

# Exhibit J. Blue Andrus Property Potable Water Infrastructure Upgrade Letter & Map

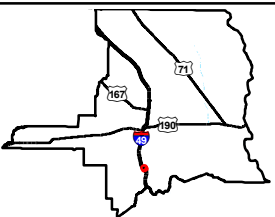




# Blue Andrus Property Potable Water Infrastructure Upgrade Letter & Map

Blue Andrus Property  
St. Landry Parish, LA

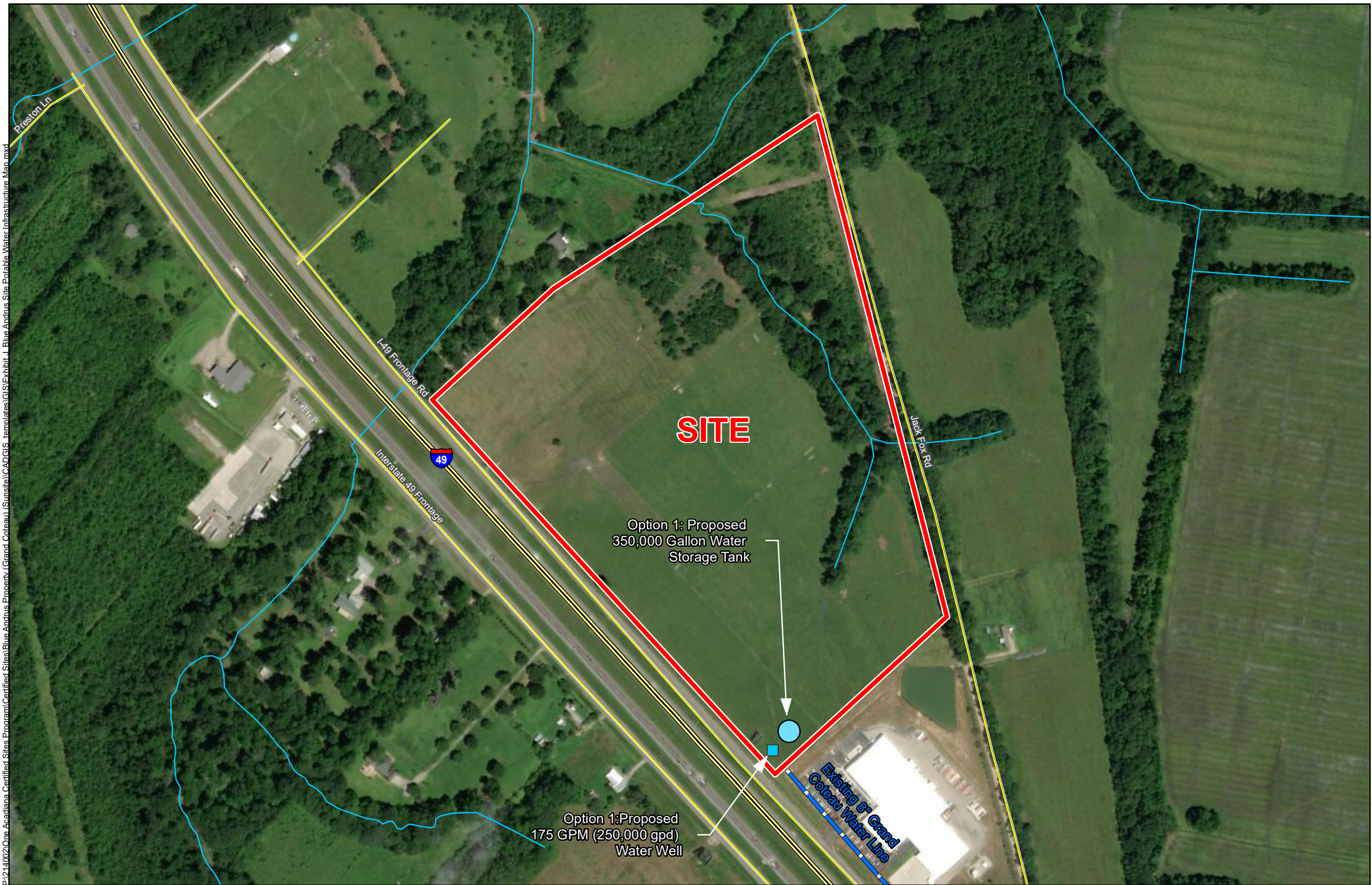
## One Acadiana



St. Landry Parish

### LEGEND

- Site Boundary
- Existing Grand Coteau Water Line
- Water Well
- Water Storage Tank
- Existing Roadway
  - Interstate
  - Local Roads
  - Stream



#### General Notes:

1. 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.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:4,000  
0 160 320 Feet



Date:	8/16/2018
Project Number:	214002
Drawn By:	DWC
Checked By:	TMK



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# Blue Andrus Property Potable Water Infrastructure Upgrade Letter & Map



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546  
Fax: (225) 767-0060

August 21, 2018

Mr. Zack Hager  
One Acadiana  
804 E. St. Mary Blvd  
Lafayette, LA 70503

Re. Blue Andrus Property Potable Water System Cost  
Estimate CSRS Job No. 214002

Dear Mr. Hager:

According to correspondence with local utility officials, the Blue Andrus Property located in St. Landry Parish, Louisiana has access to a Grand Coteau operated potable waterline near the site. In order to provide adequate potable/process water supply construction of a water well and storage tank on site or annexing the site into Grand Coteau to access their water line is required.

