



Whitecap Additional Projects

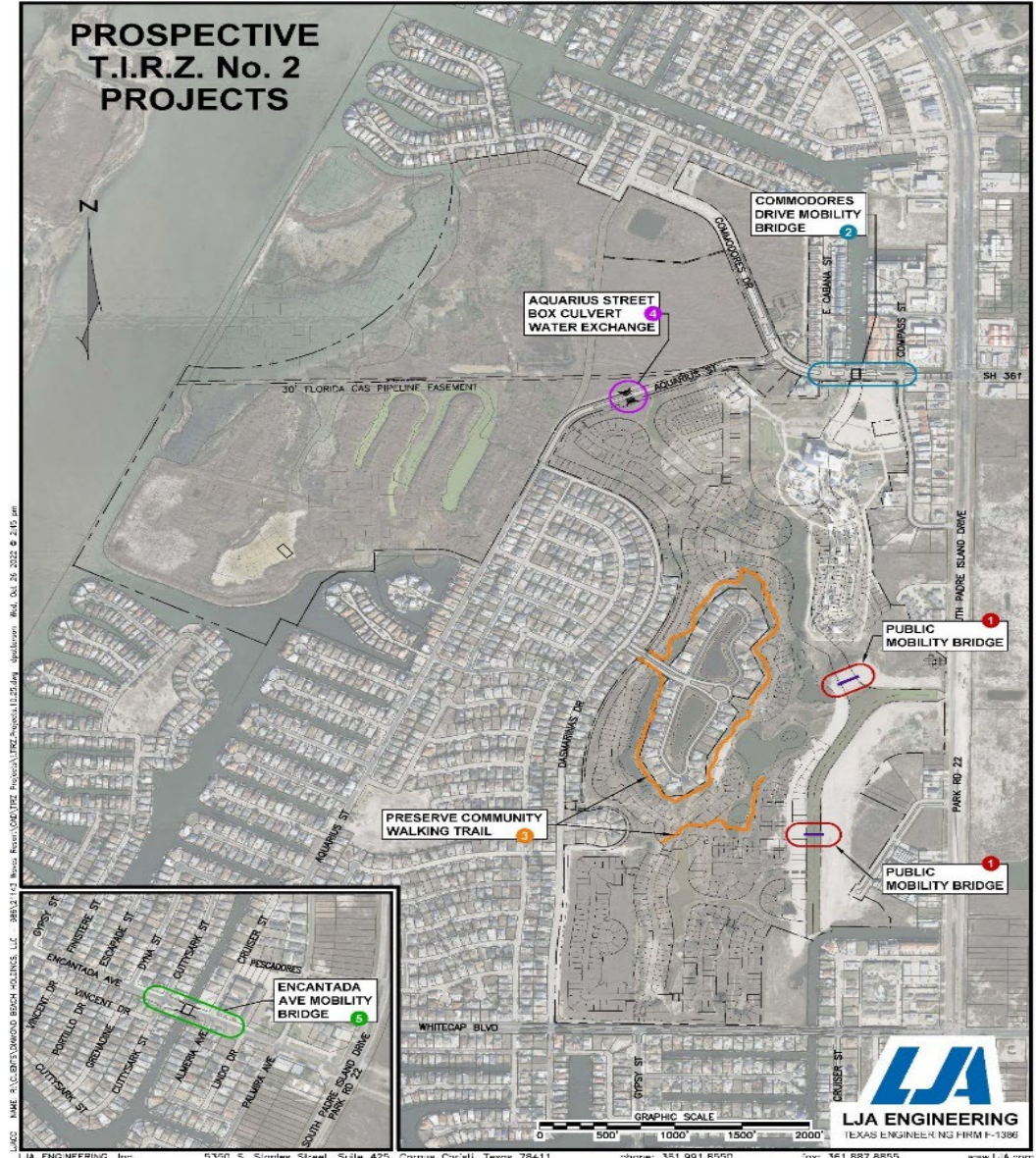
TIRZ #2 Meeting

September 19, 2023

Heather Hurlbert, CPA, CGFO

Approved Project Summary

1	Public Mobility Bridges (2 at \$2.0MM)	\$	4,000,000
2	Commodores Drive Mobility Bridge	\$	3,200,000
3	Preserve Community Walking Trail	\$	1,200,000
4	Aquarius Street Box Culvert Water Exchange	\$	400,000
5	Encantada Avenue Mobility Bridge	\$	2,700,000
<hr/>			
	Funded Projects	\$	11,500,000



Commodores Bridge Project

Commodores Bridge original estimated cost	\$3.2M
Construction Bid Cost	\$9.2M
Additional Funding Requested	\$6.0M

Cost Differences Justification

- The original opinion of probable cost (OPC) was prepared over a year ago in April 2022.
- Construction material costs associated with the project have increased on the magnitude of 40-50%
- The original OPC was prepared off schematic, conceptual drawings, whereas recent bids received were based on complete construction drawings
- Increase in the width of the bridge structure to accommodate a left turn stacking lane into the future development

Developer is requesting an increase in the funding amount to fully fund the project

