

For planning purposes, order of magnitude Opinions of Probable Construction Cost (OPCC) were prepared for several areas:

PHASE I	
CITY GARDEN + EVENT SPACE	
Sante Fe' to Oregon Streets - Deck Park	Square Footage 147,285 sf
Park Amenities	\$6,585,970.00
Site Prep for Future Development / Not on Structure	\$220,000.00
Deck Structure	\$35,903,124.50
Mobilty Improvements	\$1,565,553.33
Total with Fees, Permits, Design & Construction Contigencies // Year 2024	\$64,198,239.36
Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$69,976,080.90

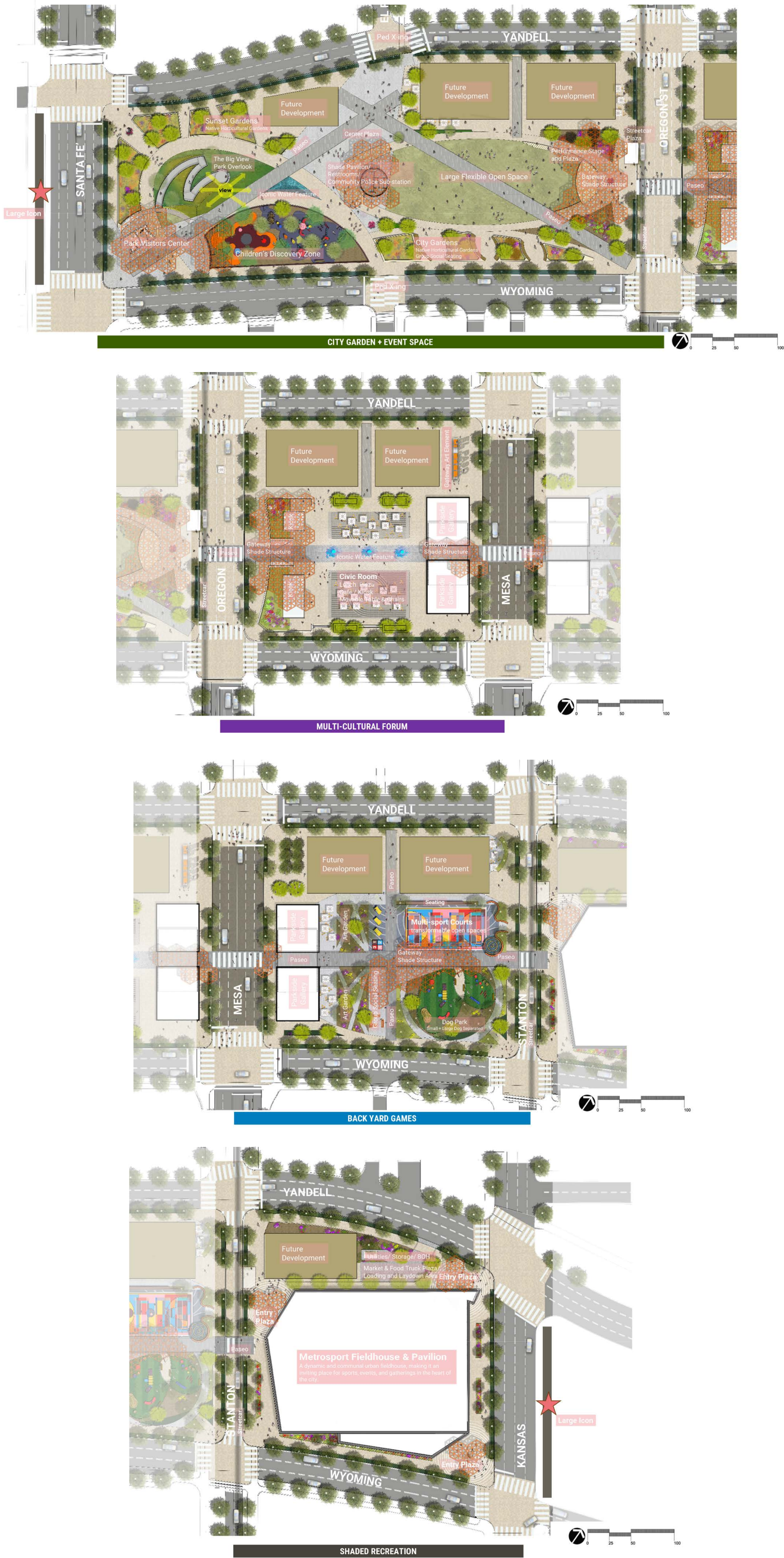
MULTI-CULTURAL FORUM	
Oregon to Mesa Streets - Deck Park	Square Footage 70,300 sf
Park Amenities	\$2,904,532.22
Site Prep for Future Development / Not on Structure	\$300,000.00
Buildings on Structure / Over Cantilever Deck	\$3,100,000.00
Deck Structure	\$15,118,432.50
Mobilty Improvements	\$897,383.33
Total with Fees, Permits, Design & Construction Contigencies // Year 2024	\$32,448,736.12
Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$35,369,122.37
Phase I Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$105,345,203.27

