

Town & Country Boulevard Construct New Public Sanitary Sewer Line

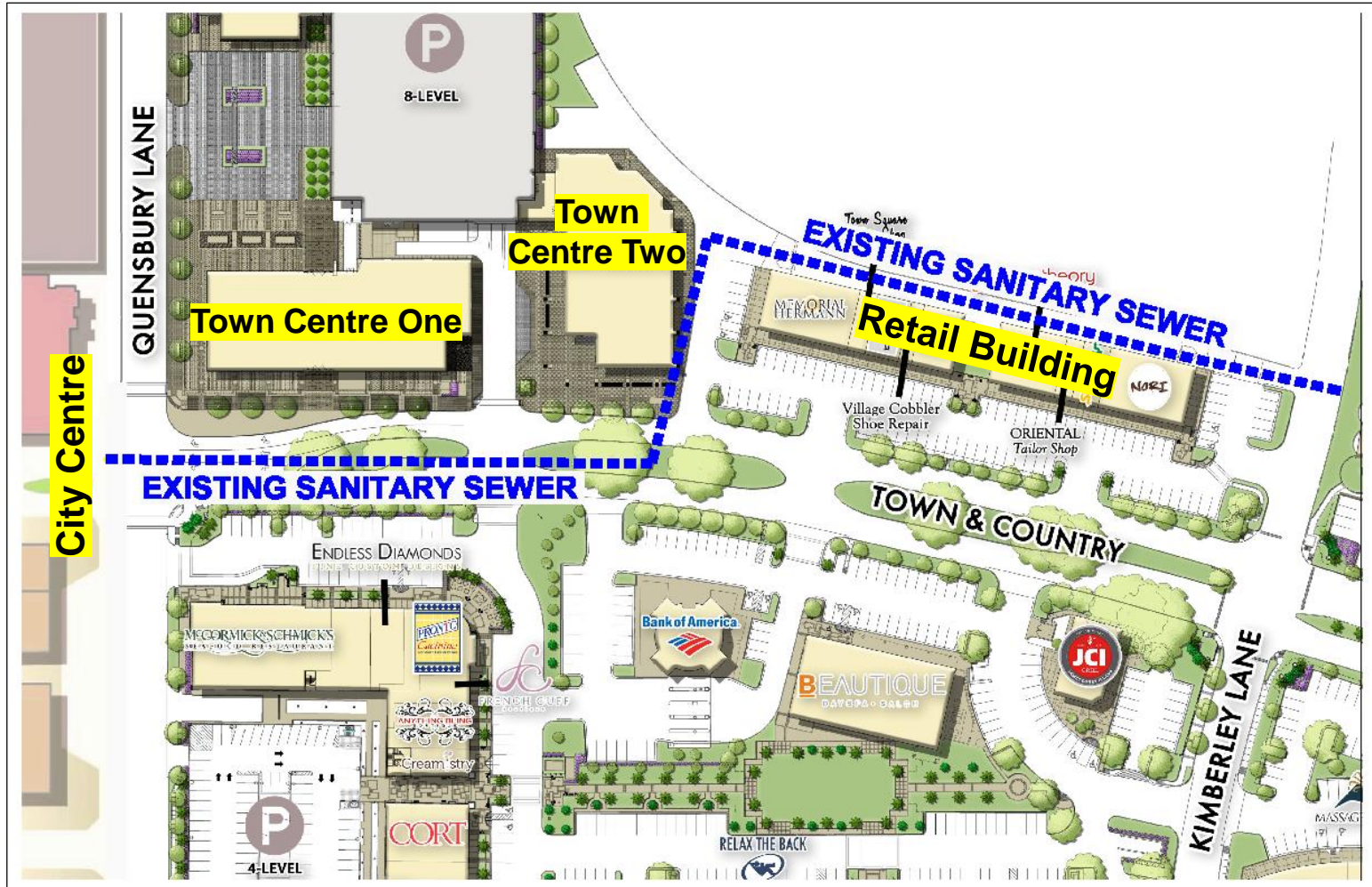
Presented by:
Bob DeLeonardis



September 24, 2019

