

# RIVERPOINTE

## Supplemental Engineering Contract

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Director of Engineering



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# Why is this contract important?

## 1. Project Schedule

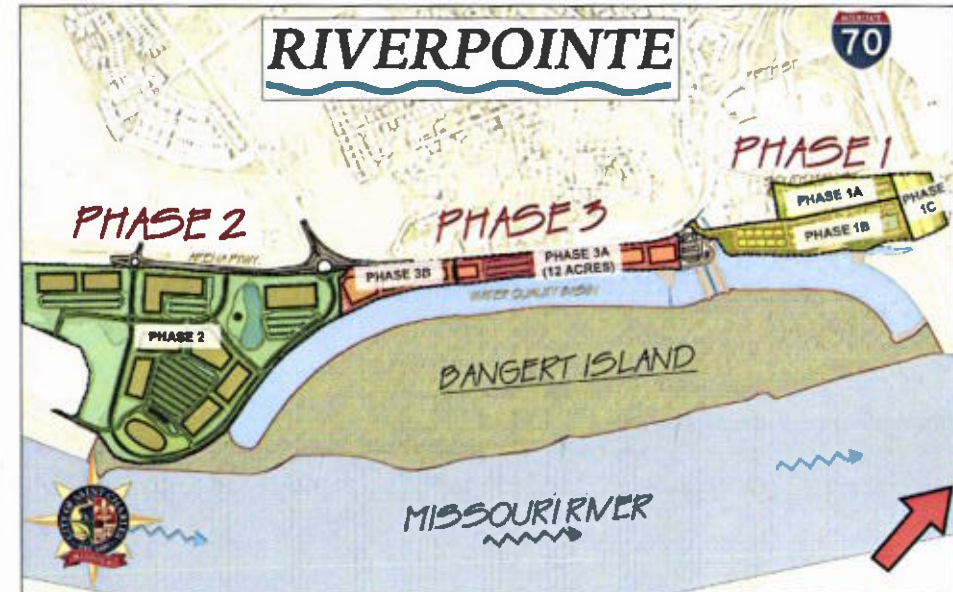
- Failure to move forward in April results in a year setback to the project.

## 2. Project Funding

- Failure to move forward results in the forfeiture of \$1M from MoDNR, and \$5M from the Governor's Cost Share
- City currently has a County Road Board Application for \$7M under consideration.
- Funding for the contract is from Stormwater, Sanitary Sewer and State funds. These funds are not able to be utilized on operations like general fund dollars.

## 3. Development

- Current development contract and prospects will be lost due to our inability to move forward.



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# What does this contract provide?

## 1. Design Pad Ready Sites (Phase 1A & 3A)

- New sanitary sewer infrastructure across site
  - The existing sewer is in poor condition and had an emergency repair this year, this line carries most of the flow south of I-70
- Retaining wall, road, trail relocation, etc.

## 2. Rezone and Subdivide for Development

- Rezone as a planned development & subdivide for users

## 3. Clear Permitting Hurdles (All Phases)

- USACE: Wetland delineation, jurisdictional determination, various permitting as required
- USFWS: Endangered species surveys
- Missouri SHPO: Historic & cultural resources

## 4. Coordinate Utility Relocation (Phase 1A, 1B, & 3A)

- Major Ameren and Communication line undergrounding
- Cell Tower Relocation

## 5. Provide Various other Supporting Tasks

- Community stakeholder engagement
- Design support for private business attraction

The contract does not provide any work related to a City Hall relocation. The design will be solely for infrastructure, flood control, permitting, and site development.