PHASE II	
BACK YARD GAMES	
Mesa to Stanton Streets - Deck Park	Square Footage 76,743 sf
Park Amenities	\$3,956,758.89
Site Prep for Future Development / Not on Structure	\$300,000.00
Buildings on Structure / Over Cantilever Deck	\$3,100,000.00
Deck Structure	\$16,644,252.50
Mobilty Improvements	\$921,403.33
Total with Fees, Permits, Design & Construction Contigencies // Year 2024	\$36,252,247.36
Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$39,514,949.62

SHADED RECREATION	
Stanton to Kansas Streets - Deck Park	Square Footage 77,800 sf
Park Amenities	\$2,036,966.67
Site Prep for Future Development / Not on Structure	\$200,000.00
Buildings on Structure / Over Cantilever Deck	\$19,500,000.00
Deck Structure	\$16,493,612.75
Mobilty Improvements	\$963,383.33
Total with Fees, Permits, Design & Construction Contigencies // Year 2024	\$56,890,318.02
Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$62,010,446.64
Phase II Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$101,525,396.26

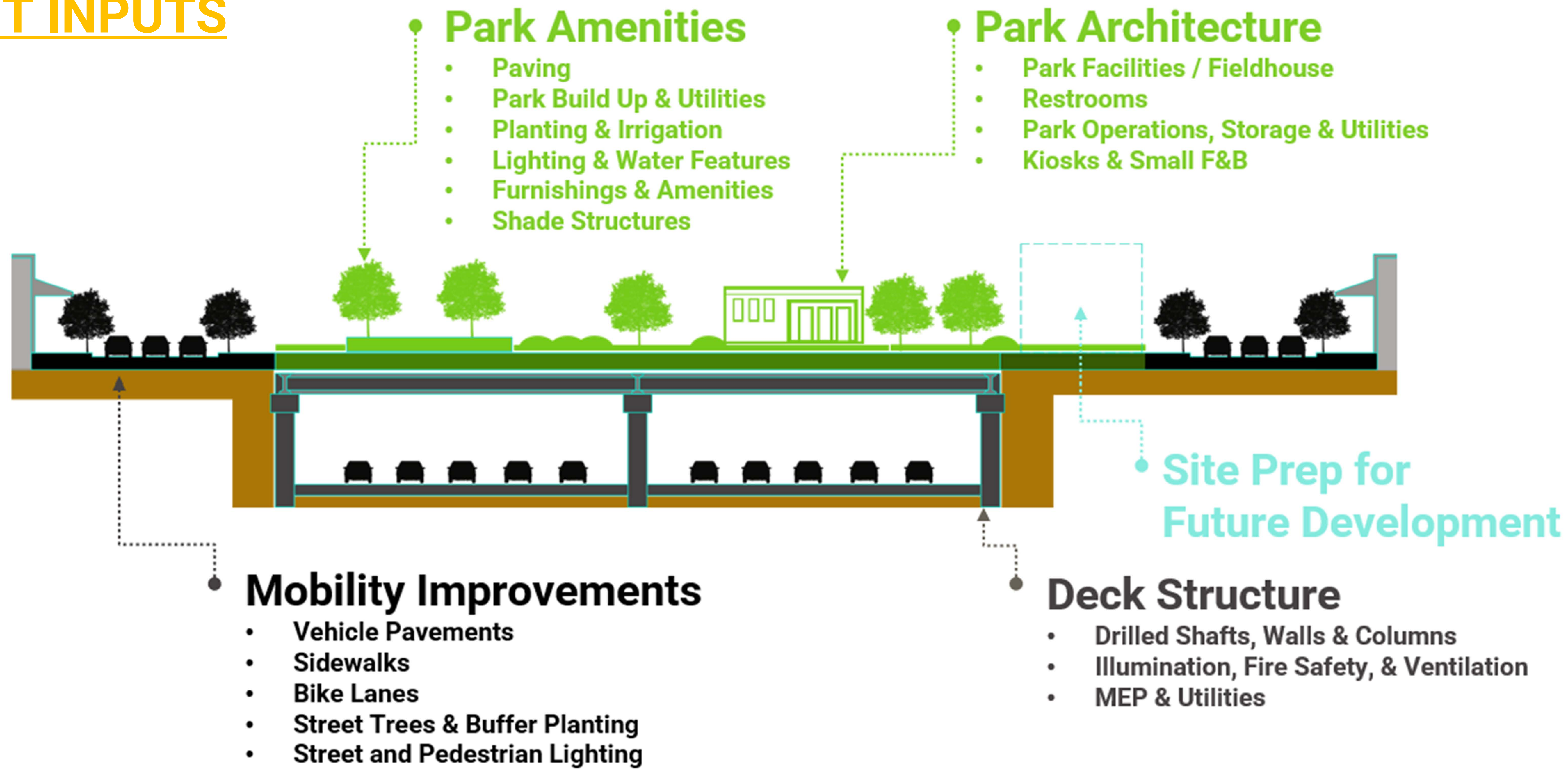
Grand Total with Fees, Permits, Design & Construction Contigencies // Year 2027	\$206,870,599.53
Cost Per Acre (+/- 8.5 Acres total) // Year 2027	\$24,337,717.59

