

# District 121 Hotel - Summary

- Project Overview
  - 102 Rooms
  - 4-story, ~50,000 S.F. structure
  - Upscale, Select Service Hotel with several spacious signature suites
  - Fitness Center
  - Public Areas include; lobby, lobby bar, outdoor patio and elevated terrace over-looking the District 121 park
- The Hotel Is A **Vital and Complimentary Component of District 121** that will support the office, retail and park.
- The District 121 Hotel will provide a **New Hotel Offering for McKinney** which will be different than the other hotels in the market in several ways and will provide a product that McKinney does not currently offer visitors. Visitors seeking such accommodations are currently staying in adjacent cities such as Plano, Frisco and Allen and McKinney is losing the tax revenues generated by such visitors. Specifically, the unique aspects that this project provides are:
  - A highly **Walkable Location**.
  - An **Independent Boutique** hotel that will be unique to McKinney
  - An **Upscale Hotel with Unique Design**.
  - A unique **Lobby/Patio/Terrace Experience**.
- The District 121 Hotel will support the **Byron Nelson Golf Tournament**.
- **Unprecedented Economic Conditions** have created unique challenges for this project.



## Project Overview – Room Mix

Each guestroom hotel room will feature upscale finishes, a deluxe bathroom with walk in showers, luxury bedding and linens, closet, safe, moveable desk, large televisions and free WIFI. The rooms will also have microwaves and refrigerators to further empower the guest and provide more “home-like” convenience.

The Hotel will have a good mix of rooms including 56 King Bed suites, 33 Double Queen bed suites, and 13 premium/deluxe rooms which is not at all typical in a select service hotel. There will be several connecting rooms for families.

Additionally, the hotel will feature 4 very spacious signature specialty suites with balconies that overlook the park at District 121.

Room Type	# Rooms	Size	% of Inventory
King Bed	56	304	55%
Double Queen Bed	33	352	32%
Delux King	4	349	4%
Delux Queen	3	448	3%
Junior Suite	2	510	2%
Specialty Suite	4	546	4%
<b>Total</b>	<b>102</b>	<b>339</b>	<b>100%</b>
Standard	89	-	87%
Premium	13	-	13%



# Project Overview - Elevations



# Project Overview – Floor Plan, Level 1

- Circulation
- BAR
- BOH/Services
- Fitness/Public RR/Public Space
- Terrace Space
- QQ Room
- King Room
- Junior Suite
- Specialty Suite
- ADA Room



# Project Overview – Floor Plan, Level 2

- Circulation
- BAR
- BOH/Services
- Fitness/Public RR/Public Space:
- Terrace Space
- QQ Room
- King Room
- Junior Suite
- Specialty Suite
- ADA Room





# Project Overview – Floor Plan, Level 3 & 4

- Circulation
- BAR
- BOH/Services
- Fitness/Public RR/Public Space
- Terrace Space
- QQ Room
- King Room
- Junior Suite
- Specialty Suite
- ADA Room



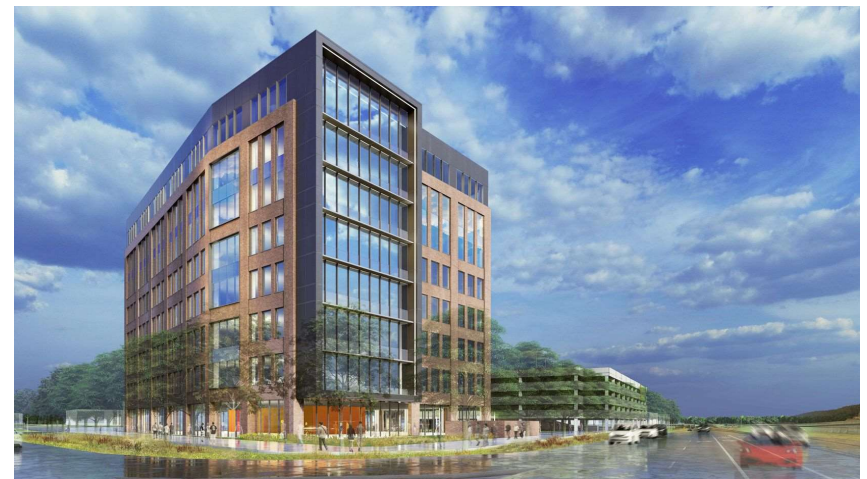
# Vital and Complimentary Component of District 121

The District 121 is technically a select service hotel as it stands on its own. However, i) this was done by design to best fit in and support District 121, and ii) this hotel is not simply a “stand-alone” hotel project. It will be a vital element of District 121 and will help establish District 121 as a vibrant destination.

