EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
AUGUST 2026

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Project No.	Year	Description	Construction Cost	Interest	Period (months)	Payment	Total Payment	Size	Length	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5.1% over 20 Years)	Total Project Costs	Detailed Description
S-13	2020	Addl. Wilbarger WWTP Capacity	$ 17,269,056.00	0.00425	240	$ 149,066.41	$ 35,775,938.30	1.33 MGD		$ 19,859,414.40	$ 2,140,000.00	$ 400,000.00	$ 13,376,523.90	$ 35,776,000.00	New Treatment Plant Capacity to Serve Addl Growth - construction complete
S-15	2022	Cottonwood WWTP, Phase 1, 0.20 MGD	$5,227,569.50	0.00425	240	$ 52,593.61	$ 12,622,467.33	0.20 MGD		$ 6,534,461.88	$ 398,000.00	$ 970,500.00	$ 4,719,505.45	$ 12,622,000.00	Construction complete
S-16	2024	East Cottonwood Gravity Line	$ 1,500,000.00	0.00425	240	$ 14,274.81	$ 3,425,955.08	12"	3,200	$ 2,025,000.00	$ 51,000.00	$ 69,000.00	$ 1,280,955.08	$ 3,426,000.00	Construction complete
S-17	2023	West Cottonwood LS and FM	$ 949,000.00	0.00425	240	$ 9,062.01	$ 2,174,882.54	6" FM and 350 gpm LS	3,700	$ 1,233,700.00	$ 79,000.00	$ 49,000.00	$ 813,182.54	$ 2,175,000.00	Construction complete
S-18	2024	West Cottonwood Gravity Line, Phase 2	$ 984,000.00	0.00425	240	$ 9,572.44	$ 2,297,386.38	15"	8,200	$ 1,328,400.00	$ 64,000.00	$ 46,000.00	$ 858,986.38	$ 2,297,000.00	Construction complete
S-19	2024	FM 973 Gravity Wastewater Line	$ 300,000.00	0.00425	240	$ 6,139.30	$ 1,473,432.00	15"	5,800	$ 405,000.00	$ 60,800.00	$ 106,100.00	$ 901,532.00	$ 1,473,000.00	Construction complete
S-23	2028	Willow Lift Station and Force Main	$ 1,000,000.00	0.00425	240	$ 14,234.88	$ 3,416,371.99	200 gpm		$ 1,550,000.00	$ 232,500.00	$ 356,500.00	$ 1,277,371.99	$ 3,416,000.00	Lift Station and Force Main to serve 220 LUEs in Willow Basin along US 290. 10-Yr ADF approx. 60,000 gpd, PWWF approx 200 gpm
S-28	2018	High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	$ 26,271.96	0.00425	240	$ 210.84	$ 50,601.98	12"	3,100	$ 27,585.56	$ 4,096.48	$ -	$ 18,919.94	$ 51,000.00	Gravity main to serve new high school; upgrades to existing Stonewater Lift Station - construction complete
S-30	2027	Expand Cottonwood WWTP to 0.40 MGD Capacity	$ 4,352,000.00	0.00425	240	$ 59,452.43	$ 14,268,583.84	0.40 MGD		$ 6,528,000.00	$ 979,200.00	$ 1,426,400.00	$ 5,334,983.84	$ 14,269,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2027	Expand Cottonwood WWTP to 0.60 MGD Capacity	$ 4,352,000.00	0.00425	240	$ 59,452.43	$ 14,268,583.84	0.6 MGD		$ 6,528,000.00	$ 979,200.00	$ 1,426,400.00	$ 5,334,983.84	$ 14,269,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2025	Bastrop-Parsons WW Improvements	$ 497,382.17	0.00425	240	$ 6,235.23	$ 1,496,455.64	12"		$ 696,335.04	$ 104,500.00	$ 136,100.00	$ 559,520.61	$ 1,496,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth - construction complete
S-33	2025	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	$ 312,343.00	0.00425	240	$ 3,915.63	$ 939,750.18	15"	6,200	$ 437,280.20	$ 65,600.00	$ 85,500.00	$ 351,369.98	$ 940,000.00	New wastewater line to serve growth along Gregg Lane - construction complete
S-34	2025	Wilbarger Basin lift station and force main (off Gregg Lane)	$ 803,000.00	0.00425	240	$ 10,066.24	$ 2,415,897.28	12" FM and 225 gpm LS	3,500	$ 1,124,200.00	$ 168,600.00	$ 219,800.00	$ 903,297.28	$ 2,416,000.00	New lift station and force main to servie growth along Gregg Lane - construction complete.