Project Areas:



Based on the Deck Plaza Concept from May 30, 2024, this opinion of probable cost estimate is a rough guide and should be confirmed by a professional cost estimator. It's based on similar deck park projects and doesn't include bridge structures, waterproofing, or tunnel-related costs. Costs may vary based on finishes, materials, and features. The estimate uses TxDOT prices and recent experience where possible.

COST INPUTS



OPINION OF PROBABLE CONSTRUCTION COSTS (covering materials and labor) \$142,604,771

+ CONTINGENCIES

Given the preliminary nature of the concept drawings used in this study, contingencies are included to account for potential design and construction uncertainties.

- General Conditions, Fees, Permits, Insurance, Mobilization = 15%
- Construction Contingency = 20%
- Design Contingency = 10%

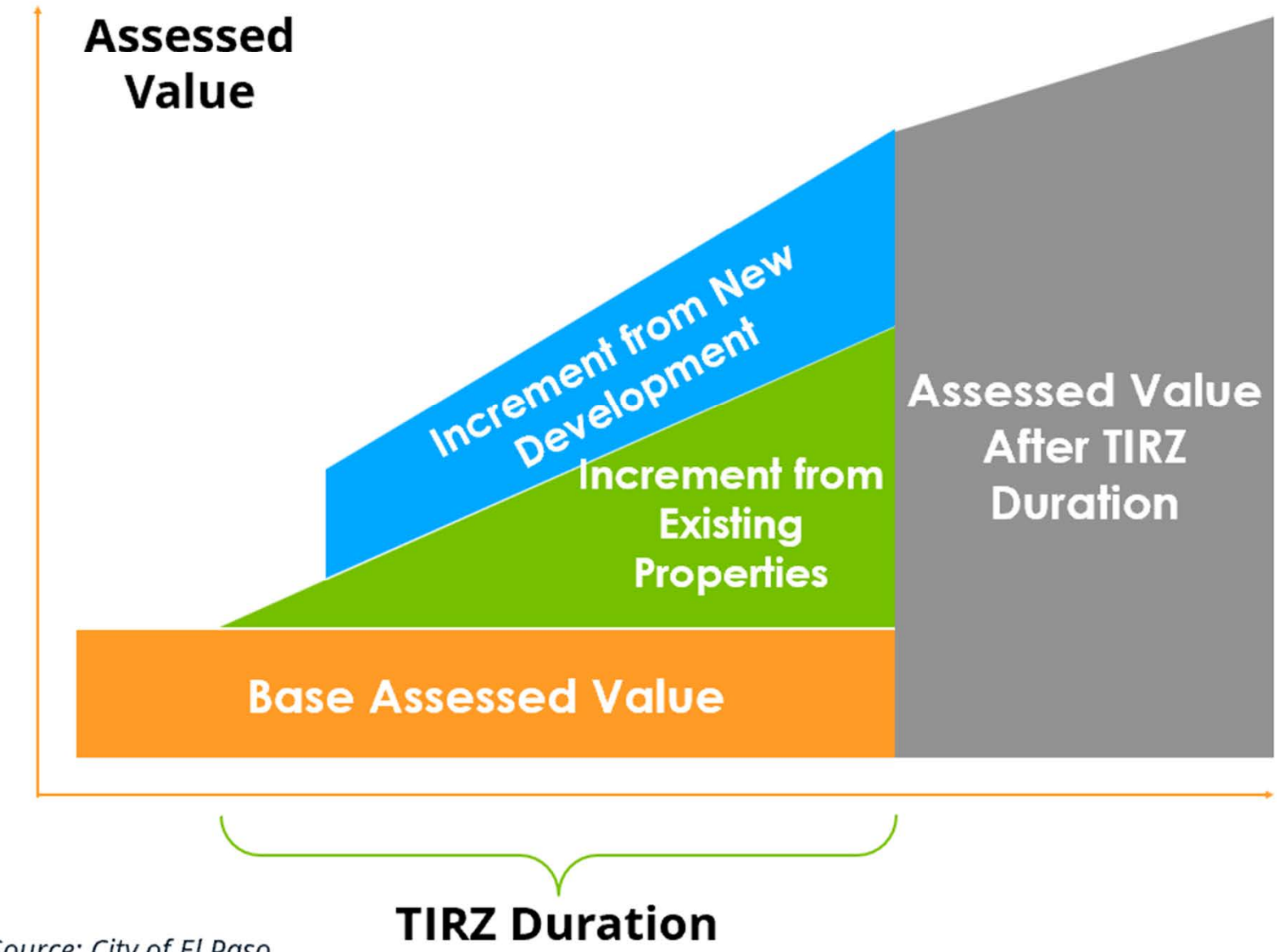
\$64,265,828

TOTAL WITH CONTINGENCIES // YEAR 2027 = **\$206,870,599**

Based on the Deck Plaza Concept from May 30, 2024, this opinion of probable cost estimate is a rough guide and should be confirmed by a professional cost estimator. It's based on similar deck park projects and doesn't include bridge structures, waterproofing, or tunnel-related costs. Costs may vary based on finishes, materials, and features. The estimate uses TxDOT prices and recent experience where possible.