The hotel has been specifically designed not to include a restaurant and thus be a “select” rather than “full” service hotel. This is because there is a deed restriction that prevents the operation of a full-service restaurant within the hotel. This was done to ensure that the hotel would compliment and support and not compete with the retail and restaurants within District 121. Therefore, a select-service hotel was in the best interest of District 121 as a whole.

The hotel will support the retail, park and office. The hotel guest will be patrons of the restaurants and financially support those establishments and help to ensure that they are vibrant and financially successful.

The hotel will provide convenient upscale lodging for the guests of the tenants in the office building. Having a hotel adjacent to the office building will be a competitive advantage for the office building and will help it attract and compete for tenants in the office building.

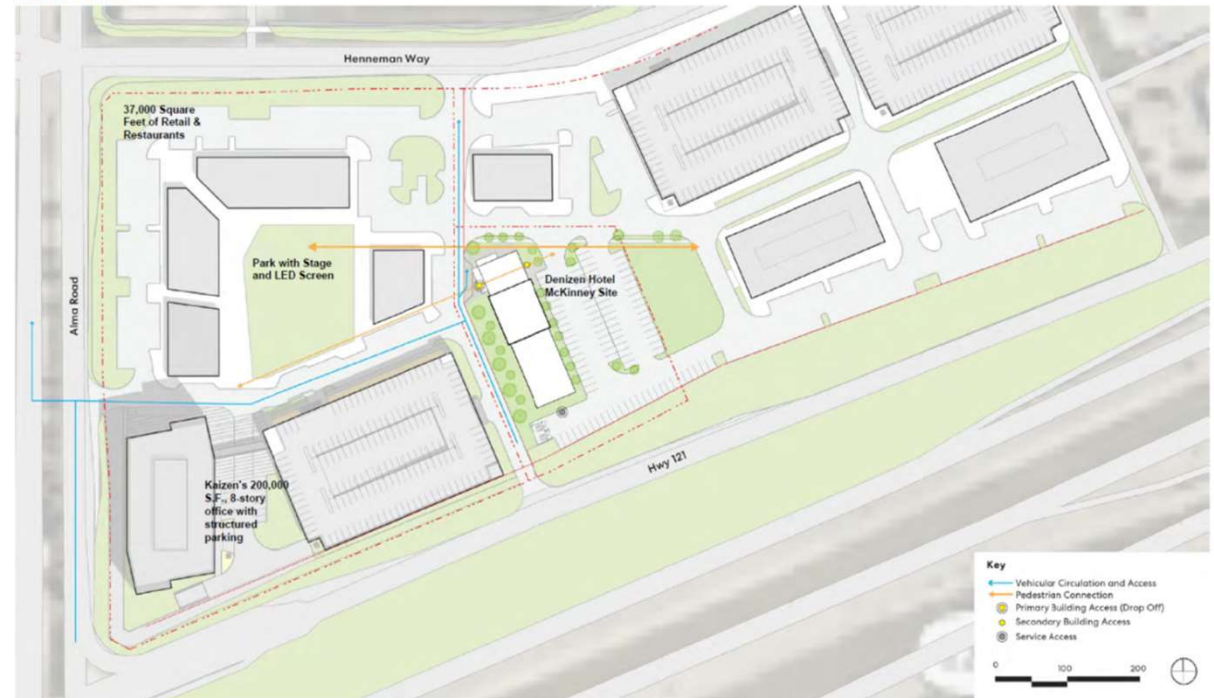


# Walkable Location

The Hotel will provide highly desired walkability and proximity to premium/destination dining, entertainment, and park space.

Walkability is highly sought after by hotel guests and at present there are limited options in McKinney for highly walkable lodging and those guests are having to stay in Plano, Frisco, or Allen and McKinney is losing out on the sales tax, hotel occupancy tax and ancillary revenues that those guests generate.

