



June 2024

Dear TEDC Board of Directors,

On behalf of RSC Riverside Construction, we respectfully submit this request for grant funding from the TEDC for the completion of the 168,000 square foot Holderrieth Business Park.

RSC Riverside Construction is a Veteran owned company. Brothers and co-owners, Christian and Aaron Goedde grew up in the Tomball area before both serving in the United States Military. Riverside was founded in 2005, and we have been serving the greater Houston area for 19 years, doing new construction and development. During this time, we have become proud partners with United Airlines for the last 14 years performing over 2000 projects at George Bush Intercontinental Airport.

RSC's business model involves developing, building and managing properties with long-term ownership. That's why it is important to us to have above average amenities, construction methods and materials, with rents that agree with up-to-date market rates. This results in the history of zero (0) availability at our existing properties.

Our mission in developing the Holderrieth business park is to cater to diverse, small businesses who are looking for a fresh, modern building where they can continue to grow their businesses. Uniquely, each tenant will be able to sign a one-year renewable lease, as we want small and growing businesses to let go of the fear of signing a multiple-year lease and focus on their goals as a business. At full capacity, there is potential for 71 different companies to reside at this property, with an average of 3.5 employees per lease space totaling a potential 248 new jobs to the Tomball market.

The Holderrieth Business Park will consist of fifteen (15) separate pre-engineered metal buildings. The property was designed to have lease spaces in increments of 2,400 sf, abundance of parking and ample green space. This project will help expand the footprint of the City of Tomball both economically and geographically.

The construction phase of this project is expected to begin in mid-July and is scheduled to be complete in about 14 months.

We are asking for grant funding on this project, including infrastructure, landscaping, and development services. Our current estimated budget is attached:

If you have any questions about the Holderrieth Business Park, please contact us at christian@rscriverside.com. We want to thank you for this opportunity and for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christian L. Goedde". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christian L. Goedde

Holderrieth

168,000

Soft Cost

Budget

Civil	\$58,080
Architect & MEP's	\$43,000
Environmental	\$0
Geo Tech	\$18,150
Surveys	\$30,250
3rd Party Testing	\$40,000
Legal	\$10,000
Development Overhead	\$40,000
Permit Fee's	\$35,000
IMPACT FEE	\$175,000

\$274,480

Site Development

General Conditions	\$42,000
Security/Camera/Fencing	\$26,000
SWPPP	\$12,100
Clearing	\$48,400
Grading, Pad Sites	\$544,500
Fill Dirt (Yards)	\$300,006
Turn Lane	\$135,000
Down Spout Connections	\$70,200
Water, Fire Hydrant (6)	\$250,000
Sanitary Sewer	\$193,600
Storm Sewer	\$338,800
Flat Work/Concrete	\$1,380,000
Bollards	\$63,750
CenterPoint	\$350,000
Signs	\$40,000
Landscaping and Irrigation	\$108,900

\$3,903,256

Building Construction

Shell Building

General Conditions	\$42,000
Concrete Slab	\$1,512,000
Steel	\$1,495,200
Steel Erection	\$504,000
Awning	\$71,500
Translucent Panels/ Eave Light	\$67,500
Insulation	\$294,000
Front Doors With Glass	\$92,000
Concrete Sealant	\$126,000
Overhead Door	\$178,750
Front BLD Glass and Glazing	40000
Glass Back Buildings	\$122,000
Electrical	\$135,000
CenterPoint	\$0
Plumbing	\$165,000

\$4,844,950

Interior Build Out

Total of 52 Buildouts

Millwork	\$49,400
Interior Doors	\$156,000
Frame & Drywall	\$1,352,000
Ceilings	\$62,400
Paint	\$78,000
Bathroom Trim Out	\$18,500
Fire Extinguisher	\$13,000
Fire Alarm	\$0
HVAC/Install/Trimount	\$65,000
Electrical	\$1,144,000
Plumbing	\$520,000

\$3,458,300

Total Cost

\$12,480,986