



MINUTES
CITY COUNCIL MEETING
SEPTEMBER 9, 2025

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Lee Pettie called the meeting to order at 7:01 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Billy Barron, Roxanne Bogdan, Colleen Halbert, and Darrel Sharpe were present.

Staff Present: Future City Administrator Kent Manton, Asst. City Administrator/City Secretary Patti Scott Hull, Finance/Human Resources Director Grant Savage, City Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Justin Miller, Assistant Fire Chief Jeff Kendrick, and Police Chief Kenneth Price

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Future City Administrator Kent Manton led the pledge.

TEXAS PLEDGE: Fire Chief Justin Miller led the pledge.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

Marcos Arias, 3605 Hogge Drive, provided comments. (See Exhibit 1 - Marcos Arias' email, dated September 9, 2025.)

Geetha Ram, 1708 Dublin Road, spoke regarding the state of Dublin Road.

NEW CITY ADMINISTRATOR INTRODUCTION

Mayor Pettie introduced the City of Parker, Texas' new City Administrator Kent Manton and stated he would start October 20, 2025.

Future City Administrator Manton introduced himself, thanked everyone for the opportunity to serve the City of Parker, Texas, and spoke briefly on his background.

ITEMS OF COMMUNITY INTEREST

Mayor Pettie reviewed the upcoming Community Interest items below:

1. PEANUT BUTTER FOOD DRIVE FOR NORTH TEXAS FOOD BANK – SEPTEMBER 1- 30, 2025

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, SEPTEMBER 10, 2025, 5 PM

[NATIONAL NIGHT OUT \(NNO\)](#) – TUESDAY, OCTOBER 7, 2025, 6 P.M. – 9 P.M

CANCEL OCTOBER 7, 2025 REGULAR CITY COUNCIL MEETING DUE TO NNO

OCTOBER 21, 2025 REGULAR CITY COUNCIL MEETING START AFTER 5 PM
DUE TO GENERAL ELECTION EARLY VOTING

[Parkerfest 2025!](#) – SUNDAY, OCTOBER 19, 2025, 3 PM – 6 PM

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER
25, 2025, 10 AM – 2 PM

CANCEL NOVEMBER 4, 2025 REGULAR CITY COUNCIL MEETING DUE TO
GENERAL ELECTION

November 4, 2025 General and Special Election- Early Voting Dates and Hours

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
October 19 No Voting (19 de octubre) (Sin votar)	October 20 No Voting (20 de octubre) (Votación adelantada) 8 am – 5 pm	October 21 Early Voting (21 de octubre) (Votación adelantada) 8 am – 5 pm	October 22 Early Voting (22 de octubre) (Votación adelantada) 8 am – 5 pm	October 23 Early Voting (23 de octubre) (Votación adelantada) 8 am – 5 pm	October 24 Early Voting (24 de octubre) (Votación adelantada) 8 am – 5 pm	October 25 Early Voting (25 de octubre) (Votación adelantada) 7 am – 7 pm
October 26 Early Voting (26 de octubre) (Votación adelantada) 11 am – 5 pm	October 27 Early Voting (27 de octubre) (Votación adelantada) 7am - 7pm	October 28 Early Voting (28 de octubre) (Votación adelantada) 7am - 7pm	October 29 Early Voting (29 de octubre) (Votación adelantada) 7am - 7pm	October 30 Early Voting (30 de octubre) (Votación adelantada) 7am - 7pm	October 31 Early Voting (31 de octubre) (Votación adelantada) 7am - 7pm	November 1 No Voting (1 de noviembre) (Sin votar)
November 2 No Voting (2 de noviembre) (Sin votar)	November 3 No Voting (3 de noviembre) (Sin votar)	November 4 Election Day (4 de noviembre) (Día de las elecciones) 7am - 7pm				

CONSENT AGENDA Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

2. APPROVAL OF MEETING MINUTES FOR APRIL 15, 2025. [REGULAR MEETING]
3. APPROVAL OF MEETING MINUTES FOR AUGUST 12, 2025 [SPECIAL MEETING – DILLON MORGAN CONSULTING PRESENTATION]
4. APPROVAL OF MEETING MINUTES FOR AUGUST 14, 2025. [SPECIAL MEETING – JORDAN RAMIREZ PRESENTATION]

MOTION: Mayor Pro Tem Pilgrim moved to approve consent agenda items 2 through 4 as presented. Councilmember Bogdan seconded with Barron, Bogdan, Halbert, Pilgrim, and Sharpe voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

5. PUBLIC HEARING ON THE PROPOSED FY2025-2026 BUDGET.

Mayor Pettle opened a public hearing at 7:18 p.m. to receive comments regarding the Proposed FY2025-2026 Budget.

Finance/Human Resources Director Savage reviewed the Proposed FY 2025-2026 Budget PowerPoint in tonight's Council packet.

Mayor Pettle asked if there were any questions.

No one came forward.

Mayor Pettle declared the public hearing closed at 7:23 p.m.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 896 ADOPTING THE 2025-2026 BUDGET.

MOTION: Councilmember Bogdan moved to adopt Ordinance No. 896 approving the Fiscal Year 2025-2026 Budget as presented. Councilmember Sharpe seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion [Roll call vote]. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 897 RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2025-26 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2025-26 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Councilmember Sharpe moved to adopt Ordinance No. 897 ratifying the increase in property tax revenues reflected in the Fiscal Year 2025-2026 Budget. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, and Sharpe voting for the motion and Mayor Pro Tem Pilgrim voting against the motion [Roll call vote]. Motion carried 4-1.

8. PUBLIC HEARING ON THE PROPOSED FY2025-2026 TAX RATE.

Mayor Pettle opened a public hearing at 7:38 p.m. to receive comment regarding the Proposed FY2025-2026 Tax Rate.

Finance/Human Resources Director Savage reviewed the City Council Work Session FY2025-2026 Public Hearing on Proposed Tax Rate PowerPoint in tonight's Council packet, noting the proposed tax rate is \$0.310439 per \$100 valuation, an increase of \$449,886 from the previous year. Although the rate did not change, the City Council is required to hold a public hearing on the proposed tax rate because it exceeds the "No-New Revenue Rate". The proposed tax rate is 3.73% above the No-New Revenue Rate.

Mayor Pettle asked if there were any questions on the Proposed FY 2025-2026 Tax Rate.

No one came forward.

Mayor Pettle declared the public hearing closed at 7:40 p.m.

9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 898 ADOPTING THE 2025 TAX RATE.

MOTION: Councilmember Halbert moved to adopt Ordinance No. 898 setting a tax rate of \$0.310439, which is effectively a 4.56 percent increase in the tax rate above the No-New-Revenue Tax Rate. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion[Roll call vote]. Motion carried 5-0.

10. CONSIDER RESOLUTION NO. 2025-856 ADOPTING MODIFIED GUIDELINES FOR THE NEWSLETTER AND APPOINTING A MEMBER TO SERVE ON THE NEWSLETTER COMMITTEE FOR THE REMAINDER OF THE 2024-2026 TERM. [PREVIOUSLY ON 2025 0819 CC MTG]

MOTION: Councilmember Halbert moved to rescind Resolution No. 2024-826. Councilmember Bogdan seconded and then asked if the motion could be amended to revisit the matter once the new City Administrator starts full time, so he can be part of the process of deciding what our newsletter/social media strategy should be.