SITE PLAN





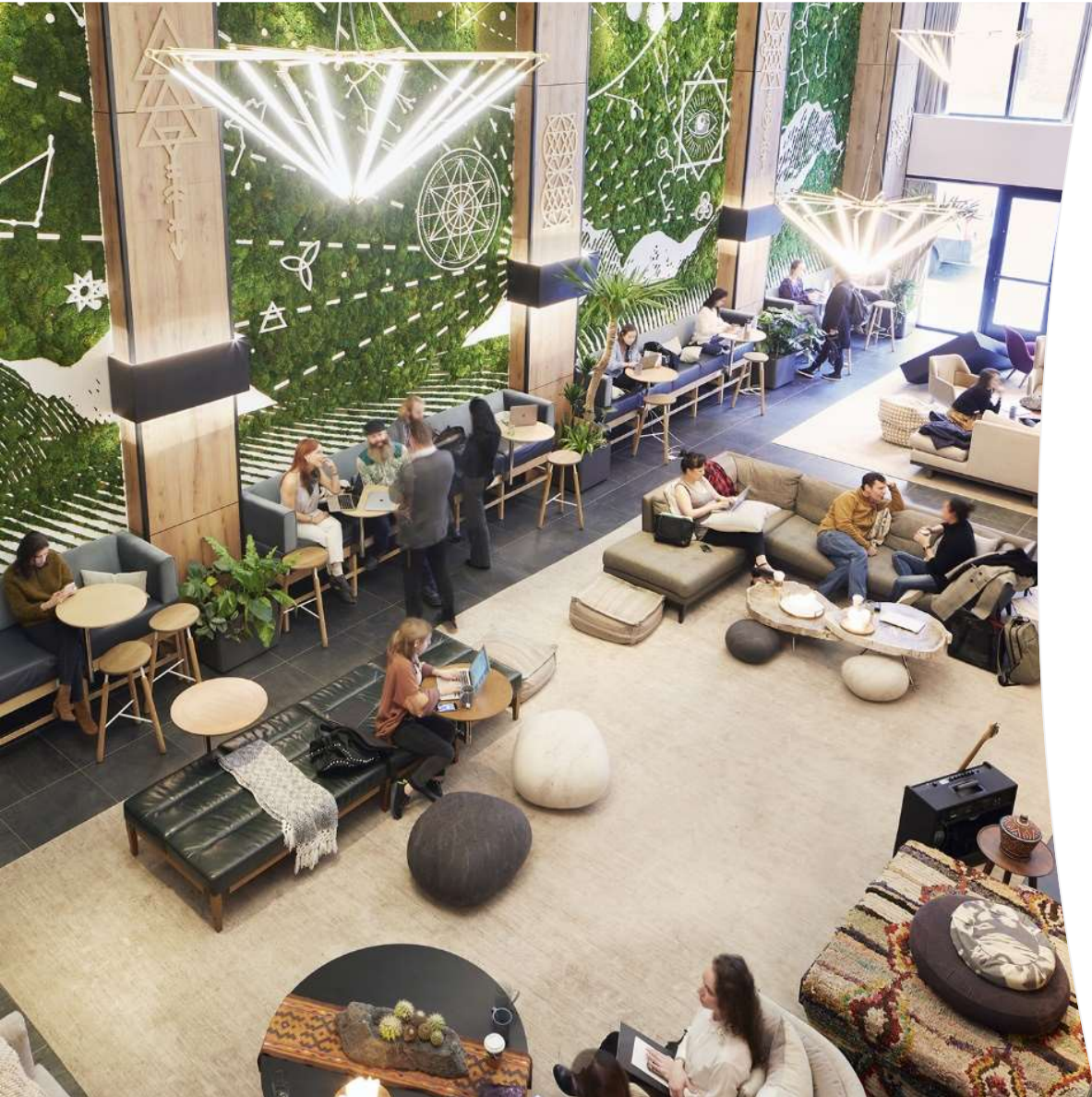
# Independent Boutique

The District 121 Hotel will be an independent hotel. The flexibility that comes with being independent provides us the freedom to; incorporate unique design, embrace the local community and localize the hotel, and adopt new technology that enhances the guest experience, allows guests more control over their experience, and provides for easier and faster service.

As an independent, we have the opportunity to create a “Local” hotel with a uniquely “McKinney” experience. Wherever possible, local touches and vendor relationships will be established. For example, we intend to use local artists for the hotel’s artwork and feature TUPPS beer in the hotel bar.

Independence allows us to differentiate the District 121 Hotel from other hotels so that we can offer a totally unique, authentic and enhanced experience for our guests.





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## Upscale Hotel with Unique Design

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The District 121 Hotel will be an upscale hotel which is not typical of select service hotels. The Hotel will have a higher level and quality of finishes, furniture and fixtures than is typical in a select service hotel. Distinctive design and finishes will differentiate the hotel from the bland and repetitive design of the “cookie cutter” chain hotels.

The District 121 Hotel will provide a higher quality of finish and ambiance than the existing hotels provide within our competitive area. There is a lack of high quality, upscale hotels within the immediate vicinity of District 121 and guests currently must go to Interstate 75 or Dallas North Tollway for an upscale hotel experience. Oftentimes this results in McKinney losing those guests and the hotel occupancy tax revenue and sales tax on ancillary revenues to neighboring communities.



# Lobby/Patio/Terrace Experience

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The Hotel's lobby will feature a public lobby and lobby bar with both indoor and outdoor/patio space at grade and an elevated terrace overlooking the new park at District 121.

The bar, lobby, patio, and terrace will be furnished with comfortable seating conducive to working, eating, socializing and is being designed as a gathering place for locals and visitors alike to use as a meeting and jumping off point within District 121.

