical			1	LS
	Power and AV			1	LS
	Trail Amenities / Site Furniture			1	Allow

WATERFRONT PARK
TAKE-OFF QUANTITIES

OS1

TOTAL PARK AREA:
9.58 AC (417,388 SF)

GREEN CONNECTOR
TAKE-OFF QUANTITIES

OS2

TOTAL GREEN CONNECTOR:
0.58 AC (25,419 SF)

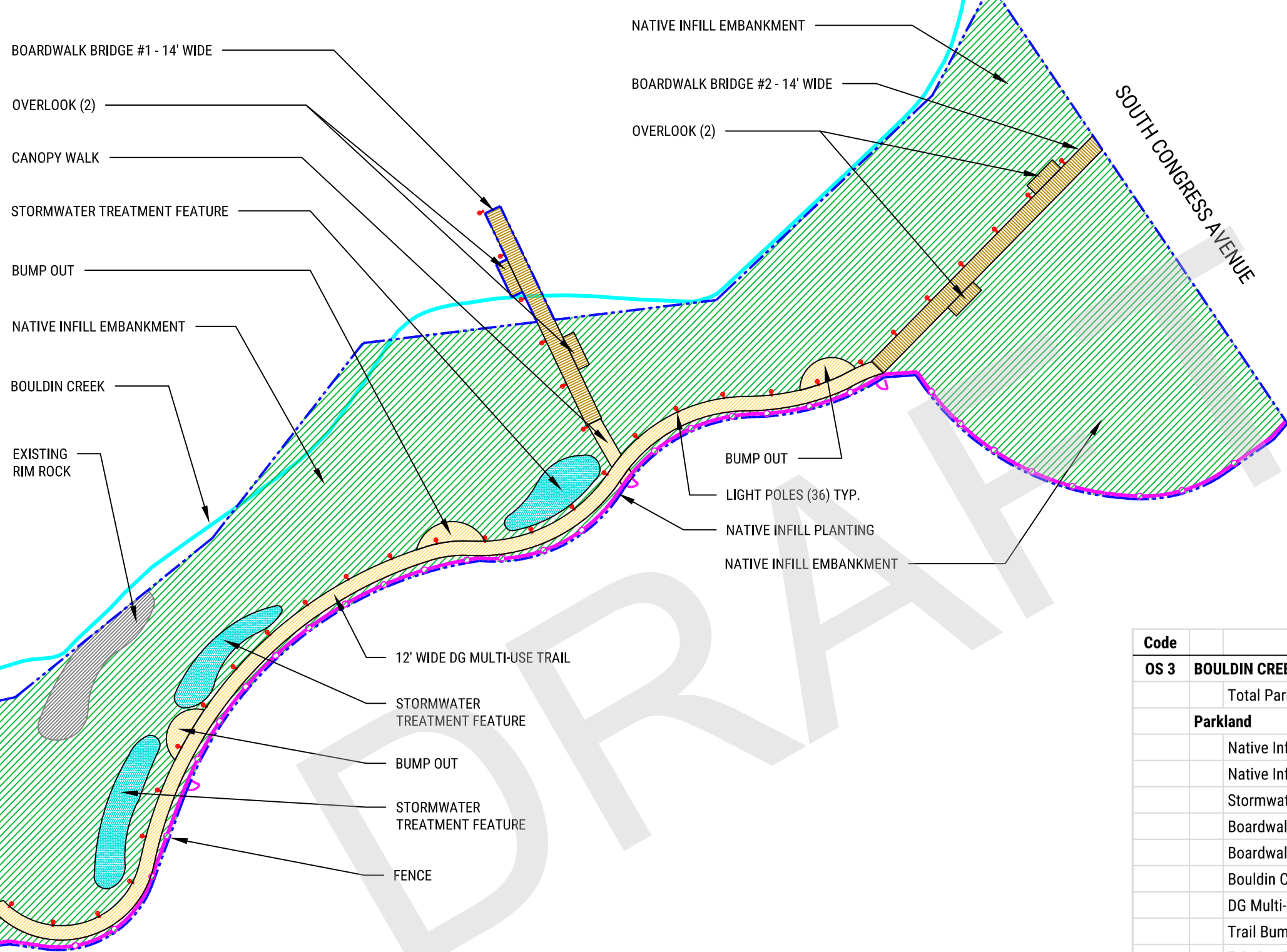


Not to Scale

Disclaimer: This Preliminary Opinion of Probable Cost is based on artists' renderings of conceptual plans for open space developments. All elements depicted are conceptual in nature. This opinion of probable construction cost is made on the basis of Asakura Robinson's and Project Cost Resources' experience and qualifications and represents their best judgment as experienced and qualified professionals generally familiar with the industry. However, since Asakura Robinson and Project Cost Resources have no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Asakura Robinson cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost as prepared.

City of Austin										
South Central Waterfront - Open Spaces										
Asakura-Robinson / Project Cost Resources										
February 5, 2020										
									Division	
Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Total	Assumptions
OS 2	GREEN CONNECTOR - (44' Wide)	25,419	0.58		SF					
1	OPEN SPACE									
2	Native Planting	19,856	0.46		SF	\$ 35.00	\$ 694,960			Wildflowers and other native perennial species. 1-25 gal. container plants
	Item Subtotal							\$ 694,960		
3	8' Wide DG Trail	5,563	0.13		SF	\$ 6.00	\$ 33,378			Stabilized, Decomposed Granite with concrete edges.
4	Concrete Edging at DG Trail	1,391			LF	\$ 7.00	\$ 9,735			
5	Item Subtotal							\$ 43,113		
6										
