

## HENSLEY FIELD - PHASING COST BACKUP

PREPARED: December 3, 2021

UPDATED: MARCH 10, 2022

By: Stantec Team

	UFDAILI	D: MARCH 10, 2022													
				PHASE 1				PHASE 2				РН	ASE 3		
District	Item No.	Description of Item	Unit Cost	Approx. Qty Unit Amount			Approx.	Unit Amount			Approx. Qty Unit			Amount	
	NII	HF Section A, Multi Modal Transit Spine - See attached backup	\$ 2,400.00		LF	s		Qty	LF	c	20,520,000.00		LF	s	
	N1	information for included items  HF Section B, Lakecrest Connector - See attached backup		-				8,550		3		-			
	N2	information for included items  HF Section C, Connector - See attached backup information for	\$ 1,700.00	1,500	LF	\$	2,550,000.00	1,570	LF	\$	2,669,000.00	2,630	LF	\$	4,471,000.00
	N3	included items	\$ 2,100.00	3,960	LF	\$	8,316,000.00	-	LF	S	=	-	LF	S	-
	N4	HF Section D, Mixed Use - See attached backup information for included items	\$ 1,900.00	7,890	LF	s	14,991,000.00	8,400	LF	\$	15,960,000.00	6,300	LF	\$	11,970,000.00
	N5	HF Section E, Neighborhood Access - See attached backup information for included items	\$ 1,800.00	4,600	LF	s	8,280,000.00	5,510	LF	\$	9,918,000.00	8,780	LF	\$	15,804,000.00
	N6	HF Section F, Courtesy Passing - See attached backup information for included items	\$ 1,600.00	5,040	LF	s	8,064,000.00	12,170	LF	\$	19,472,000.00	12,120	LF	\$	19,392,000.00
	N7	HF Section G, Curbless - See attached backup information for included items	\$ 1,400.00	-	LF	s	-	4,000	LF	\$	5,600,000.00	-	LF	s	-
	N10	Furnish and Install Mise Conduit for Sustainable Energy (including but not limited to Chilled Water, Geothermal, Reclaimed etc) - Complete in place.	\$ 100.00	53,960	LF	s	5,396,000.00	72,955	LF	s	7,295,500.00	68,350	LF	s	6,835,000.00
	N11	Additional Storm Conveyance in lieu of open space channels / overland waterways	\$ 250.00	3,522	LF	s	880,500.00	785	LF	s	196,250.00	8,405	LF	s	2,101,125.00
	N12	Precast Concrete Water Crossing. Complete in place.	\$ 50.00									5,000	SF	s	250,000.00
	N13	Construction of New Fire Station (DOES NOT INCLUDE LAND ACQUITION COST)	\$ 7,500,000.00	1	EA	s	7,500,000.00	-	EA	s	-	-	EA	s	-
	N14	Modify Existing Signals at Jefferson - includes new mast arms, foundations, signal control conduit, cabinet, average utility relocation to accomdate expanded signals. Complete in place.	\$ 800,000.00	1	EA	s	800,000.00	1	EA	s	800,000.00	-	EA	s	-
	Total Park	s and Open Space Breakdown (by SWA dated 12/03/2021)													
	N15	Urban Agriculture	\$ 185,000.00	17.90	AC	\$	3,311,500.00	-	AC	\$	-	-	AC	\$	-
	N16	Programmed Park Space	\$ 1,000,000.00	11.10	AC	s	11,100,000.00	22.70	AC	s	22,700,000.00	3.50	AC	s	3,500,000.00
	N17	Non-Programmed Open Space	\$ 65,000.00	9.80	AC	s	637,000.00	32.60	AC	s	2,119,000.00	27.60	AC	s	1,794,000.00
	N18	Native Prairie	\$ 5,000.00	18.40	AC	s	92,000.00	15.50	AC	s	77,500.00	-	AC	s	-
	N19	Wetlands	\$ 870,000.00	0.50	AC	s	435,000.00	-	AC	s	-	2.00	AC	\$	1,740,000.00
	N20	Blue - Green Infrastructure	\$ 103,000.00	3.50	AC	s	360,500.00	5.50	AC	s	566,500.00	15.80	AC	\$	1,627,400.00
	N21	Forested Edge	\$ 25,000.00	7.10	AC	s	177,500.00	-	AC	s	-	-	AC	s	-
			ROAD / C	OPEN SPACE SU	BTOTAL	s	72,891,000.00			s	107,893,750.00			s	69,484,525.00
	N22	Hardy Road Improvments (OFF-SITE) - See attached backup information for included items	\$ 1,300.00	-	LF	\$	-	5,000	LF	\$	6,500,000.00	-	LF	s	-
	N23	Skyline Road Improvments (OFF-SITE) - See attached backup information for included items	\$ 1,900.00	-	LF	\$	-	-	LF	s	-	1,500	LF	\$	2,850,000.00
	N24	Furnish and Install Misc Conduit for Sustainable Energy (including but not limited to Chilled Water, Geothermal, Reclaimed etc) - Complete in place.	\$ 100.00	-	LF	\$	-	-	LF	s	-		LF	s	
	N25	Additional Storm Conveyance in lieu of open space channels / overland waterways	\$ 250.00		LF	s	-	-	LF	s	-	-	LF	s	-



