



Street View, Google, 2026-10

2500 Lake Austin Blvd, Austin, TX 78703

ASSUMED SCOPE

Replace the existing one-story commercial building (dry cleaner, TCAD use code 20) on TCAD parcel 0110061503

Modeled

TOTAL

\$991, 648

includes hidden costs



Materials \$503, 103 Modeled

3,027 sf x \$166.205/sf. The rate is 50% of \$332.41/sf, the median declared job valuation per new sf on 48 City of Austin new commercial building permits (classes 327 stores/customer service, 324 office, 322 service/repair; 1,000-10,000 sf; applied 2022-01-28 to 2026-04-24; excluding entries under \$10/sf). The 50% materials share is modeled. Declared on the permit, not an awarded bid.

Labor \$333, 333 Modeled

12,108 hours x \$27.53/hr = \$333,333.24. Rate is public: BLS OEWS mean hourly wage, construction and extraction occupations (47-0000), Austin MSA, which includes Travis County. Hours are modeled at 4.0 field hours per sf (trades, supervision and general-conditions staff). This is base wage only. Payroll burden and contractor overhead and profit are not in this line.

Hidden costs \$155, 213 Modeled

Sum of the 8 hidden lines. Only Permit fees (\$6,346.36) is fully public; the rest are modeled or mixed.

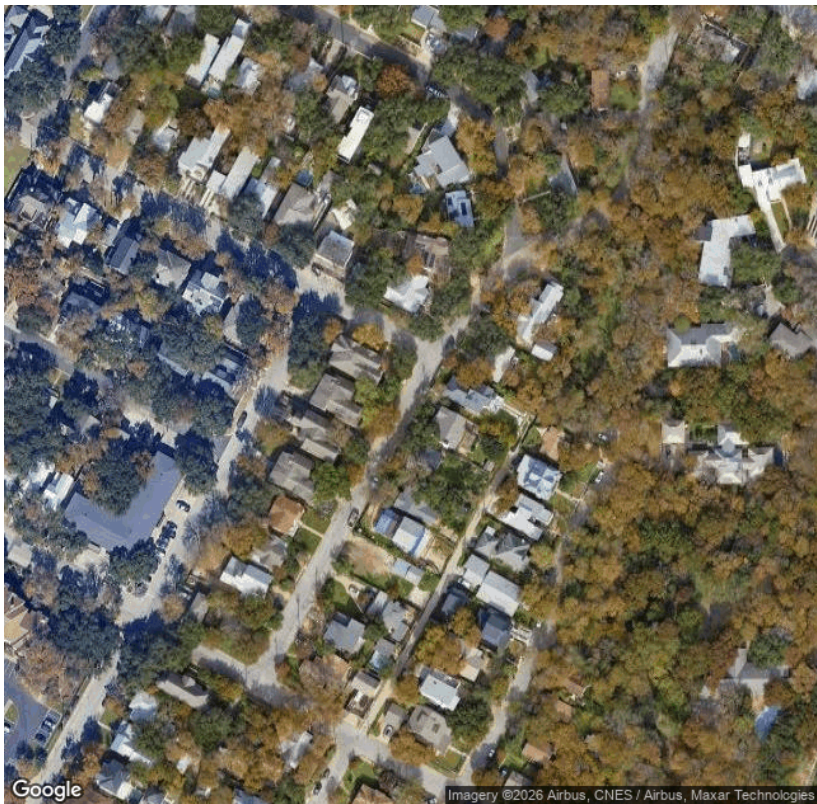
Total \$991, 648 Modeled

includes hidden costs

02 **At a glance**

Total	\$991,648	Modeled
includes hidden costs		
Total per sf	\$327.6/sf	Modeled
Total ÷ 3,027 sf.		
Scope		Modeled
3,027 sf one-story commercial (dry cleaner) replacement		
See Assumed scope in the cost section.		
Permit-declared median \$/sf	\$332.41/sf	Declared on the permit
Declared on the permit, not an awarded bid.		
Median days, application to completion	840 days	Public record
121 finalized permits.		
Likelihood by June 2027	About 4%	Modeled
5 of 121 comparable permits finished within 260 days of application.		
FEMA flood zone	Zone X	Public record
Minimal flood hazard.		