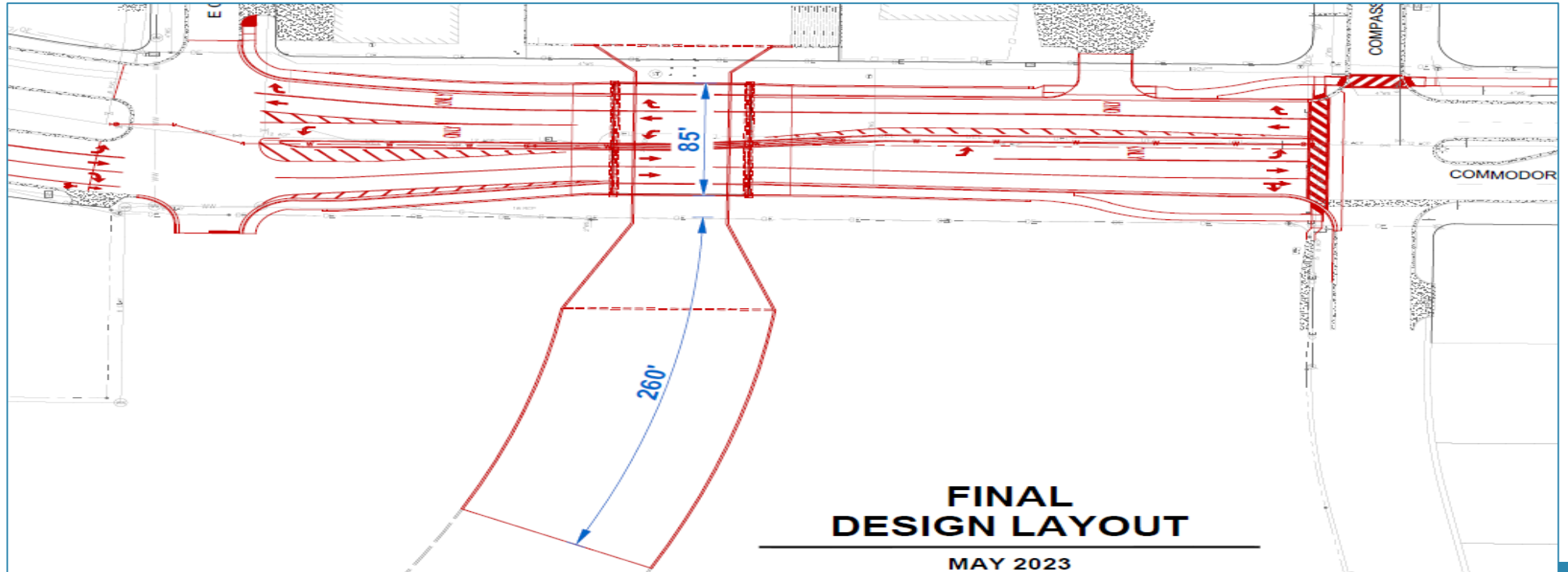
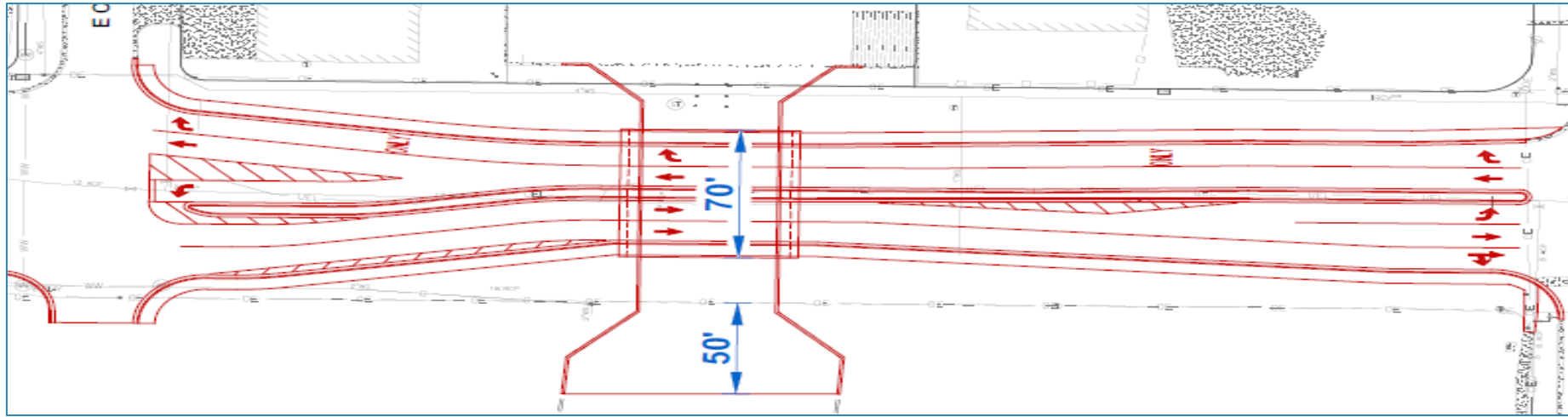
Commodores Bridge Project

Summary of Cost Difference

Original Bridge Cost Estimate (prepared 2022)	3,200,000
Material Cost Increase (approx. 50%)	1,950,000
Extra Bridge Structure Width Cost	2,100,000
Additional Canal and Bulkhead Construction Cost	1,000,000
Design Additions per plans and Island Work Premium	950,000
Revised Bridge Cost	9,200,000

Original cost estimate based on a TxDot bridge project of similar size. The complexities of working in sand, over a canal, and on Padre Island were not taken into consideration in the original cost estimate.