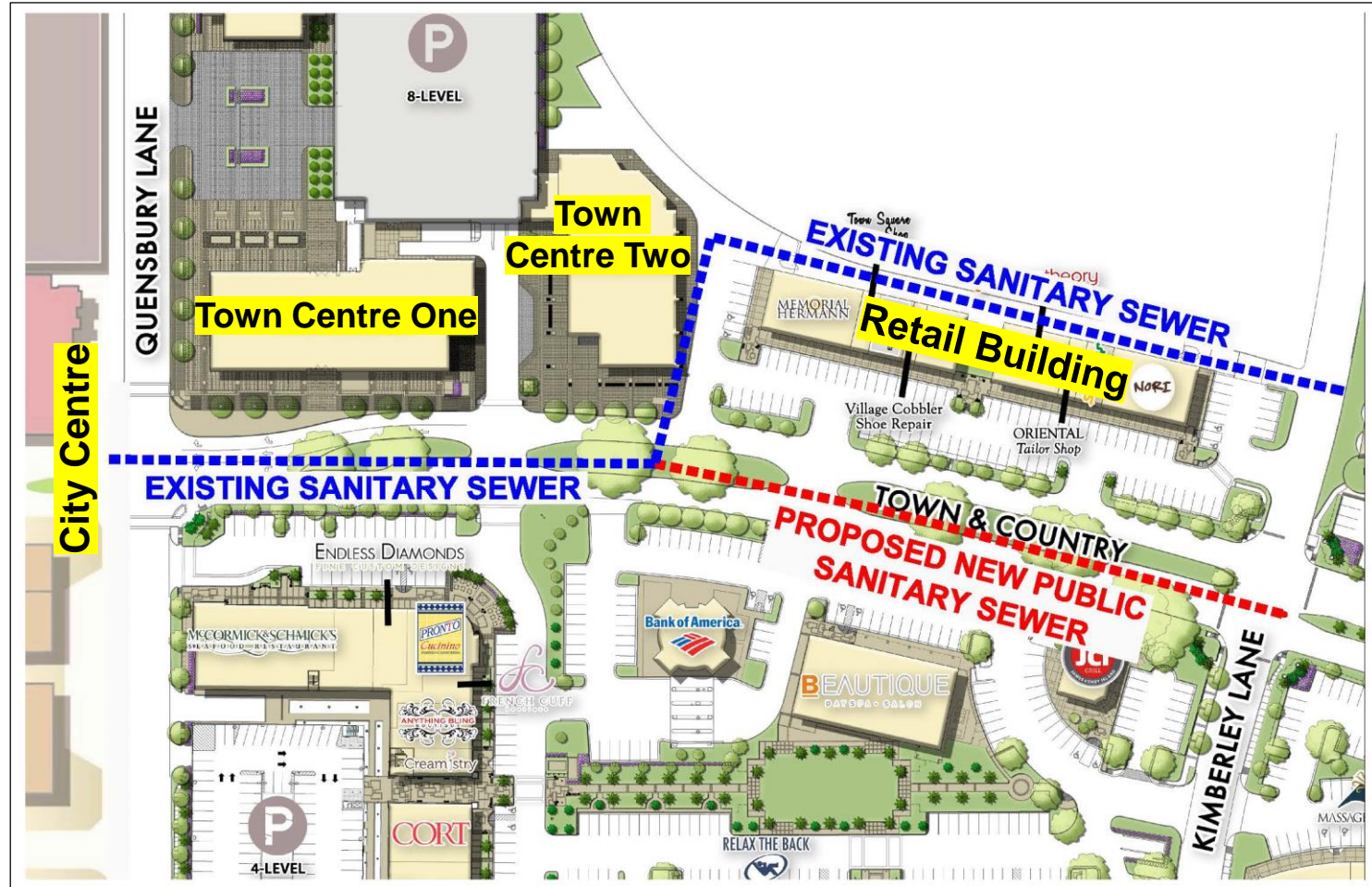
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Current Public Sanitary Sewer Line Route From Town and Country Boulevard To Kimberly



