

Robert Beauregard Script

Slide 1:

I thank you all for joining us today and I know that what we here at Beauregard and Sons have for you will take you to place where dreams become a reality.

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The Problem is Clear, New York City is Over crowded and has no signs of Slowing down. Since just 2010 The Population of our city has grown by 5.5%. We need to find a way to maintain and expand with the growing population.

Now as we all know the Geography of NYC is Finite and already over grown with buildings and Massive sky scrapers resulting in NYC being the most densely populated City in all of the US. Not to mention NYC is also the most visited city in all the US.

This city is one I have known and love all my life and I think we can all

agree that it is the Greatest City on earth but If we cant' find a way to expand our border we will sink right into the Hudson. And that will only get us closer to New Jersey. And I know nobody wants that.

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If we look at this graph taken from the United States Census Bureau we can see that in the last 40 years the population of the City has continuously grown. With the largest uptick of almost 700,000 from 1990 to 2000 mostly due to the large increase of Imports to the US. We can only assume that this will continue and we have to find a way to house these new future residents of the greatest city on earth.

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With the population of NYC growing with no end In sight we must think about how we as New Yorkers can keep our thriving city from crumbling under the pressure of progress

The solution can not be to over crowd this city with more buildings and skyscraping residential monstrosities

We must think OUTSIDE THE BORDER

We are in fact surrounded by water surrounded by Water so lets embrace that. But Again not the Hudson cause who wants to be that close to JERSEY

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So Why Don't we expand out to the Water?

We can Build the Future of Urban Development by creating the First Ever Floating City.

The idea is simple we Build a multitude of properties that reach out onto the East River.

Designed with style and Longevity in mind this Amazingly inventive complex will ensure the continued prosperity of NYC.

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Now you may be wondering how will we power these floating cities?

Because we cant just assume that the cities grid will be able to handle

all these new Properties .

Well the plan will be to make these floating cities 100% self sustaining by retro fitting the roofs with Solar panels that will power the individual properties. And eventually we may even be able to build wind turbines on the site. To help further our energy independence.

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Now here is the average cost of electricity per month per square foot

\$2.10

While the average cost of solar panel installation per square foot is about \$4 almost 2 dollars more than the monthly cost to power but we will be saving in the end because as time goes on our savings go up.

And who wouldn't want a zero sum power bill?

I myself can't wait to live in that world.

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Now let's talk Timelines. Our hope is to start building out the foundation of the 1<sup>st</sup> Floating city in the summer of 2021. Now with our experience in working with building large commercial ports, that should take about 6 months. Allowing us begin construction of our first Residential Property In January of 2022. The reason we start with one is it allows us to ensure the design before beginning the mass construction of the remaining 9 residential properties. The plan is to build these Residential properties with 20 stories in a unique design and setting. That being said we estimate the completion of construction with-in 21 months. Setting us up to begin Renting apartments in Again the 1<sup>st</sup> Floating City by August 2023. Now everyone is going to want to live here so we estimate that all units will be rented out by October 2023. Which is when we begin the construction of the remaining 9 properties. Now obviously we wont be able to build every property at once so we estimate completion of the Awe-Inspiring Floating City in

2033.

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Now obviously an endeavor like this is going to be expensive.

We have laid out a budget that we here at Beauregard and Sons are very confident in.

Being that this will be an expansion out to the river we will have to create the foundation for the city. A foundation of that size should cost about 50 Billion Dollars. To ensure the longevity of the City.

Each building 20 stories of unique designs will be 15 Billion Dollars per Building. And these will be the most sought after properties in NYC

Lastly and something we have kept secret till now is the transportation From our Floating City to the Heart of NY. The Air Tram System These will be luxury Trams allowing residents to transport themselves in style.

These Air Trams Budget out to 30 Million dollars each. One at the north

Part of The Floating City and One to the south.

All in the total cost is estimated to be 200.06 Billion Dollars

And with that we will give you the greatest Feat of Engineering the world has ever seen.

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Beauregard and Sons has 50 Years of experience in the industry. And for the last 15 we have focused on specialized solutions such as the one we have been talking about all day. We have 100 Construction Crew on staff ready to begin working on this project. Not to mention we were just featured in Forbes Magazine Under the Title, "The Worlds Greatest Father Son Engineering Team. Of course we wouldn't have come today if we didn't believe in our plan but I think the most enticing fact about Beauregard and Sons come from our extensive track record of delivering amazing work under Budget Yes THAT IS RIGHT, UNDER BUDGET.

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Here are just a few examples.

The 2010 Los Angeles expansion not unlike the expansion we are looking to do here in a smaller scale. The Budget \$135 Billion Which we were able to complete at \$93 Billion Saving the City of Angels 42 Billion Dollars.

The 2015 Rigley Field expansion completed a whopping 58 Million Under Budget

The Las Vegas Viking Arena construction, Go Rangers of course, but still 68 Million under budget is worth Mentioning.

Thank You for your time and We Look forward to working with you.