Preliminary Design Layout



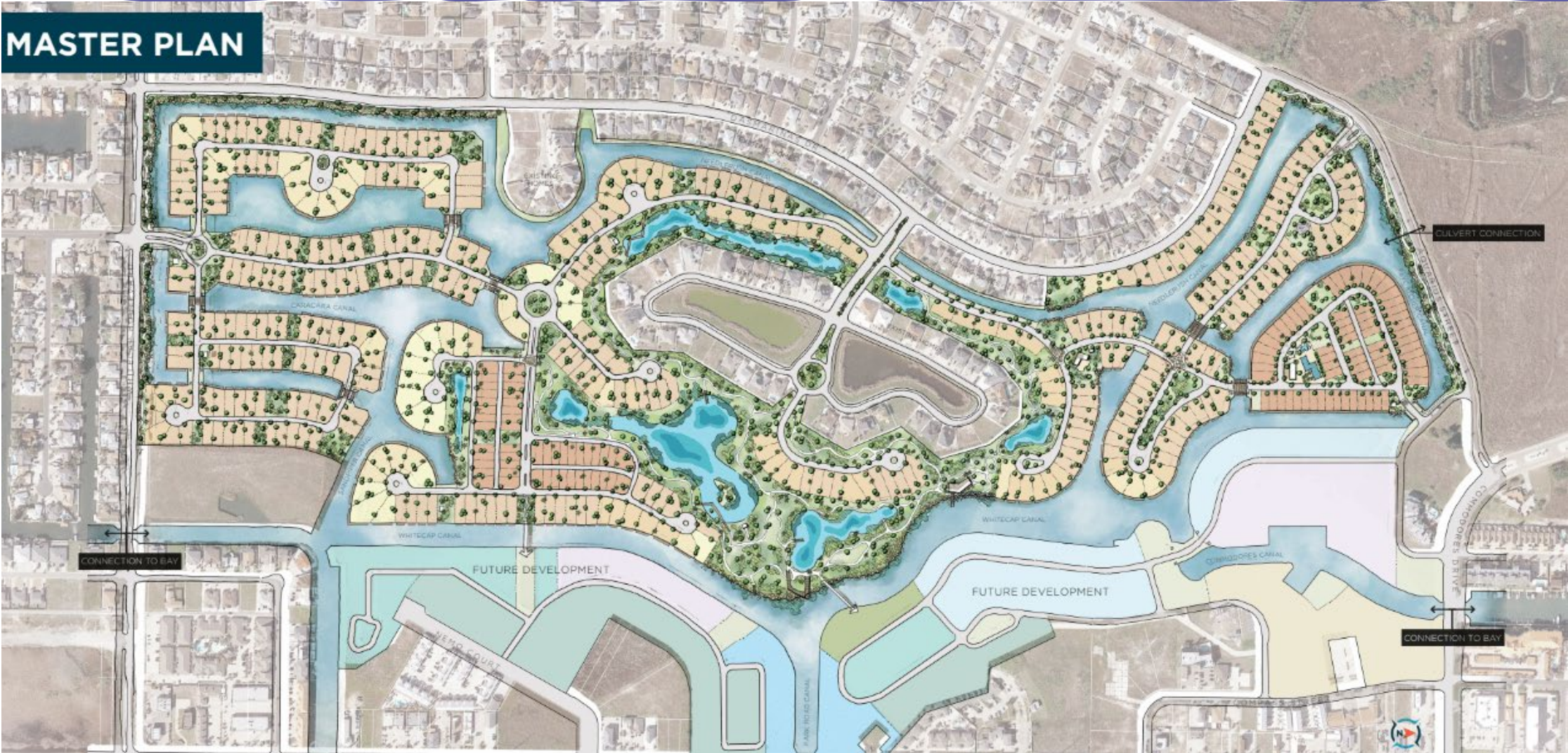
Additional Whitecap Projects

- Whitecap Effluent Line to Preserve Ponds \$1,000,000
- Preserve Ponds Interconnectivity \$ 300,000
- Public Mobility Bridge at Park Road 22 \$3,000,000
- Aquarius Street Canal Walk \$2,100,000
- Kayak Launches at Public Parks \$ 600,000
- Aquarius Street Water Quality Circulation Aqueduct \$1,000,000