MOTION: Councilmember Halbert agreed and restated the motion to rescind Resolution No. 2024-826 and to revisit the Newsletter once the new City Administrator starts full time, so he can be part of the process of deciding what our newsletter/social media strategy should be. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

11. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-857 DESIGNATING THE DALLAS MORNING NEWS AS THE OFFICIAL NEWSPAPER FOR THE CITY OF PARKER FOR FISCAL YEARS 2025-2026 AND 2026-2027.

MOTION: Councilmember Barron moved to approve Resolution No. 2025-857 designating The Dallas Morning News as the official newspaper for the City of Parker for fiscal years 2025-2026 and 2026-2027. Mayor Pro Tem Pilgrim seconded with Councilmembers Barron, Bogdan, Halbert, and Pilgrim for the motion; no one voting against the motion; and Councilmember Sharpe abstaining. Motion carried 4-0-1.

12. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-858, REGARDING NOMINATION(S) OF A BOARD OF DIRECTOR POSITION(S) FOR THE COLLIN COUNTY CENTRAL APPRAISAL DISTRICT.

MOTION: Mayor Pro Tem Pilgrim moved to adopt Resolution NO. 2025-858 nominating Jerry Tartaglino for a position on the Collin County Central Appraisal District Board of Directors. Councilmember Sharpe seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

13. CONSIDERATION AND ANY ACTION ON COST ESTIMATE FOR THE FLOOR PLAN/LAYOUT OF THE PUBLIC WORKS BUILDING CENTRAL PUMP STATION.

Public Works Director Machado and Finance/HR Director Savage reviewed rough cost estimates for the Public Works Building Central Pump Station floor plan. (See Exhibit 2 - Public Works Director Machado's Blanchard Group Unlimited LLC Cost Estimate.) No action was taken.

City Council asked Public Works Director Machado and Finance Director Savage to bring the item back as soon as possible once they have better numbers.

14. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DUBLIN ROAD PAVING CONTEMPORANEOUS WITH WATER LINE PROJECT.

Finance/HR Director Savage reviewed information.

MOTION: Mayor Pro Tem Pilgrim moved to approve the paving of Dublin Road from the southern city limits to Parker Road in two (2) phases, with the northern phase to be completed first to take advantage of cost savings and the southern portion from Betsy to the City of Parker's southern city limits. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

City Council asked Finance/HR Director Savage and Public Works Director Machado to research funding options and bring information back to Council as soon as possible.

15. CONSIDERATION AND ANY APPROPRIATE ACTION ON A REQUEST BY THE PARKER WOMEN'S CLUB (PWC) TO PLACE YARD SIGNS ON CITY PROPERTY DURING THE MONTH OF SEPTEMBER FOR ADVERTISING THEIR MEMBERSHIP DRIVE AND RUMMAGE SALE EVENT.

MOTION: Councilmember Halbert moved to approve a request by the Parker Women's Club (PWC) to place yard signs on city property during the month of September for advertising their membership drive and rummage sale event. Councilmember Bogdan seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

16. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 899 APPOINTING A CITY ATTORNEY.

There was no action taken on this item. City Council requested additional information.

17. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2025-859 REGARDING THE CONSTRUCTION OF A FACILITY LARGER THAN 1000 SQUARE FEET AT 3406 DUBLIN ROAD.

Matt Wear, 3406 Dublin Road and Co-Owner of Cross Creek Ranch, discussed information in regard to the construction of a larger facility at 3406 Dublin Road and submitted a design rendering/picture. (See Exhibit 3 - Matt Wear's design rendering/picture, dated September 9, 2025.)

MOTION: Councilmember Barron moved to approve Resolution No. 2025-859 regarding the construction of a facility larger than 1000 square feet at 3406 Dublin Road. Councilmember Halbert seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

ROUTINE ITEMS

18. UPDATE(S):

FM2551

Public Works Director Machado said Texas Department of Transportation (TxDOT) is making progress. They completed most of the drainage work and are currently moving utility lines.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

Mayor Pro Tem Pilgrim said the State Office of Administrative Hearings (SOAH) had a pre-hearing. Administrative Law Judge Rebecca Smith requested individuals, who have been admitted as affected parties to align themselves into three (3) to six (6) groups by September 12, or the judge would decide for the individuals. Mayor Pro Tem Pilgrim indicated July 2026 would be the earliest a hearing could be held and the Wastewater Treatment Plant (WWTP) appeal is scheduled for February 19, 2026 in Travis County.

LEWIS LANE

Councilmember Darrel Sharpe said he met with City of Lucas' officials, the meeting was positive, and he plans to continue working with them to reach a resolution for Lewis Lane.

POST OFFICE/ZIP CODE

Councilmember Halbert said she did not have an update at this time.

CAPITAL IMPROVEMENT PLAN (CIP)

Mayor Pettle noted the CIP is being reviewed by our future city administrator. Mr. Manton is familiarizing himself with the CIP and plans to return it for Council review soon.

PERSONNEL MANUAL

City Attorney Clifton said City Council has sent their suggested revisions, and she is updating the manual to include those changes for a future workshop.

COMPREHENSIVE PLAN (COMP)

Mayor Pettle noted there is a COMP Plan workshop tentatively set prior to the September 16, 2025 City Council meeting.

TRAIL PLAN

Councilmember Barron said Collin County is in the process of revising the trail plan and he and Councilmember Bogdan are waiting for that updated information.

NOISE COMMITTEE

Councilmember Barron requested the "Noise Ordinance" be moved from the September 16, 2025 City Council agenda and placed on the next available City Council agenda to allow for additional time and he noted some members were not available for the September 16th meeting. City Council agreed and the request was granted.

ANY ADDITIONAL UPDATES

None

FUTURE AGENDA ITEMS

19. FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda. Councilmember Barron requested a review of SWAGIT, the sound/virtual streaming systems, and an item be added to future agenda items.

EXECUTIVE SESSION START TO FINISH – Pursuant to the provision of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the special meeting to Executive Session at 8:53 p.m.

RECONVENE SPECIAL MEETING.

Mayor Lee Pettie reconvened the meeting at 9:54 p.m.

ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

MOTION: Councilmember Bogdan moved to approve a settlement agreement for the lawsuit styled Ted Lane et al vs. City of Parker, Texas and to authorize execution of said agreement. Mayor Pro Tem Pilgrim seconded with Councilmembers Barron, Bogdan, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

ADJOURN

Mayor Lee Pettie adjourned the meeting at 9:56 p.m.



ATTESTED:


Patti Scott Hull, City Secretary

APPROVED:


Mayor Lee Pettie

Approved on the 6th day
of January, 2026.

Here's my extended copy of the September 9th, 2025 meeting commentary.

Item 2: For the Meeting on the approval of the April 15th, 2025 meeting.

Page 6 Item 1: With November elections coming close there are a few bills by the States of Texas that the community should be mentioned on the group because it would be beneficial to residents on property tax laws that have been passed.

Page 8 through 16 Item 1: I'm glad that the North Texas Food Bank is helping out on the residents in our community that struggling with getting food. Which is also an important concern.

Page 22 and 23 Item I'm really please that the dis annexation was approved for the agreement between our City and the City of Lucas, TX. Maybe one day the right responsible tax payers who show non-delinquent responsibility, that they will be in support of re-annexing that land with the consent of the homeowners in Lucas. Should there be a future issue within the City of Lucas where a neighboring community they do not wish to be Lucas residents but rather Parker residents and establish talks with the neighboring community.

