

Section 7.12 Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

Section 7.13 Merger. This Agreement, including the exhibits that are attached hereto and incorporated herein for all purposes, embodies the entire agreement between the Districts relative to the subject matter hereof.

Section 7.14 Remedies. It is not intended hereby to specify (and this Agreement shall not be considered as specifying) an exclusive remedy for any default, but all remedies, other than termination of this Agreement or suspension of water, wastewater, and detention/drainage services at then-current quantities, existing at law or in equity, including specific performance and mandamus, may be availed of by any District and shall be cumulative.

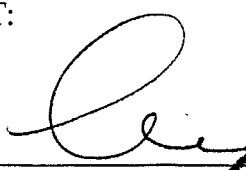
Section 7.15 Right of Entry. Each District shall have a right of entry at reasonable times and upon reasonable notice in, over, and across the lands, properties, and facilities comprising the other District's Water Distribution System and/or Sanitary Sewer Collection System for the purpose of making any inspections permitted by this Agreement and for the purpose of performing any other functions or duties authorized by this Agreement.

Section 7.16 Legal Representation. The Districts have requested Allen Boone Humphries Robinson LLP ("ABHR") to represent them in connection with the preparation and review of this Agreement. ABHR has discussed with the Districts the advantages and disadvantages of the Districts engaging independent counsel to represent the Districts in connection with the preparation and review of this Agreement because of the potential conflict of interest in ABHR's representation of the Districts in this matter. ABHR has informed the Districts that it reasonably believes that its representation of one District will not be affected by its representation of the other District, and that ABHR is fully able and willing to represent the Districts fairly and adequately in connection with this matter. With a full understanding of the Districts' options to retain independent counsel or to have ABHR represent them with respect to the matters described above, and the advantages and disadvantages of either choice, the Districts requested that ABHR represent the Districts with respect to the matters described above. The Districts understand that there may be complete disclosure to the Districts of all information and communications that ABHR receives from the Districts in the course of ABHR's representation in this matter.

[EXECUTION PAGE FOLLOWS]

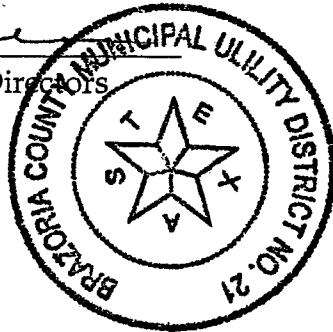
IN WITNESS WHEREOF, the Districts have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the date and year first written above.

ATTEST:



Secretary, Board of Directors

(SEAL)



**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 21**

By: 

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 22**

By: _____
President, Board of Directors

IN WITNESS WHEREOF, the Districts have executed this Agreement in multiple counterparts, each of which shall be deemed to be an original, as of the date and year first written above.

ATTEST:

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 21**

Secretary, Board of Directors

By: _____
President, Board of Directors

(SEAL)

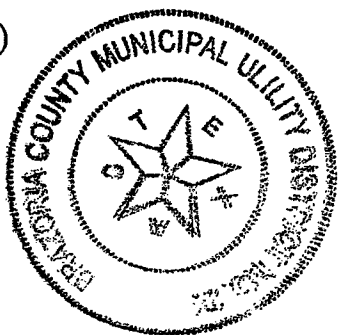
ATTEST:

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 22**

Secretary, Board of Directors

By: _____
President, Board of Directors

(SEAL)



EXHIBITS
(B&G to prepare)

Exhibit A: Description & Illustration of Water Supply Facilities

- Water Plant #1
- Remote Well (and plugging costs)
- New water well
- Include map or plat showing water plant site (any remote sites?)

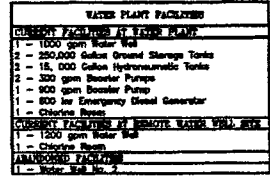
Exhibit B: Description & Illustration of Sewer Plant

- Ph 1 & 2:
 - 250,000 gpd Digester
 - two 125,000 gpd Aeration Tanks,
 - 250,000 gpd Clarifier and
 - Chlorine Contact Chamber, and certain other related facilities (the "Phase 1 & 2 Sewer Plant Facilities").
- Ph 3:
 - 125,000 gpd Aeration Tank,
 - 250,000 gpd Digester,
 - 250,000 gpd clarifier,
 - second chlorine contact chamber and certain other related facilities
- Include map or plat showing sewer plant site
- Is there an on-site lift station that serves both districts?

Exhibit C: Pro Rata Shares

- Ultimate buildout of both facilities – assume no annexation for now. We'll amend later.
- I assume all facilities serve both districts based on total esfcs. If there are unique facilities that aren't shared that way (e.g. a regional detention pond, lift station, box culvert), identify what % share goes to each facility.

4Project/bonus2102100/bonus 21 & bonus 22 - shared facilities until 2010 03 11 - Ditch A - water facilities. Aug. 09/2010 7:55:29 AM, b4, 1991, 904



WATER SUPPLY FACILITIES

Brown & Gay Engineers, Inc.
19777 Westheimer, Suite 400, Houston, TX 77060
Tel: 281-833-8710 Fax: 281-833-8701

Scale:	Job No.:	Date:	Exhibit:
NTS	02180	03/2010	1

EXHIBIT B

BRAZORIA COUNTY
M.U.D. NO. 22

BRAZORIA COUNTY
M.U.D. NO. 21

SEWER TREATMENT PLANT FACILITIES	
PHASE ONE ADDITIONAL FACILITIES (0.185 MGD)	
125,000 gpd Aeration Basin	
250,000 gpd Digester Tank	
250,000 gpd Clarifier	
Chlorine Tank	
PHASE TWO ADDITIONAL FACILITIES (0.950 MGD)	
125,000 gpd Aeration Basin	
250,000 gpd Digester Tank	
250,000 gpd Clarifier	
Chlorine Tank	
PHASE THREE PROPOSED FACILITIES (0.575 MGD)	
125,000 gpd Aeration Basin	
250,000 gpd Digester Tank	
250,000 gpd Clarifier	
Chlorine Tank	
TOTAL PHASES ONE, TWO & THREE FACILITIES	
3 - 125,000 gpd Aeration Basins	
3 - 250,000 gpd Digester Tanks	
3 - 250,000 gpd Clarifiers	
3 - Chlorine Tanks	
4 - 50 hp Blowers	
1 - 750 hp Emergency Diesel Generator	

LEGEND

SEWER TREATMENT PLANT ————

SEWER TREATMENT
PLANT

**BROWN
& GAY**
ENGINEERS, INC.

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77060
Tel: 281-684-8100 Fax: 281-684-8101