The patio will provide a soothing water feature, lush landscaping, and a variety of seating for lounging, eating/drinking, or socializing.

The terrace will provide excellent views of District 121 (and the park) and the surrounding area including Craig Ranch and TPC Craig Ranch.

In addition to the lobby/patio/terrace the hotel will also include a fitness center and guest laundry facilities. All other amenities typical of a full-service hotel are available within District 121 such as food and beverage and even meeting space at WorkSuites co-working space within the office building at District 121.



# Byron Nelson Golf Tournament

The District 121 Hotel will be the closest hotel to the tournament and will help serve the needs of the tournament and its guests. It is our hope that the District 121 Hotel will help play a part in ensuring that the tournament stays in McKinney for the long term.



# Unprecedented Economic Conditions

Currently we are facing unprecedented economic conditions that have particularly negatively impacted the hospitality industry and are making it extremely difficult to realize new hotel construction.

## **Covid**

The Covid pandemic has had a monumental and unprecedented negative impact on the hotel industry. Hotel revenues have declined faster and for a longer period of time than ever before. In the Dallas Metro area revenues declined 48% in 2020 vs. 2019. In McKinney hotel revenues were down 26% in 2020 vs. 2019.

Covid's impact on hospitality has created a very difficult debt financing market for new hotel construction making it very difficult to obtain construction financing increasing the cost of financing and decreasing the available leverage.

## **Inflation**

Construction Costs for both labor and materials have recently spiked up as inflation is at a 40-year high. The cost to build this hotel has escalated by more than 26% since we started working on this project, increasing the total project costs from \$15M to \$19M.

## **Supply Chain Issues**

The supply chain issues have extended lead times for ordering construction materials, equipment, furniture and fixtures. This issue has extended the time and cost to build the hotel.

These economic conditions combined make this a very unusual and difficult time to develop a hotel and have negatively impacted the feasibility of the hotel project.



# Economic Impact

**The District 121 Hotel will create millions of dollars in revenue for the City of McKinney.**

The ***Economic Impact*** of the District 121 Hotel is shown on the next slide. The hotel will generate \$3.5 million of revenues for the City of McKinney over the next 10 years and will generate about \$8.5 million of revenue for the City of McKinney over the next 20 years. These figures include only the direct revenues generated from the hotel in the form of hotel occupancy taxes, real estate taxes and sales taxes. They do not include the ancillary revenues that the guests will generate in sales taxes as they spend money outside of the hotel within the retail at District 121 and elsewhere within McKinney. The requested incentive represents a small fraction of the revenue that will be generated and provides a great return on investment for the City of McKinney.

