

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.



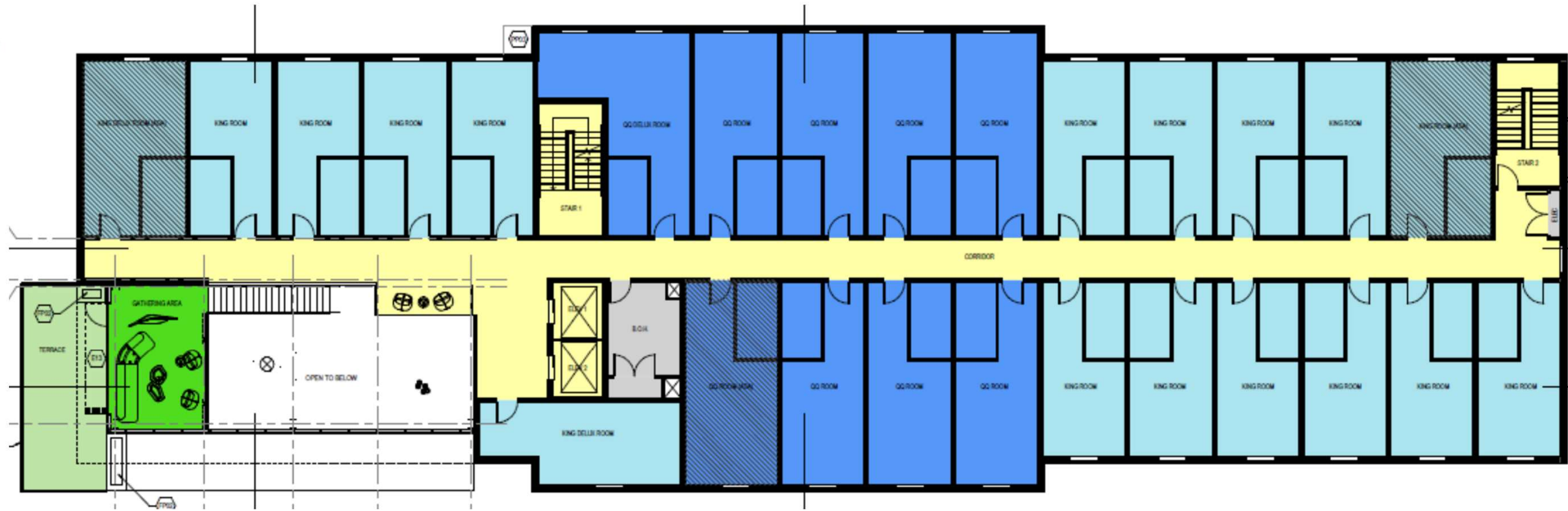
District 121 Hotel - Summary



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 3 & 4

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



Project Overview - Lobby



Project Overview - Lobby



Project Overview – Rooms

Each guestroom 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 provide more “home-like” convenience.

The Hotel will have a good mix of rooms including 59 King Bed suites, 36 Double Queen bed suites, and 7 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.



Vital and Complimentary Component of District 121

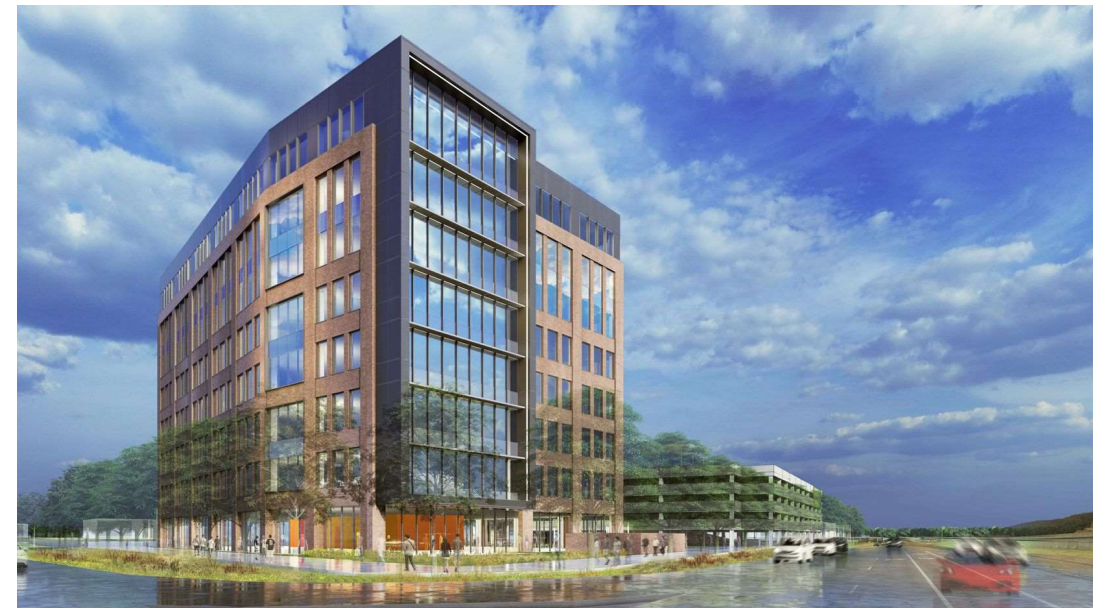
The District 121 is technically a select service hotel as it stands on its own. However, i) this was done by design to best fit in and support District 121, and ii) this hotel is not simply a “stand-alone” hotel project. The hotel will be a vital element of District 121 and will help establish District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