Total Additional Projects \$ 8,000,000

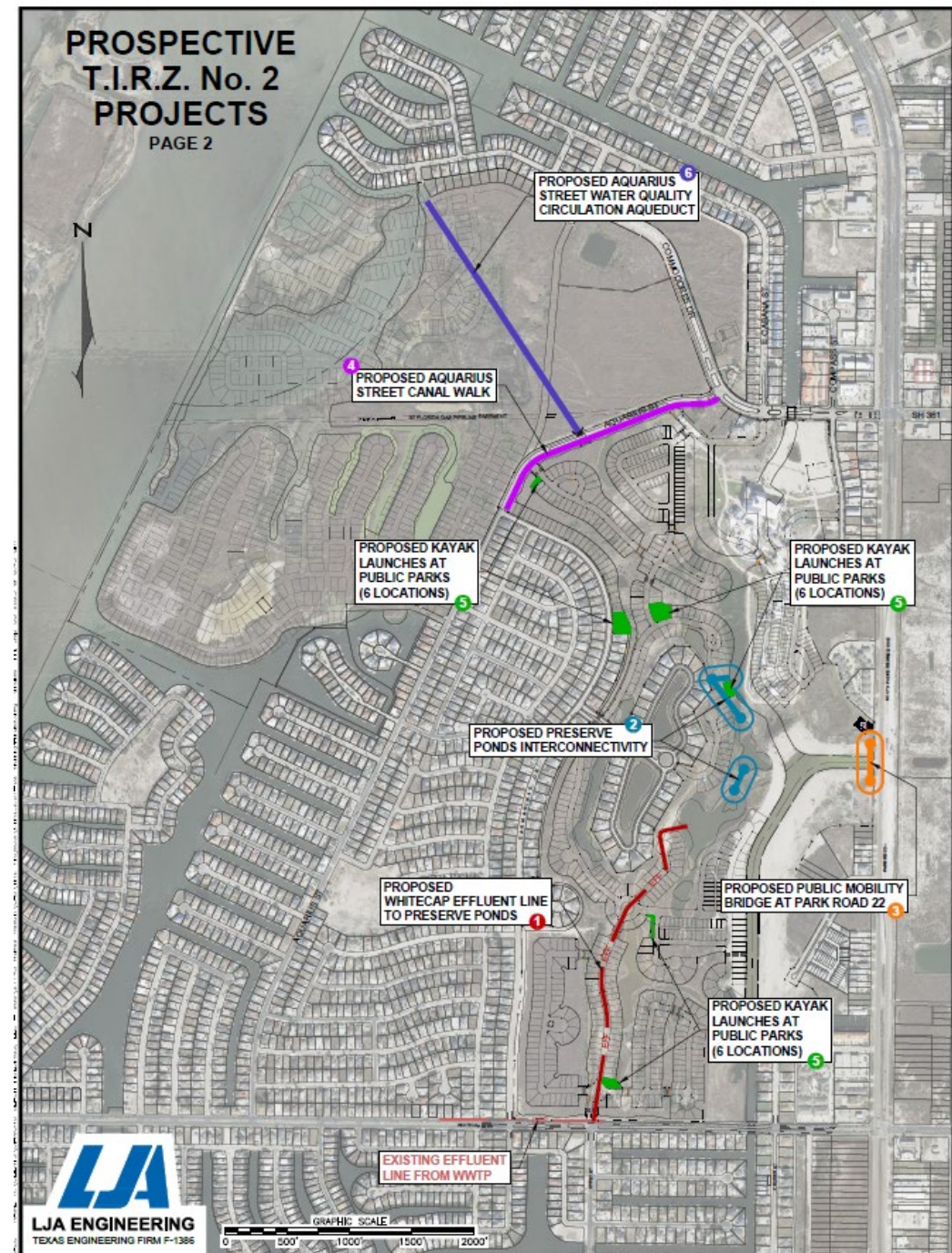
Whitecap Development Overview

MASTER PLAN



Project Location Overview

- 1-Whitecap Effluent Line to Preserve Ponds
- 2-Preserve Ponds Interconnectivity
- 3-Public Mobility Bridge at Park Road 22
- 4-Aquarius Street Canal Walk
- 5-Kayak Launches at Public Parks (6)
- 6-Aquarius Street Water Quality Circulation Aqueduct



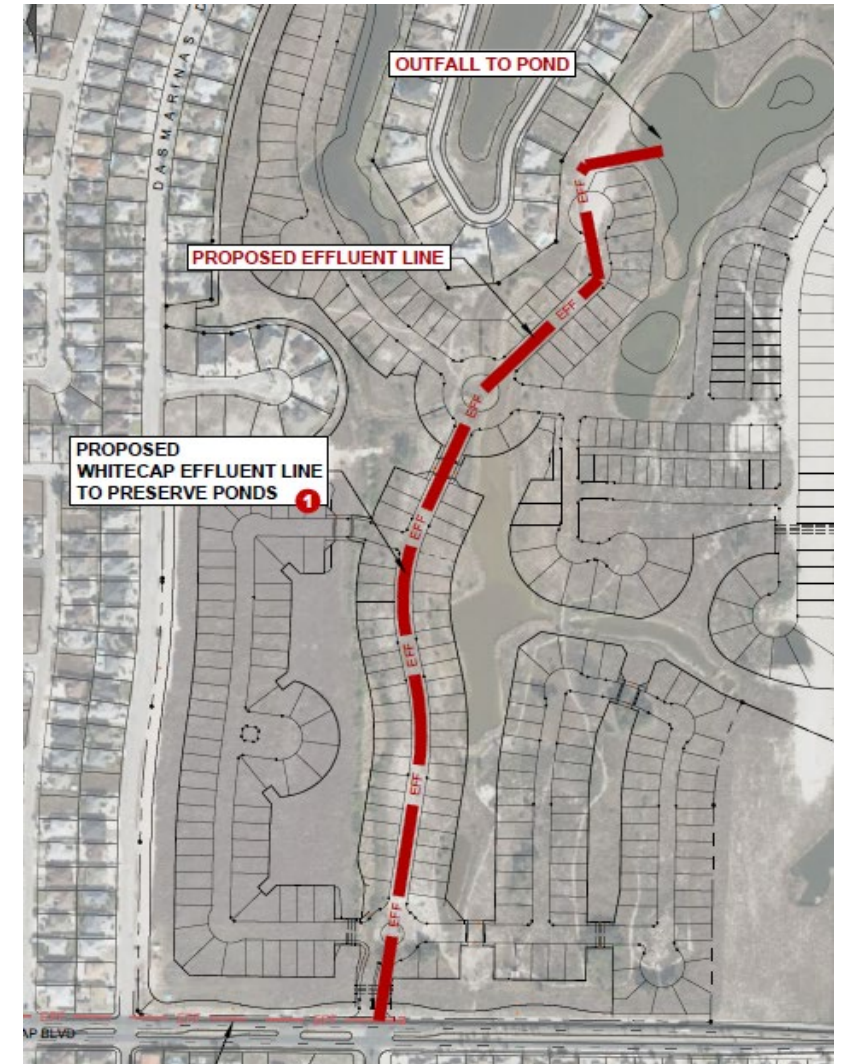
Effluent Line

Whitecap Effluent Line to Preserve Ponds

Construct a new effluent water line from Whitecap Drive to the southern most pond to provide water to the ponds in the Preserve area