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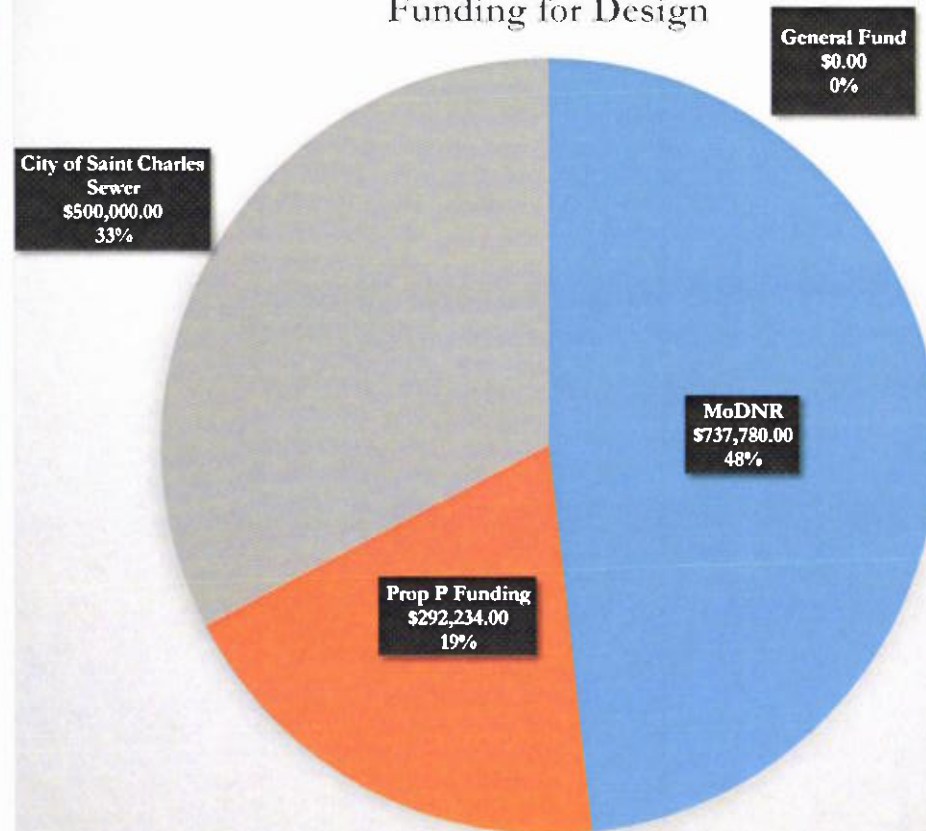
# Funding Sources & Schedule

Design Task	Completion Date ( March NTP)
<b>Wetland Delineation</b>	<b>June-20</b>
Section 106 Coordination	April-20
<b>Endangered Species Habitat Evaluation</b>	<b>June-20</b>
Lombard Extension & Sanitary Sewer Lift Station	July-20
Phase 3A Tree Clearing, Mass Grading, & Sewer Package *	August-20
<b>Permitting prior to Phase 3A</b>	
<b>Construction NTP (US Army Corps of Engineers, MDNR, US Fish &amp; Wildlife)</b>	<b>November-20</b>
Phase 3A Katy Trail Relocation	November-20
<b>Construction Complete Phase 3A</b>	<b>April-21</b>

\* 8/27/2020 design completion to allow for Construction NTP on 11/1/2020 per USFWS restrictions on tree clearing, assuming USACE approvals

\*\* Items in RED denote critical tasks

Funding for Design



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# Development Impact

## Phase 1 and 3A

Use Type	Square Feet	Private Investment	Permanent Jobs	Annual Wages	Total Annual Development Payroll	Temporary Jobs including Construction	Temporary Job Annual Wages	Total Temporary Wages
Office	229,500	\$ 39,699,598.50	383	\$ 74,089.60	\$ 28,376,316.80	230	\$ 31,000.00	\$ 35,506,316.80
Retail / Entertainment	535,500	\$ 83,690,617.50	369	\$ 41,912.00	\$ 15,465,528.00	536	\$ 31,000.00	\$ 32,081,528.00
Restaurant / Dining	153,000	\$ 23,911,605.00	270	\$ 23,545.60	\$ 6,357,312.00	153	\$ 31,000.00	\$ 11,100,312.00
Hotel / Residential	612,000	\$ 95,646,420.00	241	\$ 29,598.40	\$ 7,133,214.40	612	\$ 31,000.00	\$ 26,105,214.40
Total	1,530,000	\$ 242,948,241.00	1,263		\$ 57,332,371.20	1,531		\$ 104,793,371.20
				Average Wage	\$ 45,393.80			

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# Project Location



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