NANTUCKET HOUSING FEASIBILITY STUDY (Dev. No. 2204)

FOR

THE CITY OF MONTGOMERY

WGA PROJECT NO. 00574-113

MAY 2022

PREPARED BY



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Usage Projection
- D: Excerpt From Impact Fee Analysis
- E: Escrow Calculation
- F: Preliminary Cost Estimate

1 EXECUTIVE SUMMARY

Matt Fuqua of HCR Ventures, Ltd., (the "Developer") has requested the City of Montgomery (the "City") to perform a feasibility study for the City to serve a future multi-family and senior-living development on a 33.01-acre tract along Stewart Creek Road, north of SH-105. The tract is located outside the City limits and completely within the City's extra territorial jurisdiction ("ETJ"). As part of the development process, the Developer has requested annexation into the City limits prior to receiving service.

This development would consist of approximately twenty multi-unit apartment buildings containing approximately 220 apartment units, in addition to an amenity center building and two swimming pools. The analysis shows that the City will have the wastewater capacity to serve the development, and existing developments, for the next few years but will need additional wastewater treatment plant capacity to serve all existing and proposed developments at full build out.

The analysis also shows that after the completion of the City's Water Plant No. 3 Improvements project currently in construction the City will have the water capacity to serve the development, and existing developments, for the next few years but will need additional water plant capacity to serve all existing and proposed developments at full build out.

The estimated total costs that will be associated with the development are:

	Total Estimated Costs	\$ 211,800
•	Wastewater Impact Fee	\$ 58,600
•	Water Impact Fee	\$ 26,200
•	Waterline Extension	\$ 107,000
•	Escrow Account	\$ 20,000

The Developer has estimated a total assessed valuation for the development to be approximately \$32,000,000 at full build out. Based on the City's estimated current tax rate (\$0.1412 debt service and \$0.2588 for operations and maintenance) financially, the development will bring in approximate tax revenues as shown below:

	Total Estimated Annual Tax Revenue	\$ 128,000
•	Debt Service	\$ 45,184
•	Operations and Maintenance	\$ 82,816

2 INTRODUCTION

This undeveloped 33.01-Acre Tract is located north of SH-105 and west of Stewart Creek Road. The entirety of the Tract is currently located within the City's ETJ. The Tract will require annexation into the City limits prior to receiving service. An exhibit showing the Tract's boundary in relation to the City's boundary, as well as the Tract's proposed utility improvements is enclosed as **Exhibit A.** A preliminary site plan is enclosed as **Exhibit B** and indicates the Developer's intentions to build a multi-family and senior-living residential development. Upon completion of annexation of the Tract, the area will need to be zoned as Multi-Family Residential (R-2).

Based on information from the developer, construction of the development is planned to be complete in the beginning of 2024. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

3 ANALYSIS

Water Production and Distribution

The Tract is located within City's ETJ and plans to be annexed into the City's limits before receiving service. The City has three (3) active water wells and two existing water plants with a capacity of 875 connections or 568,000 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements. The City is currently under construction of a water plant improvements project at the existing Water Plant No. 3 to increase the capacity of the City's water system to 2,500 connections while holding the same average daily flow capacity.

The current average daily flow ("ADF") in the City is approximately 368,000 gpd. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the City has committed approximately 583,365 gpd and 1,696 connections. A copy of the updated water usage projections is included as **Exhibit C.** Once the Water Plant No. 3 Improvements Project is complete, the City will have committed approximately 103% of the total ADF capacity and 68% of the connection capacity. The City is not expected to hit these numbers or exceed the current average daily flow capacity until beyond 2025. The addition of a booster pump would increase the ADF capacity to approximately 730,000 gpd.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 60,000 gpd and is used throughout this feasibility study. However, based on historical water usage of similar developments in the City, we anticipate the capacity requirement to be approximately 25,000 gpd. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 869,490 gpd or 153% of the total ADF capacity and 117% of the connection capacity. Based on the projections shown in Exhibit C, the City would need additional water plant capacity around 2024.

