

DEVELOPMENT PRICE —Form N-1.a
Proposal Revision – Configuration 1

DFW Connector CDA	Amount	NPV on Form N-2.a
Development Price	\$ 599,707,000.00	\$ 526,005,134.47

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.a.

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

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CASH FLOW ADJUSTMENT TABLE/MAXIMUM PAYMENT CURVE - Form N-2.a
DFW Connector Proposal Revision - Configuration 1
 (all figures are in U.S. dollars)

Months after NTP1	Anticipated Draw / Cash Flow	Developer's Cumulative Draw	Discount Factor at 5% per annum	PV of Anticipated Draw / Cash Flow
	A	B	C	A x C
1	\$0.00	\$0.00	0.99594	\$ -
2	\$56,220.73	\$56,220.73	0.99190	\$55,765.34
3	\$147,581.07	\$203,801.80	0.98788	\$145,792.39
4	\$140,552.77	\$344,354.56	0.98387	\$138,285.65
5	\$161,635.78	\$505,990.34	0.97988	\$158,383.67
6	\$2,524,022.47	\$3,030,012.81	0.97590	\$2,463,193.53
7	\$3,691,161.59	\$6,721,174.40	0.97194	\$3,587,587.59
8	\$4,888,366.68	\$11,009,541.08	0.96800	\$4,151,138.95
9	\$4,390,608.24	\$15,400,149.33	0.96407	\$4,232,853.69
10	\$4,129,373.42	\$19,529,522.75	0.96016	\$3,964,859.18
11	\$4,713,505.83	\$24,243,028.58	0.95626	\$4,507,337.09
12	\$4,882,241.28	\$29,125,269.86	0.95238	\$4,649,748.95
13	\$5,501,729.32	\$34,626,999.18	0.94852	\$5,218,500.29
14	\$7,566,510.23	\$42,193,509.41	0.94467	\$7,147,855.22
15	\$7,897,412.44	\$50,090,921.85	0.94083	\$7,430,122.54
16	\$8,989,091.96	\$59,080,013.81	0.93702	\$8,422,958.95
17	\$10,331,673.20	\$69,411,687.01	0.93322	\$9,641,724.07
18	\$11,256,764.02	\$80,668,451.04	0.92943	\$10,462,374.18
19	\$14,301,095.12	\$94,969,546.16	0.92566	\$13,237,951.71
20	\$18,926,675.78	\$113,896,221.94	0.92190	\$17,448,502.40
21	\$20,694,824.38	\$134,591,046.32	0.91816	\$19,001,159.95
22	\$16,545,761.05	\$151,136,807.37	0.91444	\$15,130,105.73
23	\$23,398,870.79	\$174,535,678.16	0.91072	\$21,309,819.60
24	\$23,394,210.94	\$197,929,889.10	0.90703	\$21,219,251.15
25	\$22,138,632.80	\$220,068,521.90	0.90335	\$19,998,933.94
26	\$13,259,885.03	\$233,328,406.93	0.89968	\$11,929,653.36
27	\$10,765,948.38	\$244,094,355.32	0.89603	\$9,646,612.73
28	\$13,982,425.37	\$258,076,780.68	0.89240	\$12,477,916.40
29	\$19,572,375.80	\$277,649,156.48	0.88878	\$17,395,536.16
30	\$23,481,343.46	\$301,130,499.94	0.88517	\$20,784,980.79
31	\$29,089,133.94	\$330,219,633.88	0.88158	\$25,644,398.70
32	\$5,374,013.25	\$335,593,647.13	0.87800	\$4,718,383.63
33	\$6,028,599.04	\$341,622,246.17	0.87444	\$5,271,648.14
34	\$6,952,739.24	\$348,574,985.40	0.87089	\$6,055,071.07
35	\$5,124,706.37	\$353,699,691.77	0.86736	\$4,444,965.31
36	\$9,537,812.61	\$363,237,504.37	0.86384	\$8,239,144.04
37	\$5,450,175.10	\$368,687,679.47	0.86033	\$4,688,949.14
38	\$6,918,145.82	\$375,605,825.29	0.85684	\$5,927,744.06
39	\$8,678,698.97	\$384,284,524.26	0.85336	\$7,406,054.55
40	\$10,714,528.34	\$394,999,052.60	0.84990	\$9,106,277.63
41	\$9,267,952.74	\$404,267,005.34	0.84645	\$7,844,858.60
42	\$12,163,951.98	\$416,430,957.32	0.84302	\$10,254,454.80
43	\$20,264,821.75	\$436,695,779.07	0.83960	\$17,014,344.34
44	\$20,191,218.67	\$456,886,997.74	0.83619	\$16,883,695.14
45	\$24,584,203.94	\$481,471,201.69	0.83280	\$20,473,725.04
46	\$15,435,732.38	\$496,906,934.06	0.82942	\$12,802,705.15
47	\$5,540,652.39	\$502,447,586.45	0.82605	\$4,576,855.90
48	\$6,419,338.89	\$508,866,925.34	0.82270	\$5,281,190.10
49	\$7,401,351.74	\$516,268,277.08	0.81936	\$6,064,371.56
50	\$13,687,798.01	\$529,956,075.08	0.81604	\$11,169,790.69
51	\$7,374,466.05	\$537,330,541.13	0.81273	\$5,993,449.79
52	\$15,233,508.28	\$552,564,049.42	0.80943	\$12,330,458.61
53	\$1,089,007.28	\$553,653,056.70	0.80615	\$877,903.22
54	\$46,053,943.30	\$599,707,000.00	0.80288	\$36,975,790.00
55			0.79962	
56			0.79637	
57			0.79314	
58			0.78992	
59			0.78672	
60			0.78353	
61			0.78035	
62			0.77718	
TOTALS	\$599,707,000.00			\$526,005,134.47

