

APPENDIX B

CAPITAL COST ESTIMATES

Ultimate Build Costs – Estimated By Phases

Balanced Vision Plan Components	Basic Phase 1	Expanded Phase 1	Ultimate (Future Phases)	TOTAL ULTIMATE BUILD
		Costs are incremental	Costs are incremental	
Flood Protection	\$170,995,000	\$0,000	\$26,035,000	\$197,030,000
Environmental Management & Restoration	\$54,047,000	\$4,127,000	\$48,945,000	\$107,119,000
Park and Recreation	\$47,456,000	\$43,702,000	\$110,731,000	\$201,888,000
Transportation	\$786,643,000	\$66,545,000	\$373,309,000	\$1,226,497,000
Community & Economic Development	\$1,100,000	\$0,000	\$0,000	\$1,100,000
Total	\$1,060,241,000	\$114,374,000	\$559,020,000	\$1,733,634,000

Note: Cost estimates include an escalation factor for Basic Phase 1 and Expanded Phase 1. No escalation factor included for Ultimate Future Phase cost estimates.

Project Components by Phase

Flood Protection Component

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Dallas Floodway Extension	All		All
Elm Fork Flood Protection	Phase 1 of Flood Plain Management Plan		Complete
Raise of Existing Levees	All		All

Environmental Management & Restoration Component

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Great Trinity Forest Land Acquisition	All, per 1998 bond funds		Additional land acquisition recommended
Trinity Interpretive Center	All		All
Trinity Forest Trails	All, per 1998 bond funds		Possible trail additions & enhancements
River Meanders	Downstream from Sylvan		Upstream from Sylvan to confluence
Enhancing Habitat in the Dallas Floodway	Downstream from Sylvan	Additional	Upstream from Sylvan to Confluence

Environmental Management & Restoration Component (continued)

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Stormwater Wetlands	None	Pavaho Wetlands	All
“Headwaters” Wetlands	None	Part	All
Floodway Area Trails	Part		All
Boardwalks for Nature Observation	None	Part	All

Park & Recreation Component

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Urban Lake (includes lake and amenities surrounding lake)	Part (lake and culverts)	Amenities	
Natural Lake (includes lake and amenities surrounding lake)	Lake	Amenities	
Water Supply for Terraced Lake System	Groundwater	Central WWTP Effluent	
Elm Fork Recreation Facilities	Part (soccer complex, dog park)	Additional Trails	All
Trinity Equestrian Center	All		
Canoe Launches	All		

Park & Recreation Component

(continued)

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Gateway Parks	6 (per 1998 bond funds)	Additional as funding permits	All as identified in Master Implementation Plan
Connections between Lakes and to Trinity River (includes enhanced water feature)	Between Lakes	All	
West Dallas Lake/Wetland Area	None	None	All
Park Access Roads (including roadways, bridges, and parking)	None	Part	All
Active Recreation Terraces (Two)	None	None	All

Park & Recreation Component

(continued)

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Whitewater Rafting Course	None	None	All
Boat, Canoe, Kayak Access in Floodway Area	As exists	As exists	All
Amphitheater	None	None	All
Concession/Event Facilities	None	None	All
Park District Maintenance Facility	None	All	All

Transportation Component

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Trinity Parkway	All		
Industrial Boulevard	Upgrade	Upgrade Continental (from Industrial Blvd. to IH-35)	
Pedestrian Deck Parks and Connection	Basic Deck and connections	Enhance, Additional Facilities	All
Woodall Rodgers Bridge	All		
Signature Bridges at IH-30 and IH-35	None	None	All
Beckley Boulevard	Woodall Rodgers to Commerce		Commerce to IH-30

Transportation Component

(continued)

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Oak Cliff Levee Top Road	None	All	
Downtown Levee Top Roads	None	None	All
S. Lamar Upgrade to Boulevard	None	50% Upgrade	All
S.M. Wright Conversion to Boulevard	Part (TxDOT responsible for overpasses)		All

Community and Economic Development Component

Component	Basic Phase 1	Expanded Phase 1	Ultimate Plan
Comprehensive Land Use Study	Study Complete		

Costs – Basic Phase 1

Balanced Vision Plan Components	Basic Phase 1	Expanded Phase 1	Ultimate (Future Phases)	TOTAL ULTIMATE BUILD
Flood Protection	\$170,995,000	\$0,000	\$26,035,000	\$197,030,000
Environmental Management & Restoration	\$54,047,000	\$4,127,000	\$48,945,000	\$107,119,000
Park and Recreation	\$47,456,000	\$43,702,000	\$110,731,000	\$201,888,000
Transportation	\$786,643,000	\$66,545,000	\$373,309,000	\$1,226,497,000
Community & Economic Development	\$1,100,000	\$0,000	\$0,000	\$1,100,000
Total	\$1,060,241,000	\$114,374,000	\$559,020,000	\$1,733,634,000