BCMUD 21 & BCMUD 22
SEWER TREATMENT PLANT

Scale:	Job No.:	Date:	Exhibit:
NTS	02160	03/2010	1

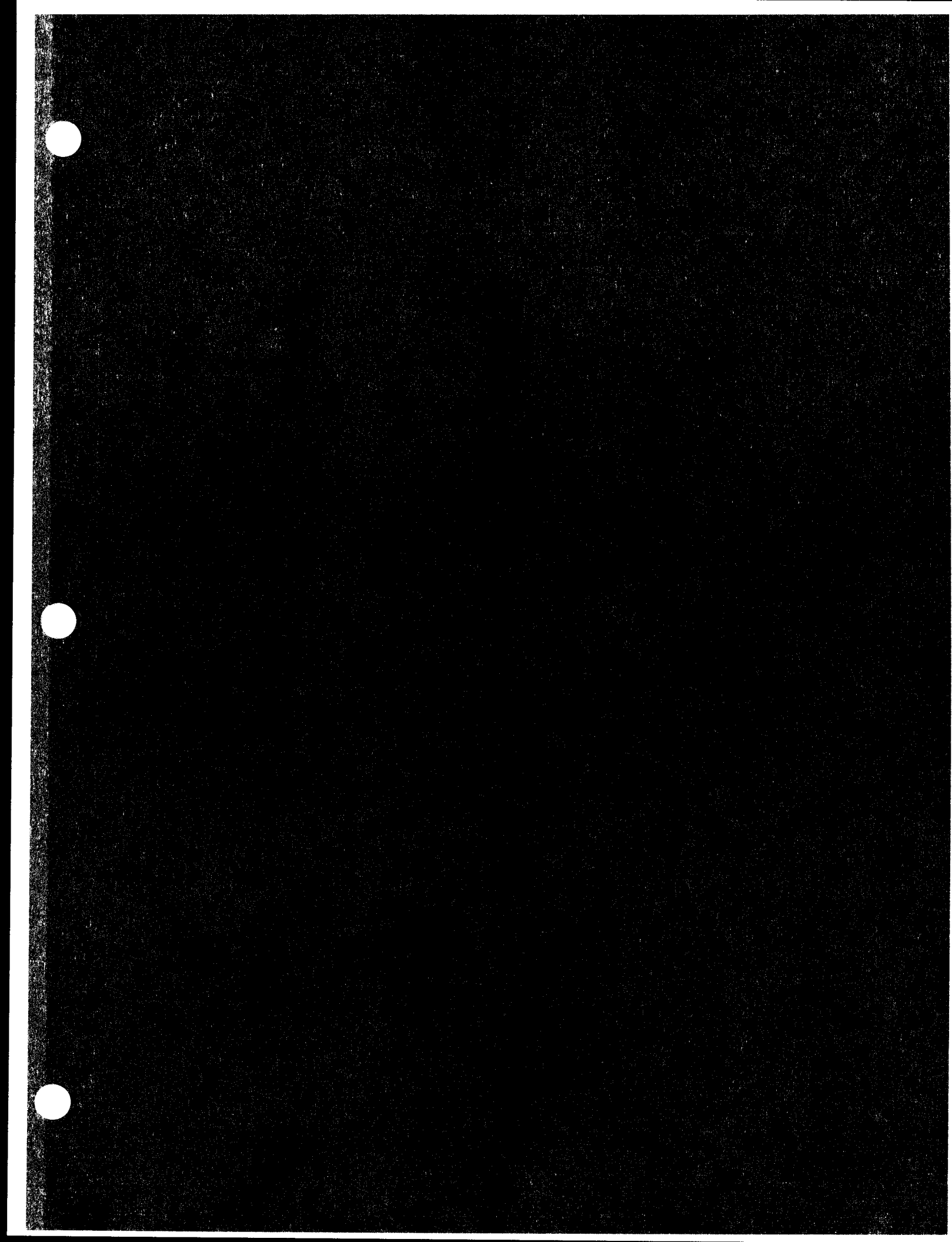
EXHIBIT "C"

Facility	District Share ⁽¹⁾⁽²⁾	
	BCMUD 21	BCMUD 22
Wastewater Treatment Plant	51.58%	48.42%
Water Plant	51.58%	48.42%
Remote Water Well No. 1	51.58%	48.42%

Notes:

(1) BCMUD 21 district share = 1848 esfc / 3583 total esfc = 51.58%

(2) BCMUD 22 district share = 1735 esfc / 3583 total esfc = 48.42%



Proposed Brazoria County
Municipal Utility District No. 22

Creation Report (Financial Feasibility)

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT

V. SUMMARY OF COSTS

The total construction cost of the District's infrastructure is estimated to be \$9,291,659 including contingencies and engineering. Assuming developer participation in the estimated construction costs and based on a 7.00% interest rate, the issuance of \$14,650,000 in bonds would be required to finance the facilities proposed by the District (refer to Table No. 2). Based on developer exemption from cost participation, the District's facilities would require an estimated \$18,300,000 in bonds at 7.00% interest (refer to Table No. 3).

Engineering fees shown in Table Nos. 2 and 3 include the costs incurred in preparing construction plans, preliminary engineering reports, bond reports, surveying, and soils investigations. Legal fees shown in Table Nos. 2 and 3 include the costs incurred for legal counsel for the creation of the District and issuance of the bonds.

The individual cost breakdowns for the water distribution, water supply, wastewater collection, wastewater treatment, and storm drainage systems are contained in Tables 4 through 13. Construction quantities are based on those items shown in Exhibits 6 through 8. Construction costs are derived from recent bids on similar work.

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT

VI. FEASIBILITY

A. Projected District Tax Rate

The construction of the District's water, wastewater, and storm drainage facilities will require the issuance of bonds totaling \$14,650,000 assuming 30% of developer cost participation. The average annual debt service requirement of \$14,650,000 on bonds at 7.00% for 25 years is approximately \$1,257,124. At full development, the projected assessed valuation of taxable property in the District is \$150,045,450 in current value as summarized in Table 14 (a separate market study has been prepared by CDS Research that supports the projected home values in the District). Assuming no operating revenues available for debt service, an average ad valorem tax rate of \$0.94 per \$100 of assessed valuation will be required to amortize this debt, assuming a 90% tax collection factor and will generate \$1,269,384 for debt service retirement.

B. Overlapping Tax Rate

The total overlapping tax of all other taxing entities for 2000 was \$2.183578 per \$100 of assessed valuation (refer to Table 15). Therefore, the total combined tax rate for property within the District, assuming a District tax rate of \$0.94 per \$100 of assessed valuation, would be \$3.123578 per \$100 of assessed valuation.