Page 23 Item 10: Amanda Noe mentions about revenue trade-offs and what does she mean about this when it comes to appropriate commercial property? Does it affect owners on demolishing of property?

Page 23 Item 11: I'm pleased the that the annexation of the Buckingham lot was passed to promote more housing development. The more people living in Parker, TX more less we have to worry about more of a tax increase where new neighbors are helping in turning a General Law A city into a city that's moving past the General Law A municipality.

Item 3: From the meeting on the items on August 12th, 2025.

Pages 31 to 44: I'm interested in how this service would future candidates on how to develop a good system and with the population growing and I recommend using the current population of this year for the City Comp Plan that was discussed yesterday and develop a system to keep track of how many people are living in Parker and how many eligible tax payer regardless of types of tax payers (Homestead applicants, part time employees, etc.) in Parker who are paying city taxes.

Item 4: From the meeting on the items on August 21st, 2025.

Page 48 Public Comments: I would love to know even more on Syed Hussin's suggestion on the EJT property in opposition of the Project 666 Wastewater facility. What views does he have on 2 acre lots and septic system and future mobilized commercial business to bring more revenue 24/7 into the city of Parker before it becomes a non-incorporated municipality? Going back to a Type B and C city is wrong path to the future. Remember October Sky and the history of Coal Wood. West Virginia? Do cities like Plano and other ruural towns have to become the next non-incorporated municipalities?

Ray Hemming, Emily Plummer has some good points on the EJT development that should be seriously taken in serious consideration while Gregory Lane is a private road and say residents only. We as a community and the city should put our foot down and not bend the rule of law and violate our own municipal driving laws and inform developers on our traffic laws in this municipality.

Page 47 Item 1: I recall submitting some additional documentation between the heated conversation between Councilman Pilgrim and Jordan Ramirez. What were those conversations from two that under speculation would show a sign of nepotism violations and any other concerns that have open to more questions to the individuals mentioned from a previous document I sent a few weeks ago?

Page 170: Law Enforcement Revenue is zero and no funds have grown within the Law Enforcement department and there's zero revenue in the total revenue area. Any ideas for events on public safety that can become non-profit events to fill in that needed revenue? There should no signs of zero's in those sections and that revenue goes to the City of Parer only.

While I write on the expanded commentary form September 17th long merged meeting the constructed proposal is not off my schedule and will keep in touch with the city soon.

Thank you again for your time to hear the concerns.



COST CONSULTING + CONCEPTUAL STUDIES

Exhibit 2



City of Parker – Public Works Service Center – McKinney, TX
UPDATED - SD Estimate (PEMB OPTION)

ESTIMATE PREPARED BY:

Daniel J. Blanchard

August 15, 2025



4126 West Sandridge Ct, Peoria, IL 61615
Cell - 309-981-9285 Email - danielblanchard@blanchardcost.com

Mr. Kent Spurgin
Spurgin & Associates Architects, LLC
1216 North Central Expressway, Suite 200A
McKinney, TX 75070

August 15, 2025

Dear Kent:

I am pleased to present the summary of our completed UPDATED Schematic Design (SD) estimate for the City of Parker – Public Works Service Center project in Parker, Texas. This UPDATED estimate made the requested adjustments to the initial SD cost assessment based on available information, recognizing the limited project details provided at this stage.

Summary of Estimate

The UPDATED estimated construction cost was calculated using historical data and benchmarks from similar projects for which Blanchard Cost provided construction estimates. Given the project's early stage and limited detailed specifications, we relied on historical project data, reflecting typical building materials, labor rates, and construction practices in the area of McKinney, TX.

Key components of the UPDATED estimate include:

- Project Area: 17,008 sf (4,191 sf of Administrative, 8,577 sf of Shop Area, and 4,240 sf of the Mezzanine)
- Unit Cost Per Square Foot: \$235.00/sf (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: \$3,999,823 (Site - \$751,437, and Building - \$3,248,386)

Key components of the ORIGINAL estimate include:

- Project Area: 17,008 sf (4,191 sf of Administrative, 8,577 sf of Shop Area, and 4,240 sf of the Mezzanine)
- Unit Cost Per Square Foot: \$282.34/sf (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: \$4,805,103 (Site - \$862,191, and Building - \$3,942,912)

Key components of the DIFFERENCES BETWEEN estimates are:

- Unit Cost Per Square Foot: **(\$47.34)/sf** (combined project cost & soft costs).
- UPDATED Estimated Total Construction Cost: **(\$805,280)** (Site – **(\$110,754)**, and Building – **(\$694,526))**

Note the following items have been modified per your request based on conversations with the client:

Category	Information Provided 07/14	Information Provided 08/08	Key Changes
Roof	PEMB R-panels over vinyl-backed insulation on Z-purlins @ 5' OC on PEMB rigid-frame rafters, supported by tilt-wall panels & W10x54 columns.	PEMB R-panels over vinyl-backed insulation on Z-purlins @ 5' OC on PEMB rigid-frames with Intermediate W10x54 columns .	Structural support change — tilt-wall panels removed; more steel frame with added intermediate columns.
Exterior Walls	9-1/4" reinforced concrete tilt-wall panels with simulated stone finish; supported on drilled piers with void forms.	Metal R-panels over vinyl-backed insulation on 8" Z-purlins (PEMB); possible awnings.	Major cost/structural shift from tilt-wall concrete to metal wall panels.
Slab-on-Grade	5" (office) & 8" (bay) concrete over vapor barrier; typical subgrade prep per Geotech.	Same thicknesses, but now single-mat steel in offices and double-mat steel in bays .	Reinforcement upgraded/clarified.
Foundation & Footings	Not separately detailed — part of wall panel pier system.	New: 12" x 32" reinforced grade beams over void cartons on drilled piers.	New conventional PEMB foundation detail instead of tilt-wall footing system.
Mezzanine	4" reinforced concrete slab on metal deck, 250 PSF load, steel joists & girders, steel tube columns.	1-1/8" T&G plywood on 24" wood trusses, 125 PSF load, on steel beams & steel tube columns.	Lower load rating; switch from concrete/steel system to wood deck/trusses.
Perimeter Interior Walls	Metal studs w/ batt insulation + 3/4" rigid insulation continuous between studs & concrete tilt-walls.	Metal studs w/ batt insulation only; rigid insulation deleted — replaced by vinyl-backed insulation behind PEMB panels.	Insulation approach simplified due to wall type change.
Bay Wall Finish	Textured masonry or epoxy paint on concrete.	Exposed PEMB structure & vinyl-backed insulation.	Finish downgraded — no masonry/epoxy.
Bay Ceilings	Painted exposed structure.	Exposed structure with primed steel only .	Finish level reduced.
HVAC (Office)	Split systems with air handlers; unspecified quantity.	Split systems (2–3 units); otherwise same.	Quantity clarified.
Structural Loads	Mezzanine 250 PSF.	Mezzanine 125 PSF.	Load capacity reduced.
Overall	Heavy tilt-wall concrete structure with higher finish standards.	Lighter all-metal PEMB with reduced finishes & lower load mezzanine.	Significant cost/value-engineered redesign.

Assumptions and Methodology

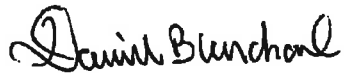
1. Refer to the attached Exclusions & Clarification sheet.
2. The items in Division 00 (Quality Requirements) and 01 (General Requirements) are shown on Pages 6 & 7 of 11. These costs are divided between Site (18.79%) and Building (81.21%).

Considerations

This UPDATED SD estimate provides an initial cost framework for your project. As more detailed information becomes available, including architectural drawings and specific design choices, we recommend refining this estimate through detailed quantity takeoffs and a comprehensive cost analysis.

We appreciate the opportunity to assist with this project and look forward to supporting your team in the subsequent phases of development. Please do not hesitate to ask any questions or discuss this estimate further.

Sincerely,

A handwritten signature in black ink that reads "Daniel Blanchard". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Daniel Blanchard
Chief Executive Officer (CEO) of Blanchard Cost Estimating

City of Parker - Public Works Service Center
UPDATED - SD Estimate

Clarifications & Assumptions

- 1 Updated estimate was based on narrative information provided by Spurgin & Associates, LLC. (dated 08/08/2025)
- 2 Design development documents provided by Spurgin & Associates, LLC. (dated 07/14/2025) which included drawings & narrative.
- 3 Plumbing fixtures include piping, venting and associated accessories.
- 4 HVAC costs include ductwork, and associated duct equipment.
- 5 Cost associated with solar was based on historical data, and does not specifically account for designed system. Will need additional information to ensure system is correctly configured and accounted for in future estimates.
- 6 Grade beams included in estimate are assumed, and not shown on drawings

Exclusions

- 1 Accent pavement or pavers
- 2 Acoustical treatment
- 3 Athletics equipment
- 4 Audio Video equipment
- 5 Banners
- 6 Booster pump for fire protection system
- 7 Building directory
- 8 Building plaque
- 9 Fire line loop and hydrants
- 10 Fixed furniture and equipment
- 11 Gas lines or piping
- 12 Graphics
- 13 Hazardous material removal and disposal
- 14 Hazardous material survey
- 15 Laundry equipment
- 16 Lockers
- 17 Maintenance equipment
- 18 Parking equipment
- 19 Postal specialties
- 20 Pro-rata fees
- 21 Removal of unforeseen objects
- 22 Rock excavation
- 23 Rugs and mats
- 24 Security system including CCTV system
- 25 Site embellishment such as benches, bicycle racks and trash receptacles
- 26 Smoke vents
- 27 Sprayed fireproofing
- 28 Subcontractors' bonds
- 29 Telephone equipment and system other than outlets with pullstrings
- 30 Temporary drill pier casing
- 31 Traffic signals
- 32 Turning lanes and deceleration lanes
- 33 Utilities beyond the property lines
- 34 Utility company surcharges and Pro-Rata



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Peoria, IL 61615
309-857-7189
Daniel Blanchard

City of Parker - Public Works Service Center
4600 Dillehay Dr
Parker
Texas
75002

Spurgin & Associates Architects LLC
1216 North Central Expressway, Suite 200A
McKinney, Texas 75070
972-562-5368
Kent Spurgin

Total Building Area - 17,008 sf

August 15, 2025	**ESTIMATE NAME**	TOTAL COST	PREVIOUS	DIFFERENCE	\$ / SF	% TOTAL	Site	Building
01 00 00 General Requirements								
01 30 00 Administrative Requirements		416,721	416,721	0	\$24.50	10.42%	78,288	238,432
01 40 00 Quality Requirements		49,224	49,224	0	\$2.85	1.23%	9,248	39,976
01 50 00 Temporary Facilities and Controls		67,973	67,973	0	\$3.99	1.70%	12,770	55,203
03 00 00 Concrete								
03 10 00 Concrete Forming and Accessories		27,142	3,807	23,335	\$1.55	0.69%	0	27,142
03 20 00 Concrete Reinforcing		17,887	4,535	13,352	\$1.05	0.45%	0	17,887
03 30 00 Cast-in-Place Concrete		135,563	101,336	34,227	\$7.97	3.39%	0	135,563
03 40 00 Precast Concrete		0	187,228	-187,228	\$0.00	0.00%	0	0
04 00 00 Masonry								
04 70 00 Manufactured Masonry		0	175,500	-175,500	\$0.00	0.00%	0	0
05 00 00 Metals								
05 10 00 Structural Metal Framing		73,644	23,396	50,248	\$4.32	1.84%	0	73,644
05 20 00 Metal Decking		0	37,969	-37,969	\$0.00	0.00%	0	0
05 50 00 Metal Fabrications		37,545	37,545	0	\$2.20	0.94%	0	37,545
06 00 00 Wood, Plastics, and Composites								
06 10 00 Rough Carpentry		61,324	212	61,112	\$3.60	1.53%	0	61,324
07 00 00 Thermal and Moisture Protection								
07 20 00 Thermal Protection		18,491	57,717	-39,226	\$1.08	0.46%	0	18,491
07 60 00 Flashing and Sheet Metal		0	137,459	-137,459	\$0.00	0.00%	0	0
08 00 00 Openings								
08 10 00 Doors and Frames		31,602	31,602	0	\$1.85	0.79%	0	31,602
08 30 00 Specialty Doors and Frames		48,533	48,533	0	\$2.85	1.21%	0	48,533
08 40 00 Entrances, Storefronts, and Curtain Walls		27,189	27,189	0	\$1.59	0.68%	0	27,189
08 70 00 Hardware		13,570	13,570	0	\$0.79	0.34%	0	13,570
09 00 00 Finishes								
09 05 00 Common Work Results for Finishes		16,777	16,777	0	\$0.98	0.42%	0	16,777
09 20 00 Plaster and Gypsum Board		76,893	76,893	0	\$4.52	1.92%	0	76,893
09 30 00 Tiling		6,123	6,123	0	\$0.36	0.15%	0	6,123
09 50 00 Ceilings		10,988	10,988	0	\$0.64	0.27%	0	10,988
09 60 00 Flooring		23,852	23,852	0	\$1.40	0.60%	0	23,852
09 90 00 Painting and Coating		18,314	53,116	-34,802	\$1.07	0.46%	0	18,314
10 00 00 Specialties								
10 50 00 Storage Specialties		35,755	35,755	0	\$2.10	0.89%	0	35,755
10 70 00 Exterior Specialties		4,896	4,896	0	\$0.28	0.12%	0	4,896
12 00 00 Furnishings								
12 30 00 Casework		11,008	11,008	0	\$0.64	0.26%	0	11,008
13 00 00 Special Construction								
13 30 00 Special Structures		279,559	0	279,559	\$16.43	6.99%	0	279,559
21 00 00 Fire Suppression								
21 10 00 Water-Based Fire-Suppression Systems		93,544	93,544	0	\$5.50	2.34%	0	93,544
22 00 00 Plumbing								
22 10 00 Plumbing Fixing		12,859	12,859	0	\$0.75	0.32%	0	12,859
22 40 00 Plumbing Fixtures		21,452	21,452	0	\$1.26	0.54%	0	21,452
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)								
23 30 00 HVAC Air Distribution		85,575	338,593	-252,958	\$5.03	2.14%	0	85,575
23 70 00 Central HVAC Equipment		4,800	4,800	0	\$0.28	0.12%	0	4,800
26 00 00 Electrical								
26 05 00 Common Work Results for Electrical		227,845	304,693	-76,848	\$13.39	5.70%	13,000	212,845
26 30 00 Facility Electrical Power Generating and Storing Equipment		65,000	65,000	0	\$3.82	1.63%	0	65,000
26 50 00 Lighting		41,371	41,371	0	\$2.43	1.03%	0	41,371
31 00 00 Earthwork								
31 10 00 Site Clearing		1,935	1,935	0	\$0.11	0.05%	1,935	0
31 20 00 Earth Moving		528,139	365,689	162,450	\$31.05	13.20%	42,079	486,060
31 30 00 Earthwork Methods		4,255	4,255	0	\$0.25	0.11%	4,255	0
32 00 00 Exterior Improvements								
32 10 00 Bases, Ballasts, and Paving		190,457	190,457	0	\$11.19	4.76%	150,457	0
32 30 00 Site Improvements		7,054	7,054	0	\$0.41	0.18%	7,054	0
33 00 00 Utilities								
33 30 00 Sanitary Sewerage		166,850	166,850	0	\$9.81	4.17%	166,850	0
Subtotal (1)		3,156,140	3,279,414	-123,274	\$185.57	78.91%	592,936	2,563,204
Design Contingency		215,614	819,853	-504,239	\$18.56	7.89%	59,294	256,320
Subtotal (2)		3,471,754	4,099,267	-627,513	\$204.12	86.80%	652,230	2,819,324
General Liability Insurance		18,063	0	18,063	\$1.06	0.45%	2,392	14,562
Builders Risk Insurance		7,438	0	7,438	\$0.43	0.19%	1,432	6,203
Overhead		277,740	0	277,740	\$16.33	6.94%	52,178	225,562
Fee		226,325	212,725	13,600	\$12.72	5.21%	19,134	169,171
Subtotal (3)		3,983,491	4,345,233	-361,732	\$234.21	99.59%	748,269	3,235,122
Band		6,232	19,620	-13,388	\$0.96	0.41%	3,263	13,264
UPDATED - SCHEMATIC DESIGN ESTIMATE - TOTAL		3,994,023	4,364,843	-369,020	\$235.00	100.00%	751,437	3,248,389



August 15, 2025

City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC

Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
00 00 00 Procurement and Contracting Requirements			
01 40 00 Quality Requirements			
012119.0001 Testing & Inspections - allowance	1.00	ls	\$26,487.00
014126.0001 Building permit fee	1.00	ls	\$21,237.11
TOTAL: 01 40 00 Quality Requirements			\$47,724
TOTAL: 00 00 00 Procurement and Contracting Requirements			\$47,724
01 00 00 General Requirements			
01 30 00 Administrative Requirements			
013113.0100 Field Administration - Superintendent	12.00	mo	\$15,400.00
013113.0101 Field Administration - Project Manager	9.00	mo	\$16,100.00
013113.0102 Field Administration - Contract Administrator	3.00	mo	\$9,500.00
013113.0175 Fringe Benefits	1.00	ls	\$54,920.59
013113.0200 Communications - Cellular Phone	12.00	mo	\$300.00
TOTAL: 01 30 00 Administrative Requirements			\$416,721
01 40 00 Quality Requirements			
014100.0100 Field Engineering - Initial Survey	1.00	ea	\$500.00
014100.0101 Field Engineering - Closing Survey	1.00	ea	\$500.00
014100.0102 Testing & Inspection - Concrete design mix	1.00	ls	\$500.00
TOTAL: 01 40 00 Quality Requirements			\$1,500
01 50 00 Temporary Facilities and Controls			
015900.0100 Subsistence - Job Site Travel	51.96	ea	\$16.00
015900.0101 Subsistence - Main Office Travel	25.98	ea	\$16.00
015900.0200 Temporary Structures - Temporary Toilets	12.00	mo	\$160.00
015900.0201 Temporary Structures - Project Sign	1.00	ea	\$500.00
015900.0202 Temporary Structures - Field Trailer	12.00	mo	\$750.00
015900.0203 Temporary Structures - Move In & Out Expenses	1.00	ea	\$500.00
015900.0204 Temporary Structures - Construction Fences	1,200.00	lf	\$1.85
015900.0205 Temporary Structures - Temporary Walks/Steps	1.00	ls	\$250.00
015900.0206 Temporary Structures - Barricades	2.00	ea	\$200.00
015900.0300 Safety - First Aid Equipment	1.00	ea	\$300.00
015900.0301 Safety - Fire Safety Equipment	1.00	ea	\$475.00
015900.0400 Temporary Utilities - Construction Power	12.00	mo	\$300.00
015900.0401 Temporary Utilities - Construction Water	12.00	mo	\$150.00
015900.0403 Temporary Services - Progress Photos	12.00	mo	\$80.00
015900.0500 General Cleanup - Dumpsters	12.00	mo	\$150.00
015900.0501 General Cleanup - Dump Permits	17.32	ea	\$25.00
015900.0502 General Cleanup - Trash Haul Service	17.32	ea	\$300.00
015900.0503 General Cleanup - Daily Cleaning	4.00	week	\$250.00
015900.0600 Final Clean Up - Site Area	3.00	week	\$300.00
015900.0601 Final Clean Up - Building Area	17,008.00	sf	\$0.28
015900.0602 Final Clean Up - Toilet Rooms	3.00	ea	\$150.00
015900.0700 General Equipment - Pickup Truck	12.00	mo	\$900.00
015900.0701 General Equipment - Auto	9.00	mo	\$900.00
015900.0702 General Equipment - Level (Rent to Job)	12.00	mo	\$80.00
015900.0703 General Equipment - Misc Small Tools	12.00	mo	\$75.00
015900.0704 General Equipment - Minor Repairs	1.00	ea	\$500.00
015900.0705 General Equipment - Gas & Oil	12.00	mo	\$100.00
015900.0800 Office Furniture & Supplies - Office Furniture per Trailer	12.00	mo	\$100.00
015900.0801 Office Furniture & Supplies - MIS Assessment /computer	12.00	mo	\$250.00
015900.0802 Office Furniture & Supplies - Office Supplies	12.00	mo	\$100.00



City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC

Total Building Area(SF): 17,008

August 15, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
015900.0803 Office Furniture & Supplies - Delivery Service/Postage	12.00 mo	\$200.00	\$2,400
015900.0900 Sales Tax	1.00 ls	\$0.00	\$0
TOTAL: 01 50 00 Temporary Facilities and Controls			\$67,973
TOTAL: 01 00 00 General Requirements			\$486,194
TOTAL:			\$533,918
Building			
03 00 00 Concrete			
03 10 00 Concrete Forming and Accessories			
031113.0200 Grade beam forms, job built; 3 uses	2,424.83 sf	\$9.59	\$23,247
031599.0100 Vapor barrier; 6 mil polyethylene	12,829.83 sf	\$0.30	\$3,895
TOTAL: 03 10 00 Concrete Forming and Accessories			\$27,142
03 20 00 Concrete Reinforcing			
032111.0155 Grade beam rebar	0.27 tn	\$2,763.49	\$743
032111.0185 Pier rebar	0.55 tn	\$3,505.82	\$1,942
032211.0125 Slab wire mesh; standard; 6" x 6"; W1.4 x W1.4	4,233.67 sf	\$0.71	\$2,996
032213.0125 Slab wire mesh; standard; 6" x 6"; W1.4 x W1.4	17,192.31 sf	\$0.71	\$12,207
TOTAL: 03 20 00 Concrete Reinforcing			\$17,887
03 30 00 Cast-in-Place Concrete			
033113.0900 Grade beam concrete; 3500 or 4000 psi, by pump	4.81 cy	\$285.55	\$12,794
033113.1260 Pier concrete; 3500 or 4000 psi; by pump	59.51 cy	\$529.07	\$31,483
033113.1360 Slab on grade concrete; 2500 or 3000 psi; by pump	277.59 cy	\$241.03	\$66,907
033529.0115 Floor finish; steel float	12,829.83 sf	\$1.07	\$13,701
033913.0100 Concrete sealer (Interior)	9,359.53 sf	\$1.14	\$10,678
TOTAL: 03 30 00 Cast-in-Place Concrete			\$135,563
TOTAL: 03 00 00 Concrete			\$180,591
05 00 00 Metals			
05 10 00 Structural Metal Framing			
051223.0503c Structural steel column	2.15 tn	\$8,905.00	\$19,146
051223.1351c Structural floor beams - W14x68	6.12 tn	\$8,905.00	\$54,499
TOTAL: 05 10 00 Structural Metal Framing			\$73,644
05 50 00 Metal Fabrications			
055113.0100c Metal stair; pan type with cement fill, steel; per riser; tread; 4' wide	22.00 ea	\$575.00	\$12,650
055113.0105c Metal stair; pan type with cement fill, steel; landing	30.85 sf	\$215.00	\$6,632
055213.0100c Railings at mezzanine	128.67 lf	\$35.00	\$4,503
055600.1000c Bollards at overhead doors	16.00 ea	\$860.00	\$13,760
TOTAL: 05 50 00 Metal Fabrications			\$37,545
TOTAL: 05 00 00 Metals			\$111,190
06 00 00 Wood, Plastics, and Composites			
06 10 00 Rough Carpentry			
061105.0110 Blocking; wood construction; walls; 2" x 4"	37.92 lf	\$5.59	\$212
061633.0100c 1-1/8in T&G plywood deck	4,369.38 sf	\$6.00	\$26,216
061753.0101c Floor truss - 24in deep @ 24in OC	2,326.37 lf	\$15.00	\$34,896
TOTAL: 06 10 00 Rough Carpentry			\$61,324
TOTAL: 06 00 00 Wood, Plastics, and Composites			\$61,324
07 00 00 Thermal and Moisture Protection			
07 10 00 Thermal Protection			
072113.0155 Board insulation; polystyrene; foundation; 2" thick, R8.33	453.09 sf	\$2.75	\$1,244



City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC

Total Building Area(SF): 17,008

August 15, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
072116.0250 Batt insulation; wall, fiberglass; unfaced; 3" thick, R11	9,750.98	sf	\$11,915
072116.0340 Batt insulation; mineral wool; rigid sating, flame resistant, unfaced; 3" thick, R12	2,243.39	sf	\$5,332
TOTAL: 07 20 00 Thermal Protection			\$18,491
TOTAL: 07 00 00 Thermal and Moisture Protection			\$18,491
08 00 00 Openings			
08 10 00 Doors and Frames			
081213.1050c 6ft x 7ft HM single interior door, frame w/ paint	1.00	ea	\$1,200.00
081213.1100c 3ft x 7ft HM single exterior door, & frame w/ paint	3.00	ea	\$1,150.55
081213.1150c 3ft x 7ft HM single interior frame w/ paint	22.00	ea	\$750.00
081416.0100c 3ft x 7ft SC interior wood door	22.00	ea	\$475.00
TOTAL: 08 10 00 Doors and Frames			\$31,602
08 30 00 Specialty Doors and Frames			
083323.1557c Metal sectional overhead door - 12ft wide x 14ft tall	8.00	ea	\$6,066.67
TOTAL: 08 30 00 Specialty Doors and Frames			\$48,533
08 40 00 Entrances, Storefronts, and Curtain Walls			
084313.1001c Exterior storefront system	54.52	sf	\$62.80
084313.1006c Single exterior aluminum doors & hardware - 3ft wide x 7ft high	1.00	ea	\$1,512.00
084313.1104c Exterior windows	188.07	sf	\$118.32
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls			\$27,189
08 70 00 Hardware			
087105.1001c Exterior - Single hardware set	3.00	ea	\$830.00
087105.1002c Interior - Single hardware set	22.00	ea	\$475.00
087105.1003c Interior - Double hardware set	1.00	ea	\$630.00
TOTAL: 08 70 00 Hardware			\$13,570
08 90 00 Louvers and Vents			
089116.0110 Operable louvers in Shop	216.00	sf	\$65.23
TOTAL: 08 90 00 Louvers and Vents			\$14,089
TOTAL: 08 00 00 Openings			\$134,982
09 00 00 Finishes			
09 05 00 Common Work Results for Finishes			
090561.0100 Repair and level floors to receive new flooring; minimum	231.80	sy	\$4.43
090561.0105 Repair and level floors to receive new flooring; average	92.76	sy	\$10.82
090561.0110 Repair and level floors to receive new flooring; maximum	1,039.95	sy	\$14.18
TOTAL: 09 05 00 Common Work Results for Finishes			\$16,777
09 20 00 Plaster and Gypsum Board			
092216.0200 Interior Framed Wall; 3 5/8"; 20 ga; 16" o.c.	11,994.37	sf	\$3.52
092905.0110 Standard drywall; 5/8" thick; nailed or screwed to walls	21,745.34	sf	\$1.39
092905.0325 Gypsum Ceiling, Lightweight drywall, 1/2" thick, suspended ceiling system	1,067.05	sf	\$2.96
092905.0330 Taping and finishing ceiling joints; level 4	1,067.05	sf	\$1.24
TOTAL: 09 20 00 Plaster and Gypsum Board			\$76,893
09 30 00 Tiling			
093013.0115 Tile; glazed ceramic base; 4 1/4" high; average	144.20	lf	\$15.26
093013.0125 Tile; unglazed ceramic flooring; portland cement bed, cushion edge, face mounted; 12" x 12"	326.17	sf	\$10.38
093013.0180 Tile accessories; additional mud bed for thick set tile	326.17	sf	\$1.65
TOTAL: 09 30 00 Tiling			\$6,123



City of Parker - Public Works Service Center (SD Estimate)

Spurgin & Associates Architects LLC

Total Building Area(SF): 17,008

August 15, 2025

DESCRIPTION	QUANTITY	UNIT	TOTAL
095323.0105 Ceiling tile, acoustical, 2' x 2' with grid	2,487.16 sf	\$4.42	\$10,988
TOTAL: 09 50 00 Ceilings			\$10,988
09 60 00 Flooring			
096513.0100 Resilient wall base, vinyl; group 1; 4" high	148.11 lf	\$4.43	\$656
096513.0105 Resilient wall base, vinyl; group 1; 6" high	508.05 lf	\$5.08	\$2,579
096519.0110 Resilient flooring; solid vinyl tile, 1/8" thick, 12" x 12"; travertine patterns	834.82 sf	\$9.80	\$8,177
096813.0100 Carpet; tile; foam backed; average	1,760.04 sf	\$7.07	\$12,440
TOTAL: 09 60 00 Flooring			\$23,852
09 90 00 Painting and Coating			
099123.0095 Level 4 Finish and Interior Paint	31,496.32 sf	\$0.55	\$17,323
099123.0140 Paint ceilings; roller; two coats	1,067.05 sf	\$0.93	\$991
TOTAL: 09 90 00 Painting and Coating			\$18,314
TOTAL: 09 00 00 Finishes			\$152,948
10 00 00 Specialties			
10 50 00 Storage Specialties			
064113.1018c 4x8 shelving units in shop	113.08 lf	\$175.00	\$19,789
105153.1000c Restroom lockers	22.00 ea	\$725.72	\$15,966
TOTAL: 10 50 00 Storage Specialties			\$35,755
10 70 00 Exterior Specialties			
107523.0105c Exterior metal canopy	65.28 lf	\$75.00	\$4,896
TOTAL: 10 70 00 Exterior Specialties			\$4,896
TOTAL: 10 00 00 Specialties			\$40,650
12 00 00 Furnishings			
12 30 00 Casework			
123213.0100 Cabinet; plastic laminate, 24" deep; standard base; 35" high	26.12 lf	\$244.09	\$6,376
123213.0105 Cabinet; plastic laminate, 12" deep; wall; 30" high	11.80 lf	\$220.45	\$2,601
123623.0105 Countertop, laminated plastic; 25" x 1 1/4" thick; average	26.12 lf	\$77.72	\$2,030
TOTAL: 12 30 00 Casework			\$11,008
TOTAL: 12 00 00 Furnishings			\$11,008
13 00 00 Special Construction			
13 30 00 Special Structures			
133419.0170 Pre-engineered metal building; 102' x 125'; 20' eave height	12,901.63 sf	\$21.67	\$279,559
TOTAL: 13 30 00 Special Structures			\$279,559
TOTAL: 13 00 00 Special Construction			\$279,559
21 00 00 Fire Suppression			
21 10 00 Water-Based Fire Suppression Systems			
210000.1000c Sprinkler system - allowance	17,008.00 sf	\$5.50	\$93,544
TOTAL: 21 10 00 Water-Based Fire-Suppression Systems			\$93,544
TOTAL: 21 00 00 Fire Suppression			\$93,544
22 00 00 Plumbing			
22 10 00 Plumbing Fixing			
221116.1002c Floor mounted water closet w/ flush valve	3.00 ea	\$1,500.00	\$4,500
221116.1003c Electric water heater	1.00 ea	\$1,500.00	\$1,500
221116.1007c Underground sanitary sewer & drainage lines	82.01 lf	\$42.00	\$3,445
221319.0100c 2in floor drain	5.00 ea	\$318.43	\$1,592
221319.0110c 4in floor drain	3.00 ea	\$607.28	\$1,822

City of Parker - Public Works Service Center (SD Estimate)



August 15, 2025

Spurgin & Associates Architects LLC
Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 22 10 00 Plumbing Piping			\$12,859
22 40 00 Plumbing Fixtures			
224116.0111c Kitchen sink (double)	1.00 ea	\$2,100.00	\$2,100
224123.0111c Shower (handicap)	2.00 ea	\$1,200.00	\$2,400
224123.1000c Wall mounted urinal	2.00 ea	\$1,750.00	\$3,500
224139.1000c Emergency eye wash station	1.00 ea	\$2,100.00	\$2,100
224216.0120c Mop sink	1.00 ea	\$1,500.00	\$1,500
224216.0124c Electric water cooler	1.00 ea	\$8,164.00	\$8,164
224216.1402c Hose bibb	5.00 ea	\$337.55	\$1,688
TOTAL: 22 40 00 Plumbing Fixtures			\$21,452
TOTAL: 22 00 00 Plumbing			\$34,310
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			
23 30 00 HVAC Air Distribution			
230000.1000c HVAC system - ductwork & accessories	4,200.00 sf	\$18.00	\$75,600
233113.1000c HVAC controls system	4,200.00 sf	\$1.75	\$7,350
233113.1200c Exhaust fans	7.00 ea	\$375.00	\$2,625
TOTAL: 23 30 00 HVAC Air Distribution			\$85,575
23 70 00 Central HVAC Equipment			
237413.1005c Shop area fan	4.00 ea	\$1,200.00	\$4,800
TOTAL: 23 70 00 Central HVAC Equipment			\$4,800
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			\$90,375
26 00 00 Electrical			
26 05 00 Common Work Results for Electrical			
260500.0001c Electrical service to building	200.00 lf	\$54.95	\$10,990
260500.2002c Main distribution panel	1.00 ea	\$23,000.00	\$23,000
260500.3000c Electrical panels	2.00 ea	\$10,400.00	\$20,800
260500.3002c Lighting control system	1.00 ls	\$15,500.00	\$15,500
260500.3050c Electric Distribution - Conduit & Wiring	12,808.00 sf	\$3.25	\$41,626
260500.3050c Electric Distribution - Conduit & Wiring	4,200.00 sf	\$6.00	\$25,200
260500.3051c Electric Distribution - Empty conduit with pull string for owner install devices	12,808.00 sf	\$1.15	\$14,729
260500.3051c Electric Distribution - Empty conduit with pull string for owner install devices	4,200.00 sf	\$2.15	\$9,030
260500.3100c Electrical Devices	12,808.00 sf	\$2.50	\$32,020
260500.3100c Electrical Devices	4,200.00 sf	\$4.75	\$19,950
TOTAL: 26 05 00 Common Work Results for Electrical			\$212,845
26 50 00 Lighting			
265113.1003c Exterior wall mounted light fixtures	12.00 ea	\$725.00	\$8,700
265600.5016c Light fixtures based on 1ea/200sf (Shop)	64.49 ea	\$175.00	\$11,286
265600.5016c Light fixtures based on 1ea/50sf (Admin)	85.54 ea	\$250.00	\$21,385
TOTAL: 26 50 00 Lighting			\$41,371
TOTAL: 26 00 00 Electrical			\$254,216
31 00 00 Earthwork			
31 20 00 Earth Retention			
312313.0205 Fine grade	25,824.17 sf	\$0.06	\$1,644
312313.0210 Spoils, stockpile	135.60 cy	\$12.98	\$1,760
312313.0230 Backfill, select fill	1,368.55 cy	\$112.90	\$154,504
312313.0230c Backfill, select fill - unknown site conditions - allowance	4,200.00 cy	\$45.00	\$189,000
312313.1001c Over excavate under bldg. slab 10ft, moisten & re-compact to 10ft beyond building footprint	8,363.22 cy	\$16.00	\$133,811

City of Parker - Public Works Service Center (SD Estimate)



August 15, 2025

Spurgin & Associates Architects LLC
Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
312333.0155 Trenching and continuous footing excavation by hydraulic excavator, 1 cy capacity; medium soil	1,097.54 cy	\$4.87	\$5,340
TOTAL: 31 20 00 Earth Moving			\$486,060
31 60 00 Special Foundations and Load-Bearing Elements			
316416.0225 Piers - drilling	680.00 lf	\$265.21	\$180,344
TOTAL: 31 60 00 Special Foundations and Load-Bearing Elements			\$180,344
TOTAL: 31 00 00 Earthwork			\$666,404
TOTAL: Building			\$2,129,592
Site			
26 00 00 Electrical			
26 05 00 Common Work Results for Electrical			
260500.3001c Transformer	1.00 ea	\$15,000.00	\$15,000
TOTAL: 26 05 00 Common Work Results for Electrical			\$15,000
26 30 00 Facility Electrical Power Generating and Storing Equipment			
263213.0100c Generator, with auto transfer switch	1.00 ea	\$65,000.00	\$65,000
TOTAL: 26 30 00 Facility Electrical Power Generating and Storing Equipment			\$65,000
TOTAL: 26 00 00 Electrical			\$80,000
31 00 00 Earthwork			
31 10 00 Site Clearing			
311100.0050c Install, maintain & remove temporary silt fencing	900.00 lf	\$2.15	\$1,935
TOTAL: 31 10 00 Site Clearing			\$1,935
31 20 00 Earth Moving			
312313.1000c Scarify & re-compact subsoil 6in deep	12,445.28 sf	\$0.60	\$7,467
312313.1002c Backfill & compact behind curbs or edge of pavement	1,500.00 lf	\$3.60	\$5,400
312313.1003c Strip & stockpile on site topsoil +30% swell (1ft depth)	1,690.00 cy	\$5.75	\$9,718
312313.1004c Cut & fill +30% swell to properly drain	1,690.00 cy	\$6.30	\$10,647
312313.1005c Excavate under pavement +30% swell (1ft depth)	1,095.00 cy	\$8.08	\$8,848
TOTAL: 31 20 00 Earth Moving			\$42,079
31 30 00 Earthwork Methods			
313116.1001c Subgrade termite control treatment (2ft beyond bldg footprint)	13,725.84 sf	\$0.31	\$4,255
TOTAL: 31 30 00 Earthwork Methods			\$4,255
TOTAL: 31 00 00 Earthwork			\$48,269
32 00 00 Exterior Improvements			
32 10 00 Bases, Ballasts, and Paving			
321313.0103c 6in concrete pavement	297.98 sy	\$64.99	\$19,366
321313.0110 8in concrete pavement	1,671.57 sy	\$88.89	\$148,581
321613.0105c 6in integral concrete curb	849.55 lf	\$15.70	\$13,338
321623.0100c 4in concrete sidewalk	1,062.85 sf	\$7.85	\$8,343
321623.0110c Handicap crosshatching	453.64 sf	\$1.57	\$712
321723.1000c Standard parking stalls	12.00 ea	\$7.75	\$93
321723.1001c Handicap parking stalls	3.00 ea	\$7.75	\$23
TOTAL: 32 10 00 Bases, Ballasts, and Paving			\$190,457
32 30 00 Site Improvements			
323113.2451c Chain link fence	309.40 lf	\$22.80	\$7,054
TOTAL: 32 30 00 Site Improvements			\$7,054
TOTAL: 32 00 00 Exterior Improvements			\$197,511
33 00 00 Utilities			

City of Parker - Public Works Service Center (SD Estimate)



August 15, 2025

Spurgin & Associates Architects LLC
Total Building Area(SF): 17,008

DESCRIPTION	QUANTITY	UNIT	TOTAL
33 30 00 Sanitary Sewerage			
333113.1000c Connect to new sanitary sewer line from septic field	1.00	ea	\$1,850.00
333413.1000c Septic system - allowance	1.00	ls	\$165,000.00
TOTAL: 33 30 00 Sanitary Sewerage			\$166,850
TOTAL: 33 00 00 Utilities			\$166,850
TOTAL: Site			\$492,831

Dimensions 30' wide x 50' Long, 1500 sq ft Wall Height 10' Peak Height 17.5' TO STEEPLE 23.5'

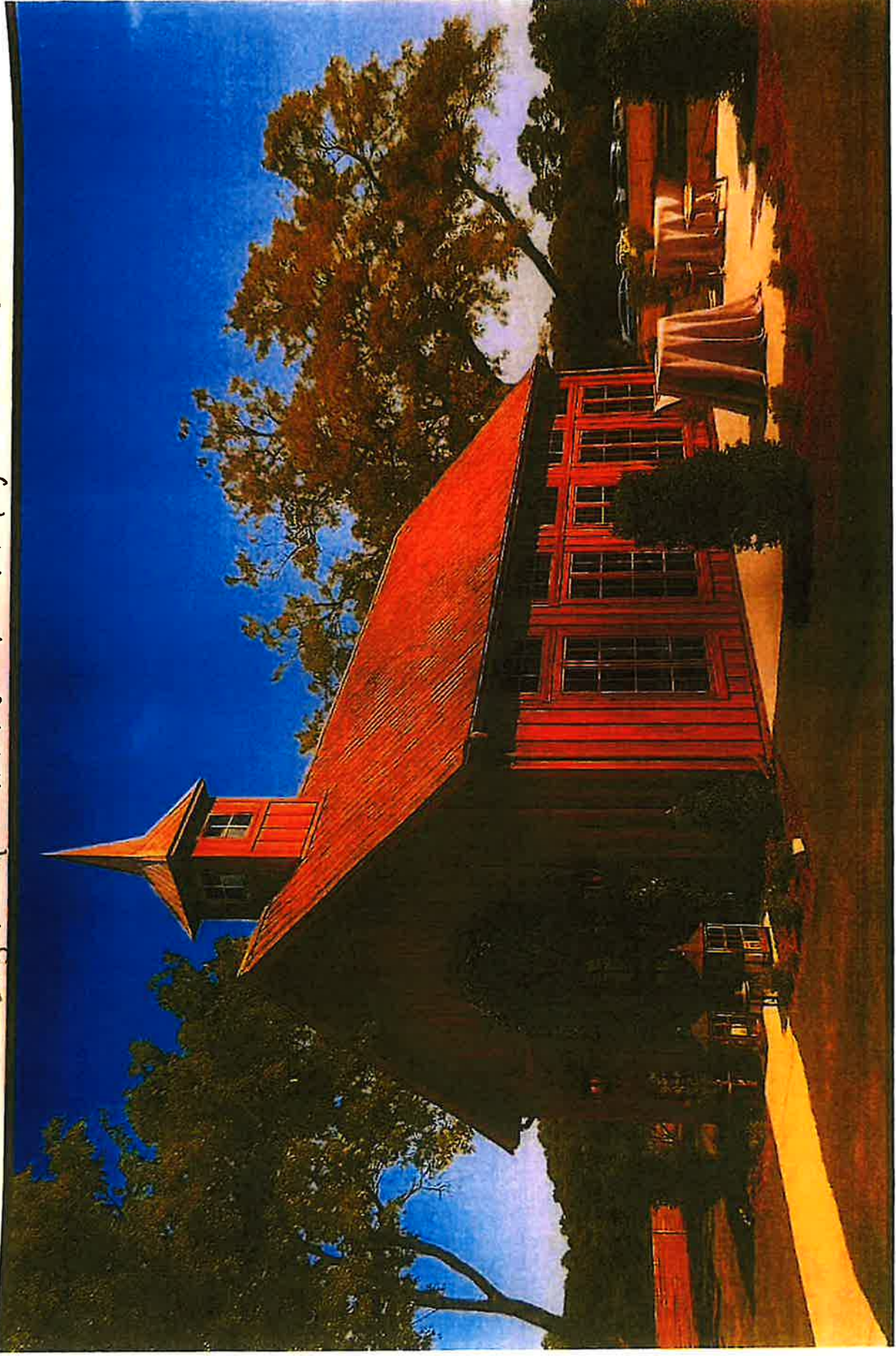


Exhibit 3