# District 121 Hotel – Economic Impact

		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
				1	2	3	4	5	6	7	8	9	10
Rooms				102	102	102	102	102	102	102	102	102	102
ADR				\$139	\$145	\$150	\$155	\$160	\$164	\$169	\$174	\$180	\$185
Occ%				62%	68%	72%	74%	74%	74%	74%	74%	74%	74%
Room Revenue				3,211,713	3,663,283	4,033,975	4,270,281	4,398,389	4,530,355	4,666,453	4,806,408	4,950,495	5,098,991
F&B Revenue				256,000	288,000	309,000	325,000	335,000	345,000	355,000	366,000	377,000	388,000
Other Revenue				130,000	142,000	148,000	154,000	159,000	163,000	168,000	173,000	179,000	184,000
Misc. Revenue				22,000	24,000	25,000	26,000	26,000	27,000	28,000	29,000	30,000	31,000
<b>Total Revenue</b>				<b>3,619,713</b>	<b>4,117,283</b>	<b>4,515,975</b>	<b>4,775,281</b>	<b>4,918,389</b>	<b>5,065,355</b>	<b>5,217,453</b>	<b>5,374,408</b>	<b>5,536,495</b>	<b>5,701,991</b>
<b>RE Tax</b>													
<b>Est. of Assessed Value</b>				<b>6,267,028</b>	<b>6,455,039</b>	<b>6,648,690</b>	<b>6,848,151</b>	<b>7,053,596</b>	<b>7,265,203</b>	<b>7,483,160</b>	<b>7,707,654</b>	<b>7,938,884</b>	<b>8,177,051</b>
City of McKinney	0.497655			31,188	32,124	33,088	34,080	35,103	36,156	37,240	38,358	39,508	40,694
Allen ISD	1.406800			88,165	90,809	93,534	96,340	99,230	102,207	105,273	108,431	111,684	115,035
Collin County	0.168087			10,534	10,850	11,176	11,511	11,856	12,212	12,578	12,956	13,344	13,745
Junior College	0.081222			5,090	5,243	5,400	5,562	5,729	5,901	6,078	6,260	6,448	6,642
<b>TOTAL RE Tax (1)</b>	<b>2.153764</b>			<b>134,977</b>	<b>139,026</b>	<b>143,197</b>	<b>147,493</b>	<b>151,918</b>	<b>156,475</b>	<b>161,170</b>	<b>166,005</b>	<b>170,985</b>	<b>176,114</b>
<b>HOT Tax</b>													
ADR				139	145	150	155	160	164	169	174	180	185
Occ				62.0%	68.0%	72.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%	74.0%
Room Revenue				3,211,713	3,663,283	4,033,975	4,270,281	4,398,389	4,530,355	4,666,453	4,806,408	4,950,495	5,098,991
<b>City HOT Tax</b>	<b>7.0%</b>			<b>224,820</b>	<b>256,430</b>	<b>282,378</b>	<b>298,920</b>	<b>307,887</b>	<b>317,125</b>	<b>326,652</b>	<b>336,449</b>	<b>346,535</b>	<b>356,929</b>
<b>Sales Tax</b>													
F&B Revenues				256,000	288,000	309,000	325,000	335,000	345,000	355,000	366,000	377,000	388,000
Other Revenue				130,000	142,000	148,000	154,000	159,000	163,000	168,000	173,000	179,000	184,000
Misc. Revenue				22,000	24,000	25,000	26,000	26,000	27,000	28,000	29,000	30,000	31,000
Est. Proj Cost Subj to Sales Tax		209,250	2,152,750	36,197	61,759	90,319	95,506	98,368	101,307	104,349	107,488	110,730	114,040
<b>Total Taxable Items</b>		<b>209,250</b>	<b>2,152,750</b>	<b>444,197</b>	<b>515,759</b>	<b>572,319</b>	<b>600,506</b>	<b>618,368</b>	<b>636,307</b>	<b>655,349</b>	<b>675,488</b>	<b>696,730</b>	<b>717,040</b>
City Tax Rate	1.0%	2,093	21,528	4,442	5,158	5,723	6,005	6,184	6,363	6,553	6,755	6,967	7,170
MEDC Tax Rate	0.5%	1,046	10,764	2,221	2,579	2,862	3,003	3,092	3,182	3,277	3,377	3,484	3,585
MCDC Tax Rate	0.5%	1,046	10,764	2,221	2,579	2,862	3,003	3,092	3,182	3,277	3,377	3,484	3,585
<b>Total City Sales Tax</b>	<b>2.0%</b>	<b>4,185</b>	<b>43,055</b>	<b>8,884</b>	<b>10,315</b>	<b>11,446</b>	<b>12,010</b>	<b>12,367</b>	<b>12,726</b>	<b>13,107</b>	<b>13,510</b>	<b>13,935</b>	<b>14,341</b>
<b>Total Taxes (2)</b>		<b>4,185</b>	<b>43,055</b>	<b>368,681</b>	<b>405,771</b>	<b>437,022</b>	<b>458,423</b>	<b>472,172</b>	<b>486,326</b>	<b>500,928</b>	<b>515,963</b>	<b>531,454</b>	<b>547,385</b>
Cummulative Taxes		<b>4,185</b>	<b>47,240</b>	<b>415,921</b>	<b>821,692</b>	<b>1,258,714</b>	<b>1,717,137</b>	<b>2,189,309</b>	<b>2,675,635</b>	<b>3,176,564</b>	<b>3,692,527</b>	<b>4,223,981</b>	<b>4,771,365</b>
<b>McKinney Taxes</b>		<b>4,185</b>	<b>43,055</b>	<b>264,892</b>	<b>298,869</b>	<b>326,912</b>	<b>345,010</b>	<b>355,357</b>	<b>366,007</b>	<b>376,999</b>	<b>388,316</b>	<b>399,978</b>	<b>411,964</b>
Cummulative Taxes		<b>4,185</b>	<b>47,240</b>	<b>312,132</b>	<b>611,001</b>	<b>937,913</b>	<b>1,282,923</b>	<b>1,638,280</b>	<b>2,004,287</b>	<b>2,381,286</b>	<b>2,769,602</b>	<b>3,169,579</b>	<b>3,581,543</b>
<i>(1) 2021 Tax Rates</i>													
<i>(2) Local taxes only, excludes State HOT and Sales Taxes</i>													

The District 121 Hotel directly or indirectly fulfills 6 of the eligibility criteria for a Project Grant.

#### Project Grants

Project Grants provide financial support for projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include the following:

- Projects related to the creation or retention of primary jobs.
- Infrastructure improvement projects necessary to develop new or expanded business enterprises.
- (1) Public parks and open space improvements.
- (1) Projects related to recreational or community (city / public access) facilities.
- (2) Professional and amateur sports and athletic facilities, including children's sports.
- Entertainment, tourist and convention facilities.
- Projects related to low-income housing.
- Mass transit-related facilities.
- Airport facilities.