C. Projected Water and Sewer Rates

The projected monthly water rate per connection is \$21 for the first 10,000 gallons use and \$1.50 per additional thousand gallons. The projected monthly sewer rate per connection is \$15. These rates are based on existing water and sewer rates for area MUD's and are reasonable and competitive with other developments in the area. Using these utility rates and assuming a 10,000 gallon per month average usage, the estimated revenue per ESFC is \$36 per month, or \$432 per year. With a total of 913 ESFC, a gross annual income of approximately \$394,416 would be produced. The cost of operation, maintenance and repair of the District's facilities is estimated at 100% of the gross revenue, therefore, the District does not expect to use any operating revenue to pay debt service on bonds.

**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

VII. JUSTIFICATION FOR CREATION OF DISTRICT

Brazoria County Municipal Utility District No. 22 is necessary in order to provide adequate water supply, water distribution, wastewater collection, wastewater treatment, and drainage facilities to serve the proposed development in the District. The proposed development should have no adverse impact on land elevation, subsidence, groundwater levels, recharge capability of groundwater sources, natural runoff rates, drainage, or water quality. The total combined tax rate of \$3.123578 per \$100 of assessed valuation is considered reasonable and acceptable for a development of this type. Therefore, it is our opinion that the District is feasible, practical, and necessary from an engineering and economic perspective; will benefit all the land within its boundaries; and should be created.

**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

**TABLE 1
LAND USE SUMMARY**

TABLE NO. 1**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22****LAND USE SUMMARY**

<u>Land Use</u>	<u>Acres</u>	<u>ESFC</u>	<u>Population</u>
Single Family Residential	200.76	664	2,324
Commercial	6.22	89	N/A
School	16.00	78	N/A
Fire Station	2.00	7	N/A
Drill Site	5.00	N/A	N/A
Park	25.00	20	N/A
Detention/Amenity Facility	30.00	N/A	N/A
Channel	25.00	N/A	N/A
HL&P Easement	<u>17.40</u>	<u>N/A</u>	<u>N/A</u>
TOTAL	327.38	858	2,324

TABLE 2

COST SUMMARY – DEVELOPER COST PARTICIPATION

TABLE NO. 2

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

COST SUMMARY
DEVELOPER COST PARTICIPATION

<u>Construction Costs</u>	<u>Estimated Costs</u>	<u>District Share (70%)</u>
A. Developer Contribution Items		
1. Utilities ⁽¹⁾		
a. Site Preparation	\$ 57,040	\$ 39,928
b. Water Distribution System	\$ 964,032	\$ 674,822
c. Sanitary Sewer Collection System	\$ 1,805,038	\$ 1,263,527
d. Storm Sewer System	\$ 2,984,415	\$ 2,089,090
Subtotal	\$ 5,810,525	\$ 4,067,367
2. Detention/Amenity Ponds 1-4 ⁽¹⁾		
a. Detention Items	\$ 950,466	\$ 665,326
b. Amenity Items	\$ 877,407	\$ -
Subtotal	\$ 1,827,873	\$ 665,326
3. Channel Improvements ⁽¹⁾		
a. Channel Improvements	\$ 232,928	\$ 163,049
Subtotal	\$ 232,928	\$ 163,049
4. Engineering (17% of Items 1-3)	\$ 1,338,125	\$ 832,276
Subtotal	\$ 9,209,451	\$ 5,728,018
B. District Items		
	<u>Estimated Costs</u>	<u>District Share (35.26%) ⁽²⁾</u>
1. Water Plant, Phase One ⁽⁴⁾	\$ 1,682,220	\$ 593,151
2. Water Plant, Phase Two ⁽⁵⁾	\$ 1,701,081	\$ 599,801
3. 300,000 Elevated Storage Tank ⁽⁵⁾	\$ 610,650	\$ 215,315
4. Wastewater Treatment Plant, Phase One ⁽⁴⁾	\$ 1,338,218	\$ 471,856
5. Wastewater Treatment Plant, Phase Two ⁽⁵⁾	\$ 1,232,563	\$ 434,602
6. Wastewater Treatment Plant, Phase Three ⁽⁶⁾	\$ 1,357,909	\$ 478,799
7. Wastewater Treatment Plant, Phase Four ⁽⁷⁾	\$ 715,608	\$ 252,323
8. Engineering (17% of Items 1-7)	\$ 1,468,502	\$ 517,794
Subtotal	\$ 10,106,751	\$ 3,563,641
Total Construction Costs (63.42% of BIR)	\$ 19,316,202	\$ 9,291,659
<u>Nonconstruction Costs</u>		
1. Creation Costs ⁽²⁾		\$ 45,000
2. Land Acquisition ⁽⁸⁾		\$ 244,653
3. Legal Fees (3% of BIR)		\$ 439,500

TABLE NO. 2

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

COST SUMMARY
DEVELOPER COST PARTICIPATION

4. Financial Advisor Fees (2.0% of BIR)	\$	293,000
5. Interest:		
a. Capitalized Interest (2 years @ 7.00%)	\$	2,051,000
b. Developer Interest (2 years at 7.00%)	\$	1,300,832
6. Bond Discount (3% of BIR)	\$	439,500
7. Administration and Organization Expenses	\$	133,231
8. Operating Costs During Construction	\$	300,000
9. T.N.R.C.C. Bond Issuance Fee (0.25% of BIR)	\$	36,625
10. Bond Application Report Cost (3 Bond Issues)	\$	75,000
Total Nonconstruction Costs	\$	5,358,341
TOTAL BOND ISSUANCE REQUIREMENT	\$	14,650,000

Notes:

- (1) Includes 15% contingencies and 24% inflation (3%/year for 8 years).
 (2) Creation Fees consist of \$20,000 in legal fees and \$25,000 in engineering fees.
 (3) Brazoria County Municipal Utility District No. 22 will purchase its share of district facilities (35.26%) from Brazoria County Municipal Utility District No. 21.
 (4) Includes 15% contingencies and 6% inflation (3%/year for 2 years).
 (5) Includes 15% contingencies and 18% inflation (3%/year for 6 years).
 (6) Includes 15% contingencies and 30% inflation (3%/year for 10 years).
 (7) Includes 15% contingencies and 45% inflation (3%/year for 15 years).
 (8) The land acquisition is calculated as follows:

Facility	Acreage	Cost/Acre	Carrying Costs/yr.	Years Carried	Total Costs
Water Plant	2.00	\$10,000	10%	3	\$ 9,379.16 ⁽²⁾
Wastewater Plant	5.00	\$10,000	10%	3	\$ 12,341.00 ⁽²⁾
Detention/Amenity Ponds 1-4 (20.01 ac) ⁽⁹⁾	10.40	\$10,000	10%	8	\$ 222,933.24

- (9) Land costs are based on a 52% prorata share of the total acreage accounting for only the detention proration of the land.