Alternative Delivery for City Planned Projects

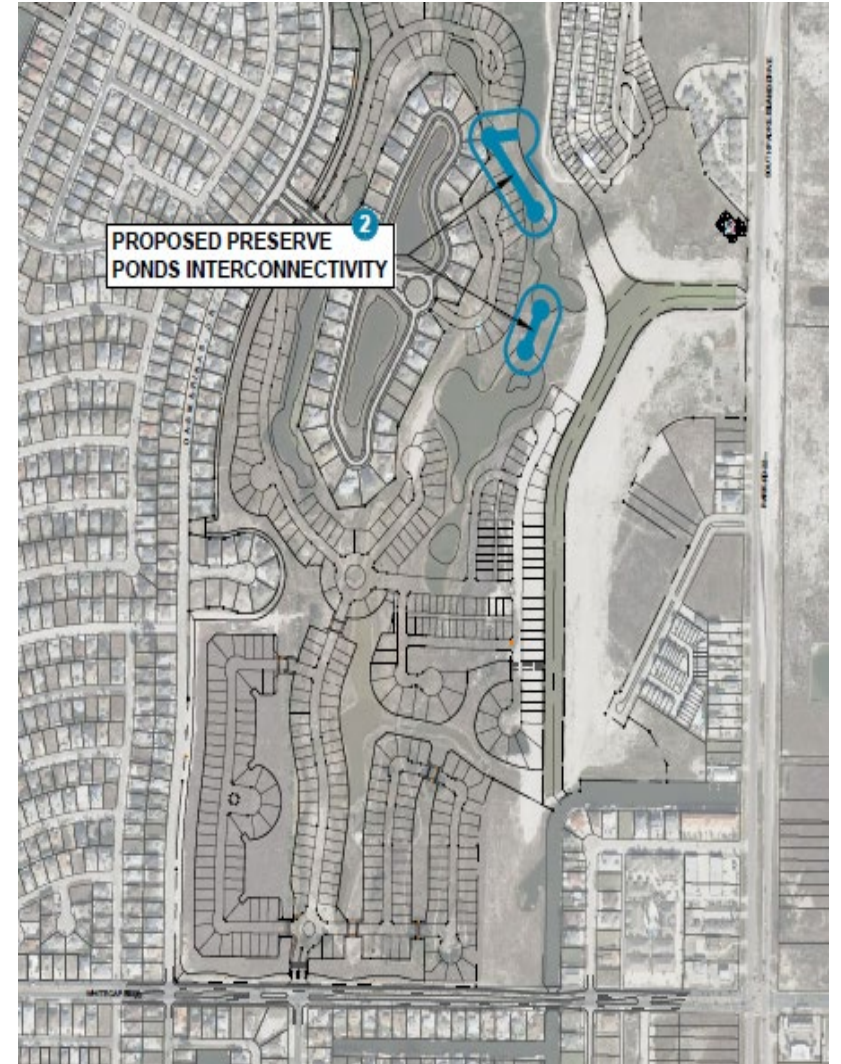
- \$1.5M-Upgrade and repair existing effluent water line and equipment at the Wastewater Treatment Plan
- Extend effluent water line to Commodores Park for future use when park is developed



Pond Interconnectivity

Preserve Ponds Interconnectivity

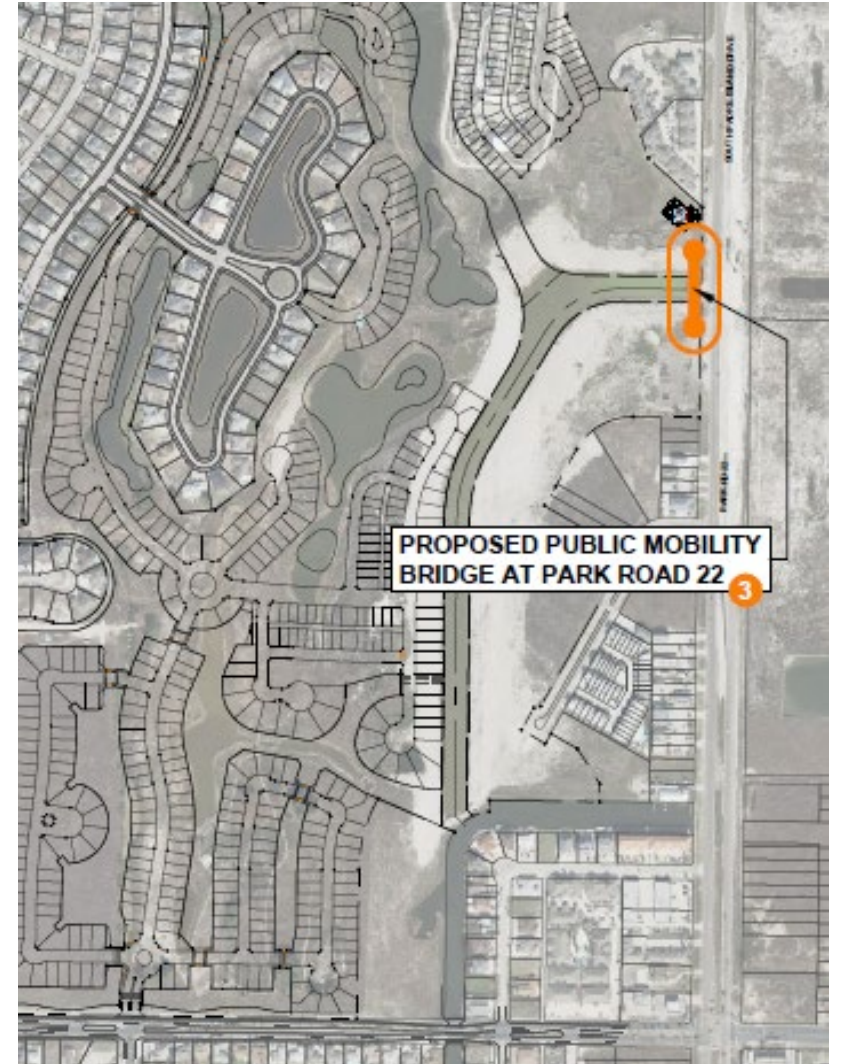
Infrastructure to connect the ponds to allow for water flow and balancing between the bodies of water



