



DEVELOPER PARTICIPATION AGREEMENT – MPM DEVELOPMENT, LP

FOR STREET IMPROVEMENTS

For Street Improvement

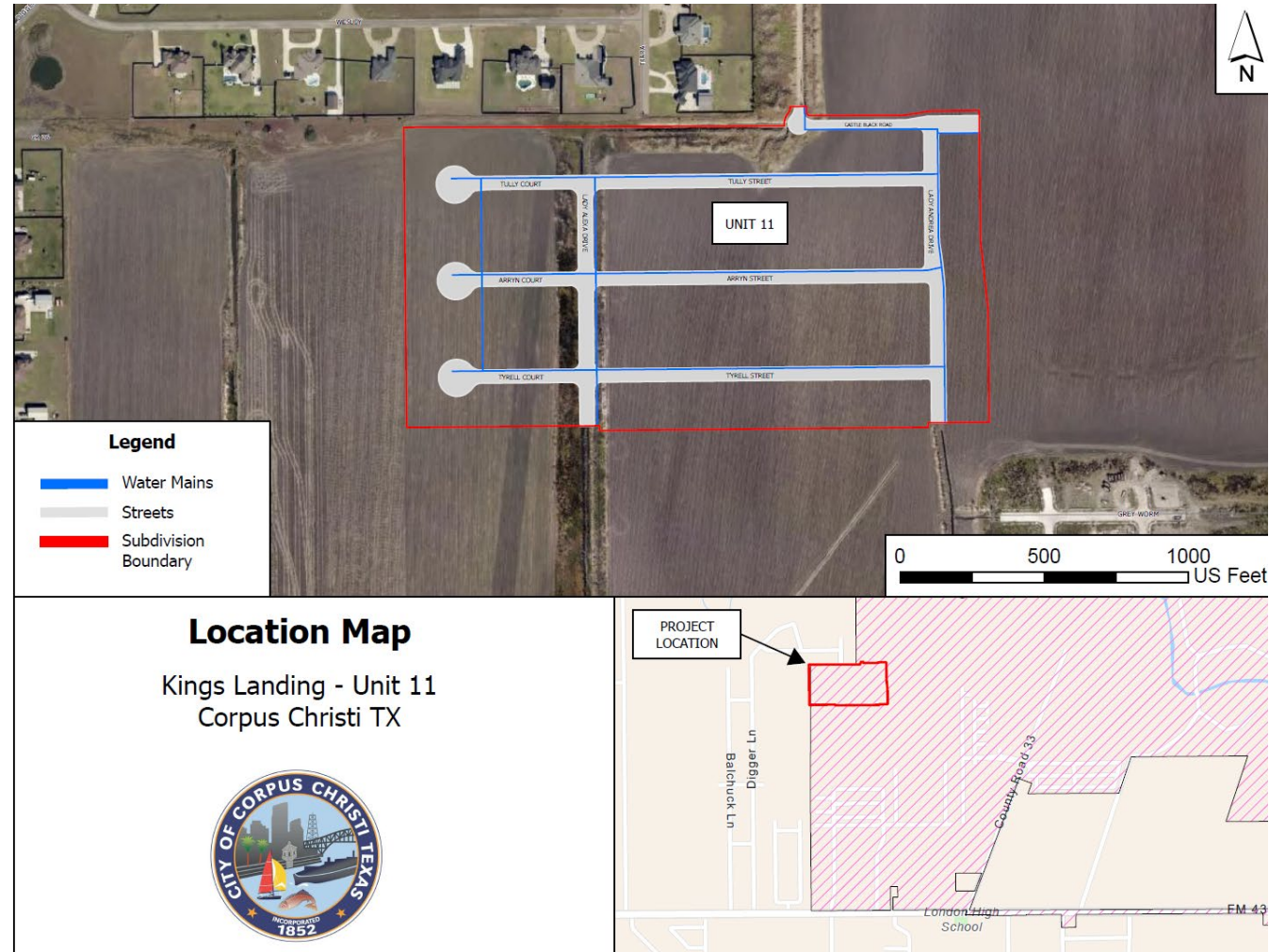
DEVELOPER PARTICIPATION AGREEMENT

Ordinance authorizing a Participation Agreement (“Agreement”) with MPM Development, LP (“Developer”) for the City’s share of the cost for the oversizing of the Portland Cement Concrete Pavement/Roller Compacted Concrete Pavement (PCCP/RCCP) street infrastructure improvements on Lady Alexa Drive and Castle Black Drive not to exceed \$944,506.80 for the development known as King’s Landing Unit 11, located north of Lady Alexa Drive and west of London Pirate Road (District 3).