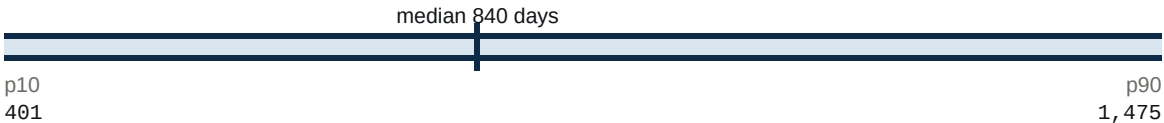
\$991,648 for a like-for-like replacement of a 3,027 sf commercial building on a 0.26-acre CS-NP lot on Lake Austin Blvd, in FEMA Zone X. Comparable Austin new commercial permits took a median 840 days from application to completion, so June 2027 is unlikely (about 4%). The biggest unknown is the soil under a working dry cleaner.



Satellite, Google, 2026-10

03 **Time**

Median days	840 days	Public record
Days from application to completion: building permits, new commercial classes 327/324/322, 1,000-10,000 sf, status Final.		
p10 days	401 days	Public record
Same set: 10th percentile.		
p90 days	1,475 days	Public record
Same set: 90th percentile.		
Permits behind	121 permits	Public record
Finaled permits with both an applied date and a completed date.		
Date range	2019-01-03 to 2026-09-24	Public record
Earliest application date to latest completion date in the set.		
Likelihood by June 2027	About 4% (5 of 121)	Modeled
There are 260 days from 2026-10-13 to 2027-06-30. Only 5 of 121 comparable permits finished within 260 days of application. This assumes an application is filed today; demolition, environmental work and historic review would lower it further.		



From the City of Austin issued-permit dataset: 121 finaled new commercial building permits (stores/customer service, office, service/repair; 1,000-10,000 sf) applied 2019-2026. Application to completion: median 840 days, p10 401, p90 1,475. Finishing by June 2027 from an application today is about 4% likely.

04 **Weather**

Days typically added

19 days

Modeled

Assumes a 6-month weather-exposed phase (sitework through dry-in), taken as half of the annual normals: rain days 49.7/2 x 0.5 lost = 12.4; freeze days 11.9/2 x 0.5 = 3.0; days of 100°F or more 28.8/2 x 0.25 = 3.6; total 19.0. Not a published allowance.

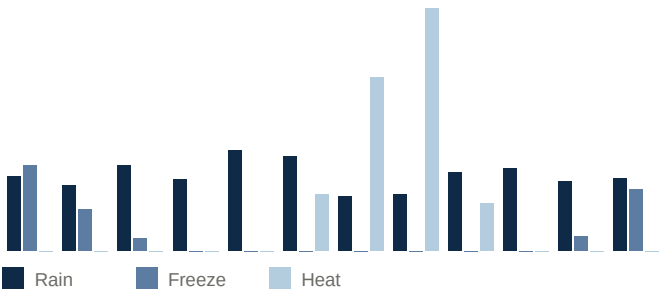
Month	Rain	Freeze	Heat
Jan	4.1	4.7	0
Feb	3.6	2.3	0
Mar	4.7	0.7	0
Apr	3.9	0	0
May	5.5	0	0
Jun	5.2	0	3.1
Jul	3	0	9.5
Aug	3.1	0	13.3
Sep	4.3	0	2.6
Oct	4.5	0	0
Nov	3.8	0.8	0
Dec	4	3.4	0

Month	Rain	Freeze	Heat
Jan	4.1	4.7	0
Feb	3.6	2.3	0
Mar	4.7	0.7	0
Apr	3.9	0	0
May	5.5	0	0
Jun	5.2	0	3.1
Jul	3	0	9.5
Aug	3.1	0	13.3
Sep	4.3	0	2.6
Oct	4.5	0	0
Nov	3.8	0.8	0
Dec	4	3.4	0

Rain

Freeze

Heat



The build runs longer than 12 months (median 840 days from October 2026), so all twelve months apply, listed from October. NOAA NCEI 1991-2020 normals for Austin-Camp Mabry, the nearest first-order station, about 2 miles north. NCEI does not publish a 95°F count, so heat is shown as days at or above 100°F, with the 90°F count in each note. The days-added figure is modeled. No specific storm is assumed.

