



October 2023

Re: 2023 Proposed Bond Proposition B and C  
Cost Per Sq Foot Frequently Asked Question (FAQ)

Dear Manor Residents,

We wanted to take this time to provide you with some additional background information on the estimated cost we received during this phase of the process of preparing each proposition for the Recreation Center and City Hall/Library Complex.

The PGAL team worked closely with city staff and the Facility Design Committee in providing the information listed in this memo before going through this process of developing a construction budget for the new facilities our residents and guest could utilize once constructed. With assistance from a third party cost estimator, budget estimates for Proposition B and Proposition C are based on the scope of the projects including the following:

- Cost of construction per square foot in an environment of inflated construction costs driven by pandemic induced supply chain constraints and high construction activity in Central Texas
- Contractor General Conditions and Fees, Design Team Fees, Soft Costs (survey, geotechnical engineering, testing, etc), Contingency Allowances, and Furniture, Fixtures and Equipment
- Consideration of the concept designs/renderings and the need for high quality construction for long lasting municipal facilities
- The estimated direct cost for construction here in 2023 range from:
  - o **\$519 per sq foot (Prop C City Hall/Library Complex)**, which includes site preparation and construction of buildings and parking garage.
  - o **\$862 per square foot (Prop B Recreation Center)**, which includes site preparation and construction of building.
- These estimated cost per square foot are based on the initial facility designs and anticipated space needs to offer additional city services and programs to the residents and business community.
- The City Council and staff are anticipating construction cost will continue to increase post COVID and will require us to closely monitor our overall service level goals/outcomes in the current spaces we operate in until additional space is available.

Thank you for your inquiries and interest in seeing the City of Manor add new facilities and service programs to help us better serve you and your families.

Sincerely,

Scott Moore,  
City Manager

CC: Mayor Harvey & Council Members  
City Staff  
Cris Ruebush, PGAL Project Coordinator  
Gregory Miller, Bond Counsel  
Chris Lane, Financial Advisor

**City of Manor, Texas**  
**Statement of Probable Construction Costs**  
**MUNICIPAL FACILITIES - NEEDS ASSESSMENT (Recreation Center & City Hall/Public Library Center)**  
**SUMMARY**  
**Concept Design: September 27, 2023**

Project Element	Quantity	Unit Measure	Cost per Unit Measure	Total Direct Cost (\$)	10.00%	8.00%	7.50%	1.75%	Escalation (%)	Escalation (\$)	Probable Construction Cost	Cost per SF	10.00%	10.00%	Total Project Cost
					Design Contingency	General Conditions	CMAR Overhead / Fee	Bonds, Fees, Insurance					Design / Engineering Fees	FF&E	
<b>CITY CENTER</b>															
Site Development	1	LS	\$8,747,348	\$8,747,348	\$874,735	\$769,767	\$779,389	\$195,497	10.50%	\$1,193,507	\$12,560,242		\$874,735	\$874,735	\$14,309,711
City Hall (Three Story)	65,000	SFF	\$525	\$34,125,000	\$3,412,500	\$3,003,000	\$3,040,538	\$762,668	10.50%	\$4,656,089	\$48,999,795	\$753.84	\$3,412,500	\$3,412,500	\$55,824,795
Library (Two Story)	27,000	SFF	\$310	\$8,370,000	\$837,000	\$736,560	\$745,767	\$187,063	10.50%	\$1,142,021	\$12,018,411	\$445.13	\$837,000	\$837,000	\$13,692,411
Parking Garage (Three Story, 300 Spaces)	97,500	SFF	\$90	\$8,775,000	\$877,500	\$772,200	\$781,853	\$196,115	10.50%	\$1,197,280	\$12,599,947	\$129.23	\$877,500	\$877,500	\$14,354,947
<b>TOTALS - CITY CENTER</b>	<b>189,500</b>	<b>SFF</b>		<b>\$60,017,348</b>	<b>\$6,001,735</b>	<b>\$5,281,527</b>	<b>\$5,347,547</b>	<b>\$1,341,343</b>	<b>10.50%</b>	<b>\$8,188,897</b>	<b>\$86,178,395</b>	<b>\$454.77</b>	<b>\$6,001,735</b>	<b>\$6,001,735</b>	<b>\$98,181,864</b>
<b>RECREATION/COMMUNITY CENTER</b>															
Site Development, Additional	1	LS	\$2,000,000	\$2,000,000	\$200,000	\$176,000	\$178,200	\$44,699	10.50%	\$272,884	\$2,871,783		\$200,000	\$200,000	\$3,271,783
Recreation/Community Center (Two Story)	75,000	SFF	\$500	\$37,500,000	\$3,750,000	\$3,300,000	\$3,341,250	\$838,097	10.50%	\$5,116,581	\$53,845,928	\$717.95	\$3,750,000	\$3,750,000	\$61,345,928
<b>TOTALS - RECREATION/COMMUNITY CENTER</b>	<b>75,000</b>	<b>SFF</b>	<b>\$526.67</b>	<b>\$39,500,000</b>	<b>\$3,950,000</b>	<b>\$3,476,000</b>	<b>\$3,519,450</b>	<b>\$882,796</b>	<b>10.50%</b>	<b>\$5,389,465</b>	<b>\$56,717,711</b>	<b>\$756.24</b>	<b>\$3,950,000</b>	<b>\$3,950,000</b>	<b>\$64,617,711</b>
<b>TOTALS - MUNICIPAL FACILITIES</b>	<b>264,500</b>	<b>SFF</b>	<b>\$425.41</b>	<b>\$99,517,348</b>	<b>\$9,951,735</b>	<b>\$8,757,527</b>	<b>\$8,866,997</b>	<b>\$2,224,139</b>	<b>10.50%</b>	<b>\$13,578,362</b>	<b>\$142,896,106</b>	<b>\$610.84</b>	<b>\$9,951,735</b>	<b>\$9,951,735</b>	<b>\$162,799,575</b>

**Notes:**

- 1) Estimate Based on Concept Design Drawings and Renderings Received Through Design Team Communication Through August.
- 2) Proposed Procurement Method is CMAR-Construction Manager at Risk. Future Cost Estimates Should be Adjusted When CMAR Terms Are Available.
- 3) Mark-Ups Are Cumulative. Mark-Up Percentage Includes: General Conditions (6.0%), Overhead (3.0%), and Profit (4.0%); Cumulative Total Equals 13.55%.
- 4) Phasing is Assumed and Details are TBD. General Escalation is Included (3.5% Annually for Three Years, or 10.5% Total). Escalation Should be Calculated for Each Project Element When Phasing is Determined
- 5) Estimate Includes Construction Costs Only; Other Costs Such as Design Fees, Furniture, Fixtures, and Equipment (FF&E), New and Relocations, and Owner Project Administration Are Excluded. The Project is Assumed to be Exempt From Sales Taxes. Permit Fees Are Assumed to be Non-Applicable and Are Excluded. Design/Engineering and FF&E Costs Are a Percentage of Direct Cost Amounts.
- 6) Prices Reflect Historical Market Conditions. Unique Market Situations and World Events Could Substantially Affect Estimated Costs.