In fact, the hotel will offer full services to its guests by working with its partners at District 121. For example; Guests will be able to rent meeting rooms at the District 121 office building. Guests will be able to order room service from the adjacent restaurants.

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.





Upscale Hotel with Unique Design

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

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 Lucid Private Offices 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 are making it extremely difficult to realize new hotel construction.

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 45% since we started working on this project, increasing the total project costs from \$15M to \$21.8M. In the past year alone, since our prior application, our costs have increased from \$19M to \$21.8M (15%).

Supply Chain Issues

Although somewhat improved recently, there are still supply chain issues that have extended lead times for ordering certain construction materials, equipment, furniture and fixtures. This issue has extended the time and cost to build the hotel.

Interest Rates

Over the past year interest rates have risen 475 basis points. Prime Rate has more than doubled from 3.25% to 8.0%. This has doubled our interest cost and recent banking industry issues have caused lenders to be even more cautious making construction loans very difficult to obtain.

Covid

The Covid pandemic had a monumental and unprecedented negative impact on the hotel industry. Hotel revenues 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.

While the hospitality market (revenue) has recovered the past couple of years, 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.

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 \$4.0 million of revenues for the City of McKinney over the next 10 years and will generate about \$9.5 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

		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
				1	2	3	4	5	6	7	8	9	10
Rooms		pre-development and construction period		102	102	102	102	102	102	102	102	102	102
ADR				\$151	\$157	\$163	\$168	\$173	\$179	\$184	\$189	\$195	\$201
Occ%				66%	73%	77%	78%	78%	78%	78%	78%	78%	78%
Room Revenue				3,713,045	4,271,279	4,685,351	4,888,783	5,035,432	5,186,437	5,342,088	5,502,386	5,667,329	5,837,210
F&B Revenue				278,000	314,000	337,000	350,000	361,000	371,000	383,000	394,000	406,000	418,000
Other Revenue				150,000	162,000	169,000	175,000	180,000	186,000	191,000	197,000	203,000	209,000
Misc. Revenue				23,000	24,000	25,000	26,000	27,000	28,000	29,000	30,000	30,000	31,000
Total Revenue				4,164,045	4,771,279	5,216,351	5,439,783	5,603,432	5,771,437	5,945,088	6,123,386	6,306,329	6,495,210
RE Tax													
Est. of Assessed Value				6,752,400	6,954,972	7,163,621	7,378,529	7,599,885	7,827,882	8,062,718	8,304,600	8,553,738	8,810,350
City of McKinney	0.457485			30,891	31,818	32,772	33,756	34,768	35,811	36,886	37,992	39,132	40,306
Allen ISD	1.330400			89,834	92,529	95,305	98,164	101,109	104,142	107,266	110,484	113,799	117,213
Collin County	0.152443			10,294	10,602	10,920	11,248	11,585	11,933	12,291	12,660	13,040	13,431
Junior College	0.081220			5,484	5,649	5,818	5,993	6,173	6,358	6,549	6,745	6,947	7,156
TOTAL RE Tax (1)	2.021548			136,503	140,598	144,816	149,161	153,635	158,244	162,992	167,881	172,918	178,105
HOT Tax													
ADR				151	157	163	168	173	179	184	189	195	201
Occ				66.0%	73.0%	77.0%	78.0%	78.0%	78.0%	78.0%	78.0%	78.0%	78.0%
Room Revenue				3,713,045	4,271,279	4,685,351	4,888,783	5,035,432	5,186,437	5,342,088	5,502,386	5,667,329	5,837,210
City HOT Tax	7.0%			259,913	298,990	327,975	342,215	352,480	363,051	373,946	385,167	396,713	408,605
Sales Tax													
F&B Revenues				278,000	314,000	337,000	350,000	361,000	371,000	383,000	394,000	406,000	418,000
Other Revenue				150,000	162,000	169,000	175,000	180,000	186,000	191,000	197,000	203,000	209,000
Misc. Revenue				23,000	24,000	25,000	26,000	27,000	28,000	29,000	30,000	30,000	31,000
Est. Proj Cost Subj to Sales Tax		247,500	2,342,500	41,640	71,569	104,327	108,796	112,069	115,429	118,902	122,468	126,127	129,904
Total Taxable Items		247,500	2,342,500	492,640	571,569	635,327	659,796	680,069	700,429	721,902	743,468	765,127	787,904
City Tax Rate	1.0%	2,475	23,425	4,926	5,716	6,353	6,598	6,801	7,004	7,219	7,435	7,651	7,879
MEDC Tax Rate	0.5%	1,238	11,713	2,463	2,858	3,177	3,299	3,400	3,502	3,610	3,717	3,826	3,940
MCDC Tax Rate	0.5%	1,238	11,713	2,463	2,858	3,177	3,299	3,400	3,502	3,610	3,717	3,826	3,940
Total City Sales Tax	2.0%	4,950	46,850	9,853	11,431	12,707	13,196	13,601	14,009	14,438	14,869	15,303	15,758
Total Taxes (2)		4,950	46,850	406,269	451,019	485,497	504,571	519,717	535,304	551,376	567,918	584,933	602,468
Cummulative Taxes		4,950	51,800	458,069	909,088	1,394,585	1,899,156	2,418,873	2,954,177	3,505,553	4,073,471	4,658,404	5,260,872
McKinney Taxes		4,950	46,850	300,657	342,239	373,454	389,166	400,850	412,871	425,270	438,029	451,148	464,669
Cummulative Taxes		4,950	51,800	352,457	694,696	1,068,150	1,457,316	1,858,166	2,271,036	2,696,306	3,134,335	3,585,483	4,050,151
(1) 2022 Tax Rates													
(2) Local taxes only, excludes State HOT and Sales Taxes													