- (1) The Hotel terrace and patio will be “public” spaces that seek to extend the walkability, energy, activity and intrigue of the Public Park at District 121 which is a public park and community recreational amenity.
- (2) The Hotel will support sports facilities and the Byron Nelson by providing convenient lodging for guests using the facilities.

The District 121  
Hotel meets  
and/or supports  
ALL of the  
MCDC's Goals.

#### McKinney Community Development Corporation – Goals

- Ensure application/project eligibility for MCDC consideration under Sections 501-505 of the Texas Local Government Code.
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of McKinney
- Provide support for cultural, sports, fitness, entertainment, community projects and events that attract resident and visitor participation and contribute to the quality of life, business development and increased McKinney sales tax revenue.
- Highlight and promote McKinney as a unique destination for residents and visitors alike
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested.
- Educate the community about the impact that local dining and shopping has on investment in quality of life improvements in McKinney.



## Grant Request

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Total Estimated Cost for Project Improvements included in grant request are ~ 1,000,000, as detailed on the following pages.

Total Grant Amount Requested is \$250,000 or 25% of the eligible total project costs.



THE WHITING-TURNER CONTRACTING COMPANY

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>01 GENERAL REQUIREMENTS</b>					
<b>01 50 00 Temporary Facilities and Controls</b>					
Perimeter Fencing & Barricades - Chain link		lf	\$	-	Included in GR's
Perimeter Fencing & Barricades - Gates		sets	\$	-	Included in GR's
Temporary Site Signage		ls	\$	-	Included in GR's
Temporary Access Roads	-	ls	\$ 10,000	\$	-
Tree Protection Allowance		allow	\$	-	Included in GR's
<b>01 70 00 Execution and Closeout Requirements</b>					
Final Cleaning		allow	\$	-	Included in GR's
<b>TOTAL - DIV 1</b>				<b>\$</b>	<b>-</b>
<b>02 EXISTING CONDITIONS</b>					
<b>02 40 00 Demolition and Structure Moving</b>					
<u>Site Demolition</u>					
Site Demolition		sf	\$	-	None Assumed
<u>Site Utility Demolition</u>					
Site Utility Demolition		lf	\$	-	None Assumed
<u>Building Demolition</u>					
Building Demolition		cf	\$	-	None Assumed
<u>Site Remediation</u>					
Hazardous Materials Remediation		allow	\$	-	None Assumed
<b>TOTAL - DIV 2</b>				<b>\$</b>	<b>-</b>
<b>10 SPECIALTIES</b>					
<b>10 10 00 Information Specialties</b>					
Site Monument Sign	1	ea	\$ 25,000	\$ 25,000	Monument Sign
<b>10 70 00 Exterior Specialties</b>					
Ground Set Flag Poles		ea	\$	-	None Assumed
<b>TOTAL - DIV 10</b>				<b>\$</b>	<b>25,000</b>
<b>26 ELECTRICAL</b>					
<b>26 50 00 Lighting</b>					
Site Lighting - Parking Lot	3	ea	\$ 4,500.00	\$ 13,500	
Site Lighting - Pole Bases	3	ea	\$ 750.00	\$ 2,250	
Power to Dumpster Enclosure/Monument Sign	1	ls	\$ 5,000.00	\$ 5,000	
<b>TOTAL - DIV 26</b>				<b>\$</b>	<b>20,750</b>
<b>31 EARTHWORK</b>					
<b>31 10 00 Site Clearing</b>					
Clear and Grub	-	acres	\$ 5,000.00	\$	- Included in below
<b>31 20 00 Earth Moving</b>					
<u>Excavation - Mass Site Operation</u>					
Parking Lot Lime Stabilization	2,700	sy	\$ 6.00	\$ 16,200	
Building Pad 10' Moisture Condition	5,000	cy	\$ 3.50	\$ 17,500	
Cut/Fill	61,552	sf	\$ 2.00	\$ 123,104	Assume Balanced Site
<u>Sediment and Erosion Control</u>					
SWPPP	1	LS	\$ 15,000.00	\$ 15,000	
Construction Entrance - Fabric and Stone	1	ea	\$ 3,500.00	\$ 3,500	
Construction Entrance - Temp Water & Labor		ea	\$	\$	-
Dust Control/Street Cleaning		mths	\$	\$	- Included in GR's
Temporary Seeding		sy	\$	\$	-
SEC Maintenance		ls	\$	\$	-
Additional Sediment and Erosion Control Measures		acres	\$	\$	-
<b>31 30 00 Earthwork Methods</b>					
Termite Control Soil Treatment	12,500	sf	\$ 0.15	\$ 1,875	
<b>31 40 00 Shoring and Underpinning</b>					
Sheeting and Shoring		sf	\$	\$	- None Assumed
Structure Underpinning		cy	\$	\$	- None Assumed
<b>TOTAL - DIV 31</b>				<b>\$</b>	<b>177,179</b>
<b>32 EXTERIOR IMPROVEMENTS</b>					
<b>32 10 00 Bases, Ballasts, and Paving</b>					
<u>Asphalt Paving</u>					
Asphalt Pavement - Heavy Duty (Roadways)		sy	\$	\$	- NIC - Concrete Paving Assumed
Asphalt Pavement - Light Duty (Parking Lots)		sy	\$	\$	- NIC - Concrete Paving Assumed