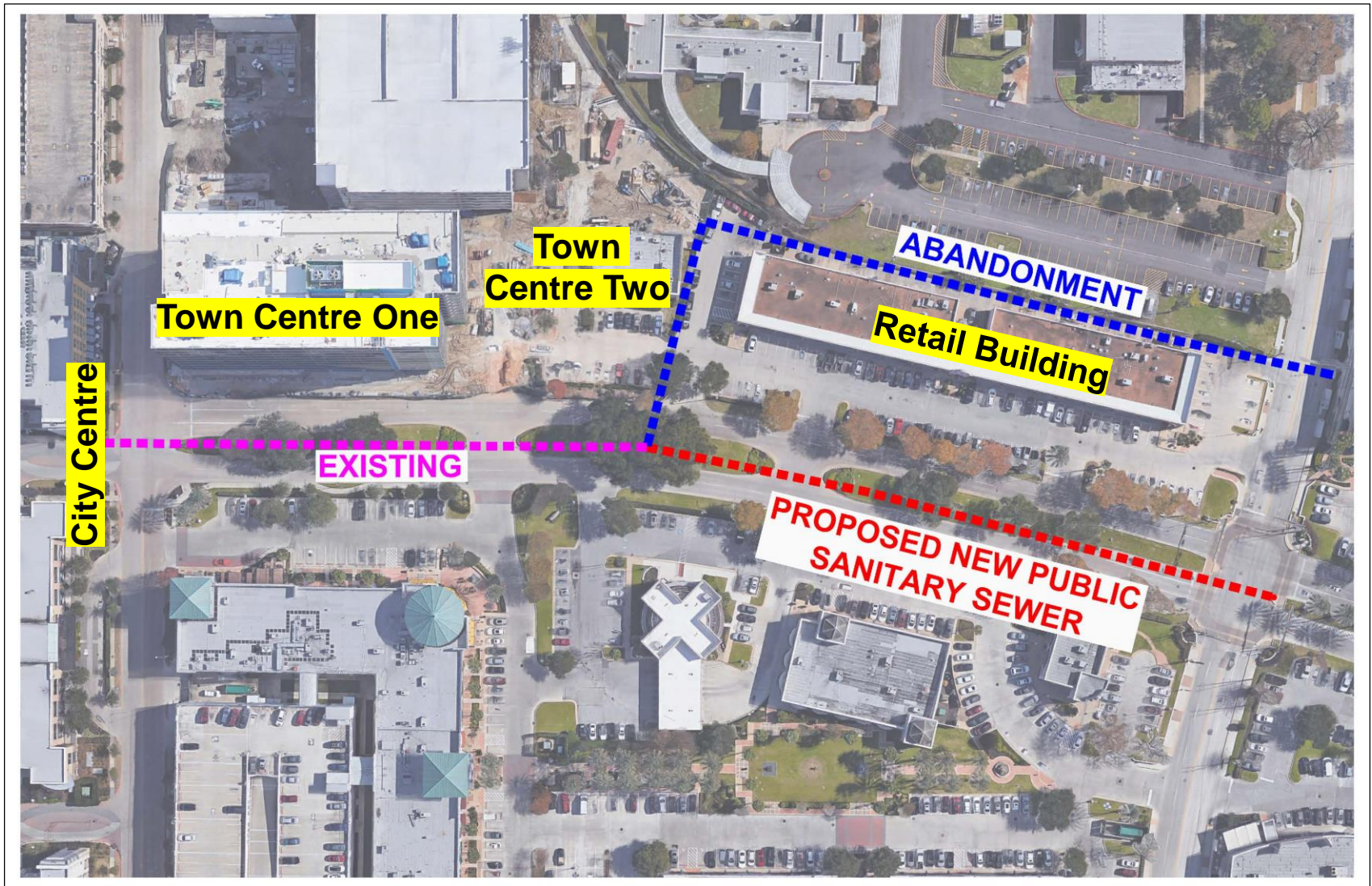
- The owner is currently going through the City of Houston's JRC Abandonment Program to buy back the easement and privatize the sanitary sewer line that runs behind the retail building. The Owner is paying all costs associated with the abandonment and purchase/buyback of the easement.
- Once privatized the line will serve only those tenants in the retail building.

Routing Of The New Public Sanitary Sewer Line From Town and Country Boulevard To Kimberly



- The existing portion of the current sanitary sewer line that runs across the future Town Centre Two Office Building will be abandoned and demolished once construction starts on Town Centre Two.
- The proposed new public sanitary sewer line will tie into the existing line that currently runs south down the median of Town and Country Boulevard from City Centre. Town Centre Two will tie into the proposed new public line after it is constructed.

Current Aerial Site Plan



- The Owner is requesting a Reimbursement Agreement with TIRZ 17 only for the costs associated with the proposed new public sanitary sewer line. We think that moving the public line off of private property and into a public right of way will benefit the Memorial area, City Centre, Town and Country Village, and City of Houston after completion.

New Sanitary Sewer Line Will Be Utilized By \$200 Million Of New Value



- 1** TOWN CENTRE TWO
PROJECTED VALUE 60 MILLION
(COMING 2020)
- 2** PROPOSED NEW MULTIFAMILY & RETAIL
PROJECTED VALUE 50 MILLION
(NEXT 5 YEARS)
- 3** PROPOSED NEW OFFICE BUILDING
PROJECTED VALUE 80 MILLION
(NEXT 5-10 YEARS)

- The new sanitary sewer line will be utilized in the near future by several new buildings that will add nearly \$200 million of value to the Memorial area and City of Houston.

Preliminary Project Schedule

Task List	Months		
Design Phase (Completed on 6/6/2019)	1 Month		
Bidding Phase (Completed on 9/19/2019)		1 Month	
Construction Phase			2 Months

Proposed Construction Budget to Construct the New Public Sanitary Sewer Line

CODE	DESCRIPTION	ESTIMATED FINAL COST
A.01	CONSTRUCTION OF NEW PUBLIC SANITARY SEWER LINE <i>(Public Bid Amount – AR Turnkee Construction Company Inc.)</i>	\$415,000.00
B.01	CIVIL ENGINEERING PLANS FOR PUBLIC SANITARY SEWER LINE	\$60,000.00
	PERMITTING & PLAN REVIEW FEES – CITY OF HOUSTON	\$25,000.00
	CONTINGENCY (20%)	\$100,000.00
	TOTAL COST NOT TO EXCEED	\$600,000.00

Thank You



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Questions & Answers

