

***APPENDIX K***  
***PROJECT COSTS***

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COST ESTIMATE ANALYSIS For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
PROJECT Section 206-Spring Lake/San Marcos Demolition of Buildings & Structures			CODE (Check one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C			DRAWING NO.			SHEET 1 OF SHEETS 9				
LOCATION Aquarena Springs, San Marcos, Texas			<input type="checkbox"/> OTHER _____			ESTIMATOR			CHECKED BY				
MAP # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
<b>1) Gift Shop</b> (demo)	378	CY									15,671		
Concrete slab (demo)	420	SY											
<b>2) Admin Bldg</b> -2-story (demo)	297	CY									13,313		
Concrete slab (demo)	180	SY											
<b>3) Restaurant</b> (demo)	1,128	CY									46,506		
Concrete slab (demo)	1,222	SY											
<b>4) Turtle Bldg</b> (demo)	36	CY									1,901		
No Foundation	---	---											
<b>5) Tent Pavilion</b> -no walls (demo)	50	CY									6,389		
Concrete foundation (demo)	543	SY											
<b>6) The Landing</b> -2-story (demo)	382	CY									16,624		
Concrete slab (demo)	190	SY											
<b>7) W Skyline Ride Structure</b> -located on the grounds (demo)	70	CY									24,893		
Concrete slab (demo)													
Note: preserve stonework & pond	180	SY											
<b>11a) Benches Area</b> -asphalt (demo)											12,276		
<b>27) Parking Lot</b> -concrete (demo)	8,362	SY											
<b>13) Concrete Foundation for the Texana Village Bldg.</b> (demo)	69	CY									3,619		
<b>15a) E. Steel Tower #1</b> -located on the hill (demo)	72	FT (high)									30,314		
Concrete foundation (demo)	42	SF											
<b>15b) E. Steel Tower #2</b> -located on the hill (demo)	72	FT (high)									30,314		
Concrete foundation (demo)	42	SF											
<b>16a) W. Steel Tower #1</b> on the grounds (demo)	69	FT (high)									22,255		
Concrete foundation (demo)	126	SF											
<b>TOTAL THIS SHEET</b>											<b>224,075</b>		

**COST ESTIMATE ANALYSIS**

For use of this form, see TM 5-800-2; the proponent agency is USACE.

INVITATION/CONTRACTOR

EFFECTIVE PRICING DATE

DATE PREPARED

**PROJECT**  
Section 206-Spring Lake/San Marcos  
Demolition of Buildings & Structures

CODE (Check one)

A  B  C

DRAWING NO.

SHEET 2 OF SHEETS 9

**LOCATION**  
Aquarena Springs, San Marcos, Texas

OTHER \_\_\_\_\_

ESTIMATOR

CHECKED BY

MAP # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
<b>16b) W. Steel Tower #2</b> -located on the grounds (demo)	69	FT (high)									31,680		
Concrete foundation (demo)	141	SF											
<b>17) Octagonal Structure</b> -behind the Restaurant Bldg. (#3) (demo)	6	CY									317		
No Foundation	---	---											
<b>18) Stone Pump Houses</b> -in front of the Divers Locker (#8) (demo)	5	CY									528		
<b>19) N. Skyline Ride Structure</b> -located on the hill (demo)	86	CY									8,749		
Concrete slab (demo)	250	SY											
<b>19a) Vendor Building</b> (demo)	7	CY									222		
No foundation	---	---											
<b>20) Concrete Columns</b> -in front of the gift shop entrance (#1) (demo)	16	EA									1,394		
<b>21) Ticket Booth</b> (demo)	11	CY									348		
No Foundation	---	---											
<b>23) Stonework Structure</b> -located near Divers Locker (#8) (demo)	19	CY									1,280		
Concrete slab (demo)	21	SY											
<b>24) Covered Bridge</b> (demo)	357	SF									1,901		
No Foundation	---	---											
<b>25) Submarine Theatre</b> (demo)	1,440	SF									180,739		
No Foundation (?)	38	CY											
<b>26) Storage Shed</b> (demo)	99	CY									5,227		
No Foundation	---	---											
<b>29) Sunken Structure</b> -north of the submarine theatre (#25) (demo)	24+	CY									124,226		
<b>TOTAL THIS SHEET</b>											<b>356,611</b>		