L:\Projects\hcmud22\02260-01\creationreport.xls\100% Reimbursement

**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 3

COST SUMMARY – DEVELOPER COST EXEMPTION

TABLE NO. 3

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

COST SUMMARY
DEVELOPER COST EXEMPTION

<u>Construction Costs</u>	<u>Estimated Costs</u>	<u>District Share (100%)</u>
1. Utilities ⁽¹⁾		
a. Site Preparation	\$ 57,040	\$ 57,040
b. Water Distribution System	\$ 964,032	\$ 964,032
c. Sanitary Sewer Collection System	\$ 1,805,038	\$ 1,805,038
d. Storm Sewer System	\$ 2,984,415	\$ 2,984,415
Subtotal	\$ 5,810,525	\$ 5,810,525
2. Detention/Amenity Ponds 1-4 ⁽¹⁾		
a. Detention Items	\$ 950,466	\$ 950,466
b. Amenity Items	\$ 877,407	\$ -
Subtotal	\$ 1,827,873	\$ 950,466
3. Channel Improvements ⁽¹⁾		
a. Channel Improvements	\$ 232,928	\$ 232,928
Subtotal	\$ 232,928	\$ 232,928
4. Engineering (17% of Items 1-3)	\$ 1,338,125	\$ 1,188,966
Subtotal	\$ 9,209,451	\$ 8,182,885
B. District Items	<u>Estimated Costs</u>	<u>District Share (35.26%) ⁽²⁾</u>
1. Water Plant, Phase One ⁽⁴⁾	\$ 1,682,220	\$ 593,151
2. Water Plant, Phase Two ⁽⁵⁾	\$ 1,701,081	\$ 599,801
3. 300,000 Elevated Storage Tank ⁽⁵⁾	\$ 610,650	\$ 215,315
4. Wastewater Treatment Plant, Phase One ⁽⁴⁾	\$ 1,338,218	\$ 471,856
5. Wastewater Treatment Plant, Phase Two ⁽⁵⁾	\$ 1,232,563	\$ 434,602
6. Wastewater Treatment Plant, Phase Three ⁽⁶⁾	\$ 1,357,909	\$ 478,799
7. Wastewater Treatment Plant, Phase Four ⁽⁷⁾	\$ 715,608	\$ 252,323
8. Engineering (17% of Items 1-7)	\$ 1,468,502	\$ 517,794
Subtotal	\$ 10,106,751	\$ 3,563,641
Total Construction Costs (62.19% of BIR)	\$ 19,316,202	\$ 11,746,526
<u>Nonconstruction Costs</u>		
1. Creation Costs ⁽²⁾		\$ 45,000
2. Land Acquisition ⁽⁶⁾		\$ 244,653
3. Legal Fees (3% of BIR)		\$ 549,000
4. Financial Advisor Fees (2.0% of BIR)		\$ 366,000

TABLE NO. 3

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

COST SUMMARY
DEVELOPER COST EXEMPTION

5. Interest:	
a. Capitalized Interest (2 years @ 7.00%)	\$ 2,562,000
b. Developer Interest (2 years at 7.00%)	\$ 1,644,513
6. Bond Discount (3% of BIR)	\$ 549,000
7. Administration and Organization Expenses	\$ 147,558
8. Operating Costs During Construction	\$ 300,000
9. T.N.R.C.C. Bond Issuance Fee (0.25% of BIR)	\$ 45,750
10. Bond Application Report Cost (4 Bond Issues)	\$ 100,000
Total Nonconstruction Costs	\$ 6,553,474
TOTAL BOND ISSUANCE REQUIREMENT	\$ 18,300,000

Notes:

- (1) Includes 15% contingencies and 24% inflation (3%/year for 8 years).
 (2) Creation Fees consist of \$20,000 in legal fees and \$25,000 in engineering fees.
 (3) Brazoria County Municipal Utility District No. 22 will purchase its share of district facilities (35.26%) from Brazoria County Municipal Utility District No. 21.
 (4) Includes 15% contingencies and 6% inflation (3%/year for 2 years).
 (5) Includes 15% contingencies and 18% inflation (3%/year for 6 years).
 (6) Includes 15% contingencies and 30% inflation (3%/year for 10 years).
 (7) Includes 15% contingencies and 45% inflation (3%/year for 15 years).
 (8) Land acquisition is calculated as follows:

Facility	Acreage	Cost/Acre	Carrying Costs/yr.	Years Carried	Total Costs	
Water Plant	2.00	\$10,000	10%	3	\$ 9,379.16	(3)
Wastewater Plant	5.00	\$10,000	10%	3	\$ 12,341.00	(3)
Detention/Amenity Ponds 1-4 (20.01 ac) ⁽⁹⁾	10.40	\$10,000	10%	8	\$ 222,933.24	

- (9) Land costs are based on a 52% prorata share of the total acreage accounting for only the detention proration of the land.

L:\Projects\benud22\02260-01\creationreport.xls\100% Reimbursement

**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 4
PRELIMINARY CONSTRUCTION COST ESTIMATE
UTILITIES

TABLE NO. 4

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DISTRICT UTILITIES

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: SITE PREPARATION</u>			
1. Clearing and Grubbing Necessary for the Construction of Utilities.	1 LS	\$ 40,000.00	\$ 40,000.00
Total, Unit A			<u>\$ 40,000.00</u>
<u>UNIT B: WATER DISTRIBUTION SYSTEM</u>			
1. Gate Valve and Box:			
a. 4"	5 EA	\$ 300.00	\$ 1,500.00
b. 6"	90 EA	\$ 340.00	\$ 30,600.00
c. 8"	65 EA	\$ 460.00	\$ 29,900.00
d. 12"	4 EA	\$ 560.00	\$ 2,240.00
2. Flushing Valve/Fire Hydrant: (all depths)	70 EA	\$ 1,150.00	\$ 80,500.00
3. C900-DR18 P.V.C. Waterline (class 150) (all cuts):			
a. 4"	5900 LF	\$ 10.00	\$ 59,000.00
b. 6"	4240 LF	\$ 11.00	\$ 46,640.00
c. 8"	24450 LF	\$ 12.00	\$ 293,400.00
d. 12"	5650 LF	\$ 17.50	\$ 98,875.00
4. Fittings (cast iron or ductile iron):			
a. 6" x 6" Tee, A.B.	21 EA	\$ 87.00	\$ 1,827.00
b. 8" x 4" Tee, A.B.	6 EA	\$ 100.00	\$ 600.00
c. 8" x 6" Tee, A.B.	50 EA	\$ 120.00	\$ 6,000.00
d. 8" x 8" Tee, A.B.	21 EA	\$ 140.00	\$ 2,940.00