FOR STREET IMPROVEMENT

LOCATION MAP



For Street Improvement

TOTAL COST ESTIMATE

NIXON M. WELSH, P.E., R.P.L.S. Email: NixMW@aol.com		BASS WELSH ENGINEERING TX Registration No. F-52 Survey Registration No. 100027-00 P.O. Box 6397 Corpus Christi, TX 78466-6397 Kings Landing Unit 11 - Cost Oversize Lady Alexa Dr. & Castle Black Dr.			3054 S. Alameda St. 9/8/2025	
Lady Alexa Dr						
Cost of Oversized Street						
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL	
1	8" PCCP/ RCCP TO LIP OF GUTTER	4011	SY	\$ 95.00	\$ 381,045.00	
2	12" LIME STABILIZED SUBGRADE TO 2'BC	4332	SY	\$ 45.00	\$ 194,940.00	
3	12" PORTLAND CEMENT STABILIZED SUBGRADE TO 2'BC	4332	SY	\$ 35.00	\$ 151,620.00	
4	EXCAVATION TO 2' BC	4332	SY	\$ 4.00	\$ 17,328.00	
					\$ 744,933.00	
Cost of Residential Street						
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL	
1	7" PCCP/RCCP TO LIP OF GUTTER	2246	SY	\$ 72.00	\$ 161,712.00	
2	8" LIME STABILIZED SUBGRADE TO 2'BC	2567	SY	\$ 28.00	\$ 71,876.00	
3	8" PORTLAND CEMENT STABILIZED SUBGRADE TO 2'BC	2567	SY	\$ 22.00	\$ 56,474.00	
4	EXCAVATION TO 2' BC	2567	SY	\$ 4.00	\$ 10,268.00	
					\$ 300,330.00	
CITY PORTION EQUALS DIFFERENCE IN CONSTRUCTION COST					\$444,603.00	
Castle Black Dr						
Cost of Oversized Street						
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL	
1	8" PCCP/ RCCP TO LIP OF GUTTER	3090	SY	\$ 95.00	\$ 293,550.00	
2	12" LIME STABILIZED SUBGRADE TO 2'BC	3337	SY	\$ 45.00	\$ 150,165.00	
3	12" PORTLAND CEMENT STABILIZED SUBGRADE TO 2'BC	3337	SY	\$ 35.00	\$ 116,795.00	
4	EXCAVATION TO 2' BC	3337	SY	\$ 4.00	\$ 13,348.00	
					\$ 573,858.00	
Cost of Residential Street						
ITEM	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL	
1	7" PCCP/RCCP TO LIP OF GUTTER	1730	SY	\$ 72.00	\$ 124,560.00	
2	8" LIME STABILIZED SUBGRADE TO 2'BC	1978	SY	\$ 28.00	\$ 55,384.00	
3	8" PORTLAND CEMENT STABILIZED SUBGRADE TO 2'BC	1978	SY	\$ 22.00	\$ 43,516.00	
4	EXCAVATION TO 2' BC	1978	SY	\$ 4.00	\$ 7,912.00	
					\$ 231,372.00	
CITY PORTION EQUALS DIFFERENCE IN CONSTRUCTION COST					\$ 342,486.00	
TOTAL OF LADY ANDREA DIFFERENCE AND CASTLE BLACK DIFFERENCE					\$ 787,089.00	
11% ENGINEERING, SURVEYING, & TESTING					\$ 86,579.79	
7% CONTINGENCY					\$ 55,096.23	
2% BOND					\$ 15,741.78	
TOTAL AMOUNT REIMBURSABLE					\$ 944,506.80	



FOR STREET IMPROVEMENT

RECOMMENDATION

- Staff recommends approval of the developer participation agreement with MPM Development, LP to reimburse the developer up to \$944,506.80 for the City's share of the cost to construct the street infrastructure improvements.
- The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Cross Sections.





Thank you!