**SITE DEVELOPMENT**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
Mill and Tie into Existing asphalt areas		sf	\$	-	NIC - Concrete Paving Assumed
<u>Concrete Paving</u>					
Concrete Paving (Parking Area & Drop Off) - 6"	40,821	sf	\$ 5.00	\$ 204,105	
Concrete Paving (Sidewalks) - 4"	2,857	sf	\$ -	\$ -	
Concrete Paving (Integral Color)	1,074	sf	\$ 12.00	\$ 12,888	
Concrete Curb & Gutter - 6"	1,161	lf	\$ 7.75	\$ 8,998	
<u>Unit Paving</u>					
Concrete Unit Pavers - pedestrian		sf	\$	-	NIC - None Assumed
Concrete Unit Pavers - vehicular		sf	\$	-	NIC - None Assumed
Stone Pavers		lf	\$	-	NIC - None Assumed
<u>Aggregate Surfacing</u>					
Crushed Stone Surfacing - 4" thick		sf	\$	-	NIC - None Assumed
<u>Paving Specialties</u>					
					Included in GR'
Parking Bumpers	2	ea	\$ 125.00	\$ 250	
Pavement Markings & Signage	1	ls	\$ 5,000.00	\$ 5,000	Surface Markings and Vehicle Directional
Site Sealants	44,752	sf	\$ 0.25	\$ 11,188	Surface Markings and Vehicle Directional
Bollards	6	ea	\$ 750.00	\$ 4,500	
<b>32 30 00 Site Improvements</b>					
<u>Chain Link Fences and Gates - Permanent</u>					
Dumpster Enclosure	320	sf	\$ 18.00	\$ 5,760	
Dumpster Enclosure Gates	1	pr	\$ 5,000.00	\$ 5,000	
24' Cantilever Automatic Sliding Gate		ea	\$	-	NIC - None Assumed
Drop Arm Gate		ea	\$	-	NIC - None Assumed
<u>Site Concrete</u>					
Sidewalk	2,857	sf	\$ 6.00	\$ 17,142	
Transformer Pad	1	ea	\$ 2,500.00	\$ 2,500	
Dumpster - Concrete Pad	-	sf	\$ 20.00	\$ -	
<u>Site Retaining / Screen Walls</u>					
CIP Site retaining walls		cy	\$	-	NIC - None Assumed
Segmented Block Site retaining walls		sf	\$	-	NIC - None Assumed
Masonry Screen Wall		sf	\$	-	NIC - None Assumed
Site retaining walls - Footing		cy	\$	-	NIC - None Assumed
<u>Site Furnishings</u>					
Bicycle Racks	2	ea	\$ 1,000.00	\$ 2,000	
Benches		ea	\$	-	Assumed by Others - FFE Package
Trash Receptacles		allow	\$	-	Assumed by Others - FFE Package
Table and Chairs		allow	\$	-	Assumed by Others - FFE Package
Fountain	1	allow	\$ 100,000.00	\$ 100,000	
<b>32 80 00 Irrigation</b>					
<u>Landscape Irrigation</u>					
Sprinkler Irrigation including power feed		sf	\$	-	included in allowance below
Planting Drip Irrigation including power feed		sf	\$	-	included in allowance below
<b>32 90 00 Planting</b>					
<u>Turf and Grasses</u>					
Seed Disturbed Areas		sy	\$	-	Included in Allowance Below
Sod		sf	\$	-	Included in Allowance Below
Soils Amendments/Fertilizers		allow	\$	-	Included in Allowance Below
<u>Plants</u>					
Landscape and Irrigation Allowance	1	allow	\$ 100,000.00	\$ 100,000	
Ornamental Trees		ea	\$	-	included in allowance below
Shrubs		ea	\$	-	included in allowance below
Plants/Perennial Ground Cover		sf allow	\$	-	included in allowance below
Plantings at MicroBioretention Areas		sf allow	\$	-	included in allowance below
Mulch		cy	\$	-	included in allowance below
<b>TOTAL - DIV 32</b>				<b>\$ 479,331</b>	

