

Exhibit II. Port of Vinton
Site Executive Summary
& Buildable Area Exhibit





Port of Vinton Site Cost & Construction Schedule Projections

					Pre Construction				Construction				
Activity Description	Extension	Duration - Months	Start	Finish	2019		2020		2021		2022		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Pre Construction													
Natural Gas Design & Permitting ^{3,4}	\$ 137,040.00	\$ 137,040.00	12 M	Q1 '20	Q4 '20								
Potable Water Design & Permitting ^{3,5}	\$ 115,200.00	\$ 187,200.00	12 M	Q3 '20	Q4 '20								
Wastewater Treatment Design & Permitting ^{3,6}	\$ 150,000.00	\$ 150,000.00	6 M	Q3 '20	Q4 '20								
Grading Plan & Permitting ^{3,7}	\$ 12,480.00	\$ 5,520.00	6 M	Q3 '20	Q4 '20								
Post Construction													
Natural Gas Infrastructure ⁴	\$ 1,142,000.00	\$ 1,142,000.00	12 M	Q1 '21	Q4 '21								
Potable Water Infrastructure ⁵	\$ 960,000.00	\$ 1,560,000.00	12 M	Q1 '21	Q2 '21								
Wastewater Treatment Infrastructure ⁶	\$ 1,250,000.00	\$ 1,250,000.00	6 M	Q1 '21	Q2 '21								
Earthwork & Grading ⁷	\$ 104,000.00	\$ 46,000.00	6 M	Q1 '21	Q2 '21								
Total:	\$ 3,870,720.00	\$ 4,477,760.00											
20% Contingency:													
Rough Order Magnitude (ROM)	\$ 4,650,000.00	\$ 5,380,000.00											

Comments:

- 1.) This cost estimate was prepared with the best information available at the time of certification.
- 2.) Actual costs can vary based on availability of material, site conditions, and labor.
- 3.) Design and Permitting costs estimated to be 12% of overall construction costs.
- 4.) Natural gas infrastructure upgrade includes tapping into the existing 12" Transcontinental Pipeline Co. natural gas pipeline. A 4" natural gas line will be used to service the site.
- 5.) Potable water infrastructure upgrade option includes creation of an on site well and storage tank capable of supplying the site with 250,000 GPD of potable water . The on-site treatment option also takes into account the Chicot Aquifer having elevated levels of iron and manganese within the water that may require filter treatment if these contaminants exceed acceptable levels.
- 6.) Wastewater treatment infrastructure upgrade includes an on-site 250,000 GPD treatment plant & 1,750 feet of effluent wastewater line to discharge the treated water into the Vinton Drainage Canal.
- 7.) Earthwork includes raising 9.5 acres of the site within the flood zone to one foot above the BFE of 8 feet. This will require the mitigation of 6,120 cubic yards of fill by either off site mitigation or creation of a 3.25 acre pond on site for storage.

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Port of Vinton Site
Calcasieu Parish, LA

SWLA



Calcasieu Parish

LEGEND

- Site Boundary
- Buildable Area (120.59 Ac.±)
- Area Requiring Fill (9.5 Ac.±)
- Proposed 4" Natural Gas Line
- Pond (3.25 Ac. ±)
- Wetlands Poly (19.24 Ac.)
- Proposed 250,000 GPD Water Well
- Proposed 350,000 Gallon Water Storage Tank
- Proposed Wastewater Treatment Plant
- Proposed 6" Wastewater Line
- Existing AT&T Telecommunication Line
- Existing Entergy Three-Phase Electrical Line
- Existing Entergy Single Phase Electrical Line

NPMs_Pipelines (1:24,000 Display)