COST ESTIMATE ANALYSIS For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
PROJECT Section 206-Spring Lake/San Marcos Demolition of Buildings & Structures			CODE (Check one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C			DRAWING NO.			SHEET 3 OF SHEETS 9				
LOCATION Aquarena Springs, San Marcos, Texas			<input type="checkbox"/> OTHER _____			ESTIMATOR			CHECKED BY				
MAP # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
<b>30) Shed</b> -located 90 feet north of the dam (demo)	28	CY									2,286		
Concrete Foundation (demo)	106	SY											
<b>33) Concrete Debris</b> -4 slabs located on south shore across from boardwalk (demo)	14	CY									739		
<b>42) Ticket Booth</b> -on the hill (demo)	4	CY									299		
Concrete Slab (demo)	13	SY											
<b>42a) Observation Tower</b> (185 height x 6.5' Diam x 1" thick)	153,642	#									169,751		
Concrete Foundation (6.5' height x 30.5' Length x 30.5' Width)	224	CY											
Carriage (10' height x 30.5' diam)	Est	Est											
<b>43) Fountain Structure</b> -located in Spring Lake-west of the Docks #10 (2" diam metal pipe - demo)	360+	LF									1,800		
<b>44) Miscellaneous Sunken Debris</b> located between the submarine theatre & sunken structure (demo)	14	CY									887		
<b>45) Metal Tank</b> - located behind the Divers Locker (#8) (demo)	---	LS									1,664		
<b>46) Concrete Debris</b> -located in Texana Village area (demo)	10	CY									528		
<b>TOTAL THIS SHEET</b>											<b>177,954</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.	INVITATION/CONTRACTOR	EFFECTIVE PRICING DATE	DATE PREPARED
<b>PROJECT</b> Section 206-Spring Lake/San Marcos Miscellaneous Demolition items (fences, curbs, asphalt, cable, ect..)	<b>CODE (Check one)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	<b>DRAWING NO.</b>	<b>SHEET 4 OF SHEETS 9</b>
	<input type="checkbox"/> <b>OTHER</b> _____	<b>ESTIMATOR</b>	<b>CHECKED BY</b>
<b>LOCATION</b> Aquarena Springs, San Marcos, Texas			