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

Total Estimated Cost for Project Improvements included in grant request are ~ 1,250,000, as detailed on the following pages.

Total Grant Amount Requested is \$400,000 or 32% of the eligible total project costs.



The Whiting-Turner Contracting Company
5800 Granite Parkway, Suite 300
Plano, TX 75024
469-429-0800
www.whiting-turner.com



Project Name: Denizen District 121 Hotel
Type of Estimate: 100% DD Estimate
Estimate Date: January 18, 2023
Project Location: McKinney, Texas

Client: ARCHTOWER/VINE TOWER DEVELOPMENT
Client Contact: Michael Mueller & Jeff Cohen

Architect/Engineer: 5G Studio

Whiting-Turner Contact: Matthew E. Andres

Document Set: 100% DD - 11.09.22
Project Schedule (Months): 12 Months
Site Area (Acres): 1.70
Project Description: 102 Room, 4-Story Wood Framed Hotel located in McKinney, TX



Denizen District 121 Hotel
100% DD Estimate - 01/18/2023

SITE DEVELOPMENT			
1.7 ACRE SITE			
DIVISION	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	\$ -	\$ -	0.00%
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	\$ 15,750	\$ 9,264.71	1.45%
27 Communications	\$ -	\$ -	0.00%
28 Electronic Safety & Security	\$ -	\$ -	0.00%
31 Earthwork	\$ 185,642	\$ 109,201.41	17.05%
32 Exterior Improvements	\$ 564,396	\$ 331,997.53	51.85%
33 Site Utilities	\$ 322,719	\$ 189,834.71	29.65%
SUBTOTAL - COST OF WORK	\$ 1,088,507	\$ 640,298.35	100.00%
General Requirements	\$ 13,591	\$ 7,994.71	Fixed
Estimating Contingency	\$ -	\$ -	0.00%
Escalation Contingency	\$ -	\$ -	0.00%
General Conditions	\$ 61,119	\$ 35,952.25	Fixed
Liability Insurance	\$ 9,888	\$ 5,816.42	0.85%
Whiting-Turner Bond	\$ -	\$ -	0.00%
Whiting-Turner Fee	\$ 33,372	\$ 19,630.56	Fixed
Builder's Risk Insurance	\$ 9,049	\$ 5,322.98	0.75%
PROJECT TOTALS	\$ 1,215,526	\$ 715,015.28 / ACRE	
Construction/CM Contingency	\$ 38,139	\$ 22,434.93	Fixed
PROJECT TOTALS	\$ 1,253,665	\$ 804,172.42 / ACRE	