S-35	2025	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	$ 1,103,800.00	0.00425	240	$ 13,837.05	$ 3,320,892.46	12"	8,130	$ 1,545,320.00	$ 231,800.00	$ 302,100.00	$ 1,241,672.46	$ 3,321,000.00	New gravity wastewater line to extend wastewater service to City Limits for future growth - construction complete
S-36	2028	Lift Station and Force main to Cottonwood WWTP	$ 2,500,000.00	0.00425	240	$ 35,587.87	$ 8,541,089.70	10" FM 1,575 LUEs		$ 3,875,000.00	$ 581,300.00	$ 891,300.00	$ 3,193,489.70	$ 8,541,000.00	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.
S-37	2030	Expand Cottonwood WWTP to 0.80 MGD Capacity	$ 4,000,000.00	0.00425	240	$ 61,623.27	$ 14,789,584.56	0.20 MGD		$ 6,600,000.00	$ 990,000.00	$ 1,669,800.00	$ 5,529,784.56	$ 14,790,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-38	2028	East Travis Regional WWTP - Phase 1 - 1.1 MGD and 39" trunk main	$35,000,000.00	0.00425	240	$ 436,413.97	$ 104,739,352.98	0.20 MGD		$ 54,250,000.00	$ 398,000.00	$ 10,929,600.00	$ 39,161,752.98	$ 104,739,000.00	Build plant at Regional Site, road and electrical improvements add $500,000
S-39	2027	Addl. Wilbarger WWTP Capacity	$ 15,531,692.50	0.00425	240	$ 171,946.87	$ 41,267,248.13	2.0 MGD		$ 23,297,538.75	$ 2,140,000.00	$ 400,000.00	$ 15,429,709.38	$ 41,267,000.00	New Treatment Plant Capacity to Serve Addl Growth - under construction
S-40	2031	24" Trunk main to tie-in by Manor Heights	$ 2,760,800.00	0.00425	240	$ 48,137.46	$ 11,552,991.36	24"		$ 4,693,360.00	$ 2,140,000.00	$ 400,000.00	$ 4,319,631.36	$ 11,553,000.00	New trunk main to extend wastewater service in northern part of the City along FM 973.
CIP-1	2021	Wildhorse Creek Lift Station Expansion	$ 867,081.50	0.00425	240	$ 8,595.49	$ 2,062,916.57	1,075 gpm, 2nd WW		$ 1,040,497.80	$ 156,100.00	$ 95,000.00	$ 75,900.00	$ 1,367,000.00	Change in discharge point increased Phase 1 capacity from 440 to 1026 LUEs, currently at about 706 LUEs. Will need to expand LS when Lagos develops to ultimate 1586 LUE capacity.
CIP-2	2025	Bell Farms Lift Station Expansion	$ 990,451.70	0.00425	240	$ 2,984.94	$ 716,385.60	1,400 gpm, 2nd WW		$ 1,386,632.38	$ 45,000.00	$ 30,000.00	$ (745,246.78)	$ 716,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capcity at phase 2 is 2172.
CIP-3	2025	Presidential Glen Lift Station Expansion	$ 990,451.70	0.00425	240	$ 2,984.94	$ 716,385.60	2,275 gpm, 2nd WW		$ 1,386,632.38	$ 45,000.00	$ 30,000.00	$ (745,246.78)	$ 716,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capcity at phase 2 is 3517.
CIP-4	2028	US 290 WW Line Expansion	$ 2,500,000.00	0.00425	240	$ 35,587.87	$ 8,541,089.70	12" & 15"	1,566 & 2,760	$ 3,875,000.00	$ 581,300.00	$ 891,300.00	$ 3,193,489.70	$ 8,541,000.00	Presently at approximately 264 PG+308 SW = 572 LUEs out of 1800 LUE capacity, expansion will double capacity.
CIP-6	2020	Travis County Rural Center Lift Station, force main	$ 1,176,592.00	0.00425	240	$ 10,515.32	$ 2,523,676.39	500 gpm	500	$ 1,353,080.80	$ 127,000.00	$ 100,000.00	$ 943,595.59	$ 2,524,000.00	Lift Station and Force Main from Rural Center to existing wastewater line
CP-WW-0003	2027	Llano/Lampasas Wastewater improvements	$ 2,018,500.00	0.00425	240	$ 21,660.12	$ 5,198,427.65	15" & 18"	4000 LF	$ 3,027,750.00	$ 127,000.00	$ 100,000.00	$ 1,943,677.65	$ 5,198,000.00	Upgrade/upsizing of existing gravity mains.
			Total: $107,011,992.03										**Total:**	**$ 297,899,000.00**	

GBA

Wastewater LUEs are defined as producing 275 gallons of wastewater per day per single family residence as determined in the the City of Manor Wastewater Master Plan.

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