Value Capture Tools: Tax Increment Financing

The construction of the park will create additional property tax revenue in the area, creating an opportunity for value capture. A tax increment financing (TIF) district is a tool that allows participating entities to allocate a share of their incremental property tax towards a specific project without adding an additional fee.



Source: City of El Paso

Tax increment is generally generated by two sources. First, the value appreciation of **existing properties** over the base assessed value at the creation of the district. Second, the value of **new development** in the district after the district is created.

Tax Increment Reinvestment Zones (TIRZs) are a type of TID district in Texas used to ay for improvements in the zone, leading to business attraction and new development.

Their durations in vary in El Paso, but the current political environment favors shorter durations, around 20 years.

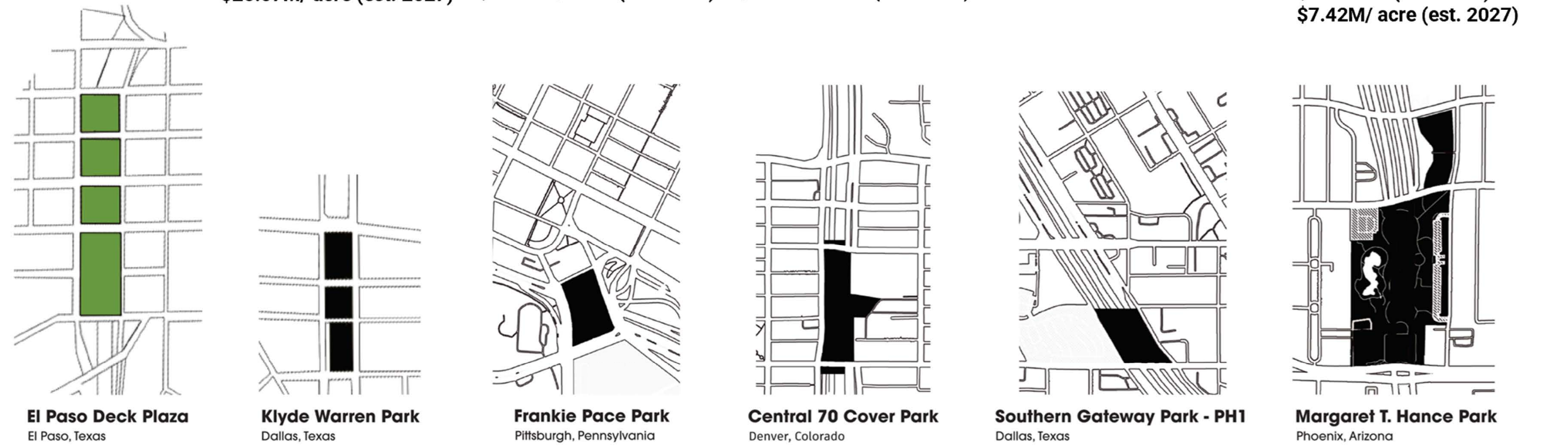
THIS DOES NOT IMPACT YOUR PERSONAL PROPERTY TAXES, but rather, borrows against the additional tax revenue generated from the project!