Mobility Bridge

Park 22 Public Mobility Bridge

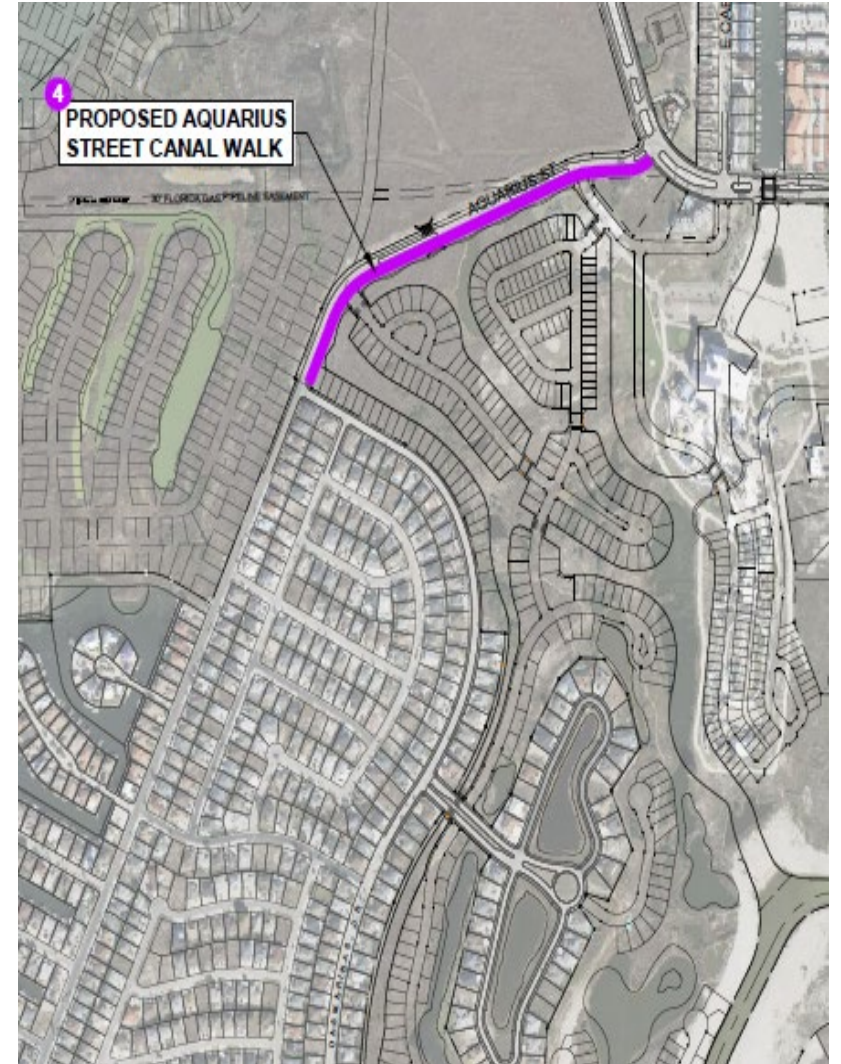
Addition of a third public mobility bridge that will allow pedestrian and golf cart north south mobility over the Park Rd 22 canal. This bridge will mirror the other two bridges but will span a longer canal width and will complement the bridge that is planned in Lake Padre.



Street Canal Walk

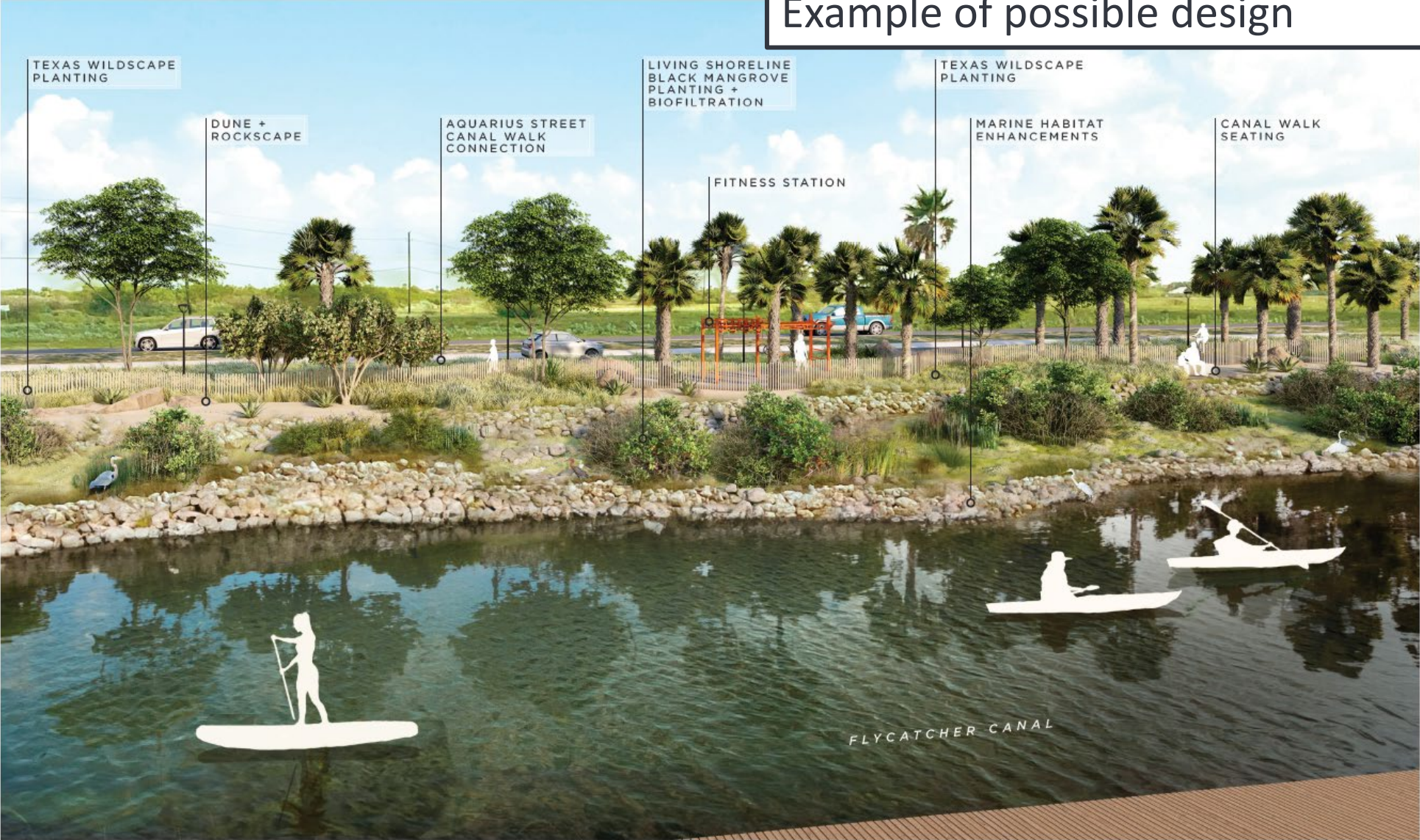
Aquarius Street Canal Walk

Linear park between the canal and road that will have a living edge and amenities. There will be a public walk/trail that will connect into existing walkways and possible future walkways/trails at Commodores Park.