Basic Phase 1 Costs and Funding Sources

Balanced Vision Plan Components	Estimated Cost, Basic Phase 1	Potential Funding Sources
Flood Protection	\$170,995,000	1998 Bond Funds of \$44M, and \$127M from U.S. Army Corps of Engineers
Environmental Management & Restoration	\$54,047,000	1998 Bond Funds of \$36.7M, STEP Grant of \$4.1M, TPWD of \$0.1M, and \$13.1M from U.S. Army Corps of Engineers
Park and Recreation	\$47,456,000	1998 Bond Funds of \$46.7M, TPWD of \$0.2M, and \$0.6M from U.S. Army Corps of Engineers
Transportation	\$786,643,000	1998 Bond Funds of \$84M, NTTA of \$150M, TTC of \$17M, COG \$13M, Federal sources of \$6.7M, Future bond programs for Industrial improvements of \$50M, and approx. \$466M from TxDOT and County
Community & Economic Development	\$1,100,000	Interest from 1998 Bond Funds
Total	\$1,060,241,000	

Balanced Vision Plan Components in Basic Phase 1 - Detail

Balanced Vision Plan Components	Estimated Funding, Basic Phase 1
Flood Protection Total	\$170,995,000
<input type="checkbox"/> Dallas Floodway Extension	\$140,800,000
<input type="checkbox"/> Master Implementation Plan	\$ 296,000
<input type="checkbox"/> Raise of Existing Levees	\$ 16,310,000
<input type="checkbox"/> Elm Fork Flood Improvements	\$ 13,589,000

Balanced Vision Plan Components in Basic Phase 1 - Detail (continued)

Balanced Vision Plan Components	Estimated Funding, Basic Phase 1
Environmental Management & Restoration Total	\$54,047,000
<input type="checkbox"/> Great Trinity Forest Land Acquisition	\$3,707,000
<input type="checkbox"/> Trinity Interpretive Center	\$14,430,000
<input type="checkbox"/> Trails in Elm Fork, near Lake, and Great Trinity Forest	\$16,691,000
<input type="checkbox"/> Trail Crossings in Great Trinity Forest	\$ 1,260,000
<input type="checkbox"/> Master Implementation Plan	\$ 592,000
<input type="checkbox"/> River Meanders	\$14,903,000
<input type="checkbox"/> Habitat in Floodway	\$ 2,464,000

Balanced Vision Plan Components in Basic Phase 1 – Detail (continued)

Balanced Vision Plan Components	Estimated Funding, Basic Phase 1
Park and Recreation Total	\$47,456,000
<input type="checkbox"/> Elm Fork Recreation Improvements	\$16,411,000
<input type="checkbox"/> Master Implementation Plan	\$ 607,000
<input type="checkbox"/> Trinity Equestrian Center	\$ 1,720,000
<input type="checkbox"/> Canoe Launches	\$ 1,044,000
<input type="checkbox"/> Gateway Parks	\$ 9,766,000
<input type="checkbox"/> Upper Trinity River Feasibility Study	\$ 1,000,000
<input type="checkbox"/> Water Quality Study & Design	\$1,000,000
<input type="checkbox"/> Water Source for Lakes	\$ 2,563,000
<input type="checkbox"/> Stormwater Culverts Under Lakes	\$ 9,265,000

Balanced Vision Plan Components in Basic Phase 1 – Detail (continued)

Balanced Vision Plan Components	Estimated Funding, Basic Phase 1
Park and Recreation (Continued)	
☐ Urban Lake Construction	\$ 828,000
☐ Urban Lake Improvements	\$ 798,000
☐ Basic Connections between Lakes and River	\$ 1,380,000
☐ Natural Lake Construction	\$ 828,000
☐ Natural Lake Improvements	\$ 246,000

Balanced Vision Plan Components in Basic Phase 1 - Detail (continued)

Balanced Vision Plan Components	Estimated Funding, Basic Phase 1
Transportation Total	\$786,643,000
<input type="checkbox"/> Woodall Rodgers Bridge Design and Construction	\$ 78,004,000
<input type="checkbox"/> Parkway EIS and Related Studies	\$ 5,023,000
<input type="checkbox"/> Trinity Parkway	\$609,334,000
<input type="checkbox"/> Industrial Boulevard Collector Distributor Improvements	\$ 80,255,000
<input type="checkbox"/> Pedestrian Deck Park	\$8,059,000
<input type="checkbox"/> Beckley Improvements	\$ 5,968,000
Community & Economic Development Total	\$1,100,000
Total, Basic Phase 1	\$1,060,241,000