Upon completion of the proposed improvements and based on the projected ADF, including this Tract, the City is projected to have sufficient water production capacity to meet the demand of the development within the City for the next couple of years. As the existing and upcoming developments build out, the City should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located along SH-105, plugged at the western Right-of-Way of Stewart Creek Road, that will need to be extended to within the Tract's boundary to provide water service to the Tract. Additionally, the Developer will also be required to provide a utility easement spanning the Stewart Creek Road frontage, to allow future developments to access City facilities, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the waterline extension and required easements. An estimated cost of the required waterline extension is enclosed as **Exhibit F**.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. The developer is responsible for all design decisions and placement of waterlines interior to the proposed development.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterlines to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council and development approvals and permits.

Sanitary Sewer Collection and Treatment

The City's existing wastewater facilities include 18 public lift stations and two (2) wastewater treatment plants (one of which is currently decommissioned). The Stewart Creek Wastewater Treatment Plant (TPDES Permit No. WQ0011521001) has a permitted capacity of 400,000 gpd. The current ADF at the Stewart Creek Wastewater Treatment Plant is 194,700 gpd or 48%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the City has committed approximately 343,000 gpd or 86% of existing permitted capacity at full build out. A copy of the wastewater usage projections is included as **Exhibit C.**

Based on the City's historical usage for similar types of development we anticipate the capacity requirement to be approximately 25,000 gpd. However, using information from the Developer, the Tract's estimated sanitary sewer capacity requirement is approximately 50,000 gpd (1,500,000 gallons per month) and is used throughout this study. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the City will have committed approximately 523,527 gpd or 131% of existing permitted capacity.

The TCEQ requires the City to initiate design of a wastewater treatment capacity expansion when the ADF exceeds 75% of the City's 400,000 gpd permitted capacity for 3 consecutive months. The ADF for the City, including this Tract and other treats under design/feasibility, is not expected to exceed 75% of the permitted capacity (300,000 gpd) until around 2023. Additionally, the TCEQ requires the commencement of the construction phase of the expansion after 3 consecutive months of ADF exceeding 90% of the permitted capacity (360,000 gpd). This is expected to occur around 2024.

There is an existing public sanitary sewer line along the northern right-of-way of SH-105, which terminates in front of the existing Pizza Shack. Due to the topography of the site, a gravity sanitary sewer line is unable to be extended to provide service to the entire Tract. With these considerations, the Developer will be responsible for constructing a private lift station and force main to direct flow into the existing sewer facilities near the previously referenced existing Pizza Shack, as shown in **Exhibit A**. The Developer will be responsible for all costs associated with the private lift station, force main, and required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will remain private and must be constructed per all applicable TCEQ design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development to the City engineer for review and approval prior to commencing construction. The Developer is also responsible for obtaining all Planning and Zoning Commission, City Council, and development approvals and required permits. The Developer will need to coordinate the installation of sanitary sewer tap(s) into the public system with the City's department of

Public Works and will be responsible for all costs associated with said work.

Drainage

The onsite storm sewer system will be designated private and will remain the responsibility of the Developer. Any detention ponds will remain the responsibility of the Developer. All drainage and detention improvements must be designed per the city's Code of Ordinances requiring compliance with the City's floodplain regulations and all applicable Montgomery County Drainage Criteria Manual Standards. The Developer will also be required to perform and submit a drainage study showing the development's impact on the drainage downstream of the Tract and on adjacent properties. The drainage study must be submitted to the City for review and approval prior to approval of the construction plans.

The Developer is responsible for providing engineering plans and specifications for the drainage and detention system interior to the development to the City Engineer for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Paving and Traffic

Per the preliminary land plan submitted by the Developer, there are internal private roads that will connect to Stewart Creek Road in three locations. The Developer is responsible for providing engineered plans and specifications for the roads interior to the development to the City Engineer and Montgomery County for review and approval prior to commencing construction, and to obtain all required Planning and Zoning Commission, City Council, and development approvals and permits.

Per the Montgomery County's most recently adopted thoroughfare plan, there are no conflicts with the current land plan.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water, sanitary sewer, paving, and drainage facilities to serve the proposed tract.

The Developer will also need to pay water and wastewater impact fees to the City. The impact fees will be assessed at the time of recordation of the final plat and collected prior to receiving water and sanitary sewer taps. Enclosed as **Exhibit D** is Table 1.1 of the 2017 Revisions to the Montgomery Impact Fee Analysis Report. The estimated ADF provided by the developer requires the equivalent use of a 3-inch water meter per the table, but impact fee is subject to change with field verification of size of installed water meter.