TABLE NO. 4

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DISTRICT UTILITIES

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
e. 12" x 6" Tee, A.B.	10 EA	\$ 150.00	\$ 1,500.00
f. 12" x 8" Tee, A.B.	1 EA	\$ 200.00	\$ 200.00
g. 6" x 4" Reducer, S.E.B.	21 EA	\$ 50.00	\$ 1,050.00
5. Miscellaneous Items:			
a. Trench Safety System	40,240 LF	\$ 0.25	\$ 10,060.00
b. 4" Plug and Clamp	27 EA	\$ 33.00	\$ 891.00
c. 2" Blowoff w/Box	27 EA	\$ 308.00	\$ 8,316.00
Total, Unit B			\$ 676,039.00
<u>UNIT C: SANITARY SEWER COLLECTION SYSTEM</u>			
1. Precast Manholes:			
a. Standard	132 EA	\$ 1,000.00	\$ 132,000.00
2. SDR 26 P.V.C. Sewers:			
a. 8" Pipe (all cuts)	26770 LF	\$ 25.00	\$ 669,250.00
b. 10" Pipe (all cuts)	3050 LF	\$ 40.00	\$ 122,000.00
c. 6" Force Main	2000 LF	\$ 15.00	\$ 30,000.00
3. Typical Sanitary Service Lead (including trench safety and all appurtenances): (all cuts and lengths)			
a. 6" (SDR 26 PVC) Near	235 EA	\$ 360.00	\$ 84,600.00
b. 6" (SDR 26 PVC) Far	220 EA	\$ 1,000.00	\$ 220,000.00
4. Miscellaneous Items:			
a. Trench Safety System	31820 LF	\$ 0.25	\$ 7,955.00
Total, Unit C			\$ 1,265,805.00

TABLE NO. 4

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DISTRICT UTILITIES

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT D: STORM SEWER SYSTEM</u>			
1. Standard Type "C" Manhole:			
a. 24"-42" RCP	111 EA	\$ 1,000.00	\$ 111,000.00
b. 48" - 72" RCP	21 EA	\$ 1,200.00	\$ 25,200.00
c. 78" - 96" RCP	1 EA	\$ 1,500.00	\$ 1,500.00
2. Type "H-2" Inlets:			
a. 1st Stage (40% of total)	116 EA	\$ 460.00	\$ 53,360.00
b. 2nd Stage (60% of total)	116 EA	\$ 690.00	\$ 80,040.00
3. R.C.P. Sewer Rubber Gasket (C-76, Cl. III):			
a. 24" Pipe (all cuts)	11990 LF	\$ 39.00	\$ 467,610.00
b. 30" Pipe (all cuts)	6000 LF	\$ 44.50	\$ 267,000.00
c. 36" Pipe (all cuts)	3060 LF	\$ 76.00	\$ 232,560.00
d. 42" Pipe (all cuts)	2120 LF	\$ 88.00	\$ 186,560.00
e. 48" Pipe (all cuts)	1450 LF	\$ 100.00	\$ 145,000.00
f. 54" Pipe (all cuts)	1830 LF	\$ 120.00	\$ 219,600.00
g. 60" Pipe (all cuts)	690 LF	\$ 145.00	\$ 100,050.00
h. 72" Pipe (all cuts)	220 LF	\$ 220.00	\$ 48,400.00
I. 78" Pipe (all cuts)	150 LF	\$ 240.00	\$ 36,000.00
j. 84" Pipe (all cuts)	400 LF	\$ 280.00	\$ 112,000.00

TABLE NO. 4

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DISTRICT UTILITIES

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
4. Miscellaneous Items:			
a. Trench Safety System	27910 LF	\$ 0.25	\$ 6,977.50
Total, Unit D			\$ 2,092,857.50

SUMMARY

Unit A: Site Preparation	\$ 40,000.00
Unit B: Water Distribution System	\$ 676,039.00
Unit C: Sanitary Sewer Collection System	\$ 1,265,805.00
Unit D: Storm Sewer System	\$ 2,092,857.50
Unit E: 15% Contingencies	\$ 611,205.23
Unit F: 24% Inflation (3% Inflation for 8 Years)	\$ 1,124,617.61
TOTAL - UTILITIES (Units A, B, C, D, E and F)	\$ 5,810,524.34

L:\Projects\bcmud22\02260-01\creationreport22.xls]Utility Cost

TABLE 5
PRELIMINARY CONSTRUCTION COST ESTIMATE
DETENTION PONDS

TABLE NO. 5

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DETENTION/AMENITY PONDS 1-4

OCTOBER, 20000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
UNIT A: DETENTION ITEMS			
1. Site Preparation for Detention Reserve and Fill Sites (to remove trees, stumps, logs, vegetation, fences, rubbish, debris, organic matter unsuitable for fill, and other objectionable material per the construction plans and specifications)(includes stripping existing topsoil; stockpiling topsoil; replacing topsoil over all disturbed areas unless noted otherwise; and positive drainage for the entire site)	127.5 AC	\$ 1,000.00	\$ 127,500.00
2. Detention Facility Excavation, including Dewatering, to the lines and grades illustrated on the construction drawings with ON-SITE Disposal (includes scarifying, compacting, and proof-rolling of all disposal areas; hauling excavation; spreading fill; and compacting fill to within 95% of ASTM D698)	164,739 CY	\$ 2.25	\$ 370,662.75
3. Drainage Channel connecting outfall pipes, including Dewatering, to the lines and grades illustrated on the construction drawings with ON-SITE Disposal (includes scarifying, compacting, and proof-rolling of all disposal areas; hauling excavation; spreading fill; and compacting fill to within 95% of ASTM D698)	9,335 CY	\$ 2.25	\$ 21,003.75
4. Rip-Rap a. 18" Thick Concrete Rip-Rap	614 SY	\$ 25.00	\$ 15,350.00
5. Hydro-Mulch Seeding of areas within Detention Facility right-of-way including topsoil (per HCFCD specifications)(includes fertilizing and watering)	6.39 AC	\$ 1,110.00	\$ 7,092.90
6. Broadcast Seeding of fill sites (excluding areas to be hydro-mulch seeded and rights-of-way)(includes fertilizing and watering)(Spec. Item 4240)	107.4 AC	\$ 505.00	\$ 54,237.00
7. Backslope Interceptor Swale	10,300 LF	\$ 1.80	\$ 18,540.00
8. Backslope Interceptor Structure (complete in place)	17 EA	\$ 1,200.00	\$ 20,400.00
Subtotal			\$ 634,786.40