7	SUBTOTAL ALL ITEMS								\$ 738,073	* Indicates Direct Cost
8	Estimating Contingency	20%							\$ 147,615	*Indirect costs provided by City of Austin
9	Contractor Markups (GCs and Fee)	25%							\$ 221,422	*Indirect costs provided by City of Austin
10	TOTAL OPEN SPACE								\$ 1,107,110	
11										
12										
13	OTHER									
14	Site Prep / Demolition / Utility / Earthwork	25,419	0.58		SF	\$ 4.00	\$ 101,676			
15	Item Subtotal							\$ 101,676		
16										
17	Irrigation (Native Plantings)	19,856	0.46		SF	\$ 4.00	\$ 79,424			
18	Item Subtotal							\$ 79,424		
19										
20	Lighting and Electrical			25,419	SF	\$ 12.00	\$ 305,028			
21	Item Subtotal							\$ 305,028		
22										
23	Power and AV			25,419	SF	\$ 8.00	\$ 203,352			
24	Item Subtotal							\$ 203,352		
25										
26	Trail Amenities / Site Furniture									6 Benches, 8 trash receptacles
27	Benches			6	EA	\$ 2,500.00	\$ 15,000			
28	Trash Receptacles			8	EA	\$ 950.00	\$ 7,600			
29	Item Subtotal							\$ 22,600		
30										
31	SUBTOTAL ALL ITEMS								\$ 712,080	* Indicates Direct Cost
32	Estimating Contingency	20%							\$ 142,416	*Indirect costs provided by City of Austin
33	Contractor Markups (GCs and Fee)	25%							\$ 213,624	*Indirect costs provided by City of Austin
34	TOTAL OTHER								\$ 1,068,120	
35										
36										
37	GREEN CONNECTOR TOTAL								\$ 2,175,230	Public Art Allowance is not included
	Cost per Acre								\$ 3,727,645	
	Cost per Square Foot								\$ 85.57	

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**BOULDIN CREEK OPEN SPACE/ TRAIL
TAKE-OFF QUANTITIES**

OS3

TOTAL PARKLAND:
5.22 AC (227,508 SF)

1" = 100'-0" 0 100' 200'