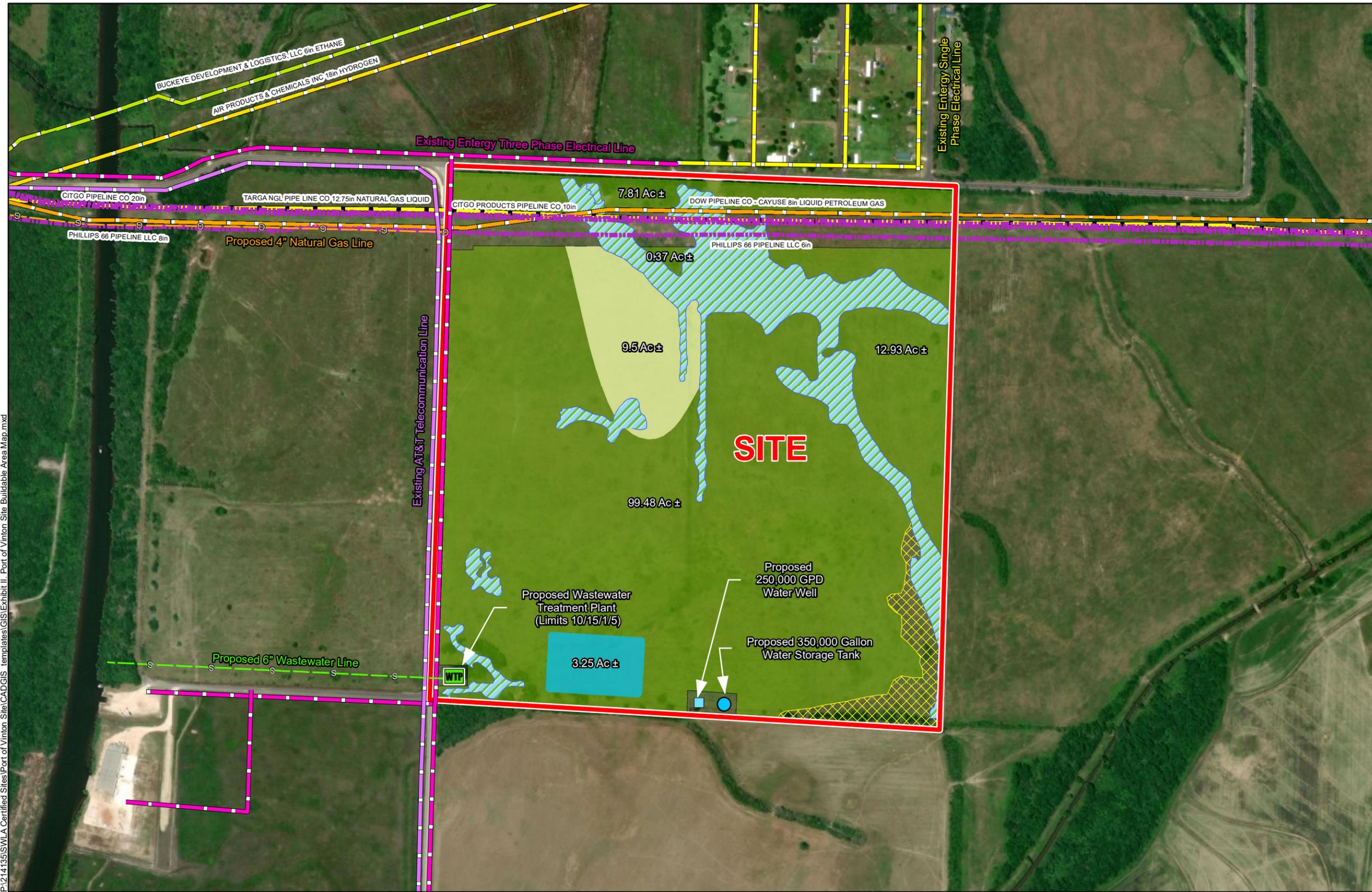
- Other
- ETHANE
- HYDROGEN
- LIQUID PETROLEUM GAS
- NATURAL GAS LIQUID

National Pipeline Mapping System Pipelines

- ETHANE
- HYDROGEN
- LIQUID PETROLEUM GAS
- NATURAL GAS LIQUID

SWLA ECONOMIC DEVELOPMENT ALLIANCE

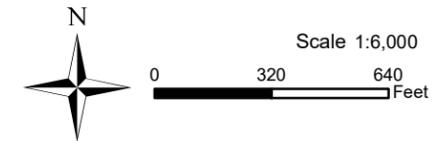
Date: 10/18/2018
Project Number: 214135
Drawn By: DWC
Checked By: EEB



P:\214135\SWLA Certified Sites\Port of Vinton Site\CAD\GIS templates\GIS\Exhibit II - Port of Vinton Site Buildable Area Map.mxd

General Notes:

- No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
- Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geo/tiger/TIGER2013](http://ftp2.census.gov/geo/tiger/TIGER2013).
- 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



CSRS
IMAGINE SHAPE DELIVER

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