05 **Hidden cost**

Utility extension	\$15,000	Modeled
Allowance: reconnect water and wastewater taps and service lines to existing mains on Lake Austin Blvd; lot is already served. Austin Water tap fees for meters over 2 in. and commercial wastewater review over 4,000 sf are cost-based, not fixed. Not tied to a record.		
Soils	\$35,000	Modeled
Allowance: geotechnical report (~\$6,000) + Phase I ESA (~\$4,000) + Phase II soil/vapor sampling (~\$25,000). Site operates as a dry cleaner (TCAD DBA 'Jack Brown Cleaners'). It does not appear on the TCEQ Dry Cleaner Remediation Program prioritization or closed-site lists dated April 1, 2026, but that does not show it is clean. Remediation, if needed, is NOT included and could exceed this whole line.		
Tree or demolition	\$45,966	Modeled
Public parts: demolition permit \$139.55 + demolition/relocation processing fee \$251.72 + pre-demolition inspection \$169.88 = \$561.15 (fee schedule effective 10/01/2026). Modeled part: demolition and haul-off of 3,027 sf at \$15/sf = \$45,405.00, including an asbestos survey. Historic review of a demolition and any protected-tree mitigation were not checked.		
Impact fees	\$7,700	Modeled
Rate is public: Austin Water impact fee for lots platted after Oct. 1, 2023 is \$4,800 water + \$2,900 wastewater = \$7,700 per service unit. Applying 1 service unit is modeled. This lot sits on an old plat (David G. Adams), so a lower legacy schedule and a credit for the existing service may apply; this line is an upper allowance. Street impact fee taken as \$0 because a same-use, same-size replacement adds no net trips (not confirmed with the city).		
Permit fees	\$6,346	Modeled
Plan review application processing \$145.89; Fire building permit review \$250.00; Plan review, Occupancy B, 1,501-5,000 sf (\$3,421.52 + \$0.1870 x 1,527 sf) \$3,707.07; Building permit \$384.92; Electrical permit \$482.44; Mechanical permit \$410.44; Plumbing permit \$521.03; Energy permit \$74.57; Fire final (CO) inspection \$370.00 = \$6,346.36. Uses Occupancy B and one floor. Resubmittal fees, site plan or site plan exemption fees, and Austin Public Health fees were not included.		
Meter or panel upgrade	\$12,200	Modeled
Public part: Austin Energy electric service application fee \$200.00 (city fee schedule effective 10/01/2026). Modeled part: new commercial service entrance, meter base and panel, \$12,000. No Austin Energy design or line-extension charge was read.		
Temporary services	\$25,000	Modeled
Allowance: temporary power, water, toilets, fencing and site security for about 10 months of field work at about \$2,500 per month.		
Weather protection	\$8,000	Modeled
Allowance: erosion and sediment controls, temporary dry-in and tarps, and a heat-mitigation crew schedule during the exterior phase.		

Eight lines totaling \$155,212.51, the same as Hidden costs on page 1. Only the permit fees (\$6,346.36, City of Austin FY2026-27 schedule) are fully public. Demolition, meter and impact fees mix public fees or rates with modeled quantities. Soils is the line most likely to grow: this is an operating dry cleaner, and any solvent contamination found would be priced separately.

06 **The breakdown**

Materials	\$503,103	Modeled
See the cost section.		
Labor	\$333,333	Modeled
See the cost section.		
Sitework	\$83,644	Modeled
10% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		
Foundation	\$83,644	Modeled
10% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		
Structure	\$150,558	Modeled
18% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		

Envelope	\$142,194	Modeled
17% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		
MEP	\$234,202	Modeled
28% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		
Finishes	\$142,194	Modeled
17% of Materials + Labor (\$836,435.78), using a typical split for a small one-story commercial building. This splits the cost already counted above; it is not added on top. Demolition and soils are in the hidden section, not in Sitework.		
Materials	\$503,103	
Labor	\$333,333	
Sitework	\$83,644	
Foundation	\$83,644	
Structure	\$150,558	
Envelope	\$142,194	
MEP	\$234,202	
Finishes	\$142,194	

Materials (\$503,102.54) and Labor (\$333,333.24) as on page 1, then a modeled trade split of their sum (\$836,435.78). The trade lines split that sum; they are not added again.