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
01 GENERAL REQUIREMENTS					
01 50 00 Temporary Facilities and Controls					
Perimeter Fencing & Barricades - Chain link		lf	\$	-	Inlcuded in GR's
Perimeter Fencing & Barricades - Gates		sets	\$	-	Inlcuded in GR's
Temporary Site Signage		ls	\$	-	Inlcuded in GR's
Temporary Access Roads	-	ls	\$ 10,000	\$	-
Tree Protection Allowance		allow	\$	-	Inlcuded in GR's
01 70 00 Execution and Closeout Requirements					
Final Cleaning		allow	\$	-	Inlcuded in GR's
TOTAL - DIV 1				\$ -	
02 EXISTING CONDITIONS					
02 40 00 Demolition and Structure Moving					
Site Demolition					
Site Demolition		sf	\$	-	None Assumed
Site Utility Demolition					
Site Utility Demolition		lf	\$	-	None Assumed
Building Demolition					
Building Demolition		cf	\$	-	None Assumed
Site Remediation					
Hazardous Materials Remediation		allow	\$	-	None Assumed
TOTAL - DIV 2				\$ -	
10 SPECIALTIES					
10 10 00 Information Specialties					
Site Monument Sign		ea	\$	-	None Assumed
10 70 00 Exterior Specialties					
Ground Set Flag Poles		ea	\$	-	None Assumed
TOTAL - DIV 10				\$ -	

SITE DEVELOPMENT

DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL	COMMENTS
26 ELECTRICAL						
26 50 00 Lighting						
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/Monmument Sign	1	ls			\$	- None Assumed
TOTAL - DIV 26					\$	15,750
31 EARTHWORK						
31 10 00 Site Clearing						
Clear and Grub	-	acres	\$	5,000.00	\$	- Included in below
31 20 00 Earth Moving						
<u>Excavation - Mass Site Operation</u>						
All Earthwork	1	ls	\$	175,250.00	\$	175,250
Parking Lot Lime Stabilization		sy			\$	-
Building Pad 10' Moisture Condition		cy			\$	-
Cut/Fill		sf			\$	- Assume Balanced Site
<u>Sediment and Erosion Control</u>						
SWPPP	1	ls	\$	5,000.00	\$	5,000 book & inspections
Construction Entrance - Fabric and Stone	1	ea	\$	3,500.00	\$	3,500 maint.
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			\$	-
31 30 00 Earthwork Methods						
Termite Control Soil Treatment	12,616	sf	\$	0.15	\$	1,892
31 40 00 Shoring and Underpinning						
Sheeting and Shoring		sf			\$	- None Assumed
Structure Underpinning		cy			\$	- None Assumed
TOTAL - DIV 31					\$	185,642

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
32 EXTERIOR IMPROVEMENTS					
32 10 00 Bases, Ballasts, and Paving					
<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
Mill and Tie into Existing asphalt areas		sf	\$	-	NIC - Concrete Paving Assumed
<u>Concrete Paving</u>					
Concrete Paving (Fire Lane) - 6"	9,967	sf	\$ 6.00	\$ 59,802	
Concrete Paving (Fire Lane) - 6"	5,791	sf	\$ 6.00	\$ 34,746	added scope of additional road
Concrete Paving (Dumpster Enclosure) - 7"	1,512	sf	\$ 6.65	\$ 10,055	
Concrete Paving - 5"	23,249	sf	\$ 5.45	\$ 126,707	
Concrete Drop Off - Integral Color	1,456	sf	\$ 12.00	\$ 17,472	
Concrete Curb & Gutter - 6"	1,428	lf	\$ 11.50	\$ 16,422	
<u>Unit Paving</u>					
Concrete Unit Pavers - pedestrian	2,851	sf	\$ -	\$ -	removed from design
Concrete Unit Pavers - vehicular	1,456	sf	\$ -	\$ -	removed from design
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>					
Parking Bumpers	2	ea	\$ 125.00	\$ 250	Inlcuded ti GR'
Pavement Markings & Signage	1	ls	\$ 5,000.00	\$ 5,000	Surface Markings and Vehicle Directional
Site Sealants	48,579	sf	\$ 0.25	\$ 12,145	Surface Markings and Vehicle Directional
Bollards	6	ea	\$ 750.00	\$ 4,500	
32 30 00 Site Improvements					
<u>Chain Link Fences and Gates - Permanent</u>					
Dumpster Enclosure	560	sf	\$ 20.00	\$ 11,200	
Dumpster Enclosure Gates	2	pr	\$ 5,000.00	\$ 10,000	
24' Cantilever Automatic Sliding Gate		ea	\$	-	NIC- None Assumed
Drop Arm Gate		ea	\$	-	NIC - None Assumed