An escrow agreement has been entered into between the Developer and the City and funds have been deposited to cover the cost of this feasibility study. An estimated additional \$20,000 will be required to cover the City's remaining expenses for the development, which includes administrative costs, legal fees, plan reviews, inspection of the public waterline extension, and developer and construction coordination. The fees calculation can be seen in **Exhibit E**. These additional funds must be deposited into the escrow prior to any work being completed by the City.

Below is a summary of the estimated costs associated with the development:

Estimated Costs:

	Total	\$	211,800
-	Wastewater Impact Fee	<u>\$</u>	58,600
-	Water Impact Fee	\$	26,200
-	Waterline Extension	\$	107,000
-	Escrow Account	\$	20,000

These estimates are based on the projected water and wastewater usage provided by the developer. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

The Developer estimates the total assessed value (A.V.) at full development to be approximately \$32,000,000. Based on the estimated total A.V. and assuming 95% collection, the development would generate approximately \$45,184 per year in debt service revenue based on the City's \$0.1412/\$100 valuation debt service tax rate, and approximately \$82,816 per year in operations and maintenance revenue based on the City's \$0.2588/\$100 valuation Operations & Maintenance (O&M) tax rate.

This report is our engineering evaluation of the funds required to complete the anticipated future capital improvement for this Tract and of the potential increase in tax revenue to the City. This report is not intended to be used for the issuance of municipal financial products or the issuance of municipal securities. The City's Financial Advisor(s) can address potential recommendations related to the issuance of municipal financial products and securities.

Thank you for the opportunity to complete this feasibility study and offer our recommendations. Please contact me or Mr. Austin Gee should you have any questions.

Sincerely,

Chris Roznovsky, PE

Chris Romasy

Engineer for the City

CVR/akg

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Nantucket Housing Tract Boundary

City of Montgomery



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SCALE: 1" = 285'