Costs – Expanded Phase 1

Balanced Vision Plan Components	Basic Phase 1	Expanded Phase 1	Ultimate (Future Phases)	TOTAL ULTIMATE BUILD
Flood Protection	\$170,995,000	\$0,000	\$26,035,000	\$197,030,000
Environmental Management & Restoration	\$54,047,000	\$4,127,000	\$48,945,000	\$107,119,000
Park and Recreation	\$47,456,000	\$43,702,000	\$110,731,000	\$201,888,000
Transportation	\$786,643,000	\$66,545,000	\$373,309,000	\$1,226,497,000
Community & Economic Development	\$1,100,000	\$0,000	\$0,000	\$1,100,000
Total	\$1,060,241,000	\$114,374,000	\$559,020,000	\$1,733,634,000

Balanced Vision Plan Components in Expanded Phase 1 - Detail

Balanced Vision Plan Components	Estimated Funding, Expanded Phase 1
Flood Protection Total – No Expanded Phase 1 projects	\$0,000
Environmental Management & Restoration Total	\$4,127,000
☐ Enhanced Habitat in Floodway	\$1,109,000
☐ Boardwalks for Nature Study	\$1,133,000
☐ Headwaters Wetland	\$ 887,000
☐ Stormwater Wetland at Pavaho Sump	\$ 998,000

Balanced Vision Plan Components in Expanded Phase 1 – Detail

(continued)

Balanced Vision Plan Components	Estimated Funding, Expanded Phase 1
Park and Recreation Total	\$43,702,000
<input type="checkbox"/> Water Source for Flowing Water in Lakes	\$13,038,000
<input type="checkbox"/> Improvements around Urban Lake (includes promenade and landscaping)	\$ 7,220,000
<input type="checkbox"/> Connections between two lakes and joining lakes to river	\$ 665,000
<input type="checkbox"/> Water feature between two lakes	\$ 2,106,000
<input type="checkbox"/> Improvements around Natural Lake	\$ 147,000
<input type="checkbox"/> Park Roads and parking	\$11,836,000
<input type="checkbox"/> Other Infrastructure	\$ 4,408,000
<input type="checkbox"/> Additional canoe and boat ramps	\$ 142,000
<input type="checkbox"/> Park District Maintenance Facility	\$ 4,140,000

Balanced Vision Plan Components in Expanded Phase 1 - Detail

(continued)

Balanced Vision Plan Components	Estimated Funding, Expanded Phase 1
Transportation Total	\$66,545,000
<input type="checkbox"/> Continental Boulevard (improvements from Industrial Boulevard to IH-35)	\$ 7,932,000
<input type="checkbox"/> Oak Cliff Levee Top Road	\$ 37,105,000
<input type="checkbox"/> Lamar Boulevard Enhancements	\$10,010,000
<input type="checkbox"/> Widened Pedestrian Decks	\$11,498,000
Community & Economic Development Total – no Expanded Phase 1 projects	\$0,000
Total, Expanded Phase 1	\$114,374,000

Costs – Ultimate Phase

Balanced Vision Plan Components	Basic Phase 1	Expanded Phase 1	Ultimate (Future Phases)	TOTAL ULTIMATE BUILD
Flood Protection	\$170,995,000	\$0,000	\$26,035,000	\$197,030,000
Environmental Management & Restoration	\$54,047,000	\$4,127,000	\$48,945,000	\$107,119,000
Park and Recreation	\$47,456,000	\$43,702,000	\$110,731,000	\$201,888,000
Transportation	\$786,643,000	\$66,545,000	\$373,309,000	\$1,226,497,000
Community & Economic Development	\$1,100,000	\$0,000	\$0,000	\$1,100,000
Total	\$1,060,241,000	\$114,374,000	\$559,020,000	\$1,733,634,000

Balanced Vision Plan Components in Ultimate Future Phase – Detail

(continued)

Balanced Vision Plan Components	Estimated Cost, Ultimate Future Phase
Flood Protection Total	\$26,035,000
<input type="checkbox"/> Elm Fork Flood Improvements	\$26,035,000
Environmental Management & Restoration Total	\$48,945,000
<input type="checkbox"/> Trails (trail additions and enhancements)	\$19,458,000
<input type="checkbox"/> River Meanders (upstream from Sylvan to confluence)	\$16,405,000
<input type="checkbox"/> Habitat in Floodway	\$ 2,511,000
<input type="checkbox"/> Boardwalks	\$ 7,452,000
<input type="checkbox"/> Headwaters Wetlands	\$ 324,000
<input type="checkbox"/> Stormwater Wetlands	\$ 2,795,000

Balanced Vision Plan Components in Ultimate Future Phase – Detail

(continued)