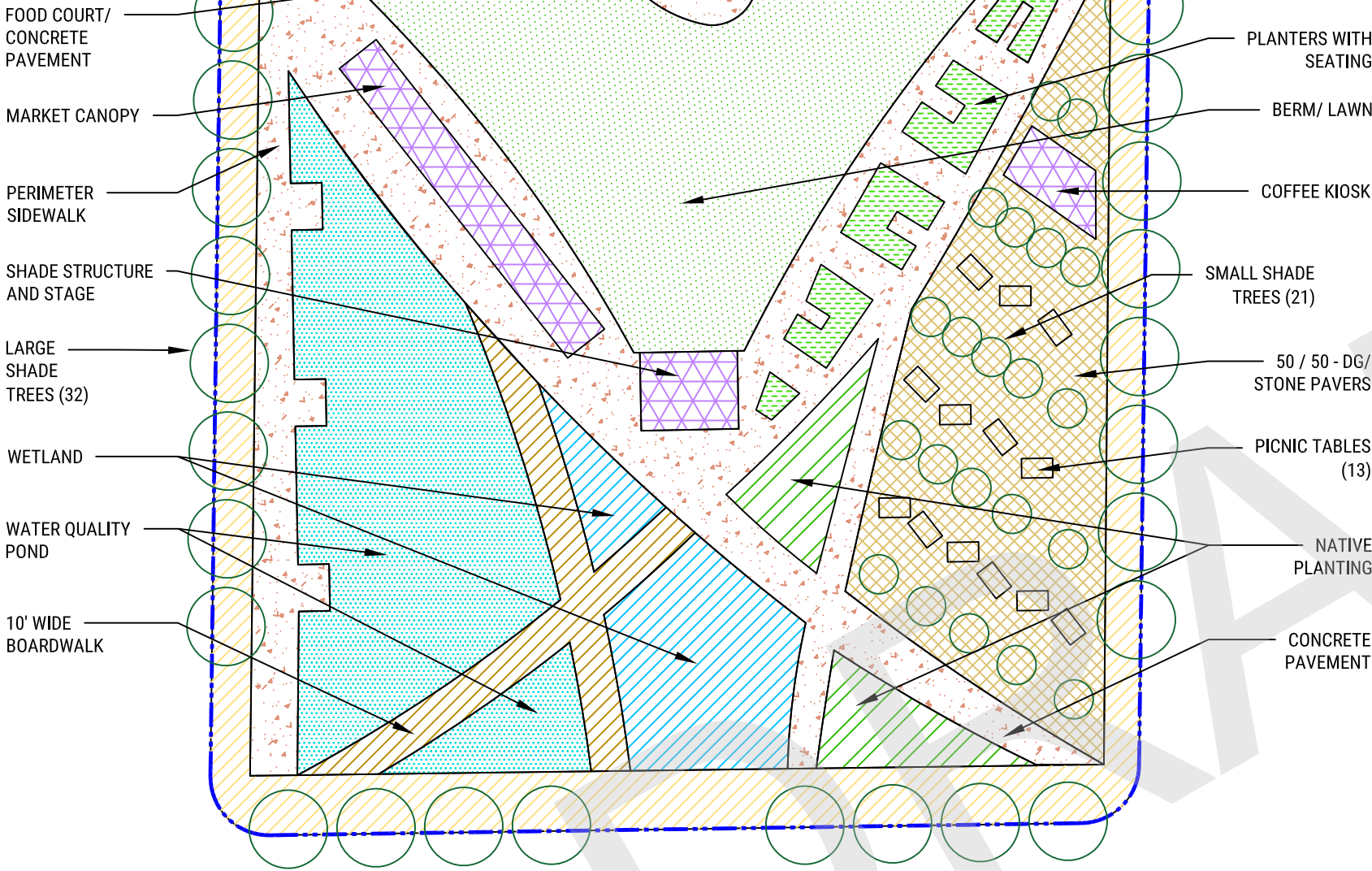


Code	Item	Area (SF)	Area (ac)	Quantity	Unit
OS 3	BOULDIN CREEK TRAIL	227,508	5.22		AC
	Total Park	227,508	5.22		
	Parkland				
	Native Infill Embankment	187,545	4.31		SF
	Native Infill Planting	6,832	0.16		SF
	Stormwater Treatment Features	7,560	0.17		LF
	Boardwalk Bridge #1 & Canopy Walk (14' wide)	3,278	0.08	234	LF
	Boardwalk Bridge #2 (14' wide)	3,665	0.08	262	LF
	Bouldin Creek Overlooks (4)	1,200	0.03		SF
	DG Multi-use Trail (12' wide)	11,532	0.26	961	LF
	Trail Bump Outs	2,051	0.05		SF
	Existing Rim Rock	3,845	0.09		SF
	Other				
	Site Prep / Demolition / Utility / Earthwork	36,118	0.83		
	Tree Protection and Care			40	EA
	Tree Relocation and Care			10	EA
	Selective Tree Plantings and Irrigation			40	EA
	Lighting			36	EA
	Site Furnishings			1	Allow
	Fence and Pedestrian Gates (3)			1,339	LF
	Public Art Allowance			1	LS

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
40										
41	Existing Rim Rock	3,845	0.09		SF	\$ -	\$ -			No improvements
42	Item Subtotal							\$ -		
43										
44	SUBTOTAL ALL ITEMS								\$ 1,591,356	* Indicates Direct Cost
45	Estimating Contingency	20%							\$ 318,271	*Indirect costs provided by City of Austin
46	Contractor Markups (GCs and Fee)	25%							\$ 477,407	*Indirect costs provided by City of Austin
47	TOTAL PARKLAND								\$ 2,387,034	
48										
49										
50	OTHER									
51	Site Prep / Demolition / Utility / Earthwork	36,118	0.83		SF	\$ 4.00	\$ 144,472			Light site clearing (minimal tree clearing) and grubbing around improvements only, some tree removal/disposal, rough grading, staking and layout all areas within L.O.W.
52	Item Subtotal							\$ 144,472		
53										
