



BCS Capital Feasibility Study Amendment

(Dev. No. 2415)

City of Montgomery

WGA Proposal No. P2025-010

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").

PROJECT UNDERSTANDING

WGA understands BCS (the "Developer") has requested to amend the previously completed feasibility study report to analyze the feasibility to serve the proposed 32-acre tract and newly purchased 6.6-acre tract (this portion was not previously analyzed in the initial feasibility study) that are being proposed for commercial and multi-family development situated south of the C.B. Stewart and Buffalo Springs Dr. intersection.

SCOPE OF SERVICES

Per our understanding of the requirements of the service we have developed the following scope of work:

1) Feasibility Report Amendment:

- a) Update water and wastewater projections based on the revised land plan.
- b) Identify any required upgrades to the water, wastewater or roadway system in order to serve the development.
- c) Prepare cost estimates for the identified public infrastructure improvements.
- d) Prepare updated feasibility report based on the new analysis.

ASSUMPTIONS AND EXCLUSIONS

- The land plan provided by the Developer on May 12, 2025 is what WGA will be basing their projections, and calculations on.
- Any updates to the site plan will result in a delay in completion of the feasibility study amendment

ANTICIPATED SCHEDULE

Client Authorization	1	Calendar Days
Feasibility Study Amendment	30	Calendar Days
	31	Calendar Days

Delays outside Engineers control are not included and could impact estimated schedule for the project.



ENGINEERING COST

COMPENSATION SUMMARY		
The Services set forth in the Proposal will be compensated on the following basis:		
Phase Name	Fee Type	Standard Fee
Surveying and Geotechnical Services	LS	\$3,000
Total Proposed Engineering Fees		\$3,000

* This amount only includes the cost required to complete the feasibility study amendment and presentation to Council. An additional escrow deposit will be required should the Developer request to continue with the development.

Regards,

Chris Roznovsky, PE
Partner/Practice Leader

05/19/2025

Date



May 12, 2025

The City of Montgomery
101 Old Plantersville Rd
Montgomery, TX 77356

Re: Feasibility Study Amendment
Add 6 +/- acres to BCS Capital Group, LLC (Dev. No. 2415)

To Whom It May Concern:

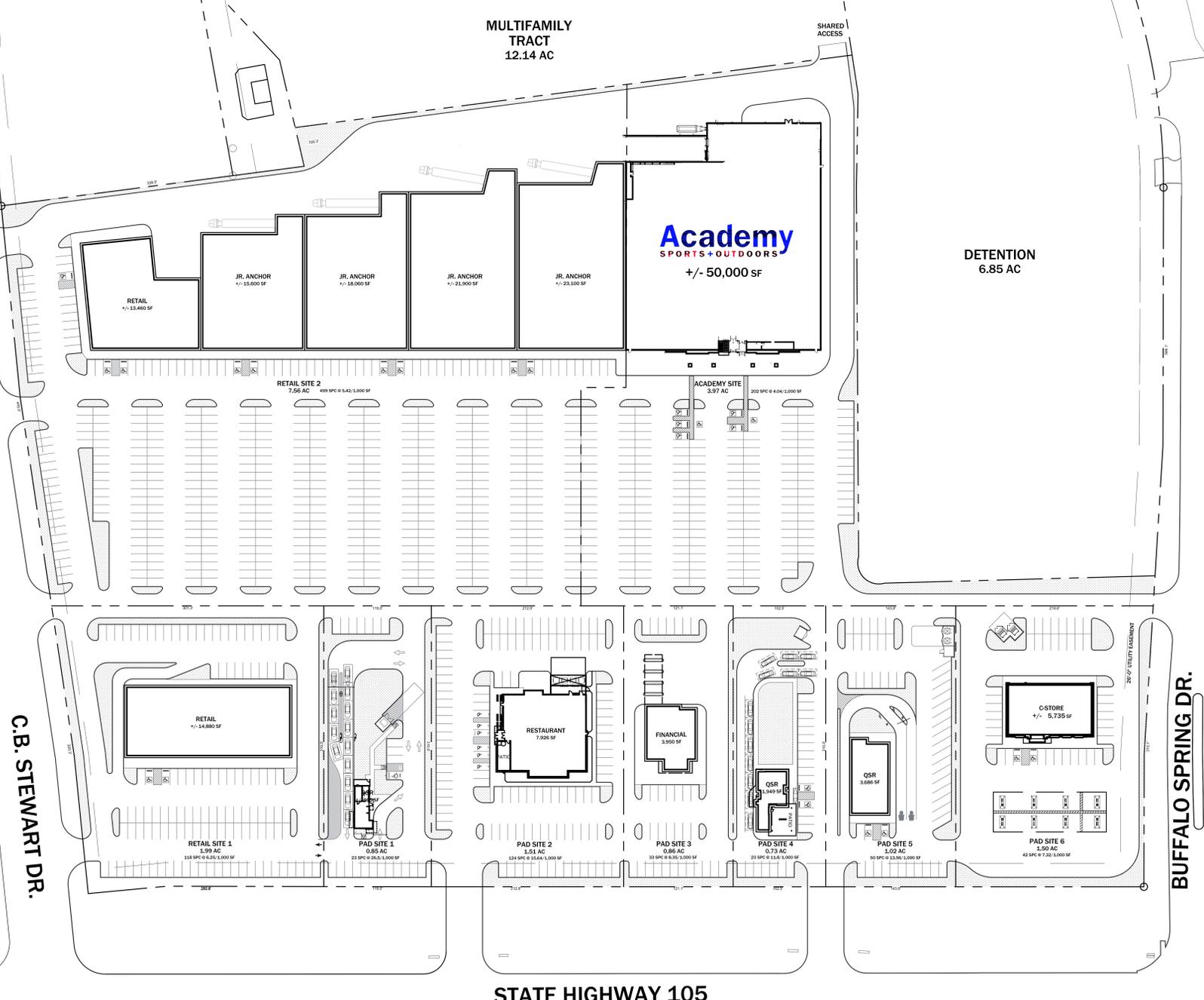
A feasibility study for BCS Capital Group, LLC was conducted and completed in January of 2025 by the City of Montgomery. It is our request to amend this feasibility study to add a 6.591-acre tract of land location at the northeastern corner of CB Stewart Drive and SH 105. An updated overall site plan is attached, along with the utility capacity demand calculations.

Please let me know if you have any questions or concerns.

Thank you,

Jonathan White
Vice President





01 SITE PLAN - OPT 2
 SCALE: 1" = 50'-0"



Re: BCS Capital Group, LLC Capacity

Calculations

Job No. 11079

L Squared Engineering

Prepared By: Jonathan White, PE

Updated: May 12, 2025



Section	Development Size	Development Size	Service Unit Equivalent (SUE)	GPD
	Acres	SF or Units		
Retail Site 1	1.99	14880	0.000281	4.2
Retail Site 2	7.56	92120	0.000281	25.9
Academy Site	1.99	50000	0.000281	14.1
Pad Site 1 (QSR)	0.85	865	0.0021	1.8
Pad Site 2 (Restaurant)	1.51	7926	0.0033	26.2
Pad Site 3 (Retail)	0.86	3950	0.000237	0.9
Pad Site 4 (QSR)	0.73	1949	0.0021	4.1
Pad Site 5 (QSR)	1.02	3686	0.0021	7.7
Multifamily	12.14	270	1	270.0
TOTALS	28.65			354.9