Street Canal Walk

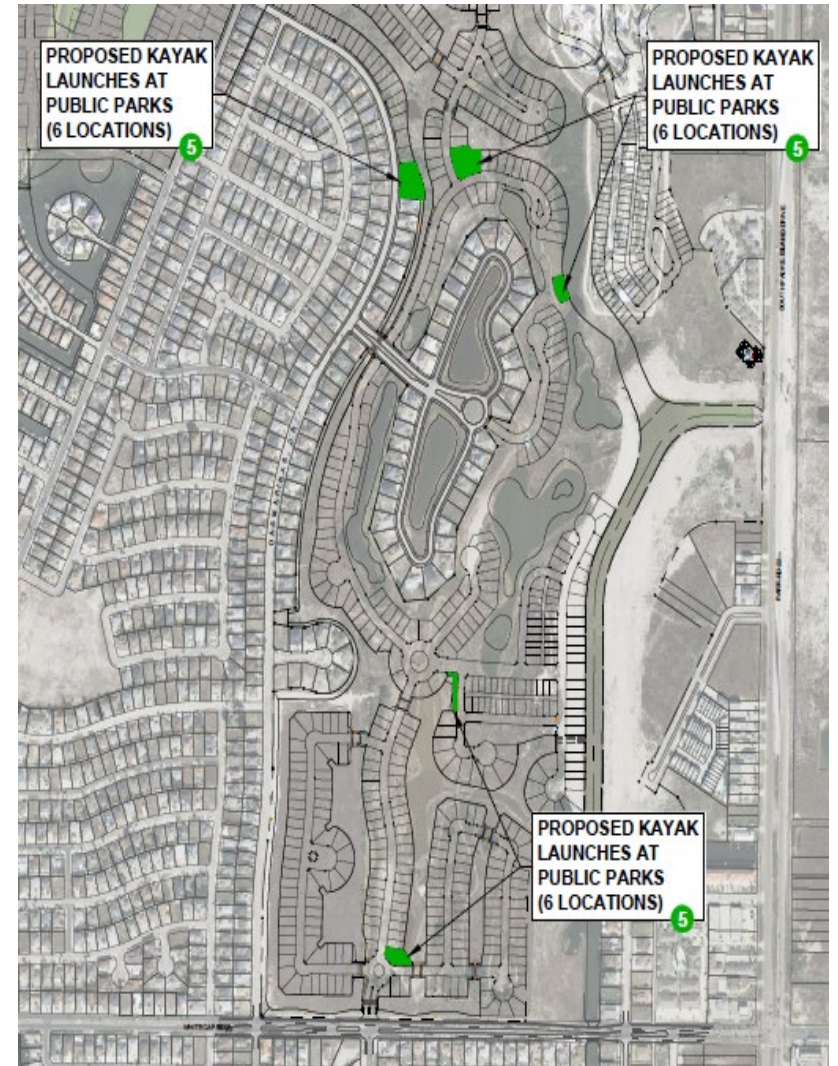
Example of possible design





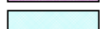

Kayak Launches

Public Kayak Launches

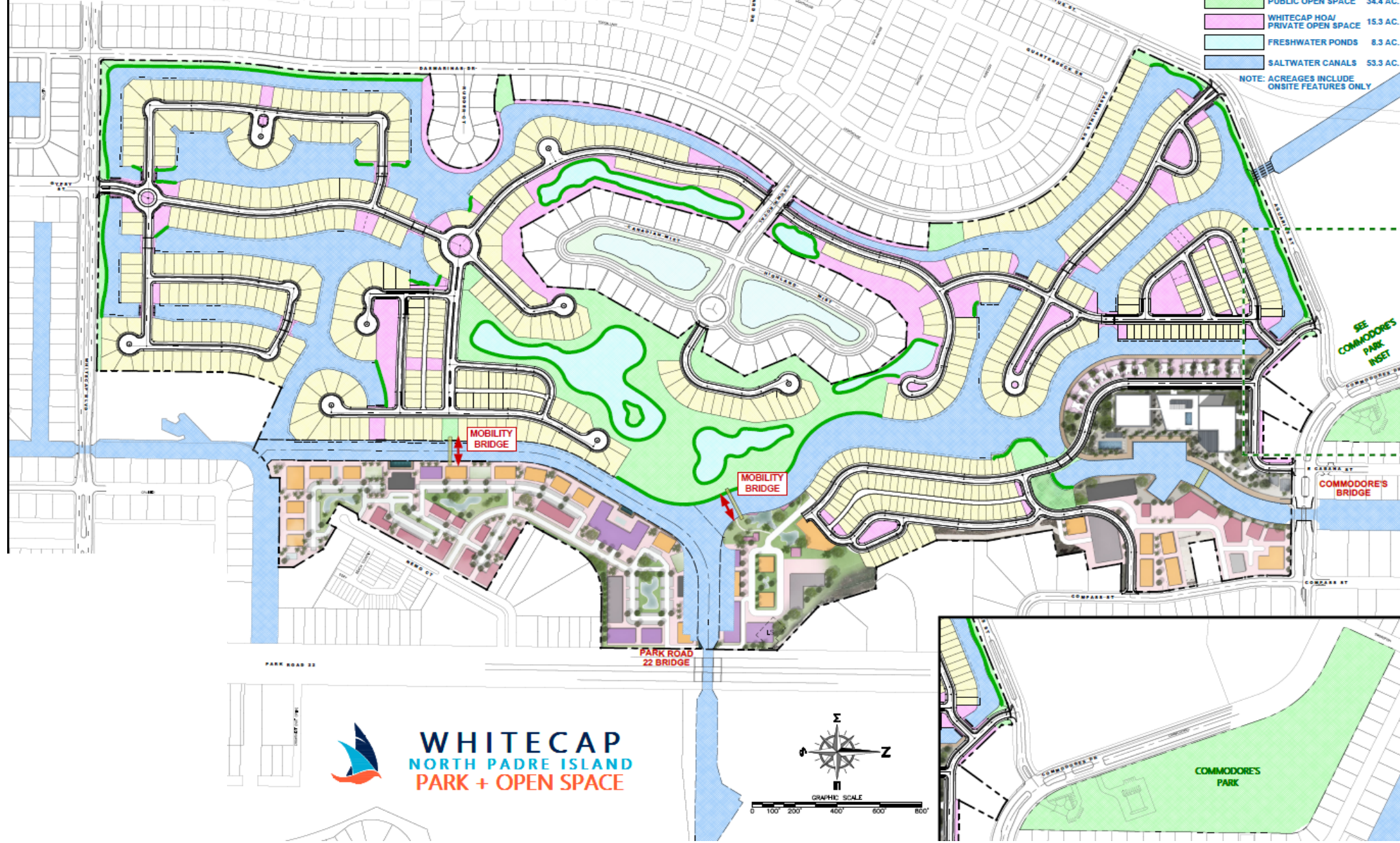
Construction of 6 public kayak launches located in public park areas through out the development.