STEWART CREEK MASTER PLAN

Mucasey & Associates, Architects
March 28, 2022

Williams	225 	130 130 260 260
Connections	GPD Water 225	130 - - 130 260
Single Family Single Famil	GPD Water 225	130 - - 130 260
Buffalo Springs, Section 1 24 24 24 24 24 24 24 24 24 24 24 24 24	225 	130 - - 130 260
Buffalo Springs, Section 1	- 675 225 450 450 	- - 130 260
Buffalo Springs, Section 1	- 675 225 450 450 	- - 130 260
Estates of Mia Lago, Section 1	675 225 450 450	- 130 260
FM 149 Corridor	225 450 450 	130 260
Simonton and Lawson 13 23 2,925 5,175 1,690 2,990 2 450 260 2 450 260 2 450 260 2 2 2 450 260 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	450 450 -	260
Saja Road	-	
Community Center Drive (Water Only) 8 10 1,800 2,250		-
Community Center Drive (Water Only)		
Gulf Coast Estates, Section 2 2 4 450 900 260 520 2 450 260		-
Lake Creek Village, Section 1 36 37 8,100 8,325 4,880 4,880 5,000 4,950 2,080		- - -
Lake Creek Village, Section 2 39 45 8,775 10,125 5,070 5,850 1 225 130	-	- -
Lone Star Estates 10 10 2,250 2,250 1,300 6,630		_
Hills of Town Creek, Section 2 Hills of Town Creek, Section 3 Hills of Town Creek, Section 3 Hills of Town Creek, Section 3 Hills of Town Creek Sec. 4 Hills of Mila Lago Section 1 Hills of Mila Lago Section 2 Hills of Mila Lago Section 3 Hills of Mila Lago Section 2 Hills of Mila Lago Section 3 Hills of Mila Lago Section		•
Hills of Town Creek, Section 3 49 49 11,025 6,370 6,370 6,370 1,300 3,900 20 4,500 2,600		
Hills of Town Creek Sec. 4 10 30 2,250 6,750 1,300 3,900 20 4,500 2,600	+	 i
Terra Vista Section 1 58 61 13,050 13,725 7,540 7,930 -	-	-
Town Creek Crossing Section 1 - 102 - 22,950 - 13,260 40 9,000 5,200 20 4,500 2,600 1 225 130 Villas of Mia Lago Section 1 14 14 3,150 3,150 1,820 1,820 1,820 1 0	225	130
Villas of Mia Lago Section 1 14 14 3,150 3,150 1,820 <t< td=""><td>-</td><td>-</td></t<>	-	-
Villas of Mia Lago Section 2 42 42 9,450 9,450 5,460 5,460 S	-	<u>-</u>
Waterstone, Section 1 43 53 9,675 11,925 5,590 6,890 3 675 390 2 450 260 2 450 260 Waterstone, Section 2 5 89 1,125 20,025 650 11,570 15 3,375 1,950 15 3,375 1,950 20 4,500 2,600 20 4,500 2,600 14		-
Waterstone, Section 2 5 89 1,125 20,025 650 11,570 15 3,375 1,950 15 3,375 1,950 20 4,500 2,600 20 4,500 2,600 14 Gary Hammons 1 1 225 225 130 130	3,150	1,820
Mobile Home Park (connection) 29 29 4,000 4,000 3,300 3,300		
City Hall 1 1 1,070 1,070 890 890		
Community Center 1 1 200 200 150 150 1 Buffalo Spring Plant 1 1 360 360 250 250 1 <	-	<u> </u>
Buildio Spring Pidht 1 1 380 350 250 250 50 50 50 50 50 50 50 50 50 50 50 50 5	 	
Fernland Park 1 1 200 200 150 150 150		
Homecoming Park Restrooms 1 1 200 200 150 150 150 150 150 150 150 150 150 1	-	
West Side at the Park 8 11 1,800 2,475 1,040 1,430 3 675 390	- 1	-
Subtotal 752 1,077 171,330 244,455 98,560 137,560 99 22,275 12,610 81 18,225 10,010 60 13,500 7,280 39 8,775 4,680 24	5,400	2,730
Commercial Platted and Existing		
Buffalo Run, Section 1 1 6 1,000 10,000 650 6,500 2 3,600 2,340 1 1,800 1,170 Longview Greens Miniature Golf 1 1 1,400 1,400 910 910	<u> </u>	
Cultiview Business Park, Phase 1 3 6 1,300 6,000 845 3,900 3,055		
Prestige Storage (SBP Res. D) 1 1 225 225 146 146		
McCoy's 1 1 750 750 488 488		i
AutoZone 1 1 360 360 234 234 360 360 234 234 360 </td <td>_</td> <td></td>	_	
Pizza Shack 1 1 4,900 4,000 3,185 2,600		1
CareNow & Other Suites 3 3 1,200 1,500 780 975		
KenRoc (Montgomery First) - 3 - 12,000 - 7,800 1 4,000 2,600 2 8,000 5,200 -	-	
Dusty's Car Wash 1 1 17,000 17,000 11,050 11,050 1		ı
ProCore Developments 1 1 1,500 1,500 975		
Christian Brothers 1 1 225 225 146	 	
Madsen and Richards 1 1 225 405 146 263 1 -<		
Burger King 1 1 1,450 1,450 943 943		
Buffalo Springs Shopping, Ph. I (Reserve B) 1 1 6,300 6,300 4,095 4,095 1		
Buffalo Springs Shopping, Ph. I (Reserve A2) - 1 - 3,000 - 1,950 - 1 3,000 - 1,950	 	
Buffalo Springs Ropping, Ph. (Reserve D) - 1 - 6,000 - 3,900		
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Spirit of Texas Bank 1 1 2,100 2,100 1,365 1,365 1 -	<u> </u>	
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Spirit of Texas Bank 1 1 2,100 2,100 1,365		
Spirit of Texas Bank 1 1 2,100 2,100 1,365		
Spirit of Texas Bank 1 1 2,100 2,100 1,365 1,365 780 -		
Spirit of Texas Bank	10,000	6,500 1,215