Total Value of Development Payments To Form N-1.a

PV of Development Payments To Form N-1.a

Max Allowable Cumulative Draw as % of Total	Max Allowable Cumulative Draw in \$
D	(D x ΣA)
1.98%	\$ 11,874,198.60
4.60%	\$ 27,586,522.00
7.24%	\$ 43,418,786.80
8.34%	\$ 50,015,563.80
9.79%	\$ 58,711,315.30
11.35%	\$ 68,066,744.50
13.00%	\$ 77,961,910.00
14.68%	\$ 88,036,970.60
16.36%	\$ 98,112,065.20
18.20%	\$ 109,146,674.00
20.65%	\$ 123,839,495.50
23.06%	\$ 138,292,434.20
25.39%	\$ 152,265,607.30
28.09%	\$ 168,457,696.30
30.78%	\$ 184,589,814.60
32.84%	\$ 196,943,778.80
34.90%	\$ 209,297,743.00
36.95%	\$ 221,591,736.50
39.01%	\$ 233,945,700.70
41.04%	\$ 246,119,752.80
43.51%	\$ 260,932,515.70
45.97%	\$ 275,685,307.90
48.20%	\$ 289,058,774.00
50.74%	\$ 304,291,331.80
53.20%	\$ 319,044,124.00
55.65%	\$ 333,736,945.50
58.10%	\$ 348,429,767.00
60.55%	\$ 363,122,588.50
63.00%	\$ 377,815,410.00
65.37%	\$ 392,028,465.90
67.74%	\$ 406,241,521.80
70.11%	\$ 420,454,577.70
72.48%	\$ 434,667,633.60
74.85%	\$ 448,880,689.50
76.55%	\$ 459,075,708.50
78.19%	\$ 468,910,903.30
80.30%	\$ 481,564,721.00
82.07%	\$ 492,179,534.90
83.76%	\$ 502,314,583.20
85.46%	\$ 512,509,602.20
87.15%	\$ 522,644,650.50
88.85%	\$ 532,839,669.50
90.55%	\$ 543,034,688.50
91.96%	\$ 551,490,557.20
93.36%	\$ 559,886,455.20
94.76%	\$ 568,282,353.20
96.16%	\$ 576,678,251.20
97.30%	\$ 583,514,911.00
98.08%	\$ 588,192,625.60
98.82%	\$ 592,630,457.40
99.41%	\$ 596,168,728.70
99.61%	\$ 597,368,142.70
99.81%	\$ 598,567,556.70
100.00%	\$ 599,707,000.00
N/A	N/A



DEVELOPMENT PRICE - Form N-1.1.a
Proposal Revision Configuration 1

ITEM / LINE NO.	DESCRIPTION	ITEM TOTAL (US Dollars)
A	Professional Services	
1	Professional Services Development Management & Community Outreach	\$ 1,167,891.91
2	Development Design, Design Survey, & Landscape Design	\$ 59,102,188.99
3	Environmental Permitting Activities	\$ 25,026.25
4	Right-of-Way Acquisition Services & ROW Survey/Mapping	\$ 2,966,074.69
5	Utility Locates, Utility Survey, and Utility Adjustment Design	\$ 2,409,935.69
6	Professional Services Quality Review Firm, Construction Quality Acceptance Firm, and Environmental Team	\$ 10,942,560.04
7	Miscellaneous Professional Services not covered by Lines 1-6	\$ 1,992,831.43
8	Subtotal Professional Services (Sum Lines 1 through 7)	Subtotal \$ 78,606,509.00
B	Construction	
9	Construction Development Management	\$ 76,319,609.77
10	Mobilization	\$ 10,916,081.78
11	Traffic Control	\$ 31,915,172.73
12	Earthwork	\$ 61,364,315.48
13	Subbase and Base Course	\$ 49,695,840.19
14	Pavement	\$ 71,324,298.13
15	Structures	\$ 151,211,636.68
16	Lighting and Signing	\$ 18,847,078.99
17	Aesthetics and Landscaping Allowance	\$ 10,000,000.00
18	Environmental Mitigation	\$ 6,472,220.54
19	Utility Adjustments	\$ 17,147,820.46
20	Developer Designated ROW	\$ 1,985,416.25
21	Electronic Communications Allowance	\$ 250,000.00
22	Bond Premiums	\$ 10,402,000.00
23	Insurance Premiums	\$ 3,249,000.00
24	Subtotal Construction (Sum Lines 9 through 23)	Subtotal \$ 521,100,491.00
25	Total Price (Line 8 + Line 24)	TOTAL \$ 599,707,000.00

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