The first option for water access is the construction of a new well. The source of well water for the Blue Andrus site is the Chicot Aquifer. Water drawn from this aquifer may be "hard" water due to relatively high concentrations of iron and manganese. Because of this, Option 1(a) and Option 1 (b) show the cost of both treated and non-treated water produced through the onsite system. The construction cost of a well capable of providing 250,000 GPD flow requirements, including storage tanks, pumps, and piping systems to provide fire protection is estimated to be \$1,320,000.00 for non-treated water to \$4,320,000.00 for an addition of a water softening plant on site.

The second option is annexing the site into Grand Cocteau to gain access to their existing 8" water main along the property boundary. This would require communication with the legislature and following due process for annexation into the city.

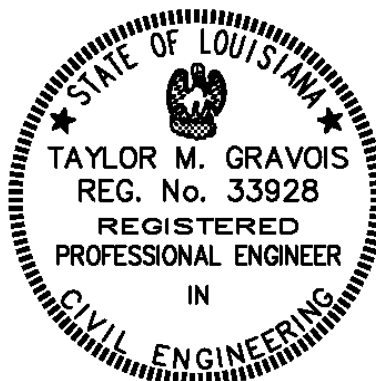
Please note this estimate does not include engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 12 months or less based on preliminary engineering judgment.

Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.

Taylor M. Gravois, PE, PLS



Blue Andrus Property  
Potable Water Cost Estimate  
Job No. 214002

**Rough Order of Magnitude Cost Estimate - Proposed Water Well without Lime Softening - Option 1(a)**

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	200 gpm (250,000 gpd) Water Well with piping, electrical, controls and pneumatic tank	LS	1	\$600,000.00	\$600,000.00
2	350,000 Ground Storage Tank w/Booster Pump, rechlorination, electrical & Controls	LS	1	\$500,000.00	\$500,000.00
<b>Subtotal<sub>1</sub>:</b>					<b>\$1,100,000.00</b>