			Development	Info & Capaciti	es																
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	Current	Ultimate	Current																		
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2022			2023			2024			2025			2026	T
Commercial Platted and Existing (cont.)							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
Waterstone Commercial Reserve C (State Farm)	1	1	405	405	263	263															
Town Creek Crossing Commercial Reserves	-	6	-	8,000	-	5,200	1	1,333	867		-	-	1	1,333	867	2	2,667	1,733			
Depado Estates	-	5	-	10,000	-	6,500	2	4,000		2	4,000	2,600	1	2,000	1,300						
The Montgomery Shoppes (Remaining)	-	6	-	15,000	-	9,750	1	2,500	1,625	2	5,000	3,250	2	5,000	3,250	1	2,500	1,625	-	-	-
Retail Center	1	2	2,000	4,000	1,300	2,600	1	2,000	1,300												
Chick Fil A	1	1	3,200	3,200	2,080	2,080															
Panda Express CVS	1	1	1,400 225	1,400 225	910 146	910 146															
Starbucks	1	1	1,000	1,000	650	650															
Burger Fresh	1	1	240	240	156	156															
Churches	12	12	3,000	3,000	1,950	1,950															
Miscellaneous Commercial	79	79	28,000	28,000	18,200	18,200															
Subtotal	136	187	99,315	239,080	64,555	155,402	10	19,533	12,697	16	39,175	25,464	9	22,883	14,874	6	14,917	9,696	3	11,875	7,719
Multi Family																					
Heritage Plaza (Units)	208	208	22,000	22,000	11,000	11,000															
Town Creek Village, Phase I (Units)	152	152	25,000	25,000	12,500	12,500															
Plez Morgan Townhomes	-	48	-	6,000	-	3,000	48	6,000	3,000												
Montgomery Supported Housing	14	14	2,300	2,300	1,150	1,150															
Live Oak Assisted Living	1	1	2,300	2,300	1,150	1,150															
Subtotal	375	423	51,600	57,600	25,800	28,800	48	6,000	3,000	-		-	-	-	-	-	-	-	-	-	-
Institutional (Schools)																					
MISD Athletic Complex	2	2	6,800	6,800	3,400	3,400															
MISD High School Complex	2	2	29,000	29,000	14,500	14,500															
MISD Warehouse (105/Clepper)	1	1	360	1,500	250	750															
Bus Barn	1	1	530	530	265	265															
MISD School (MLK)	2	2	1,600	1,600	800	800															
MISD School (149) Subtotal	9	9	2,800 41,090	2,800 42,230	1,400 20,615	1,400 21,115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Committed	1,272	1,696	363,335	583,365	209,530	342,877	157	47,808	28,307	175	79,435	35,474	69	36,383	22,154	45	23,692	14,376	27	17,275	10,449
								2022			2023			2024			2025			2026	
							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitary
				Total Pro	jected Comm	itted Volumes:	1,429	411,143		1,604	490,578	273,310	1,673		295,464	1,718	550,653		1,745	567,928	
Future Development in Feasibility/Design																					
Red Bird Meadows	_	554		124,650	-	72,020				10	2,250	1,300	90	20,250	11,700	90	20,250	11,700	90	20,250	11,700
Town Creek Crossing Sec. 2	-	37	_	8.325	-	4,810				15	3,375	1,300	15	3,375	1,700	7	1,575	910	90	20,230	11,700
Hills of Town Creek Section 5	_	72	_	16,200	-	9,360				30	6,750	3,900	30	6,750	3,900	12	2,700	1,560	-	-	
Nantucket Housing (Stewart Creek) (Units)	-	220	-	60,000	-	50,000				30	2,. 30	2,300	220		50,000		_,,,	_,,500			İ
Pulte Group (Mabry Tract)	-	250	-	56,250	-	32,500				20	4,500	2,600	75	16,875	9,750	75	16,875	9,750	75	16,875	9,750
Porter Farms Tract	-	92	-	20,700	-	11,960			-	38	8,550	4,940	30	6,750	3,900	30	6,750	3,900	-	-	
Subtotal	=	1,225	-	286,125	-	180,650	-	=	-	113	25,425	14,690	460	114,000	81,200	214	48,150	27,820	165	37,125	21,450
Committed Plus Feasibility	1,272	2,921	363,335	869,490	209,530	523,527		2022			2023			2024			2025			2026	
							Cammandiana	CDD Weter	GPD Sanitary		CDD W. L.	CDD C't	0	CDD MALL	CDD C'1					CDD MALE	GPD Sanitary
				ojected Commi			Connections 1,429	411,143		Connections 1,717	516,003	GPD Sanitary 288.000	Connections 2,246		GPD Sanitary 391,354	Connections 2,505	GPD Water 738,228	GPD Sanitary 433,550	2,697	792,628	

