



ASAKURA
ROBINSON

2500 Summer Street Suite 3228
Houston, Texas 77007
P.713.337.5830 | F.832.201.7198
www.asakurarobinson.com
1224 E. 12th St., Suite 310
Austin, Texas 78702
P.512.351.9601

SUNSET VALLEY

Opinion of Probable Construction Cost

Aug-22

GAINES GREENBELT		
PROPOSED IMPROVEMENT DESCRIPTION	SUB-TOTAL	NOTES
Upland Woodland Restoration	\$ 63,360.00	20 shade trees, 10 ornamental trees, 30 tree staking, 50,000 SF Shade tolerant Hydroseed
25% Contingency	\$ 15,840.00	
Sub-total	\$ 79,200.00	
The Uplands		
PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Wayfinding Signage	\$ 4,500.00	1 Metal sign
Meadow Restoration	\$ 7,837.50	0.8 AC wildflower hydroseed
ADA Accessible Nature Loop Trail	\$ 17,915.50	Arborist/forester consultation, Site grading (fine grading only), concrete paving
Upland Woodland Restoration	\$ 29,720.00	12 Shade trees, 8 ornamental trees, 20 tree staking, bermuda hydroseed
Farmers Market Pavilion	\$ 200,000.00	Custom pavilion/shade structure
Farmers Market Gathering Grove	\$ 99,304.40	Site grading, pre-fab pavilion/shade structure, concrete paving, ADA accessible picnic tables
Farmers Market Loading Area	\$ 49,704.00	Concrete paving, concrete curb
(2) Crosswalks	\$ 13,100.00	Thermoplast, standard ramp
Gateway Entrance	\$ 75,000.00	Message board, wayfinding signage, gateway signage
Water Quality Feature	\$ 250,000.00	
Proposed Trail Head	\$ 10,000.00	Message board, seatwall, post, etc.
25% Contingency	\$ 189,270.35	
Sub-total	\$ 946,351.75	
Upper Reese Drive		
PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Artistic Opportunity		Consult Beautification Plan
Proposed Trail Connection	\$ 104,787.80	Arborist/forester consultation, site grading, DG stabilized, clearing and grubbing of vegetation
Tree Planting in Easement	\$ 17,024.00	19 shade trees and 19 tree staking
ADA Trail Connection	\$ 9,018.60	Arborist/forester consultation, site grading, concrete paving
25% Contingency	\$ 32,707.60	
Sub-total	\$ 163,538.00	

City Hall

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Aristic Opportunity (Burger Stadium Area)		Consult Beautification Plan
Wayfinding Signage	\$ 4,500.00	Metal Sign
Nature Play Area with Shade Structure	\$ 150,000.00	
Noise Mitigation Planting	\$ 6,800.00	8 plants
Pickleball Shade Structure	\$ 75,000.00	
Pickleball court	\$ 70,000.00	With fencing
Soccer field in detention pond	\$ 2,790.00	Site grading
Shade tree planting	\$ 7,168.00	8 shade trees and tree staking
25% Contingency	\$ 79,064.50	
Sub-total	\$ 395,322.50	

Upper Cougar Creek

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Floodplain Restoration	\$ 17,337.00	Site grading, wildflower hydroseed
ADA Accessible Nature Loop Trail	\$ 222,093.30	Arborist/forester consultation, site grading, concrete paving
Bike Rack	\$ 3,200.00	1 bike rack
Play Area	\$ 400,000.00	
Gathering Space	\$ 36,688.20	Site grading, pre-fab pavilion/shade structure, concrete paving, ADA accessible picnic tables
25% Contingency	\$ 169,829.63	
Sub-total	\$ 849,148.13	

Lower Cougar Creek

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Wayfinding Signage	\$ 9,000.00	2 Metal Sign
Upland Woodland Restoration	\$ 34,070.00	15 shade trees, 10 ornamental trees, 25 tree stakes, bermuda hydroseed
Riparian Buffer and Maintenance	\$ 7,311.00	6 shade trees, 8 tree stakes, 2 ornamental trees, wildflower hydroseed
25% Contingency	\$ 12,595.25	
Sub-total	\$ 62,976.25	

Jones and Westgate

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Artistic Opportunity		Consult Beautification Plan
Gateway Signage	\$ 50,000.00	
Wayfinding Signage	\$ 4,500.00	Metal Sign
25% Contingency	\$ 13,625.00	
Sub-total	\$ 68,125.00	

Sunset Trail

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Floodplain Restoration	\$ 7,725.00	Perennials
25% Contingency	\$ 1,931.25	
Sub-total	\$ 9,656.25	

Valley Creek Park

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Bike Rack	\$ 3,200.00	4 bike racks
Gathering Space	\$ 84,033.33	Site grading, pre-fab pavilion/shade structure, concrete paving, ADA accessible picnic tables
Vegetated Swale	\$ 15,486.70	Water tolerant plant material, vegetative swale
Wayfinding Signage	\$ 4,500.00	Metal Sign
Vegetation Buffer	\$ 2,688.00	3 shade trees and 3 tree stakes
Play Area	\$ 250,000.00	
Riparian Buffer and Maintenance	\$ 21,228.00	Shade trees, tree staking, ornamental trees, perennials
25% Contingency	\$ 95,284.01	
Sub-total	\$ 476,420.04	