07 **Depth for the project type**

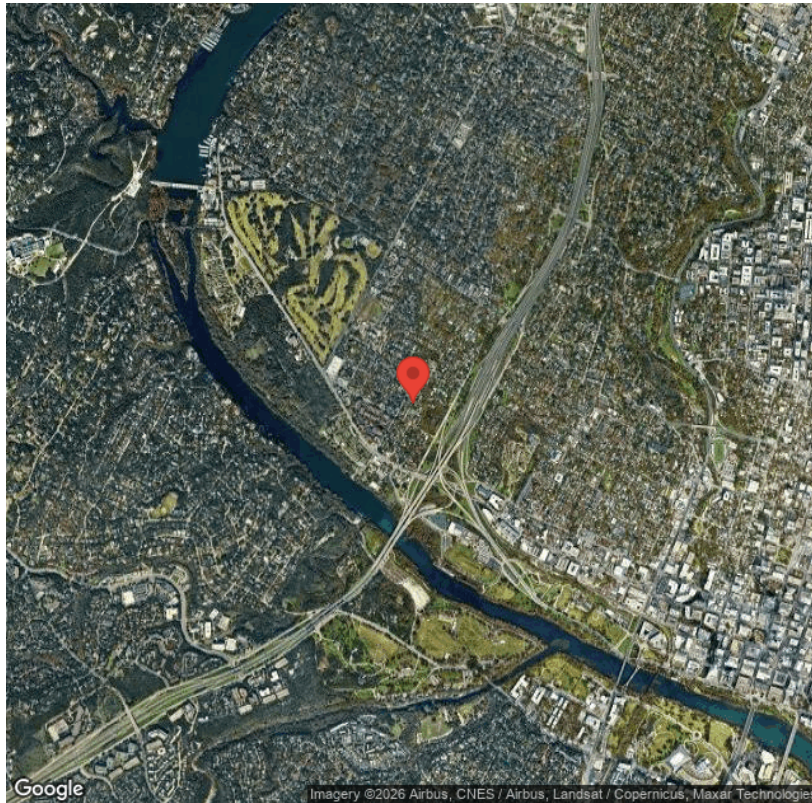
Permit-declared \$/sf, p10	\$103 . 92/sf	Declared on the permit
48 new commercial permits (classes 327/324/322, 1,000-10,000 sf, applied 2022-2026). Declared on the permit, not an awarded bid.		
Permit-declared \$/sf, median	\$332 . 41/sf	Declared on the permit
Declared on the permit, not an awarded bid. 3,027 sf x \$332.41 = \$1,006,205.07, close to this report's total of \$991,648.29.		
Permit-declared \$/sf, p90	\$1, 745 . 23/sf	Declared on the permit
Declared on the permit, not an awarded bid. The wide spread reflects mixed building types and how valuations are declared.		
Total per sf	\$327 . 6/sf	Modeled
Total ÷ 3,027 sf.		
Plan review if Occupancy H	\$5, 344	Modeled
If an on-site solvent plant puts the building in Occupancy H: \$4,816.72 + \$0.345 x 1,527 sf = \$5,343.54, versus \$3,707.07 for B (+\$1,636.47). The B figure is the one in the hidden costs.		
TCEQ Dry Cleaner Remediation	Public record	
Not listed (prioritization list and closed-site list, April 1, 2026)		
Also checked: https://www.tceq.texas.gov/downloads/remediation/dry-cleaners/closures.pdf . Not being listed does not show the soil is clean; a Phase I/II ESA is in the Soils allowance.		
Labor hours basis	12, 108 hours	Modeled
4.0 field hours per sf x 3,027 sf.		

Checks specific to replacing a small commercial building that houses a dry cleaner: the spread of Austin permit-declared \$/sf for comparable new buildings, the fee change if the occupancy is H rather than B, the TCEQ dry cleaner remediation listing, and the labor-hours basis. The permit-declared median (\$1.01M for 3,027 sf) is close to this report's total, but it is declared on the permit, not an awarded bid.



Illustrative rendering, generated from the assumed scope. Not a design, not a record.

09 The place



Satellite, Google, 2026-10



Illustrative rendering, generated from the assumed scope. Not a design, not a record.

Zoning

Public record

CS-NP (General Commercial Services, Neighborhood Plan combining district)

Spatial query at the City of Austin address point for 2500 Lake Austin Blvd (30.27884, -97.77330). TCAD also lists zoning CS.

FEMA flood zone

Public record

Zone X, area of minimal flood hazard (not an SFHA)

NFHL query at the city address point. The intake coordinates (30.2814, -97.7707) fall about 350 m northeast, in the street; that point is also Zone X. Confirm the map at msc.fema.gov.

What is there now

Modeled

One-story dry cleaner, 2 structures, 3,027 sf footprint, 0.2629 ac lot; 2026 TCAD market value \$1,186,083 (land \$1,145,000, improvement \$41,083)

Year built was not retrieved: TCAD's detail page would not load. Owner details were left out on purpose. The low improvement value next to the high land value points to an aged building.