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	Current	Ultimate	Current																		
	Connections	Connections	Actual	Ultimate	Current	Ultimate		2022	T ===		2023			2024			2025	T		2026	T
Detection in the state of the s							Connections	GPD Water	GPD Sanitary	Connections	GPD Water	GPD Sanitar									
Potential Future Development (Within Current City Limits)																					
HEB Tract (HEB store only)	_	1	_	10,000	-	6,500					-	_	1	10,000	6,500						
HEB Tract (pad sites only)	_	5		15,000		9,750	_	-	-				2	6,000	3,900	3	9,000	5,850	-	_	-
Summit Business Park, Phase 2	-	6	-	4,400	-	2,860	2	1,467	953	2	1,467	953	2	1,467	953		0,000	-,			
Moon Over Montgomery	-	15	-	3,375	-	2,194		,			-	-	15		2,194						
Waterstone, Section 3	-	36	-	8,100	-	5,265					-	-	10	2,250	1,463	10	2,250	1,463	10	2,250	1,46
Waterstone, Section 4	-	80	-	18,000	-	11,700					-	-	20	4,500	2,925	20	4,500	2,925	20	4,500	2,92
J. Allen Kent (19.6 Ac)	-	126	-	28,350	-	16,380				50	11,250	6,500	50	11,250	6,500	26	5,850	3,380	-	-	-
Waterside	-	85		19,125	-	11,050				15	3,375	1,950	5	1,125	650	35	7,875	4,550			
Peter Hill 5.7 Acre Feasibility	-	5	-	5,000	-	3,250	-	-	-	2	2,000	1,300	1	1,000	650	1	1,000	650	1	1,000	65
The Woods of Town Creek	-	212	-	47,700	-	27,560		-	-	-	-	-	45	10,125	5,850	47	10,575	6,110	30	6,750	3,90
Group 1A (Mix)	-	1,519	-	379,650	-	303,720		-	-		-	-		-	-		-	-		-	-
Group 1B (Mix)		715	-	178,650		142,920		-	-		-	-		-	-		-	-	41	10,250	8,20
Group 1C (Res Low)		114	-	28,530		22,820		-	-		-	-		-	-		-	-		-	-
Group 1D (Mix Use)		207	-	51,730		41,390		-	-		-	-	19	4,750	3,801	18	4,500	3,601	18	4,500	3,60
Group 1E (Res Low Density)		283	-	70,740		56,600		-	-		-	-		-	-		-	-		-	-
Group 1F (Mix Use)		162	-	40,610		32,480		-	-		-	-		-	-		-	-		-	-
Group 1G (Mix Use)		86	-	21,450		17,160		-	-		-	-	15	3,750	3,000		-	-	20	5,000	4,00
Group 1H (Comm)		230	-	57,490		45,990		-	-		-	-		-	-		-	-		-	-
Group 1I (Comm)		214	-	53,510		42,810		-	-		-	-		-	-	13	3,250	2,600	14	3,500	2,80
Group 1J (Mix Use)		1324	-	330,920		264,730		-	-		-	-		-	-	18	4,500	3,600	33	8,250	6,60
Group 1K (Comm)		151	-	37,770		30,220		-	-		-	-		-	-	4	1,000	800	5	1,250	1,00
Group 1L (Comm)		153	-	38,280		30,630	1	1,000	650		-	-	8	2,006	1,605	9	2,256	1,806		-	-
Subtot	al -	5,728	-	1,448,380	-	1,127,979	3	2,467	1,603	69	18,092	10,703	193	61,598	39,991	204	56,557	37,334	192	47,251	35,13
								2022			2022			2024			2025			2026	
							Connections	GPD Water	GPD Sanitary	Connections	2023 GPD Water	GPD Sanitary	Connections		GPD Sanitary	Connections	2025 GPD Water	GPD Sanitary	Connections	2026 GPD Water	GPD Sanitar
		Total Projected	Committed V	olumes Plus Fe	asibility. Plus I	 Potential In-City	1,432	413.610	239,440	1,789	536,562	300,307	2,511		443,652	2,974	876,942		3,358	978,593	
						otomia iii dit,	2,102	.10,010	200,110	2,700	550,501	300,007	-,011	7 10,0 10	1.10,002	_,	070,512	510,101	5,555	370,030	330,23
Potential Future Development (ETJ)																					
Group 2A (Mix Use)	_	516	_	129,120	_	103,290					-	-		_			-	-		-	-
Group 2B (Res Low Density)	_	150	_	37,440	_	29,940					-			_	-		_	_			-
Group 2C (Res High Density)	(428	_	106,890	-	85,510					-	_		-	-		-	-		-	-
Group 2D (Mix Use)		807	-	201,750	-	161,390					-	-		-	-		-	-		-	-
Group 2E (Mix Use)		1118	-	279,380	-	223,500					-	-		-	-		-	-		-	-
Group 2F (Res Low)		410	-	102,550	-	82,030					-	-		-	-		-	-		-	-
Group 2G (Comm)	(406	-	101,400	-	81,120					-			-			-	-		-	-
Group 2H (Res Low Density)	(229	-	57,320	-	45,850					-	-		-	-		-	-		-	-
Subtot	al -	4,063	-	1,015,850	-	812,630	-		-	-	-		-	-		-	-	_	_	-	-
		,,,,,,		, , , , , ,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,															
	1							2022			2023			2024			2025			2026	
Potential Ultimate Tota	ls 1,272	12,712		3.333.720	209,530	2,464,136	Connections 1.432	GPD Water 413.610	GPD Sanitary 239,440	Connections 1,789	GPD Water 536.562	GPD Sanitary 300.307	Connections 2,511	GPD Water 748.543	GPD Sanitary 443.652	Connections 2.974	GPD Water 876,942	GPD Sanitary 523,182	Connections 3,358	GPD Water 978,593	GPD Sanitar 590,21