54	Tree Protection and Care			40	EA	\$ 2,000.00	\$ 80,000			Chain link tree fencing around trees to be preserved near all improvements i.e. fence, trails, boardwalk bridge landings (per COA requirements).
55	Item Subtotal							\$ 80,000		
56										
57	Tree Relocation and Care			10	EA	\$ 1,500.00	\$ 15,000			Medium tree (under 10" cal.) relocations on site
58	Item Subtotal							\$ 15,000		
59										
60	Selective Tree Plantings and Irrigation			40	EA	\$ 1,822.00	\$ 72,880			Selective native trees, soil prep, top mulch along trails, at bridge landings and along S. First St. and Congress Ave
61	Item Subtotal							\$ 72,880		
62										
63	Lighting			36	EA	\$ 12,000	\$ 432,000			Pedestrian light poles and fixtures along trail and Boardwalk Bridges-heavy grade for public use areas
64	Item Subtotal							\$ 432,000		
65										
66	Site Furnishings									10 Benches, 10 trash receptacles, 10 bike racks-heavy grade for public use areas
67	Benches			10	EA	\$ 2,500.00	\$ 25,000			
68	Trash Receptacles			10	EA	\$ 950.00	\$ 9,500			
69	Bike Racks			10	EA	\$ 1,500.00	\$ 15,000			
70	Item Subtotal							\$ 49,500		
71										
72	Fence and Pedestrian Gates (3)			1,339	LF					6' High metal picket fence panels and 3 lockable pedestrian gates
73	Fencing			1,339	LF	\$ 18.00	\$ 24,102			
74	Pedestrian Gates			3	EA	\$ 550.00	\$ 1,650			
75	Item Subtotal							\$ 25,752		
76										
77	Lighting and Electrical			227,508	SF	\$ 6.00	\$ 1,365,048			
78	Item Subtotal							\$ 1,365,048		
79										
80	Power and AV			227,508	SF	\$ 4.00	\$ 910,032			
81	Item Subtotal							\$ 910,032		
82										
83	Wet Site Utilities / Connections			227,508	SF	\$ 2.50	\$ 568,770			
84	Item Subtotal							\$ 568,770		
85										
86	Drainage Allowance			227,508	SF	\$ 1.50	\$ 341,262			
87	Item Subtotal							\$ 341,262		
88										