ITEM # AND TASK DESCRIPTION	QUANTITY		LABOR				EQUIPMENT		MATERIAL		TOTAL	SHIPPING	
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
1) <b>Wood Fences-</b> located throughout the site (demo)	635	LF									5,029		
2) <b>Curbs &amp; Gutters-</b> located within the site (concrete) (demo)	4,660	LF									13,675		
3) <b>Sidewalks-</b> located throughout the site (concrete & asphalt) (demo)	6,952	SY									30,571		
4) <b>Miscellaneous Utilities-</b> located throughout the site (demo) Note: remove above ground utilities only & then cap	Est	Est									10,000		
5a) <b>Tower Cable-</b> on skyline structure (7 & 19) & towers (15a, 15b, 16a, 16b) (demo) 1" diameter electrical	2,200	LF									4,528		
5b) <b>Tower Cable-</b> on skyline structure (7 & 19) & towers (15a, 15b, 16a, 16b) (demo) 0.5" diameter electrical	2,200	LF									1,133		
<b>TOTAL THIS SHEET</b>											<b>64,936</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
<b>PROJECT</b> Section 206-Spring Lake/San Marcos Buildings to remain in place			<b>CODE (Check one)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C  <input type="checkbox"/> OTHER _____			DRAWING NO.			SHEET 5 OF SHEETS 9				
						ESTIMATOR			CHECKED BY				
<b>LOCATION</b> Aquarena Springs, San Marcos, Texas													
MAP # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
<b>8) Divers Locker (stays)</b>	182	CY									NO DEMO		
6-inch Concrete slab (stays)	200	SY											
<b>9b) Golf Cart Shed (stays)</b>	32	CY									NO DEMO		
Concrete slab (stays)	36	SY											
<b>10) Wooden Docks (stays)</b>	138	LS									NO DEMO		
No Foundation	---	---											
<b>14) Endangered Species Bldg (stays)</b>	300	CY									NO DEMO		
Concrete Slab (stays)	333	SY											
<b>14a) Storefronts-End. Spec. Bldg. (stays)</b>	95	CY									NO DEMO		
Concrete slab (stays)	106	SY											
<b>28) Spring House &amp; Cabin (stays)</b>	NA	---									NO DEMO		
<b>31) Cutter Boat Ramp &amp; Loading Device (stays)</b>	NA	---									NO DEMO		
<b>32) Glass Bottom Boat Structure (stays)</b>	NA	---									NO DEMO		
<b>35) Ferry Dock (stays)</b>	NA	---									NO DEMO		
<b>36) River Theater (stays)</b>	NA	---									NO DEMO		
<b>37) Gift Shop (stays)</b>	NA	---									NO DEMO		
<b>38) Inn (stays)</b>	NA	---									NO DEMO		
<b>39) Swimming Pool (stays)</b>	3,660	SF									NO DEMO		
<b>40) Cabana (stays)</b>	NA	---									NO DEMO		
<b>41) General Burleson Cabin (stays)</b>	NA	---									NO DEMO		
<b>TOTAL THIS SHEET</b>											<b>0.00</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
<b>PROJECT</b> Section 206-Spring Lake/San Marcos Buildings addressed by SWT			<b>CODE (Check one)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C  <input type="checkbox"/> OTHER _____			DRAWING NO.			SHEET 6 OF SHEETS 9				
						ESTIMATOR			CHECKED BY				
<b>LOCATION</b> Aquarena Springs, San Marcos, Texas													
MAP # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
<b>9a) Equipment Shack</b> (SWT to relocate)	43	CY									SWT to Relocate		
Concrete slab	48	SY											
<b>11) Saloon/Barber/General</b> (SWT to demo)	182	CY							7,561		Removed by SWT		
Wooden floor	202	SY											
<b>12) Blacksmith Shop</b> (SWT to demo)	44	CY							2,323		Removed by SWT		
No Foundation	---	---											
<b>13) Texana Village Building</b> (SWT to demo)	44	CY									Removed by SWT		
<b>22) Kyle City Jail</b> (SWT to Relocate)	NA	---									SWT to Relocate		
<b>34) Salamander Sampling Site</b> (SWT & USFWS to repair)	NA	---									USFWS to Address		
<b>No #) Dr. Merriman Cabin</b> (SWT to relocate)	NA	---									Relocated by SWT		
<b>No #) Boardwalk Extension</b> (SWT to address)	77	LF									SWT to Address		
<b>TOTAL THIS SHEET</b>											<b>0.00</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.	INVITATION/CONTRACTOR	EFFECTIVE PRICING DATE	DATE PREPARED
<b>PROJECT</b> Section 206-Spring Lake/San Marcos Dam Embankment Rehabilitation	<b>CODE (Check one)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	<b>DRAWING NO.</b>	<b>SHEET 7 OF SHEETS 9</b>
	<input type="checkbox"/> <b>OTHER</b> _____	<b>ESTIMATOR</b>	<b>CHECKED BY</b>
<b>LOCATION</b> Aquarena Springs, San Marcos, Texas			