THIS DOCUMENT IS RELEASED FOR INFORMATION PURPOSES ONLY BY JEFFREY C. COYM, P.E. 101983, ON 08.02.2022, AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

	PUBLIC OPEN SPACE	34.4 AC.
	WHITECAP HOA/ PRIVATE OPEN SPACE	15.3 AC.
	FRESHWATER PONDS	8.3 AC.
	SALTWATER CANALS	53.3 AC.

NOTE: ACREAGES INCLUDE
ONSITE FEATURES ONLY

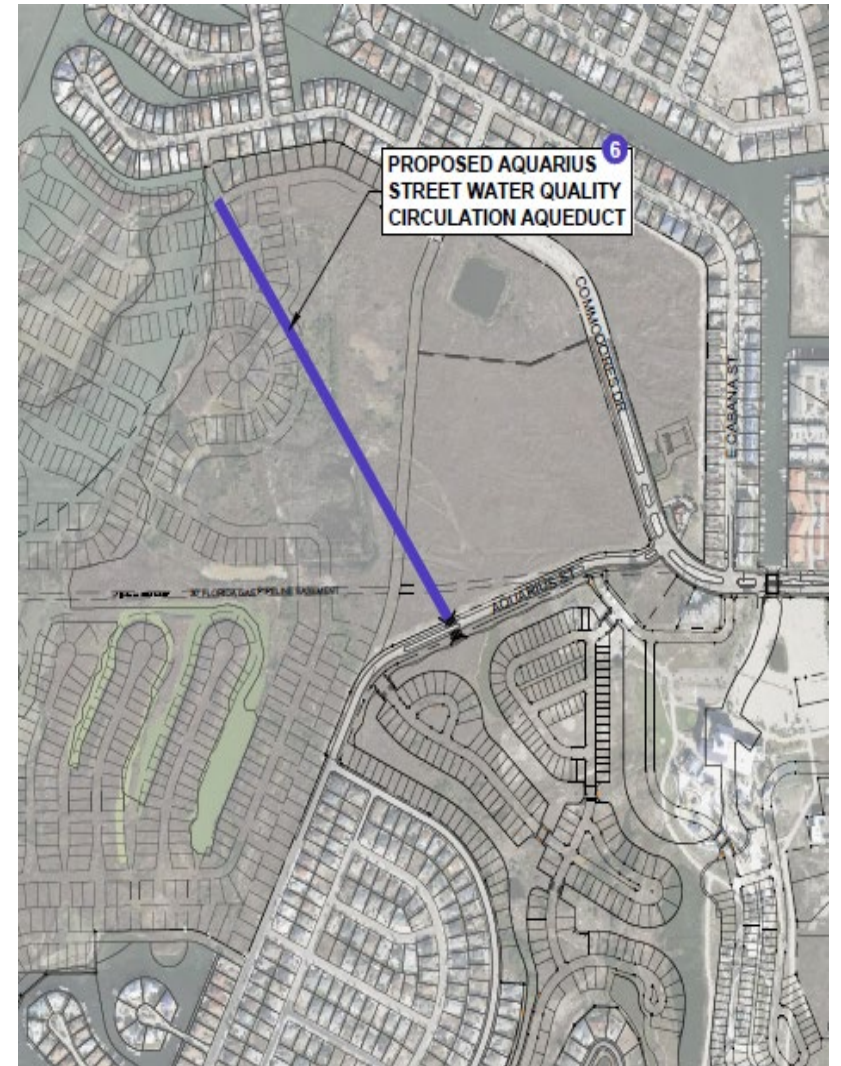


Public Spaces and Connections

Circulation Aqueduct

Aquarius Street Water Quality Aqueduct

Construction of an aqueduct to connect the canal system in the development to the Laguna Madre bay side. The aqueduct will not be navigable but will allow for water circulation resulting in improved water quality.



Project Summary

Developer Requested Projects	Estimated Cost
Whitecap Effluent Line to Preserve Ponds	\$1,000,000
Preserve Ponds Interconnectivity	\$300,000
Public Mobility Bridge at Park Road 22	\$3,000,000
Aquarius Street Canal Walk	\$2,100,000
Kayak Launches at Public Parks	\$600,000
Aquarius Street Water Quality Circulation Aqueduct	\$1,000,000
Total	\$8,000,000

Alternative Delivery Projects	Estimated Cost
Whitecap Effluent Line Repair and Reactivation	\$1,500,000
Extension of Effluent Line to Commodores Park	TBD

Additional Funding for Current Project	Estimated Cost
Commodores Bridge	\$6,000,000



Questions