What the build is

Modeled

Like-for-like replacement of a 3,027 sf one-story commercial building (Occupancy B assumed)

Scope follows the existing improvement. Zoning CS-NP would allow a different program; that was not priced.

2500 Lake Austin Blvd sits in the Deep Eddy/Tarrytown area of central Austin. It is zoned CS-NP and lies in FEMA Zone X (minimal flood hazard). TCAD shows a commercial parcel of 0.2629 ac with land valued at \$1,145,000 and improvements at \$41,083 (2026). The intake coordinates sit about 350 m from the city address point; the city point was used.

10 Sources and verify

Figure	Value	Source	Date
Materials	\$503,103	Modeled · Factum model on City of Austin issued-permit valuations	2026-10-13
Labor	\$333,333	Modeled · BLS OEWS May 2025, Austin-Round Rock-San Marcos MSA (rate) + Factum model (hours)	2026-10-13
Hidden costs	\$155,213	Modeled · See the hidden section	2026-10-13
Total	\$991,648	Modeled · Materials + Labor + Hidden costs	2026-10-13
Assumed scope	Replace the existing one-story commercial building (dry cleaner, TCAD use code 20) on TCAD parcel 0110061503	Modeled · Travis Central Appraisal District property 109578 (2026) + City of Austin Building Footprints 2023	2026-10-13
Total per sf	\$327.6/sf	Modeled · Cost section	2026-10-13
Scope	3,027 sf one-story commercial (dry cleaner) replacement	Modeled · TCAD 109578 + City of Austin Building Footprints 2023	2026-10-13
Permit-declared median \$/sf	\$332.41/sf	Declared on the permit · City of Austin Issued Construction Permits	2026-10-13
Median days, application to completion	840 days	Public record · City of Austin Issued Construction Permits	2026-10-13
Likelihood by June 2027	About 4%	Modeled · Time section	2026-10-13
FEMA flood zone	Zone X	Public record · FEMA NFHL panel 48453C0445K	2026-10-13
Median days	840 days	Public record · City of Austin Issued Construction Permits (Socrata 3syk-w9eu)	2026-10-13
p10 days	401 days	Public record · City of Austin Issued Construction Permits (Socrata 3syk-w9eu)	2026-10-13
p90 days	1,475 days	Public record · City of Austin Issued Construction Permits (Socrata 3syk-w9eu)	2026-10-13
Permits behind	121 permits	Public record · City of Austin Issued Construction Permits (Socrata 3syk-w9eu)	2026-10-13
Date range	2019-01-03 to 2026-09-24	Public record · City of Austin Issued Construction Permits (Socrata 3syk-w9eu)	2026-10-13

Likelihood by June 2027	About 4% (5 of 121)	Modeled · Factum model on City of Austin permit durations	2026-10-13
Oct rain	4.5 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Oct freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Oct heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Nov rain	3.8 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Nov freeze	0.8 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Nov heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Dec rain	4 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Dec freeze	3.4 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Dec heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jan rain	4.1 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jan freeze	4.7 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jan heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Feb rain	3.6 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Feb freeze	2.3 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Feb heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Mar rain	4.7 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Mar freeze	0.7 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Mar heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Apr rain	3.9 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Apr freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Apr heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
May rain	5.5 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
May freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
May heat	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jun rain	5.2 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jun freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jun heat	3.1 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13