ITEM # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING	
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT
1) 24" Riprap	1,328	CY								83,956		
2) 10" Gravel	153	CY								4,608		
3) 10" Sand	128	CY								3,855		
4) 8" Perforated Pipe with sock filter (6' x 340' x 2')	340	LF								8,976		
5) Grouted Riprap	151	CY								20,695		
6) Filter Cloth	1,980	SY								11,761		
7) Strip & Scarify	1,980	SY								3,703		
8) Tree Removal	15	EA								3,000		
<b>TOTAL THIS SHEET</b>										<b>140,554</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
PROJECT Section 206-Spring Lake/San Marcos Recreation & Ecosystem Restoration Items			CODE (Check one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C  <input type="checkbox"/> OTHER _____			DRAWING NO.			SHEET 8 OF SHEETS 9				
						ESTIMATOR			CHECKED BY				
LOCATION  Aquarena Springs, San Marcos, Texas													
ITEM # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
1) Rest Rooms (4 holer)- near West skyline Ride Structure site (#7)	1	EA									60,000		
2) Picnic Pavilion (60"-octagonal)	1	EA									TPWD Project		
3) Trails- new avg. 8' wide asphalt	1,145	LF									11,450		
4) Rehabilitate existing pavement	2,630	LF									7,930		
5) Picnic Tables	20	EA									20,160		
6) Traffic Control Gates	2	EA									1,200		
7) Chain Link Security Fence- for restoration maintenance purposes	270	LF									4,455		
8) Signs	6	EA									1,200		
9) Post & Cable Fence	6,726	LF									46,745		
10) Benches	4	EA									1,600		
11) Tall Grass Planting	5.2	AC									13,416		
12) Short Grass Planting	5.4	AC									13,932		
13) Exotic Tree Removal (30% of 16.6 acres)	5.0	AC									16,900		
14) Replacement Topsoil (8") for Parking Lot area (#27)	1,859	CY									9,853		
15) Replacement Topsoil (8") for removed structures, sidewalk, asphalt areas	5,700	CY									30,210		
16) Scalping of Bermuda Grass (3-6")	8,550	CY									37,875		
17) Bermuda Grass Topsoil (4")	5,700	CY									30,951		
<b>TOTAL THIS SHEET</b>											<b>307,877</b>		

<b>COST ESTIMATE ANALYSIS</b> For use of this form, see TM 5-800-2; the proponent agency is USACE.			INVITATION/CONTRACTOR			EFFECTIVE PRICING DATE			DATE PREPARED				
<b>PROJECT</b> Section 206-Spring Lake/San Marcos Total Project Costs			<b>CODE (Check one)</b> <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C			DRAWING NO.			SHEET 9 OF SHEETS 9				
<b>LOCATION</b> Aquarena Springs, San Marcos, Texas			<input type="checkbox"/> OTHER _____			ESTIMATOR			CHECKED BY				
ITEM # AND TASK DESCRIPTION	QUANTITY		LABOR			EQUIPMENT		MATERIAL		TOTAL	SHIPPING		
	NO. OF UNITS	UNIT MEAS	MH UNIT	TOTAL HRS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	TOTAL	UNIT WT	TOTAL WT
Page #1 Costs											224,075		
Page #2 Costs											356,611		
Page #3 Costs											177,954		
Page #4 Costs											64,936		
Page #5 Costs											0.00		
Page #6 Costs											0.00		
Page #7 Costs											140,554		
Page #8 Costs											307,877		
Spec Costs: Floating Equipment, Per Diem, Etc.											91,850		
<b>Sub Total</b>											1,363,857		
<b>33% Contingencies</b>											450,073		
<b>TOTAL THIS SHEET</b>											1,813,930		