Public Funding Mechanism

How does this cost compare to other freeway lid parks?

The estimated cost of \$24.3 million (Yr. 2027) per acre for a freeway lid park in El Paso aligns with the financial expectations for such projects. These costs reflect the complex engineering, extensive amenities, and high-quality programs characteristic of world-class parks, which serve not only local communities but also have regional significance.

El Paso Deck Plaza: Size: 8.5 acres \$24.3M/ acre (2027)	Klyde Warren Park: Opened: 2012 Construction cost: \$110M Size: 5.2 acres \$21.15M/ acre (2012) \$26.07M/ acre (est. 2027)	Frankie Pace Park: Opened: 2023 Construction cost: \$32M Size: approx. 3 Acres \$10.66M/ acre (2022) \$11.56M/ acre (est. 2027)	Central 70 Cover Park: Opened: 2022 Construction cost: \$125M Size: 4 acres \$31.25M/ acre (2020) \$34.56M/ acre (est. 2027)	Southern Gateway Park: Under Construction est. opening 2026 Construction cost: est. \$112M Size: 2.8 acres (phase I) \$40M/ acre	Margaret T. Hance Park: Opened: April 1992 Size: 32 acres Construction cost: \$100M (1992) \$237.56M (est. 2027) \$7.42M/ acre (est. 2027)
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Scale Comparisons

Cost and Scale Comparisons

Funding a Deck Plaza

Due to the size and scale of these types of complex infrastructure projects like the I-10 Deck Plaza, it can be difficult to identify one source of funding to complete the work. Often, these projects require phasing (completing one portion of the project at a time) and/or the accumulation and combination of several funding sources known as a “capital stack.”

Federal Grants	Federal Loans	Bond	State	Local Funding
Reconnecting Communities Pilot Program (RCP)	Transportation Infrastructure Finance and Innovation Act (TIFIA)	Private Activity Bonds	Texas Mobility Fund	Public Private Partnership (P3)
Rebuilding American Infrastructure with Sustainability and Equity (RAISE)	Section 129 Loan	General Obligation Bonds		TIRZ/TIF/BID/CID
				Philanthropy/ Foundation

Multiple sources of funding to **not only** build the deck plaza, **but also** to fund operations and maintenance

How were other decks funded?



How do we pay for this?

The Stitch LOCATION: Atlanta, GA STATUS: Proposed PARK SIZE: 14 Acres INITIAL COST: \$713M (est) BENEFITS • Projected \$336 in economic development • Projected \$11.58M in annual tax revenue		Klyde Warren Park LOCATION: Dallas, TX STATUS: Constructed PARK SIZE: 5 Acres INITIAL COST: \$107M BENEFITS • 18,500 lbs CO2 sequestered annually • 65,000 gal stormwater diverted from sewers • \$112.7M in economic development • \$12.7M in tax revenue	
Frankie Pace Park LOCATION: Pittsburgh, PA STATUS: Constructed PARK SIZE: 3 Acres INITIAL COST: \$30M BENEFITS • Reconnects Hill District to Downtown • 485,777 gallons of stormwater diverted from sewers • Opened in 2023, financial/tax info not yet reported.		CityArchRiver LOCATION: St Louis, MO STATUS: Constructed PARK SIZE: 91 Acres INITIAL COST: \$380M BENEFITS • Safer and more convenient downtown access • 42% attendance increase (despite pandemic) • Improved access to Mississippi River and iconic experience of St. Louis	

Other Decks and Their Impacts