									Division	
Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Total	Assumptions
89	SUBTOTAL ALL ITEMS								\$ 4,004,716	* Indicates Direct Cost
90	Estimating Contingency	20%							\$ 800,943	*Indirect costs provided by City of Austin
91	Contractor Markups (GCs and Fee)	25%							\$ 1,201,415	*Indirect costs provided by City of Austin
92	TOTAL OTHER								\$ 6,007,074	
93										
94										
95	BOULDIN CREEK TRAIL TOTAL								\$ 8,394,108	Public Art Allowance is not included
	Cost per Acre								\$ 1,607,184	
	Cost per Square Foot								\$ 36.90	
<p><i>Disclaimer: This Preliminary Opinion of Probable Cost is based on artists' renderings of conceptual plans for open space developments. All elements depicted are conceptual in nature. This opinion of probable construction cost is made on the basis of Asakura Robinson's and Project Cost Resources' experience and qualifications and represents their best judgment as experienced and qualified professionals generally familiar with the industry. However, since Asakura Robinson and Project Cost Resources have no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Asakura Robinson cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost as prepared.</i></p>										

EAST BARTON SPRINGS ROAD



**CROCKETT SQUARE PLAZA
TAKE-OFF QUANTITIES**

OS4

TOTAL PARKLAND / PLAZA:
1.29 AC (56,100 SF)

1" = 40'-0"

0 40' 80'



Cost and quantities for the 2020 Modified Crockett Square are scaled to reflect a total plaza size of 1.6 acres

Code	Item	Area (SF)	Area (ac)	Quantity	Unit
OS 4	CROCKETT SQUARE	56,100	1.29		AC
	Total Plaza	56,100	1.29		
	Plaza				
	Large Shade Tree Plantings with Irrigation Bubblers			32.0	EA
	Small Shade Tree Plantings with Irrigation Bubblers			21.0	EA
	Native Plantings	1,659	0.04		SF
	Lawn / Berm	9,756	0.22		SF
	Wetlands	2,832	0.07		Allow
	Water Quality Ponds	7,771	0.18		SF
	10' wide Boardwalk	2,116	0.05		SF
	Planters with Seating	1,403	0.03		SF
	Concrete Pavement	10,645	0.24		SF
	DG / Stone Pavers (50/50)	7,703	0.18		SF
	Perimeter Sidewalk	9,577	0.22		LF
	Amenities:				
	Market Canopy	1,135	0.03		SF
	Shade Structure and Stage on Square	500	0.01		SF
	Picnic Tables			13.0	EA
	Food Court	649	0.01		SF
	Coffee Kiosk	354	0.01		SF
	Other				
	Site Prep / Demolition / Utility / Earthwork	56,100	1.29		SF
	Irrigation (Lawn and Native Plantings)	12,818	0.29		SF
	Central Water Storage Cistern		n/a	1,750,000	Gal