<b>Spring Lake Aquatic Ecosystem Restoration Project (Section 206)</b>		
<b>Measure 1 (Demolition &amp; Grassland Restoration on the Peninsula)</b>	<b>Scale A0</b>	<b>Scale A1</b>
<b>FIRST COST</b>	<b>\$0</b>	<b>\$808,238</b>
<b>ANNUAL INTEREST RATE (decimal)</b>	<b>0.05625</b>	<b>0.05625</b>
<b>PROJECT LIFE (years)</b>	<b>50</b>	<b>50</b>
<b>CONSTRUCTION PERIOD (months)</b>	<b>24</b>	<b>24</b>
INTEREST DURING CONSTRUCTION	\$0	\$45,889
INVESTMENT COST	\$0	\$854,127
INTEREST	\$0	\$48,045
AMORTIZATION	\$0	\$3,330
<b>OPERATIONS &amp; MAINTENANCE</b>	<b>\$0</b>	<b>\$3,000</b>
<b>REPLACEMENTS</b>	<b>\$0</b>	<b>\$0</b>
TOTAL ANNUAL CHARGES	\$0	\$54,374
<b>With Project AAHU</b>	<b>0.50</b>	<b>23.25</b>
<b>No Action AAHU</b>	<b>0.50</b>	<b>0.50</b>
AAHU GAIN BY PLAN	0.00	22.76
***Bolded items require an input of values.		

<b>Spring Lake Aquatic Ecosystem Restoration Project (Section 206)</b>		
<b>Measure 2 (Demolition of Structures on the Hill)</b>	<b>Scale B0</b>	<b>Scale B1</b>
<b>FIRST COST</b>	<b>\$0</b>	<b>\$320,434</b>
<b>ANNUAL INTEREST RATE (decimal)</b>	<b>0.05625</b>	<b>0.05625</b>
<b>PROJECT LIFE (years)</b>	<b>50</b>	<b>50</b>
<b>CONSTRUCTION PERIOD (months)</b>	<b>24</b>	<b>24</b>
INTEREST DURING CONSTRUCTION	\$0	\$18,193
INVESTMENT COST	\$0	\$338,627
INTEREST	\$0	\$19,048
AMORTIZATION	\$0	\$1,320
<b>OPERATIONS &amp; MAINTENANCE</b>	<b>\$0</b>	<b>\$0</b>
<b>REPLACEMENTS</b>	<b>\$0</b>	<b>\$0</b>
TOTAL ANNUAL CHARGES	\$0	\$20,368
<b>With Project AAHU</b>	<b>3.61</b>	<b>3.73</b>
<b>No Action AAHU</b>	<b>3.61</b>	<b>3.61</b>
AAHU GAIN BY PLAN	0.00	0.12
***Bolded items require an input of values.		

<b>Spring Lake Aquatic Ecosystem Restoration Project (Section 206)</b>		
<b>Measure 3 (Remove Exotic Terrestrial Vegetation)</b>	<b>Scale C0</b>	<b>Scale C1</b>
<b>FIRST COST</b>	<b>\$0</b>	<b>\$77,497</b>
<b>ANNUAL INTEREST RATE (decimal)</b>	<b>0.05625</b>	<b>0.05625</b>
<b>PROJECT LIFE (years)</b>	<b>50</b>	<b>50</b>
<b>CONSTRUCTION PERIOD (months)</b>	<b>24</b>	<b>24</b>
INTEREST DURING CONSTRUCTION	\$0	
INVESTMENT COST	\$0	\$4,400
		\$81,897
INTEREST	\$0	\$4,607
AMORTIZATION	\$0	\$319
<b>OPERATIONS &amp; MAINTENANCE</b>	<b>\$0</b>	<b>\$900</b>
<b>REPLACEMENTS</b>	<b>\$0</b>	<b>\$0</b>
TOTAL ANNUAL CHARGES	\$0	\$5,826
<b>With Project AAHU</b>	<b>3.15</b>	<b>3.15</b>
<b>No Action AAHU</b>	<b>3.15</b>	<b>3.15</b>
AAHU GAIN BY PLAN	0.00	0.00
***Bolded items require an input of values.		

