



DEVELOPER PARTICIPATION AGREEMENT – MPM DEVELOPMENT, LP

FOR STREET IMPROVEMENTS

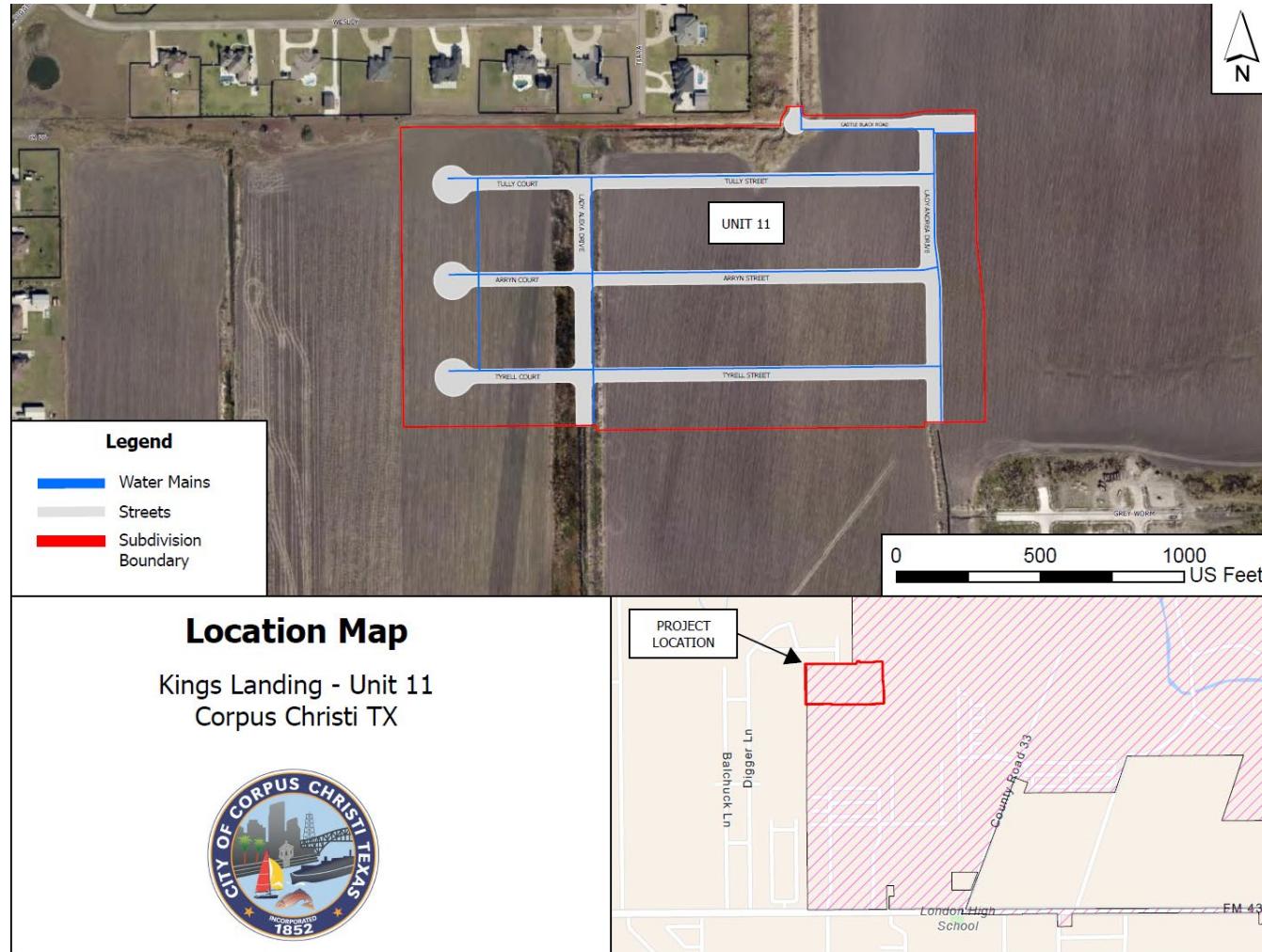
For Street Improvement

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

<p>NIXON M. WELSH, P.E., R.P.L.S. Email: NixMW@aol.com</p>	<p>BASS WELSH ENGINEERING TX Registration No. F-52 Survey Registration No. 100027-00 P.O. Box 6397 Corpus Christi, TX 78466-6397</p>	<p>3054 S. Alameda St. 9/8/2025</p>			
Kings Landing Unit 11 - Cost Oversize Lady Alexa Dr. & Castle Black Dr.					
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!