Table 1.1 September 2017 ESFC Table for Commonly Used Meters

Meter Size	Maximum Continuous Operating Capacity (GPM)	Equivalent Single Family Home (ESFC)	Maximum Assessable Water Fee (\$)	Maximum Assessable Waste Water Fee (\$)	Maximum Assessable Fee (\$)
5/8"	15	1.00	1,126	\$2,513	\$3,639
3/4"	25	1.67	1,881	\$4,198	\$6,079
1"	40	2.67	3,001	\$6,711	\$9,712
1 1/2"	120	8.00	9,006	\$20,103	\$29,112
2"	170	11.33	12,755	\$28,471	\$41,226
3"	350	23.33	26,264	\$58,626	\$84,890
4"	600	40.00	44,942	\$100,517	\$145,429
6"	1,200	80.00	90,064	\$201,035	\$291,099
8"	1,800	120.00	135,096	\$301,552	\$436,648

ESCROW AGREEMENT, SECTION 2.03 ATTACHMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Nantucket Housing

Dev. No. 2204

THE STATE OF TEXAS \Rightarrow

COUNTY OF MONTGOMERY 3

As per section 2.03, the Feasibility Study completed an estimate of the additional escrow amount, which was determined for administration costs, legal fees, plan reviews, developer coordination, construction coordination, and warranty of services. The required additional amount is below:

TOTAL	\$ 20,000
City Attorney City Engineer	\$ 5,000 \$ 10,000
Administration	\$ 5,000



City of Montgomery Engineer's Cost Estimate

Waterline Extension Stewart Creek Farms

5/20/2022

Item No.	Description	Description Quantity							
General									
1	Contractor Mobilization, Bonds, & Insurance	1	LS	\$ 5,000 \$	5,000				
2	Trench Safety	220	LF	1	1,000				
3	Stormwater Pollution Prevention Plan	1	LS	2,000	2,000				
4	Site Restoration	1	LS	5,000	5,000				
5	Traffic Control	1	LS	2,500	3,000				
<u>Water</u>									
6	12" Waterline (Open Cut)	220	LF	55	13,000				
7	12" Waterline (Trenchless)	340	LF	115	40,000				
8	Fire Hydrant	2	EA	4,500	9,000				
9	12" Wet Connect	1	EA	3,000	3,000				
10	12" Plug and Clamp	1	EA	1,500	2,000				
11	12" Gate Valve & Box	2	EA	3,000	6,000				
12	2" Blow-off Valve & Box	1	EA	2,000	2,000				
				Subtotal \$	89,000				
			Con	tingencies (20%) \$	18,000				
				Total \$	107.000				

Notes:

- 1 All values rounded up to the nearest thousand.
- This estimate is based on my best judgement as a design professional familiar with the construction industry. We cannot and do not guarantee that bids will not vary from this cost estimate.