Balanced Vision Plan Components	Estimated Cost, Ultimate Future Phase
Park and Recreation Total	\$110,374,000
☐ Elm Fork Recreation Improvements	\$15,100,000
☐ Excavation	\$18,837,000
☐ Gateway Parks	\$ 800,000
☐ Whitewater Rafting Course	\$ 2,070,000
☐ West Dallas Lake/Wetlands	\$ 4,830,000
☐ Internal Park Roads, Bridges, Parking	\$37,996,000
☐ Activity Terraces (2)	\$19,320,000
☐ Amphitheater	\$138,000

Balanced Vision Plan Components in Ultimate Future Phase – Detail

(continued)

Balanced Vision Plan Components	Estimated Cost, Ultimate Future Phase
Park and Recreation (Continued)	
❑ Concession Pads	\$ 414,000
❑ Boat and Canoe Access	\$ 103,000
❑ Field Irrigation	\$ 4,830,000
❑ Other Infrastructure	\$ 6,293,000

Balanced Vision Plan Components in Ultimate Future Phase – Detail

(continued)

Balanced Vision Plan Components	Estimated Cost, Ultimate Future Phase
Transportation Total	\$373,309,000
<input type="checkbox"/> Signature Bridges at IH-30 and IH-35	\$331,478,000
<input type="checkbox"/> S.M. Wright conversion to city boulevard	\$ 26,772,000
<input type="checkbox"/> Lamar Boulevard Enhancements	\$ 7,315,000
<input type="checkbox"/> Beckley Improvements	\$ 4,503,000
<input type="checkbox"/> Downtown Levee Top Roads	\$ 3,241,000
Community & Economic Development Total – No Ultimate Future Phase projects	\$0,000
Total, Ultimate Future Phase	\$563,160,000

Cost Comparison			
March 2003 Phase 1 and November 2003 Basic Phase 1			
	Item	March '03	November '03
Flood Protection and Environment			
	Dallas Floodway Extension	\$140,000,000	\$140,800,000
	Levee Raise, River Meanders & Environmental Restoration	\$25,200,000	\$33,677,000
	Elm Fork Flood Improvements	\$0	\$13,589,000
	Great Trinity Forest	\$0	\$21,658,000
	Trinity Interpretive Center	\$0	\$14,430,000
	Subtotal	\$165,200,000	\$224,154,000
Park and Recreation			
	Lakes (Urban & Natural)	\$48,300,000	\$15,907,000
	Master Implementation Plan	\$1,500,000	\$1,496,000
	Elm Fork Recreation Improvements	\$0	\$16,411,000
	Trinity Equestrian Center	\$0	\$1,720,000
	Canoe Launches	\$0	\$1,044,000
	Gateway Parks	\$0	\$9,766,000
	Park, Lake, Related Studies	\$0	\$2,000,000
	Subtotal	\$49,800,000	\$48,344,000
Transportation			
	Trinity Parkway (including EIS)	\$535,000,000	\$614,358,000
	Woodall Rodgers Bridge	\$0	\$78,004,000
	Industrial Boulevard	\$0	\$80,255,000
	Pedestrian Deck Park	\$0	\$8,059,000
	Beckley Improvements	\$0	\$5,967,000
	Subtotal	\$535,000,000	\$786,643,000
Community Development			
	Land Use Study	\$1,500,000	\$1,100,000
	Subtotal	\$1,500,000	\$1,100,000
	Total	\$751,500,000	\$1,060,241,000

Abbreviations

- ❑ **COG:** North Central Texas Council of Governments
- ❑ **Corps:** U.S. Army Corps of Engineers
- ❑ **NTTA:** North Texas Tollway Authority
- ❑ **RTC:** Regional Transportation Commission
- ❑ **STEP:** Surface Transportation Enhancement Program
- ❑ **TPWD:** Texas Parks and Wildlife Department
- ❑ **TTC:** Texas Transportation Commission
- ❑ **TxDOT:** Texas Department of Transportation
- ❑ **WWTP:** Waste water treatment plant

Cost Escalation Assumptions

- These factors should be emphasized in presenting cost estimates
 - Estimates are based on conceptual design
 - Based on the best information currently available
 - As more detailed design, engineering and construction plans are completed, it is possible that costs may change based on new information

Cost Escalation Assumptions

(continued)

- Cost estimates have been modified using these cost adjustments:
 - A factor of 15% was added to the basic cost estimate to provide for engineering and design costs
 - A contingency factor of 20% was applied due to the uncertainty of estimating construction costs when a project is still in a very conceptual stage
 - Since these projects will not be built immediately, cost escalation was assumed at an annual rate of 4%
 - Basic Phase 1 project costs were escalated to 4 years into the future
 - Expanded Phase 1 project costs were escalated to 8 years into the future
 - Ultimate Future Phase project costs remain in current dollars, as it is not possible to gauge the timing of their construction