TABLE NO. 5

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DETENTION/AMENITY PONDS 1-4

OCTOBER, 20000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
Payment and Performance Bonds for Detention Items			\$ 31,739.32
Total, Unit A			\$ 666,525.72
<u>UNIT B: AMENITY ITEMS</u>			
1. Site Preparation for Fill Sites (to remove trees, stumps, logs, vegetation, fences, rubbish, debris, organic matter unsuitable for fill, and other objectionable material per the construction plans and specifications)(includes stripping existing topsoil; stockpiling topsoil; replacing topsoil over all disturbed areas unless noted otherwise; and positive drainage for the entire site)	52.5 AC	\$ 1,000.00	\$ 52,500.00
2. Amenity Facility Excavation, including Dewatering, to the lines and grades illustrated on the construction drawings with ON-SITE Disposal (includes scarifying, compacting, and proof- rolling of all disposal areas; hauling excavation; spreading fill; and compacting fill to within 95% of ASTM D698)	85,285 CY	\$ 2.50	\$ 213,212.50
3. Concrete Slope Paving inside of Concrete Lake Wall (15' wide, 3" thick layer of polypropylene fiber impregnated concrete)(plan view area)	14,188 SY	\$ 12.00	\$ 170,256.00
4. Broadcast Seeding of fill sites (excluding areas to be hydro-mulch seeded and rights-of-way)(includes fertilizing and watering)(Spec. Item 4240)	52.5 AC	\$ 505.00	\$ 26,512.50
5. Stormwater Pollution Control a. Stabilized Construction Exit (Spec. Item 4711)	1 LS	\$ 20,500	\$ 20,500.00
6. 1.0' Thick Clay Liner, Complete in Place Including "Over Excavation", Dewatering, and ON-SITE Disposal Necessary to Accommodate the Clay Liner as directed by Engineer. If required, this item will be used to provide a liner thickness sufficient to control anticipated lake seepage (quantity shown is maximum)(plan view area)	51,506 SY	\$ 1.25	\$ 64,382.50

TABLE NO. 5

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
FOR DETENTION/AMENITY PONDS 1-4

OCTOBER, 20000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
7. Additional 0.5' Thick Clay Liner, Complete in Place Including "Over Excavation", Dewatering, and ON-SITE Disposal Necessary to Accomodate the Clay Liner as directed by Engineer. If required, this item will be used in conjunction with Unit B, Item 7 to provide a liner thickness sufficient to control anticipated lake seepage (quantity shown is maximum) (plan view area)	51,506 SY	\$ 0.75	\$ 38,629.50
Subtotal			\$ 585,993.00
Payment and Performance Bonds for Amenity Items			\$ 29,299.65
Total, Unit B			\$ 615,292.65

SUMMARY

Unit A: Detention Items	\$ 666,525.72
Unit B: Amenity Items	\$ 615,292.65
Unit C: 15% Contingencies	\$ 192,272.76
Unit D: 24% Inflation (3% Inflation for 8 Years)	\$ 353,781.87
TOTAL - DETENTION PONDS (Units A, B, C, and D)	\$ 1,827,873.00

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TABLE 6
PRELIMINARY CONSTRUCTION COST ESTIMATE
CHANNEL IMPROVEMENTS

TABLE NO. 6

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
CHANNEL IMPROVEMENTS

October 4, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
1. Channel Excavation (side slope, berm and bottom)	72613 CY	\$ 1.80	\$ 130,703.40
2. Hydro-Mulch Seeding of Proposed Channel Improvement	7.5 AC	\$ 1,000.00	\$ 7,500.00
3. Backslope Interceptor Swale	7300 LF	\$ 1.80	\$ 13,140.00
4. Backslope Interceptor Structure, Including 24" CGMP Outfall Pipe	10 EA	\$ 1,200.00	\$ 12,000.00
TOTAL, UNIT			\$ 163,343.40

SUMMARY

Unit A: Channel Improvements	\$ 163,343.40
Unit B: 15% Contingency	\$ 24,501.51
Unit C: 24% Inflation (3% Inflation for 8 Years)	\$ 45,082.78
TOTAL - CHANNEL IMPROVEMENTS (Units A, B, and C)	\$ 232,927.69

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**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 7

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WATER PLANT PHASE ONE**

TABLE NO. 7

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WATER PLANT - PHASE ONE

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: Water Plant - Phase One</u>			
1. 250,000 Gallon Ground Storage Tank	1 EA	\$ 140,000.00	\$ 140,000.00
2. Ground Storage Tank Foundation	1 EA	\$ 30,000.00	\$ 30,000.00
3. 1,375 GPM Booster Pump	2 EA	\$ 12,500.00	\$ 25,000.00
4. 15,000 Gallon Hydro. Tank	1 EA	\$ 35,000.00	\$ 35,000.00
5. 12" Class 53 Ductile Iron Pipe	750 LF	\$ 55.00	\$ 41,250.00
6. Flanged Tees	9 EA	\$ 2,500.00	\$ 22,500.00
7. Flanged Bend	14 EA	\$ 1,100.00	\$ 15,400.00
8. Gate valve & Box	18 EA	\$ 2,000.00	\$ 36,000.00
9. Check valve	5 EA	\$ 3,000.00	\$ 15,000.00
10. Butterfly valve	4 EA	\$ 4,000.00	\$ 16,000.00
11. Electrical Wiring and Installation	1 LS	\$ 125,000.00	\$ 125,000.00
12. Site Seeding	2 AC	\$ 1,500.00	\$ 3,000.00
13. 1,200' to 1,500' Deep Well with 900 GPM Pump	1 EA	\$ 700,000.00	\$ 700,000.00
14. Control Building	1 LS	\$ 175,850.00	\$ 175,850.00
Total, Unit A			\$ 1,380,000.00
<u>SUMMARY</u>			
Unit A: Water Plant - Phase One			\$ 1,380,000.00
Unit B: 15% Contingencies			\$ 207,000.00
Unit C: 6% Inflation (3%/year for 2 years)			\$ 95,220.00
TOTAL - WATER PLANT - PHASE ONE (Units A and B)			\$ 1,682,220.00
BRAZORIA COUNTY M.U.D. NO. 22 SHARE			\$ 593,150.77

**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 8

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WATER PLANT PHASE TWO**

TABLE NO. 8

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WATER PLANT - PHASE TWO

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: Water Plant - Phase Two</u>			
1. 250,000 Gallon Ground Storage Tank	1 EA	\$ 140,000.00	\$ 140,000.00
2. Ground Storage Tank Foundation	1 EA	\$ 30,000.00	\$ 30,000.00
3. 2,750 GPM Booster Pump	2 EA	\$ 20,000.00	\$ 40,000.00
4. 15,000 Gallon Hydro. Tank	1 EA	\$ 35,000.00	\$ 35,000.00
5. 12" Class 53 Ductile Iron Pipe	500 LF	\$ 60.00	\$ 30,000.00
6. Flanged Bend	2 EA	\$ 1,500.00	\$ 3,000.00
7. 16" Gate valve & Box	2 EA	\$ 6,000.00	\$ 12,000.00
8. 12" Gate valve & Box	2 EA	\$ 1,780.00	\$ 3,560.00
9. Electrical Wiring and Installation Modifications	1 LS	\$ 60,000.00	\$ 60,000.00
10. Generator and Concrete Encased Fuel Tank	1 EA	\$ 200,000.00	\$ 200,000.00
11. 1,200' - 1,500' Deep Well with 900 GPM Pump	1 EA	\$ 700,000.00	\$ 700,000.00
Total, Unit A			\$ 1,253,560.00
<u>SUMMARY</u>			
Unit A: Water Plant - Phase Two			\$ 1,253,560.00
Unit B: 15% Contingencies			\$ 188,034.00
Unit C: 18% Inflation (3%/year for 6 years)			\$ 259,486.92
TOTAL - WATER PLANT - PHASE TWO (Units A, B and C)			\$ 1,701,080.92
BRAZORIA COUNTY M.U.D. NO. 22 SHARE			\$ 599,801.13

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**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 9

**PRELIMINARY CONSTRUCTION COST ESTIMATE
ELEVATED STORAGE TANK**

TABLE NO. 9

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL 300,000 GALLON ELEVATED STORAGE TANK

October, 2000

DESCRIPTION	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
UNIT A: ELEVATED STORAGE TANK			
1. Storage Tank	1.0 LS	\$ 350,000.00	\$ 350,000.00
2. Well Pump	1.0 LS	\$ 41,000.00	\$ 41,000.00
3. Electrical	1.0 LS	\$ 25,000.00	\$ 25,000.00
4. Controls	1.0 LS	\$ 25,000.00	\$ 25,000.00
5. Piping	1.0 LS	\$ 4,500.00	\$ 4,500.00
6. Site Work	1.0 LS	\$ 4,500.00	\$ 4,500.00
SUMMARY			
Unit A: Elevated Storage Tank			<u>\$ 450,000.00</u>
Unit B: 15 % Contingencies			<u>\$ 67,500.00</u>
Unit C: 18 % Inflation (3 %/year for 6 years)			<u>\$ 93,150.00</u>
TOTAL - 300,000 GALLON ELEVATED STORAGE TANK (Units A, B and C)			<u>\$ 610,650.00</u>
BRAZORIA COUNTY M.U.D. NO. 22 SHARE			<u>\$ 215,315.19</u>

TABLE 10

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WASTEWATER TREATMENT PLANT PHASE ONE**

TABLE NO. 10

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT - PHASE ONE

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: WASTEWATER TREATMENT PLANT - PHASE ONE</u>				
1.	Construction of one (1) lift station	1 LS	\$ 120,000.00	\$ 120,000.00
2.	Construction of one (1) Package Wastewater Treatment Plant complete in place	1 LS	\$ 550,000.00	\$ 550,000.00
3.	Installation of all foundations, grouting clarifier bottom, installation of tank anchors.	1 LS	\$ 37,500.00	\$ 37,500.00
4.	Provision of clean water for testing and O&M of Wastewater Treatment Plant.	1 LS	\$ 3,000.00	\$ 3,000.00
5.	Provision of temporary power supply for testing and O&M of Wastewater Treatment Plant if HL&P power not available.	1 LS	\$ 2,500.00	\$ 2,500.00
6.	Weekly operation and maintenance (from point of 90% acceptance until point of final acceptance).	1 LS	\$ 3,000.00	\$ 3,000.00
7.	Start-up and training for Package WWTP including chlorination system.	1 LS	\$ 4,000.00	\$ 4,000.00
8.	Installation of electrical equipment complete in place as shown on drawings herein to include but not limited to control instrumentation, signal conduit, and appurtenances.	1 LS	\$ 125,000.00	\$ 125,000.00
9.	Standby Generator	1 LS	\$ 160,000.00	\$ 160,000.00
10.	Miscellaneous Items:			
a.	Installation of outfall structure, yard piping force main piping, valves, fittings, and appurtenances for complete operating unit. Complete in place.	1 LS	\$ 50,000.00	\$ 50,000.00
b.	Installation of complete in place 8 foot high chain link fence with wood slats and gate.	1 LS	\$ 15,000.00	\$ 15,000.00
c.	Construction of access Road	1 LS	\$ 5,000.00	\$ 5,000.00

TABLE NO. 10

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT - PHASE ONE

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
d.	Site preparation within both the fenced plant site and a 20 ft wide strip centered along the plant access road including clearing and grubbing and all associated work.	1 LS	\$ 5,000.00	\$ 5,000.00
e.	Sitework within the fenced plant site including grading, swale, hydromulching, clean-up and all associated work.	1 LS	\$ 8,000.00	\$ 8,000.00
f.	Surface preparation and painting of piping (excluding tanks) and all associated appurtenances.	1 LS	\$ 7,000.00	\$ 7,000.00
g.	Stormwater Pollution Prevention	1 LS	\$ 2,000.00	\$ 2,000.00
h.	Trench Safety System	1 LS	\$ 800.00	\$ 800.00
Total, Unit A				\$ 1,097,800.00

SUMMARY

Unit A: Wastewater Treatment Plant - Phase One	\$ 1,097,800.00
Unit B: 15% Contingencies	\$ 164,670.00
Unit C: 6% Inflation (3%/year for 2 years)	\$ 75,748.20
TOTAL - WASTEWATER TREATMENT PLANT - PHASE ONE (Units A, B and C)	\$ 1,338,218.20
BRAZORIA COUNTY M.U.D. NO. 22 SHARE	\$ 471,855.74

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TABLE 11

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WASTEWATER TREATMENT PLANT PHASE TWO**