**20% Contingency:** **x 1.20**

**Rough Order of Magnitude (ROM)<sub>2</sub>:** **\$1,320,000.00**

**Rough Order of Magnitude Cost Estimate - Proposed Water Well with Lime Softening - Option 1(b)**

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	200 gpm (250,000 gpd) Water Well with piping, electrical, controls and pneumatic tank	LS	1	\$600,000.00	\$600,000.00
2	350,000 Ground Storage Tank w/Booster Pump, rechlorination, electrical & Controls	LS	1	\$500,000.00	\$500,000.00
3	0.5 MGD Lime Softening Water Treatment Plant <sub>3</sub>	LS	1	\$2,500,000.00	\$2,500,000.00
<b>Subtotal<sub>1</sub>:</b>					<b>\$3,600,000.00</b>

**20% Contingency:** **x 1.20**

**Rough Order of Magnitude (ROM)<sub>2</sub>:** **\$4,320,000.00**

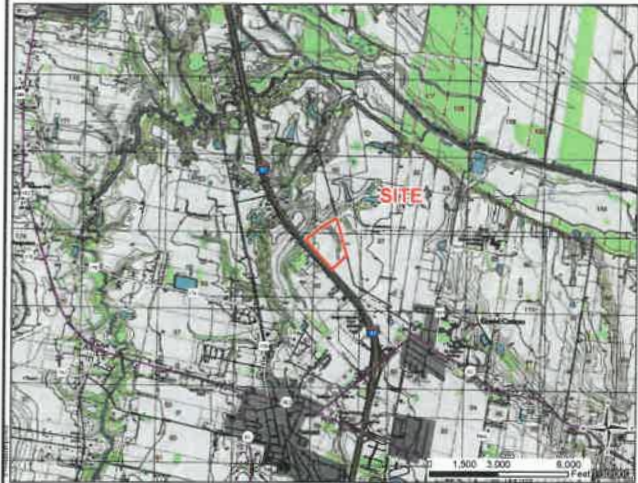
- 1.) Does not include costs for engineering, permitting, right of way acquisitions, wetland mitigation or general
- 2.) This cost estimate was prepared with the best information available at the time of certification. Actual
- 3.) Item included based on the Chicot Aquifer having a high iron and manganese content. Lime treatment may be required to lower these levels if they are above the Secondary Maximum Contaminant Level (SMCL).

# Water Utility Provider Questionnaire (page 1 of 2)

Site Name: Blue Andrus Property  
CSRS Project ID: 214002



Site Map 1



Site Map 2

Date: 08/15/2018  
Provider Name: Dubroc Engineering  
Address: 151 Southpark Rd  
City: Lafayette  
State: LA

Zip Code: 70508  
Name: Dale LeBlanc  
Phone: (337) 237-4520  
Email: dwleblanc@dubrocengr.com  
Title: Engineer

Is potable or process water currently available at this site? <input type="radio"/> Yes <input checked="" type="radio"/> No	What is the distance (feet) to the nearest potable or process water distribution line to service this site? 100 (feet)	What is the size (inches in diameter) of the nearest line? 8 (inches)
What are the pressures of the water line at or nearest to this site? Static: 50 to 60 Residual:		
Source of potable or process water (lake, well, other source) well		
What is the total potable/process capacity of the existing water system in millions of gallons per day (MGD)? 0.5		
What is the current average daily use of the existing water system in millions of gallons per day (MGD)? 0.1		
What is the peak demand on the existing water system in millions of gallons per day (MGD)? 0.2		
What is the excess capacity of the existing water system in millions of gallons per day (MGD)? Not determined		
Capacity of closest elevated potable water storage tank (gallons): 200,000		
Distance to closest elevated potable water storage tank (miles): 2 Distance to appropriate booster station (miles):		
Is or will there be adequate pressure and flow at site to combat fires? <input checked="" type="radio"/> Yes <input type="radio"/> No		

Is a plan underway to improve services at or near this site within the next year? If so, please provide anticipated upgrades, location, and time for implementation.

