



Sidewalk Escrow Fee

Development Name: Perron Business Park

Location: The Perron Business Park Subdivision consists of 13.121 acres and is located on the northwest corner of Altgelt Ln and Loop 337. It is in the city limits.

Applicant: Julianna Kernahan

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Owner: Michael Mazzola

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Escrow Description: Costs covering 1000 linear feet of concrete sidewalk, sodding, standing curb, associated construction components, and 10% contingency.

Cost Estimate

Materials					
ITEM*	DESCRIPTION	UNIT	QUANTITY	AVG COST	ITEM TOTAL
531-7001	CONC SIDEWALKS 4"	SY	670	\$73.72	\$49,392.40
162-7002	BLOCK SODDING	SY	340	\$7.05	\$2,397.00
160-7002	Furnish and place Topsoil (4")	SY	340	\$1.24	\$421.60
529-6002	CONCRETE CURB (TYII)	LF	1000	\$24.84	\$24,840.00
500-7001	Mobilization	LS	1	\$8,971.00	\$8,971.00
510-xxxx	Traffic Control	LS	1	\$4,934.00	\$4,934.00
<u>*From TxDOT Materials Averages</u> (San Antonio, Austin, Waco)				TOTAL	\$90,956.00
Component Allowances					
ITEM	PERCENTAGE (%) of MATERIALS	COST			
Pavement Markings	3%	\$2,728.68			
Erosion Control	3%	\$2,728.68			
Testing	3%	\$2,728.68			
	TOTAL	\$8,186.04			
Contingency					
ITEM	PERCENTAGE (%)	COST			
Materials	10%	\$9,095.60			
Component Allowances	10%	\$818.60			
	TOTAL	\$9,914.20			
Construction Total					
		TOTAL			
		\$109,056.24			

ONE CITY, ONE TEAM



Materials

Cost estimates taken from Texas Department of Transportation Bid Item Averages (December 2025). The City uses the San Antonio, Austin, and Waco areas when estimating construction costs for sidewalk and street projects. Materials included would be necessary in any sidewalk project, and have broad applicability to other project areas.

4" Sidewalk item (531-7001) contains the following

- Excavation
- 4" Base material (Flex Base or Coarse Sand)
- Reinforcement (Wire Mesh or #3 Rebar)
- Concrete

Curb and Gutter item (529-7009) contains the following

- Excavation
- 4" Base material (Flex Base or Coarse Sand)
- Reinforcement (Wire Mesh or #3 Rebar)
- Concrete

Component Allowances

Percentages used are what the City uses when estimating construction costs for sidewalk or street projects.

Contingency

Percentages used are what the City uses when estimating construction costs for sidewalk or street projects prior to design stage.