

Pulte Group

Mabry and Faulkner Tracts (202 Ac)

City of Montgomery

(Dev. No. 2203)

Request: Council Authorization on April 12, 2022

This proposal is submitted pursuant to and in accordance with that certain Professional Services Agreement dated May 25, 2021, by and between Ward, Getz & Associates, LLP and the City of Montgomery (the "City").

SCOPE OF WORK

- Feasibility Study Report – Preparation of a feasibility study report to analyze the feasibility to serve the proposed single family development located on approximately 202-acre tract located on FM 1097 northeast of the City limits. Of the 202 – ac, approximately 90-acres is located with the City of Montgomery ETJ and 112-acres is located within the City of Conroe ETJ. WGA will analyze the City’s water, wastewater, and drainage system and note whether any upgrades need to be made or if any utility extensions will be required to serve the portion of the tract within the City of Montgomery ETJ. Pending discussion with City Council, we may also analyze the ability for the City to provide out of City water and sanitary sewer service to the portion within the City of Conroe ETJ if the City is interested. If any upgrades to the City’s facilities are needed or any utility extensions are required, WGA will prepare a cost estimate to be included in this feasibility study. A preliminary site exhibit showing the extent of the 202-acre tract, and any utility extensions/upgrades necessary to serve the tract will be prepared by WGA to be included in this feasibility study.*

CONSTRUCTION COST

There are no construction costs for this report.

ENGINEERING COST

The cost to perform the Pulte Group Feasibility Study described above is \$6,000, to be billed lump sum.

SCHEDULE

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|---------------------------------------|-----------|----------------------|
| Milestone 1: Authorization to Proceed | 1 | calendar day* |
| Milestone 2: Kick-off Meeting | 1 | calendar day |
| Milestone 3: Report Preparation | 30 | calendar days |
| TOTAL DURATION | 32 | calendar days |

* If approved, the effective start date is the day all required documents, deposits, and authorization to proceed by the Developer are received.