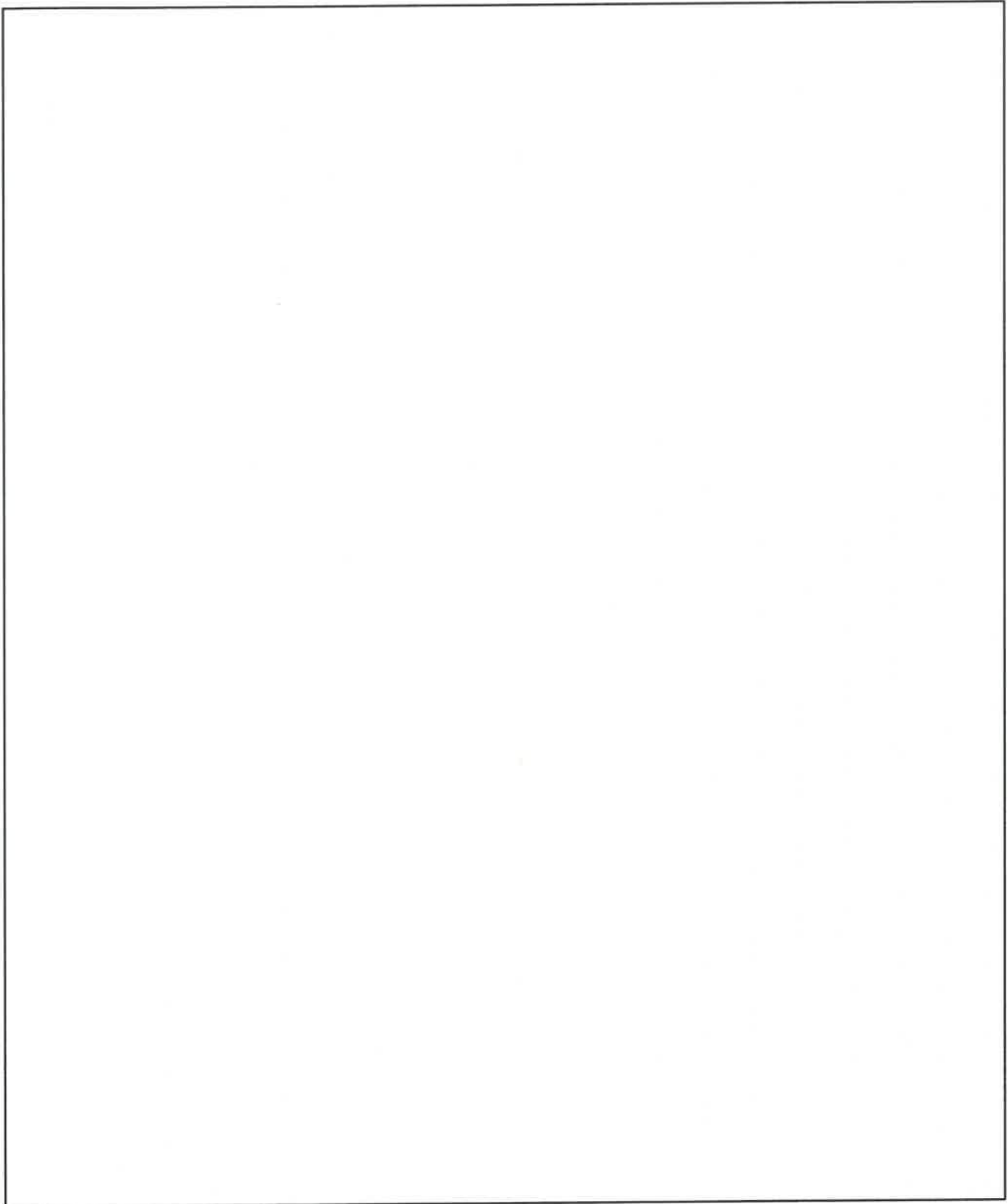
None

## Water Utility Provider Questionnaire (page 2 of 2)

Site Name: Blue Andrus Property

CSRS Project ID: 214002

Please provide a map of existing utilities near the site. (click in area to insert image)



**Submit Form**