

Exhibit Moseley North Site Potable Water Infrastructure Upgrade Map & Letter



CSRS, INC.
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Phone: (225) 769-0546
Fax: (225) 767-0060

August 5, 2015

Mr. Jim Cavanaugh
Baton Rouge Area Chamber
564 Laurel Street
Baton Rouge, LA 70801

Re. Moseley North Potable Water System Cost Estimate
CSRS Job No. 212161.14

Dear Mr. Cavanaugh:

According to correspondence with local utility officials and an interview with the operators with the City of New Roads, the Moseley North site located at the intersection of LA Highway 10 and LA Highway 981 in Pointe Coupee Parish, Louisiana does not have access to an existing potable/process water line to service the site. An existing 8" process water line operated by the City of New Roads exists 7,000 feet south of the site and may be available for water access. In order to provide adequate potable/process water supply, two options exist which include the construction of a service connection to tie in to the 8" main water line or the construction of a new well.

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 \$1,250,000.

Another option is to provide potable water on site using water from the 8" potable water line operated by the City of New Roads. The existing excess capacity provided by the City of New Roads does not currently meet the minimum 250,000 GPD flow requirements. However, a prospective industry may consider working with the City of New Roads to upgrade their existing system by adding an additional 130,000 GPD via a new well to bring the proposed excess capacity to 250,000 GPD. This option would include an impact fee for the construction of a new well with the understanding that the City of New Roads will manage the production of the water after construction. The construction cost of a well for this option, including storage tanks, pumps, and piping systems is estimated to be \$1,250,000. 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 180 days 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

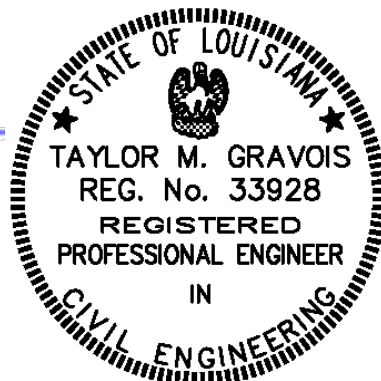
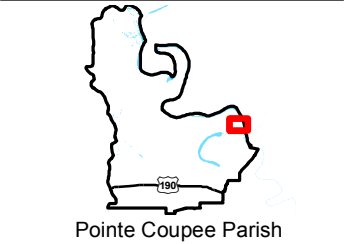


Exhibit I. Moseley North Site Potable Water Infrastructure Upgrade Map & Letter

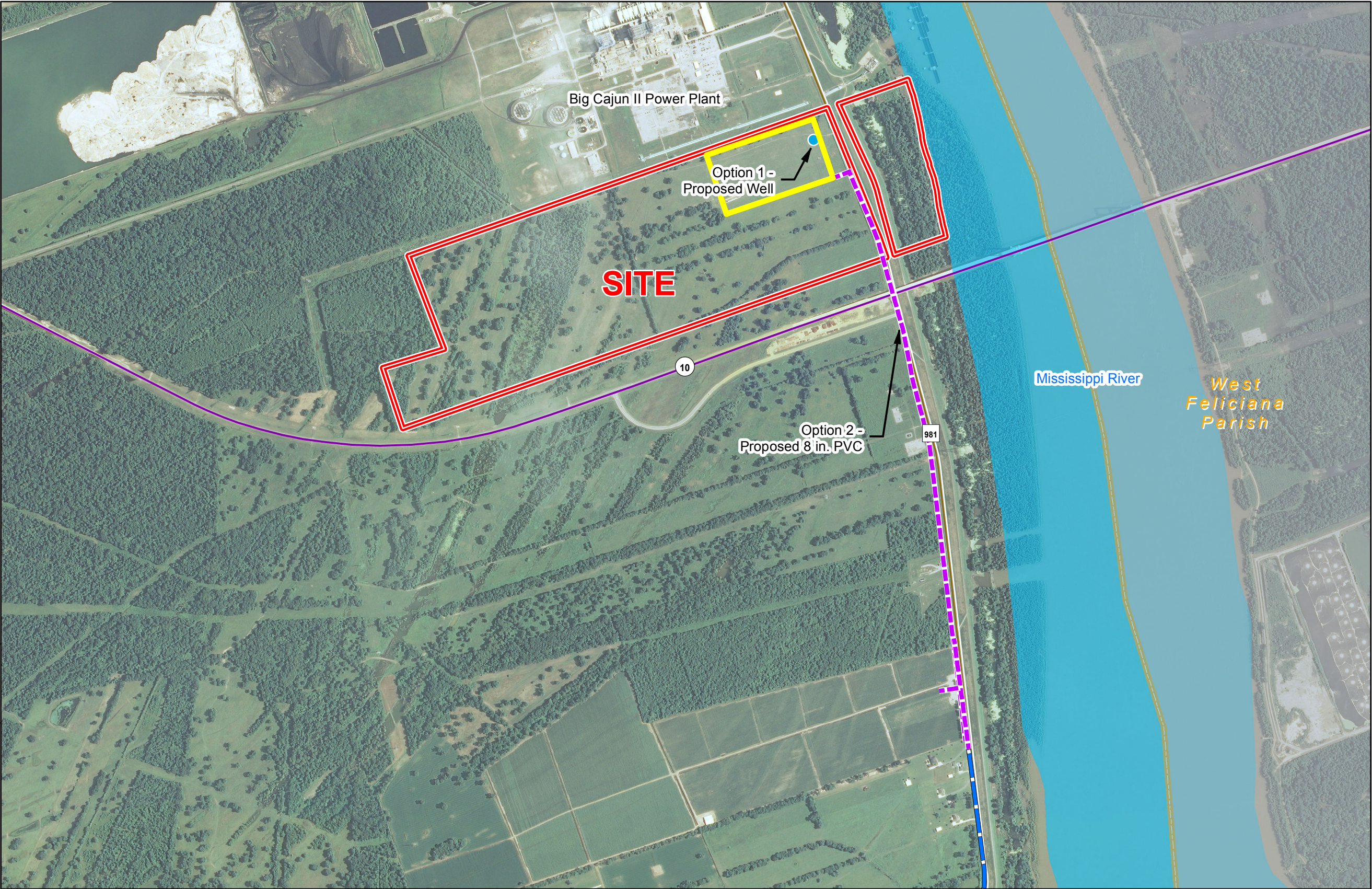
Potable Water
Moseley North Site
Pointe Coupee Parish, LA

BRAC

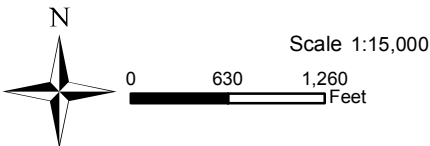


LEGEND

- Site Boundary (304.24 Acres +/-)
- Sample 25-Acre Site Pad
- Existing 8 in. PVC
- Option 1 - Proposed Well
- Option 2 - Proposed 8 in. PVC
- