

Y

DEVELOPMENT PRICE —Form N-1

DFW Connector CDA	Amount	NPV as calculated on form N-2
Development Price	\$ 1,523,138,000.00	\$ 1,362,560,492.49

Proposer is requesting the above total amount from TxDOT for the design and construction phase of the Project under the CDA.

An itemized breakdown of the Amount is shown on Form N-1.1.

Timing of payment is as shown on Form N-2.

DEVELOPMENT PRICE —Form N-1.1

ITEM / LINE NO.	DESCRIPTION	ITEM TOTAL (US Dollars)
A Professional Services		
1	Professional Services Development Management & Community Outreach	2,922,000.00
2	Development Design, Design Survey, & Landscape Design	152,350,000.00
3	Environmental Permitting Activities	62,000.00
4	Right-of-Way Acquisition Services & ROW Survey/Mapping	5,996,000.00
5	Utility Locates, Utility Survey, and Utility Adjustment Design	4,856,000.00
6	Professional Services Quality Review Firm, Construction Quality Acceptance Firm, and Environmental Team	28,489,000.00
7	Miscellaneous Professional Services not covered by Lines 1-6	4,948,000.00
8	Subtotal Professional Services (Sum Lines 1 through 7) Subtotal	199,623,000.00
B Construction		
9	Construction Development Management	197,462,000.00
10	Mobilization	26,730,000.00
11	Traffic Control	80,459,000.00
12	Earthwork	156,225,000.00
13	Subbase and Base Course	125,284,000.00
14	Pavement	179,443,000.00
15	Structures	404,639,000.00
16	Lighting and Signing	50,412,000.00
17	Aesthetics and Landscaping Allowance	10,000,000.00
18	Environmental Mitigation	16,249,000.00
19	Utility Adjustments	44,710,000.00
20	Developer Designated ROW	4,862,000.00
21	Electronic Communications Allowance	250,000.00
22	Bond Premiums	18,389,000.00
23	Insurance Premiums	8,401,000.00
24	Subtotal Construction (Sum Lines 9 through 23) Subtotal	1,323,515,000.00
25	Total Price (Line 8 + Line 24) TOTAL	1,523,138,000.00

DEVELOPMENT PRICE —Form N-1.2

**DFW Connector
ATC Adjustment for Additional Impact to TxDOT Associated with Approved ATC's**

Approved ATC #	DESCRIPTION of APPROVED ATC	NPV of Costs (Benefits) to TxDOT
2	Deep Foundation Design	\$ 50,000.00
3	Temporary 11-FT Lane Widths	0.00
4	Elevated Direct Connector at SH 26	0.00
8	Efficient Use Of Luminaire Poles	0.00
TOTAL		\$ 50,000.00

**CASH FLOW ADJUSTMENT TABLE/MAXIMUM PAYMENT CURVE – Form N-2
DFW Connector**

Cash Flow Adjustment Table / Maximum Payment Schedule

(all figures are in U.S. dollars)

Months after NTP	Anticipated Draw / Cash Flow	Developer's Cumulative Draw	Discount Factor at 5% per annum	PV of Anticipated Draw / Cash Flow	Max Allowable Cumulative Draw as % of Total	Max Allowable Cumulative Draw in \$
	A	B	C	A x C	D	(D x ΣA)
1	\$ 20,984,644.64	\$ 20,984,644.64	0.99594	\$ 20,899,446.98	1.93%	\$ 29,396,563.40
2	14,311,215.71	35,295,860.35	0.99190	14,195,294.86	4.50%	68,541,210.00
3	14,199,538.32	49,495,398.67	0.98788	14,027,439.92	7.08%	107,838,170.40
4	6,389,683.83	55,885,082.50	0.98387	6,286,618.23	8.07%	122,917,236.60
5	6,920,792.80	62,805,875.30	0.97988	6,781,546.45	9.12%	138,910,185.60
6	9,973,246.98	72,779,122.28	0.97590	9,732,891.72	10.52%	160,234,117.60
7	11,626,079.78	84,405,202.05	0.97194	11,299,851.98	12.03%	183,233,501.40
8	13,385,037.59	97,790,239.64	0.96800	12,956,716.38	13.63%	207,603,709.40
9	15,823,936.59	113,614,176.22	0.96407	15,255,382.55	15.25%	232,278,545.00
10	31,946,974.00	145,561,150.22	0.96016	30,674,206.55	16.88%	257,105,694.40
11	34,809,445.82	180,370,596.04	0.95626	33,288,880.66	18.67%	284,369,864.60
12	35,408,073.22	215,778,669.26	0.95238	33,721,940.78	21.07%	320,925,176.60
13	37,010,538.50	252,789,207.77	0.94852	35,105,235.98	23.42%	356,718,919.60
14	32,284,254.54	285,073,462.31	0.94467	30,497,966.74	25.70%	391,446,466.00
15	41,012,832.05	326,086,294.36	0.94083	38,586,102.78	28.35%	431,809,623.00
16	37,680,025.65	363,766,320.01	0.93702	35,306,937.63	30.99%	472,020,466.20
17	41,371,302.70	405,137,622.71	0.93322	38,608,527.11	33.00%	502,635,540.00
18	50,176,716.98	455,314,339.70	0.92943	46,635,746.07	35.00%	533,098,300.00
19	45,259,936.03	500,574,275.72	0.92566	41,895,312.38	37.00%	563,561,060.00
20	42,809,374.84	543,383,650.57	0.92190	39,465,962.67	39.01%	594,176,133.80
21	49,078,484.31	592,462,134.88	0.91816	45,061,901.16	40.96%	623,877,324.80
22	49,245,576.83	641,707,711.71	0.91444	45,032,125.28	43.34%	660,128,009.20
23	40,740,734.87	682,448,446.58	0.91072	37,103,402.06	45.72%	696,378,693.60
24	41,670,298.19	724,118,744.77	0.90703	37,796,210.56	47.86%	728,973,846.80
25	33,223,238.25	757,341,983.02	0.90335	30,012,212.27	50.32%	766,443,041.60
26	33,740,603.44	791,082,586.46	0.89968	30,355,746.10	52.69%	802,541,412.20
27	32,944,545.15	824,027,131.61	0.89603	29,519,300.79	55.06%	838,639,782.80
28	31,861,253.42	855,888,385.03	0.89240	28,432,982.55	57.43%	874,738,153.40
29	39,013,011.92	894,901,396.95	0.88878	34,673,984.74	59.79%	910,684,210.20
30	39,776,914.71	934,678,311.66	0.88517	35,209,331.59	62.16%	946,782,580.80
31	36,869,783.56	971,548,095.22	0.88158	32,503,663.79	64.44%	981,510,127.20
32	35,944,106.91	1,007,492,202.13	0.87800	31,558,925.86	66.73%	1,016,389,987.40
33	31,172,572.18	1,038,664,774.30	0.87444	27,258,544.01	69.02%	1,051,269,847.60
34	24,579,932.52	1,063,244,706.82	0.87089	21,406,417.43	71.30%	1,085,997,394.00
35	23,003,760.92	1,086,248,467.74	0.86736	19,952,542.07	73.59%	1,120,877,254.20
36	20,671,657.39	1,106,920,125.13	0.86384	17,857,004.52	75.19%	1,145,247,462.20
37	15,367,231.66	1,122,287,356.79	0.86033	13,220,890.42	76.80%	1,169,769,984.00
38	15,219,435.30	1,137,506,792.09	0.85684	13,040,620.94	78.36%	1,193,530,936.80
39	23,726,138.29	1,161,232,930.38	0.85336	20,246,937.37	80.38%	1,224,298,324.40
40	20,880,489.30	1,182,113,419.68	0.84990	17,746,327.85	82.07%	1,250,039,356.60
41	24,569,807.66	1,206,683,227.34	0.84645	20,797,113.69	83.75%	1,275,628,075.00
42	23,354,711.73	1,230,037,939.07	0.84302	19,688,489.08	85.44%	1,301,369,107.20
43	20,322,147.35	1,250,360,086.42	0.83960	17,062,474.91	87.12%	1,326,957,825.60
44	23,609,653.60	1,273,969,740.02	0.83619	19,742,156.24	88.81%	1,352,698,857.80
45	20,728,590.10	1,294,698,330.11	0.83280	17,262,769.83	90.49%	1,378,287,576.20
46	16,555,352.48	1,311,253,682.59	0.82942	13,731,340.45	91.89%	1,399,611,508.20
47	17,120,014.92	1,328,373,697.52	0.82605	14,141,988.33	93.28%	1,420,783,126.40
48	10,599,706.49	1,338,973,404.01	0.82270	8,720,378.53	94.67%	1,441,954,744.60
49	19,405,140.52	1,358,378,544.53	0.81936	15,899,795.94	96.06%	1,463,126,362.80
50	15,746,013.48	1,374,124,558.01	0.81604	12,849,376.84	97.19%	1,480,337,822.20
51	14,042,156.97	1,388,166,714.98	0.81273	11,412,482.24	97.96%	1,492,065,984.80
52	17,457,720.13	1,405,624,435.11	0.80943	14,130,802.40	98.69%	1,503,184,892.20
53	31,940,738.00	1,437,565,173.11	0.80615	25,749,025.94	99.26%	1,511,866,778.80
54	20,247,845.36	1,457,813,018.46	0.80288	16,256,590.08	99.45%	1,514,760,741.00
55	8,842,819.30	1,466,655,837.76	0.79962	7,070,895.17	99.64%	1,517,654,703.20
56	11,600,884.49	1,478,256,722.26	0.79637	9,238,596.39	99.82%	1,520,396,351.60
57	44,881,277.74	1,523,138,000.00	0.79314	35,597,136.63	100.00%	1,523,138,000.00
58	-	1,523,138,000.00	0.78992	-	-	1,523,138,000.00
59	-	1,523,138,000.00	0.78672	-	-	1,523,138,000.00
60	-	1,523,138,000.00	0.78353	-	-	1,523,138,000.00
61	-	1,523,138,000.00	0.78035	-	-	1,523,138,000.00
62	-	1,523,138,000.00	0.77718	-	-	1,523,138,000.00
TOTALS	\$ 1,523,138,000.00			\$ 1,362,560,492.49		

Total Value of Development Payments
To Form N-1

PV of Development Payments
To Form N-1

MAINTENANCE PRICE – Form O

DETAILED COSTING FORM – FORM O				
DWF Connector Operation and Maintenance Full Facility				
Item	Expenditure per Year			Total cost (5×A)+(5×B) +(5×C)
	Years 1-5 (A)	Years 6-10 (B)	Years 11-15 (C)	
Roadway	\$ 1,173,000.00	\$ 902,000.00	\$ 1,480,000.00	\$ 17,775,000.00
Drainage Facilities	273,000.00	156,000.00	330,000.00	3,795,000.00
Structures	2,801,000.00	2,412,000.00	2,462,000.00	32,975,000.00
Earthworks, Embankments and Cuttings	315,600.00	180,000.00	178,000.00	3,368,000.00
Total Annual Cost	\$ 4,562,600.00	\$ 3,650,000.00	\$ 4,450,000.00	\$ 57,913,000.00