37 Lone Oak Trail

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Trailhead Amenities	\$ 7,000.00	Message board, metal sign
Prairie Restoration	\$ 15,900.00	Site grading, perennials
Tree Planting	\$ 8,960.00	20 shade trees, tree staking
Wayfinding Signage	\$ 4,500.00	Metal sign
25% Contingency	\$ 9,090.00	
Sub-total	\$ 45,450.00	

Sunset Valley Nature Area

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Wayfinding Signage	\$ 22,500.00	5 metal signs
Pollinator Nest Boxes	\$ 500.00	2 pollinator nest boxes
Environmental Education (Pollinator)	\$ 10,000.00	Environmental education
25% Contingency	\$ 8,250.00	
Sub-total	\$ 41,250.00	

Indiangrass Prairie Preserve

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Wayfinding Signage	\$ 9,000.00	2 metal signs
Environmental Education	\$ 10,000.00	TBD
Pollinator Nest Boxes	\$ 750.00	3 pollinator nest boxes
Proposed Trail	\$ 43,358.63	stabilized, clearing and grubbing of vegetation
Environmental Education (Pollinator)	\$ 4,500.00	Metal sign
Indian Grass Prairie Restoration and Maintenance	\$ 7,887.00	Site grading, wildflower hydroseed
25% Contingency	\$ 18,873.91	
Sub-total	\$ 94,369.54	

6107 Brodie Lane

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Parking	\$ 46,820.00	Concrete paving, concrete curb
Trailhead Amenities	\$ 7,000.00	Message board, metal sign
Wayfinding Signage	\$ 4,500.00	Metal Sign
Water Quality Feature	\$ 250,000.00	
Upland Woodland Restoration	\$ 28,840.50	12 shade trees, 6 ornamental trees, tree staking, bermuda hydroseed
Proposed Trail	\$ 121,773.90	Arborist/forester consultation, side grading, DG stabilized, clearing and grubbing of vegetation
25% Contingency	\$ 114,733.60	
Sub-total	\$ 573,668.00	

Manly Tract

PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Shaded Benches	\$ 12,000.00	4 benches
Tree Planting	\$ 18,816.00	21 shade trees, tree staking
Prairie Restoration	\$ 1,602.00	Site grading, perennials
Trailhead Amenities	\$ 5,000.00	Message board, metal sign
Upland Woodland Restoration	\$ 33,816.00	shade trees, ornamental trees, tree staking, bermuda hydroseed
25% Contingency	\$ 17,808.50	
Sub-total	\$ 89,042.50	

6401 Brodie Lane		
PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Updated Gateway and Wayfinding Signage	\$ 4,500.00	Metal Sign
Gathering Space	\$ 46,000.00	Site grading, pre-fab pavilion/shade structure, concrete paving, ADA accessible picnic tables
Environmental Education	\$ 2,500.00	Metal Sign
Food Forest	\$ 20,514.00	12 shade trees, 12 ornamental trees, 24 tree staking, 16 shrubs, perennials, planting bed soil, mulch
Pollinator Nest Boxes	\$ 1,500.00	6 nest boxes
Urban Farm and Community Gardens	\$ 39,000.00	Mulch, planting bed soil
Parking	\$ 49,800.00	Concrete paving, concrete curb
Proposed 8' Trail	\$ 149,905.46	Arborist/forester consultation, site grading, DG stabilized, clearing and grubbing of vegetation
Water Quality Feature	\$ 250,000.00	
25% Contingency	\$ 140,929.87	
Sub-total	\$ 704,649.33	
South Hills Conservation Area		
PROPOSED IMPROVEMENT DESCRIPTION	COST	NOTES
Riparian Buffer and Maintenance	\$ 41,057.00	24 shade trees, 8 ornamental trees, 32 tree staking, perennials, wildflower hydroseed
Wayfinding Signage	\$ 18,000.00	Metal sign
Benches	\$ 18,000.00	6 Benches
25% Contingency	\$ 19,264.25	
Sub-total	\$ 96,321.25	
GRAND TOTAL	\$ 4,695,488.53	*Note: This total does not include consultant fees, including but not limited to design consultants (landscape architects), landscape architects, civil engineers, geotech, etc.
POOL ALTERNATE		
Pool	\$ 2,800,000.00	Reference Pool: Govalle Neighborhood Pool in Austin, Texas. https://www.austintexas.gov/department/govalle-pool
GRAND TOTAL WITH POOL	\$ 7,495,488.53	*Note: This total does not include consultant fees, including but not limited to design consultants (landscape architects), landscape architects, civil engineers, geotech, etc.

DISCLAIMER ON THE OPINION OF PROBABLE CONSTRUCTION COST

This opinion of probable construction cost is made on the basis of Asakura Robinson's experience and qualifications, and represents Asakura Robinson's best judgment as an experienced and qualified professional generally familiar with the industry. However, since Asakura Robinson has 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 cost will not vary from opinions of probable construction cost as prepared by Asakura Robinson.