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District	Item No.	Description of Item	Unit Cost	Approx. Qty	Unit	Amount	Approx. Qty	Unit	Amount	Approx. Qty	Unit	Amount	
	N27	Bridge over Cottonwood Bay on Southwestern End of Project - 800 x 50 ft wide (4 travel lanes / 2 sidewalks) - concrete supports with prestressed concrete girder	\$ 85.00		SF	s -	-	SF	s -	40,000	SF	\$ 3,400,000.00	
	N28	Replacement Bridge over Diversion Channel on Southern End of Project - 400 x 10 ft wide (pedestrian / bikes only) - concrete supports with prestressed concrete girder	\$ 65.00		SF	\$ -	-	SF	s -	4,000	SF	\$ 260,000.00	
	N29	Bridge over Diversion Channel on Southern End of Project - 400 x 50 ft wide (4 travel lanes / 2 sidewalks) - concrete supports with prestressed concrete girder	\$ 85.00	-	SF	s -	20,000	SF	\$ 1,700,000.00				
	N30	AV Tansit - 2 vehicles (Cost provided by Fehr and Peers)	\$ 12,400,000.00	-	EA	\$ -	-	EA	s -	1	EA	\$ 12,400,000.00	
				SUBTOTAL		s -			\$ 8,200,000.00			\$ 6,510,000.00	



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District	Item No.	Description of Item	Unit Cost	Approx. Qty	Unit	Amount	Approx. Qty	Unit	Amount	Approx. Qty	Unit		Amount
	01	Mass Grading - Excavation	\$ 2.00	545,700	CY	\$ 1,091,400.00	529,650	CY	\$ 1,059,300.0	529,650	CY	\$	1,059,300.00
	O2	Mass Grading - Embankment	\$ 4.00	345,100	CY	\$ 1,380,400.00	334,950	CY	\$ 1,339,800.0	334,950	CY	s	1,339,800.00
	О3	Mass Grading - Embankment on Peninsula to allow development	\$ 4.00				350,000	CY	\$ 1,400,000.0	)			
	04	Mass Grading - Excavation / Dredgin from Proposed Marina to Cottonwood Bay (includes \$10M of permitting)	\$ 8.00	735,000	CY	\$ 15,880,000.00							
	O5	Mass Grading - Additional placement of excess material in lieu of Export	\$ 4.00							579,700	CY	\$	2,318,800.00
	06	Mass Grading - Import Fill Material	\$ 25.00							-	CY	s	
	O8	Deconstruct Pavement Section T-35R (18" Reinforced Concrete, 12" Treated Base) including but not limited to all improvements: light poles, cable, pull boxes, curbs, etc Concrete to be broken and stockpiled for reuse.	\$ 8.00	73,864	SY	\$ 590,913.33	73,864	SY	\$ 590,913.3.	-	SY	s	-
	O9	Deconstruct Pavement Section T-30R (18" Reinforced Concrete, 12" Treated Base) including but not limited to all improvements: light poles, cable, pull boxes, curbs, etc Concrete to be broken and stockpiled for reuse.	\$ 8.00	29,323	SY	\$ 234,587.11	29,323	SY	\$ 234,587.1		SY	s	-
OVERALL	O10	Deconstruct Pavement Section - Aircraft Parking 1 and 2 (18" Reinforced Concrete, 12" Treated Base) including but not limited to all improvements: light poles, cable, pull boxes, curbs, etc Concrete to be broken and stockpiled for reuse.	\$ 8.00	79,559	SY	\$ 636,470.22	79,559	SY	\$ 636,470.2	-	SY	s	-
	011	Deconstruct Pavement Section - Taxiways (18" Reinforced Concrete, 12" Treated Base) including but not limited to all improvements: light poles, cable, pull boxes, curbs, etc Concrete to be broken and stockpiled for reuse.	\$ 8.00	96,988	SY	\$ 775,907.11	96,988	SY	\$ 775,907.1	-	SY	s	-
	O12	Furnish and Install 30" Wastewater transmission main to WWTP including 12" connections, MHs, connection to plant, and traffic control. DOES NOT includes land / easement acquistion. Complete in place.	\$ 380.00				18,000	LF	\$ 6,840,000.0	)			
	O13	Offsite Oncor Costs to provide service including Sub-station and extension to property.	\$ 4,000,000.00				1.1	LS	\$ 4,400,000.0	)			
	O14	Shoreline Improvement - Vegetated Bench including recycled rip- rap, planting soil, vegetation (10'x3')	\$ 150.00				10,600	LF	\$ 1,590,000.0	)			
	O15	Shoreline Improvement - Bulkhead (4' tall sheet piling)	\$ 80.00				3,000	LF	\$ 240,000.0	)			
	O18	Hanger / Building Stabilization	\$ 2,500,000.00	1	LS	\$ 2,500,000.00		LS	s -	,	LS	s	-
	019	Solar Panel Array	\$ 25.18	139,000	SF	\$ 3,500,020.00	139,000	SF	\$ 3,500,020.0	-	SF	s	-
				OVERALL SU	BTOTAL	\$ 26,589,697.78			\$ 22,606,997.7	3		s	4,717,900.00
			TOTAL (ROADS / OF	EN SPACE + OV	ERALL)	\$ 99,480,697.78			\$ 138,700,747.7	3		s	80,712,425.00
			Soft Costs (1	0%)	s 9,948,069.78			\$ 13,870,074.7	3		s	8,071,242.50	
				GRANI	TOTAL	\$ 109,428,767.56			\$ 152,570,822.5	5		s	88,783,667.50
				Per Acr	•	\$ 152,195.78			\$ 212,198.6	1		\$	123,482.15

Notes: The above Engineer's Opinion of Probable Construction Cost is based on Stantec. Reasonable Professional Judgment and Experience and Does Not Constitute a Warranty, Expressed or Implied, that the actual cost will not vary.