**33 UTILITIES**

**33 10 00 Water Utilities**

Domestic Water

Tie Into Existing	1	ea	\$ 3,000.00	\$ 3,000	
Valves	2	ea	\$ 1,500.00	\$ 3,000	
Water 6" PVC	600	lf	\$ 50.00	\$ 30,000	
Fire Hydrants	2	ea	\$ 7,500.00	\$ 15,000	

**33 30 00 Sanitary Sewerage**

Tie Into Existing	1	ea	\$ 3,000.00	\$ 3,000	
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**SITE DEVELOPMENT**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
Sanitary Sewer - 6" PVC	200	lf	\$ 50.00	\$ 10,000	
Sanitary Sewer - Manhole	1	ea	\$ 10,200.00	\$ 10,200	
Sanitary Sewer - Cleanout	1	ea	\$ 1,000.00	\$ 1,000	
Grease Trap	1	ea	\$ 10,000.00	\$ 10,000	
<b>33 40 00 Stormwater Utilities</b>					
Tie Into Existing	1	ea	\$ 3,000.00	\$ 3,000	
18" HDPE	600	lf	\$ 70.00	\$ 42,000	
Catch Basin	3	ea	\$ 2,000.00	\$ 6,000	
<b>33 50 00 Hydrocarbon Utilities</b>					
Natural Gas - Piping	100	lf	\$ 35.00	\$ 3,500	
Natural Gas - Meter		ea	\$	\$ -	NIC By Owner
<b>33 60 00 Hydronic and Steam Energy Utilities</b>					
<b>33 70 00 Electrical Utilities</b>					
Electric - Duct Bank (Primary)	100	lf	\$ 50.00	\$ 5,000	Raceways Only
Electric - Transformers		ea	\$	\$ -	NIC By Owner
<b>33 80 00 Communications Utilities</b>					
Communication - Telecomm Raceways	100	LF	\$ 25.00	\$ 2,500	
<b>TOTAL - DIV 33</b>				<b>\$ 147,200</b>	
<b>TOTAL SITE DEVELOPMENT</b>				<b>\$ 849,460</b>	

Denizen District 121 Hotel  
 Conceptual - 11/11/2021- Updated SF

DIVISION	SITE DEVELOPMENT		
	1.7	ACRE	SITE
	COST	\$/ACRE	% COW
01 General Requirements	\$ -	\$ -	0.00%
02 Existing Conditions	\$ -	\$ -	0.00%
03 Concrete	\$ -	\$ -	0.00%
04 Masonry	\$ -	\$ -	0.00%
05 Metals	\$ -	\$ -	0.00%
06 Wood, Plastics, and Composites	\$ -	\$ -	0.00%
07 Thermal & Moisture Protection	\$ -	\$ -	0.00%
08 Openings	\$ -	\$ -	0.00%
09 Finishes	\$ -	\$ -	0.00%
10 Specialties	\$ 25,000	\$ 14,705.88	2.94%
11 Equipment	\$ -	\$ -	0.00%
12 Furnishings	\$ -	\$ -	0.00%
13 Special Construction	\$ -	\$ -	0.00%
14 Conveying Systems	\$ -	\$ -	0.00%
21 Fire Suppression	\$ -	\$ -	0.00%
22 Plumbing	\$ -	\$ -	0.00%
23 HVAC	\$ -	\$ -	0.00%
25 Integrated Automation	\$ -	\$ -	0.00%
26 Electrical	\$ 20,750	\$ 12,205.88	2.44%
27 Communications	\$ -	\$ -	0.00%
28 Electronic Safety & Security	\$ -	\$ -	0.00%
31 Earthwork	\$ 177,179	\$ 104,222.94	20.86%
32 Exterior Improvements	\$ 479,331	\$ 281,959.26	56.43%
33 Site Utilities	\$ 147,200	\$ 86,588.24	17.33%
<b>SUBTOTAL - COST OF WORK</b>	<b>\$ 849,460</b>	<b>\$ 499,682.21</b>	<b>100.00%</b>
General Requirements	\$ 13,591	\$ 7,994.92	1.60%
Estimating Contingency	\$ -	\$ -	0.00%
Construction/CM Contingency	\$ -	\$ -	0.00%
Escalation Contingency	\$ -	\$ -	0.00%
General Conditions	\$ 56,257	\$ 33,092.35	6.50%
Liability Insurance	\$ 7,813	\$ 4,595.75	0.85%
Whiting-Turner Bond	\$ -	\$ -	0.00%
Whiting-Turner Fee	\$ 37,078	\$ 21,810.88	4.00%
Builder's Risk Insurance	\$ 4,820	\$ 2,835.41	0.50%
<b>PROJECT TOTALS</b>	<b>\$ 969,020</b>	<b>\$ 570,011.51 / ACRE</b>	