TABLE NO. 11

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT PHASE TWO

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: WASTEWATER TREATMENT PLANT - PHASE TWO</u>				
1.	Expand lift station	1 LS	\$ 80,000.00	\$ 80,000.00
2.	Construction of one (1) Package Wastewater Treatment Plant complete in place	1 LS	\$ 650,000.00	\$ 650,000.00
3.	Installation of all foundations, grouting clarifier bottom, installation of tank anchors.	1 LS	\$ 37,500.00	\$ 37,500.00
4.	Provision of clean water for testing and O&M of Wastewater Treatment Plant.	1 LS	\$ 3,000.00	\$ 3,000.00
5.	Installation of electrical equipment complete in place as shown on drawings herein to include but not limited to control instrumentation, signal conduit, and appurtenances.	1 LS	\$ 125,000.00	\$ 125,000.00
6.	Miscellaneous Items:			
a.	Site preparation within both the fenced plant site and a 20 ft wide strip centered along the plant access road including clearing and grubbing and all associated work.	1 LS	\$ 2,500.00	\$ 2,500.00
b.	Sitework within the fenced plant site including grading, swale, hydromulching, clean-up and all associated work.	1 LS	\$ 4,000.00	\$ 4,000.00
c.	Surface preparation and painting of piping (excluding tanks) and all associated appurtenances.	1 LS	\$ 3,500.00	\$ 3,500.00
d.	Stormwater Pollution Prevention	1 LS	\$ 2,000.00	\$ 2,000.00
e.	Trench Safety System	1 LS	\$ 800.00	\$ 800.00
Total, Unit A				\$ 908,300.00
<u>SUMMARY</u>				
Unit A: Wastewater Treatment Plant - Phase Two				\$ 908,300.00
Unit B: 15% Contingencies				\$ 136,245.00

TABLE NO. 11

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT PHASE TWO

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
	Unit C: 18% Inflation (3%/year for 6 years)			\$ 188,018.10
	TOTAL - WASTEWATER TREATMENT PLANT - PHASE TWO (Units A, B and C)			\$ 1,232,563.10
	BRAZORIA COUNTY M.U.D. NO. 22 SHARE			\$ 434,601.75

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TABLE 12

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WASTEWATER TREATMENT PLANT PHASE THREE**

TABLE NO. 12

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT PHASE THREE

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: WASTEWATER TREATMENT PLANT - PHASE THREE</u>				
1.	Expand lift station	1 LS	\$ 80,000.00	\$ 80,000.00
2.	Construction of one (1) Package Wastewater Treatment Plant complete in place	1 LS	\$ 650,000.00	\$ 650,000.00
3.	Installation of all foundations, grouting clarifier bottom, installation of tank anchors.	1 LS	\$ 37,500.00	\$ 37,500.00
4.	Provision of clean water for testing and O&M of Wastewater Treatment Plant.	1 LS	\$ 3,000.00	\$ 3,000.00
5.	Installation of electrical equipment complete in place as shown on drawings herein to include but not limited to control instrumentation, signal conduit, and appurtenances.	1 LS	\$ 125,000.00	\$ 125,000.00
6.	Miscellaneous Items:			
a.	Site preparation within both the fenced plant site and a 20 ft wide strip centered along the plant access road including clearing and grubbing and all associated work.	1 LS	\$ 2,500.00	\$ 2,500.00
b.	Sitework within the fenced plant site including grading, swale, hydromulching, clean-up and all associated work.	1 LS	\$ 4,000.00	\$ 4,000.00
c.	Surface preparation and painting of piping (excluding tanks) and all associated appurtenances.	1 LS	\$ 3,500.00	\$ 3,500.00
d.	Stormwater Pollution Prevention	1 LS	\$ 2,000.00	\$ 2,000.00
e.	Trench Safety System	1 LS	\$ 800.00	\$ 800.00
Total, Unit A				\$ 908,300.00
<u>SUMMARY</u>				
Unit A: Wastewater Treatment Plant - Phase Three				\$ 908,300.00
Unit B: 15% Contingencies				\$ 136,245.00

TABLE NO. 12

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT PHASE THREE

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
	Unit C: 30% Inflation (3%/year for 10 years)			\$ 313,363.50
	TOTAL - WASTEWATER TREATMENT PLANT - PHASE THREE (Units A, B and C)			\$ 1,357,908.50
	BRAZORIA COUNTY M.U.D. NO. 22 SHARE			\$ 478,798.54

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TABLE 13

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WASTEWATER TREATMENT PLANT PHASE FOUR**

TABLE NO. 13

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT - PHASE FOUR

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: WASTEWATER TREATMENT PLANT - PHASE FOUR</u>				
1.	Expand lift station	1 LS	\$ 40,000.00	\$ 40,000.00
2.	Construction of one (1) Package Wastewater Treatment Plant complete in place	1 LS	\$ 300,000.00	\$ 300,000.00
3.	Installation of all foundations, grouting clarifier bottom, installation of tank anchors.	1 LS	\$ 18,750.00	\$ 18,750.00
4.	Provision of clean water for testing and O&M of Wastewater Treatment Plant.	1 LS	\$ 1,500.00	\$ 1,500.00
8.	Installation of electrical equipment complete in place as shown on drawings herein to include but not limited to control instrumentation, signal conduit, and appurtenances.	1 LS	\$ 62,500.00	\$ 62,500.00
10.	Miscellaneous Items:			
a.	Site preparation within both the fenced plant site and a 20 ft wide strip centered along the plant access road including clearing and grubbing and all associated work.	1 LS	\$ 1,250.00	\$ 1,250.00
b.	Sitework within the fenced plant site including grading, swale, hydromulching, clean-up and all associated work.	1 LS	\$ 2,000.00	\$ 2,000.00
c.	Surface preparation and painting of piping (excluding tanks) and all associated appurtenances.	1 LS	\$ 1,750.00	\$ 1,750.00
d.	Stormwater Pollution Prevention	1 LS	\$ 1,000.00	\$ 1,000.00
e.	Trench Safety System	1 LS	\$ 400.00	\$ 400.00
Total, Unit A				\$ 429,150.00
<u>SUMMARY</u>				
Unit A: Wastewater Treatment Plant - Phase Four				\$ 429,150.00
Unit B: 15% Contingencies				\$ 64,372.50

TABLE NO. 13

PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

PRELIMINARY CONSTRUCTION COST ESTIMATE
REGIONAL WASTEWATER TREATMENT PLANT - PHASE FOUR

October, 2000

ITEM	DESCRIPTION	QUANTITY UNIT	UNIT COST	ITEM TOTAL
	Unit C: 45% Inflation (3%/year for 15 years)			\$ 222,085.13
	TOTAL - WASTEWATER TREATMENT PLANT - PHASE FOUR (Units A, B and C)			\$ 715,607.63
	BRAZORIA COUNTY M.U.D. NO. 22 SHARE			\$ 252,323.25

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**PROPOSED BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22
CREATION REPORT**

TABLE 14

BUILDOUT PROJECTIONS / PROPERTY VALUATION PROJECTIONS