Jul rain	3 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jul freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Jul heat	9.5 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Aug rain	3.1 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Aug freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Aug heat	13.3 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Sep rain	4.3 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Sep freeze	0 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Sep heat	2.6 days	Public record · NOAA NCEI 1991-2020 Monthly Normals, AUSTIN-CAMP MABRY, TX US (USW00013958)	2026-10-13
Days typically added	19 days	Modeled · Factum model on NOAA normals	2026-10-13
Utility extension	\$15,000	Modeled · Factum model	2026-10-13
Soils	\$35,000	Modeled · Factum model	2026-10-13
Tree or demolition	\$45,966	Modeled · City of Austin FY2026-27 commercial fee schedule + Factum model	2026-10-13
Impact fees	\$7,700	Modeled · Austin Water impact fee schedule (rate) + Factum model (units)	2026-10-13
Permit fees	\$6,346	Modeled · City of Austin Commercial Building Plan Review & Inspection Permit Fees, FY2026-27 (effective 10/01/2026)	2026-10-13
Meter or panel upgrade	\$12,200	Modeled · Austin Energy fee (public part) + Factum model	2026-10-13
Temporary services	\$25,000	Modeled · Factum model	2026-10-13
Weather protection	\$8,000	Modeled · Factum model	2026-10-13
Sitework	\$83,644	Modeled · Factum model	2026-10-13
Foundation	\$83,644	Modeled · Factum model	2026-10-13
Structure	\$150,558	Modeled · Factum model	2026-10-13
Envelope	\$142,194	Modeled · Factum model	2026-10-13
MEP	\$234,202	Modeled · Factum model	2026-10-13
Finishes	\$142,194	Modeled · Factum model	2026-10-13
Permit-declared \$/sf, p10	\$103.92/sf	Declared on the permit · City of Austin Issued Construction Permits	2026-10-13
Permit-declared \$/sf, median	\$332.41/sf	Declared on the permit · City of Austin Issued Construction Permits	2026-10-13
Permit-declared \$/sf, p90	\$1,745.23/sf	Declared on the permit · City of Austin Issued Construction Permits	2026-10-13
Plan review if Occupancy H	\$5,344	Modeled · City of Austin commercial fee schedule FY2026-27	2026-10-13
TCEQ Dry Cleaner Remediation Program listing	Not listed (prioritization list and closed-site list, April 1, 2026)	Public record · TCEQ Dry Cleaner Remediation Program lists	2026-10-13
Labor hours basis	12,108 hours	Modeled · Factum model	2026-10-13
Zoning	CS-NP (General Commercial Services, Neighborhood Plan combining district)	Public record · City of Austin GIS, Zoning layer	2026-10-13
FEMA flood zone	Zone X, area of minimal flood hazard (not an SFHA)	Public record · FEMA National Flood Hazard Layer, FIRM panel 48453C0445K (effective 2020-01-22)	2026-10-13

What is there now	One-story dry cleaner, 2 structures, 3,027 sf footprint, 0.2629 ac lot; 2026 TCAD market value \$1,186,083 (land \$1,145,000, improvement \$41,083)	Modeled · Travis Central Appraisal District property 109578 + City of Austin Building Footprints 2023	2026-10-13
What the build is	Like-for-like replacement of a 3,027 sf one-story commercial building (Occupancy B assumed)	Modeled · Factum scope rule (replace existing improvement at its recorded sf)	2026-10-13
Travis Central Appraisal District, property 109578 (2026)	Read 2026-10-13	Modeled · TCAD	2026-10-13
City of Austin Building Footprints 2023	Read 2026-10-13	Public record · City of Austin GIS	2026-10-13
City of Austin Issued Construction Permits	Read 2026-10-13	Public record · data.austintexas.gov 3syk-w9eu	2026-10-13
City of Austin Commercial Building Plan Review & Inspection Permit Fees FY2026-27	Effective 2026-10-01; read 2026-10-13	Modeled · Austin Development Services	2026-10-13
Austin Water impact fees	Read 2026-10-13	Public record · Austin Water	2026-10-13
BLS OEWS May 2025, Austin-Round Rock-San Marcos MSA, 47-0000 mean hourly wage	\$27.53/hr	Public record · U.S. Bureau of Labor Statistics	2026-10-13
NOAA NCEI 1991-2020 Monthly Normals, Austin-Camp Mabry	Read 2026-10-13	Public record · NOAA NCEI USW00013958	2026-10-13
City of Austin Zoning layer	Read 2026-10-13	Public record · City of Austin GIS	2026-10-13
FEMA National Flood Hazard Layer	Read 2026-10-13	Public record · FEMA	2026-10-13
TCEQ Dry Cleaner Remediation Program lists (April 1, 2026)	Read 2026-10-13	Public record · TCEQ	2026-10-13
Cost book	Not used	Modeled · RSMeans/ICC	2026-10-13



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Pages 11

Factum is not a licensed appraiser, estimator or engineer. It does not predict who wins.

HOW TO READ THIS FILE

Public record

A named record with URL and date (state DOT bid tabs, published wage rates, city fee schedules, utility tariffs, NOAA normals, FEMA, assessor records, permit dates).

Declared on the permit

City permit valuations, declared on the permit, not an awarded bid.

Modeled

Any figure without a record. It gets its own line and label and is never folded into a total without the label.

How a cell publishes

A cell publishes when it has at least 20 observations, 10 lettings, and 24 months of data.

What this file does not do

Factum is not a licensed appraiser, estimator or engineer. It does not predict who wins. A low bid is a low bid, not a confirmed award.