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Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Total	Assumptions
OS 4	CROCKETT SQUARE	56,100	1.29		AC					
1	Total Plaza	56,100	1.29							
2										
3	PLAZA									
4	Large Shade Tree Plantings with Irrigation Bubblers			32.0	EA	\$ 10,000.00	\$ 320,000			Modular Suspended Pavement with stormwater treatment such as Silva Cell tree boxes with soil prep, top mulch, irrigation system
5	Item Subtotal							\$ 320,000		
6										
7	Small Shade Tree Plantings with Irrigation Bubblers			21.0	EA	\$ 6,500.00	\$ 136,500			Tree grates with Planting beds, soil prep, top mulch, irrigation system
8	Item Subtotal							\$ 136,500		
9										
10	Native Plantings									Mix of 1 gal. to 25 gal. container plantings
11	Planting	1,659	0.04		SF	\$ 35.00	\$ 58,065			
12	Irrigation	1,659			SF	\$ 4.00	\$ 6,636			
13	Item Subtotal							\$ 64,701		
14										
15	Lawn / Berm									Solid sod with grading for 5' tall berm, retaining walls
16	Lawn	9,756	0.22		SF	\$ 6.00	\$ 58,536			
17	Build Berm	903			CY	\$ 30.00	\$ 27,100			
18	Irrigation	9,756			SF	\$ 4.00	\$ 39,024			
19	Item Subtotal							\$ 124,660		
20										
21	Wetlands	2,832	0.07		Allow	\$ 40.00	\$ 113,280			Wetland plantings in depressed planting beds, contract grown plant material including excavation, and make-up water source
22	Item Subtotal							\$ 113,280		
23										
24	Water Quality Ponds	7,771	0.18		SF	\$ 70.00	\$ 543,970			Excavation, edge plantings, water circulation system and make-up water source
25	Item Subtotal							\$ 543,970		
26										
27	10' wide Boardwalk									Trex, Street-level boardwalks over water feature/pond/wetlands
28	Substructure	2,116	0.05		SF	\$ 18.00	\$ 38,088			
29	Trex Decking	2,116			SF	\$ 9.00	\$ 19,044			
30	Guardrails	423			LF	\$ 225.00	\$ 95,220			
31	Item Subtotal							\$ 152,352		
32										
33	Planters with Seating									Custom designed, 36" tall planters with 18" seat ledges on interior facing sides, stone clad with appropriate drainage and irrigation
34	Footings	702			LF	\$ 45.00	\$ 31,568			
35	Concrete Bench	1,403	0.03		SF	\$ 250.00	\$ 350,750			
36	Stone Cladding	1,403			SF	\$ 35.00	\$ 49,105			
37	Item Subtotal							\$ 431,423		
38										
39	Concrete Pavement	10,645	0.24		SF	\$ 10.00	\$ 106,450			Suitable to accommodate small trucks for maintenance and emergency access
40	Item Subtotal							\$ 106,450		
41										
42	DG / Stone Pavers (50/50)									Pavers on concrete base and compacted decomposed granite
43	4" Concrete Base	7,703	0.18		SF	\$ 6.00	\$ 46,218			
44	Stone Pavers	3,852			SF	\$ 32.00	\$ 123,248			
45	Decomposed Granite	3,852			SF	\$ 6.00	\$ 23,109			