<b>Spring Lake Aquatic Ecosystem Restoration Project (Section 206)</b>		
<b>Measure 4 (Remove Submerged Structures)</b>	<b>Scale D0</b>	<b>Scale D1</b>
<b>FIRST COST</b>	<b>\$0</b>	<b>\$533,741</b>
<b>ANNUAL INTEREST RATE (decimal)</b>	<b>0.05625</b>	<b>0.05625</b>
<b>PROJECT LIFE (years)</b>	<b>50</b>	<b>50</b>
<b>CONSTRUCTION PERIOD (months)</b>	<b>24</b>	<b>24</b>
INTEREST DURING CONSTRUCTION	\$0	\$30,304
INVESTMENT COST	\$0	\$564,045
INTEREST	\$0	\$31,728
AMORTIZATION	\$0	\$2,199
<b>OPERATIONS &amp; MAINTENANCE</b>	<b>\$0</b>	<b>\$0</b>
<b>REPLACEMENTS</b>	<b>\$0</b>	<b>\$0</b>
TOTAL ANNUAL CHARGES	\$0	\$33,926
<b>With Project AAHU</b>	<b>8.94</b>	<b>11.37</b>
<b>No Action AAHU</b>	<b>8.94</b>	<b>8.94</b>
AAHU GAIN BY PLAN	0.00	2.43
***Bolded items require an input of values.		

<b>Spring Lake Aquatic Ecosystem Restoration Project (Section 206)</b>		
<b>Measure 5 (Establish Golf Course Buffer Zone)</b>	<b>Scale E0</b>	<b>Scale E1</b>
<b>FIRST COST</b>	<b>\$0</b>	<b>\$244,213</b>
<b>ANNUAL INTEREST RATE (decimal)</b>	<b>0.05625</b>	<b>0.05625</b>
<b>PROJECT LIFE (years)</b>	<b>50</b>	<b>50</b>
<b>CONSTRUCTION PERIOD (months)</b>	<b>24</b>	<b>24</b>
INTEREST DURING CONSTRUCTION	\$0	\$13,866
INVESTMENT COST	\$0	\$258,079
INTEREST	\$0	\$14,517
AMORTIZATION	\$0	\$1,006
<b>OPERATIONS &amp; MAINTENANCE</b>	<b>\$0</b>	<b>\$500</b>
<b>REPLACEMENTS</b>	<b>\$0</b>	<b>\$0</b>
TOTAL ANNUAL CHARGES	\$0	\$16,023
<b>With Project AAHU</b>	<b>3.15</b>	<b>5.84</b>
<b>No Action AAHU</b>	<b>3.15</b>	<b>3.15</b>
AAHU GAIN BY PLAN	0.00	2.69
***Bolded items require an input of values.		

## RECREATION BENEFITS

### USER OCCASIONS BASED ON 1995 TORP

Walking on Trails 4,020 4,020,000

### Population Estimates

City of San Marcos Population Estimate (2000 Census) 34,733  
Region 12 (2000, 1.25 Migration Scenario) 1,179,306

### User Occasions per Year

3.4

**Demand Estimation of San Marcos Trail Based Recreation = 34,733 X 3.4**  
118,092

### General Recreation Point Values

60 points assigned at \$7.15

**TOTAL ANNUAL RECREATION BENEFITS = 118,092 X \$7.15**  
\$844,358

## Template For Calculation of Annual Costs And Benefit-to-Cost Ratios

### INVESTMENT

<b>ESTIMATED FIRST COST</b>	<b>\$84,160</b>
ANNUAL INTEREST RATE	0.0563
PROJECT LIFE (years)	50
CONSTRUCTION PERIOD (months)	19
COMPOUND INTEREST FACTOR	19.82326
CAPITAL RECOVERY FACTOR	0.0601484
INTEREST DURING CONSTRUCTION	\$3,754
<b>INVESTMENT COST</b>	<b>\$87,914</b>

### ANNUAL CHARGES

INTEREST	\$4,945
AMORTIZATION	\$343
OPERATION/MAINTENANCE (\$/year)	\$20,000
REPLACEMENTS	\$0
<b>TOTAL ANNUAL CHARGES</b>	<b>\$25,288</b>

### ANNUAL BENEFITS

INUNDATION REDUCTION	\$0
RECREATION	\$312,333
<b>TOTAL BENEFITS</b>	<b>\$844,358</b>

**NET BENEFITS** **\$819,070**

**BENEFIT-TO-COST RATIO** **33.39**