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<u>Site Concrete</u>					
City Sidewalk	1,676	sf	\$ 7.05	\$ 11,816	
City Sidewalk Ramps	2	ea	\$ 450.00	\$ 900	
Building Sidewalk	4,928	sf	\$ 7.05	\$ 34,742	
Building Sidewalk Ramps	8	ea	\$ 450.00	\$ 3,600	
Transformer Pad	1	ea	\$ 2,500.00	\$ 2,500	
<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		ea	\$ -	\$ -	Assumed by Others - FFE Package
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	
Balcony Planters	8	ea	\$ -	\$ -	Assumed by Others - FFE Package
32 80 00 Irrigation					
<u>Landscape Irrigation</u>					
Building Landscape Area	4,629	sf	\$ 15.00	\$ 69,435	
Site Landscape Area	8,276	sf	\$ 4.00	\$ 33,104	
Sprinkler Irrigation including power feed		sf		\$ -	included in allowance below
Planting Drip Irrigation including power feed		sf		\$ -	included in allowance below
32 90 00 Planting					
<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>					
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
TOTAL - DIV 32				\$ 564,396	

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
33 UTILITIES					
33 10 00 Water Utilities					
Public Water	1	ls	\$ 174,363.00	\$ 174,363	
Tie Into Existing	2	ea		\$ -	
6" PVC	52	lf		\$ -	
8" PVC	558	lf		\$ -	
12" PVC	217	lf		\$ -	
6" Gate Valve	4	ea		\$ -	
8" Gate Valve	3	ea		\$ -	
12" Gate Valve	3	ea		\$ -	
Fire Hydrants	3	ea		\$ -	
1" Deadhead Irrigation	1	ea		\$ -	
3" Meter Vault	1	ea		\$ -	
Private Water					
3" SDR 21	16	lf	\$ 160.00	\$ 2,560	
Fire Protection	1	ls	\$ 26,900.00	\$ 26,900	
6" PVC DR 14	82	lf		\$ -	
6" Riser	2	ea		\$ -	
6" FDC	1	ea		\$ -	
33 30 00 Sanitary Sewerage					
Private Sanitary	1	ls	\$ 6,597.00	\$ 6,597	
Tie Into Existing	1	ea		\$ -	
Sanitary Sewer - 6" SDR 35	24	lf		\$ -	
Grease Trap		ea		\$ -	assumed not required
33 40 00 Stormwater Utilities					
Private Storm	1	ls	\$ 61,834.00	\$ 61,834	
Tie Into Existing	2	ea		\$ -	
18" RCP	297	lf		\$ -	
12" PVC SDR 35	72	ea		\$ -	
5' Std Curb Inlet (Precast)	1	ea		\$ -	
24" x 24" Grate Inlet (Precast)	1	ea		\$ -	
2.5" Grate Inlet (Precast)	1	ea		\$ -	
Contech SP-CDS20255C Hydrodynamic Separator	1	allow	\$ 17,650.00	\$ 17,650	material/sales tax/freight
Contech SP-CDS20255C Hydrodynamic Separator	1	allow	\$ 7,850.00	\$ 7,850	install
Haul-off Spoils	1	ls	\$ 6,745.00	\$ 6,745	
City of McKinney Bond	1	ls	\$ 4,600.00	\$ 4,600	
City Inspection Fees	1	ls	\$ 2,620.00	\$ 2,620	

SITE DEVELOPMENT

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
33 50 00 Hydrocarbon Utilities					
Natural Gas - Piping	100	If	\$ 35.00	\$ 3,500	
Natural Gas - Meter		ea		\$ -	NIC By Owner
33 60 00 Hydronic and Steam Energy Utilities					
33 70 00 Electrical Utilities					
Electric - Raceway (Primary)	100	If	\$ 50.00	\$ 5,000	Raceways Only
Electric - Transformers		ea		\$ -	NIC By Owner
33 80 00 Communications Utilities					
Communication - Telecomm Raceways	100	If	\$ 25.00	\$ 2,500	
TOTAL - DIV 33				\$ 322,719	
TOTAL SITE DEVELOPMENT				\$ 1,088,507	