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
46	Item Subtotal							\$ 192,575		
47										
48	Perimeter Sidewalk - 8' Wide	76,616	1.76		SF	\$ 7.50	\$ 574,620			Suitable to accommodate small trucks for maintenance and emergency access
49	Item Subtotal							\$ 574,620		
50										
51	AMENITIES									
52	Market Canopy									Large, Tensile structure at 15-20' height. Costing for concrete pavement below canopy to be included.
53	Tensile Structure	1,135	0.03		SF	\$ 175.00	\$ 198,625			
54	Concrete Pavement	1,135			SF	\$ 10.00	\$ 11,350			
55	Item Subtotal							\$ 209,975		
56										
57	Shade Structure and Stage on Square									Metal shade structure at 10-12' height. Costing for concrete pavement below shade structure to be included.
58	Metal Shade Structure	500	0.01		SF	\$ 80.00	\$ 40,000			
59	Concrete Pavement	500			SF	\$ 10.00	\$ 5,000			
60	Item Subtotal							\$ 45,000		
61										
62	Picnic Tables			13.0	EA	\$ 5,000.00	\$ 65,000			Heavy duty suitable for intensive public use, accessible
63	Item Subtotal							\$ 65,000		
64										
65	Food Court	649	0.01		SF	\$ 10.00	\$ 6,490			Concrete paving suitable to accommodate food trucks, with electrical, water and gas accommodations
66	Item Subtotal							\$ 6,490		
67										
68	Coffee Kiosk	354	0.01		SF	\$ 550.00	\$ 194,700			Small building with serving window, electrical, water, gas
69	Item Subtotal							\$ 194,700		
70										
71	SUBTOTAL ALL ITEMS								\$ 3,281,696	* Indicates Direct Cost
72	Estimating Contingency	20%						\$ 656,339		*Indirect costs provided by City of Austin
73	Contractor Markups (GCs and Fee)	25%						\$ 984,509		*Indirect costs provided by City of Austin
74	TOTAL PLAZA							\$ 4,922,543		
75										
76										
77										
78										
79	OTHER									
80	Site Prep / Demolition / Utility / Earthwork	56,100	1.29		SF	\$ 4.00	\$ 224,400			Light site clearing and grubbing, tree removal/disposal, rough grading, staking and layout all area within L.O.W.
81	Item Subtotal							\$ 224,400		
82										
83	Irrigation (Lawn and Native Plantings)	12,818	0.29		SF	\$ 4.00	\$ 51,272			
84	Item Subtotal							\$ 51,272		
85										
86	Central Water Storage Cistern		n/a	1,750,000	Gal	\$ 1.43	\$ 2,500,000			Underground storage tank for rainwater/condensate harvesting and pumping system for use as irrigation water and to supply water to the Plaza wetlands and for irrigation within the District. Estimates provided by Robert Stefani, Austin Water 11/19/19, and based on cost data provided by GHD consultant to the Water Forward plan. Utilization of said cistern and associated costs will be determined at a later date based on feasibility, design, and ownership and management considerations
87	Item Subtotal							\$ 2,500,000		* Indicates Direct Cost of Cistern
88										
89	Lighting and Electrical			56,100	SF	\$ 12.00	\$ 673,200			

Code	Item	Area (SF)	Area (ac)	Quantity	Unit	Unit Cost	Subtotals	Item Total	Division Total	Assumptions
90	Item Subtotal							\$ 673,200		
91										
92	Power and AV			56,100	SF	\$ 8.00	\$ 448,800			
93	Item Subtotal							\$ 448,800		
94										
95	Wet Site Utilities / Connections			56,100	SF	\$ 6.00	\$ 336,600			
96	Item Subtotal							\$ 336,600		
97										
98	Drainage Allowance			56,100	SF	\$ 4.00	\$ 224,400			
99	Item Subtotal							\$ 224,400		
100										
101	SUBTOTAL ALL ITEMS							\$ 4,458,672		* Indicates Direct Cost
102	Estimating Contingency	20%						\$ 891,734		*Indirect costs provided by City of Austin
103	Contractor Markups (GCs and Fee)	25%						\$ 1,337,602		*Indirect costs provided by City of Austin
104	TOTAL OTHER							\$ 6,688,008		
105										
106										
107	CROCKETT SQUARE PLAZA TOTAL							\$ 11,610,551		Public Art Allowance is not included
	Cost per Acre							\$ 9,015,252		
	Cost per Square Foot							\$ 206.96		
<p><i>Disclaimer: This Preliminary Opinion of Probable Cost is based on artists' renderings of conceptual plans for open space developments. All elements depicted are conceptual in nature. This opinion of probable construction cost is made on the basis of Asakura Robinson's and Project Cost Resources' experience and qualifications and represents their best judgment as experienced and qualified professionals generally familiar with the industry. However, since Asakura Robinson and Project Cost Resources have no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Asakura Robinson cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost as prepared.</i></p>										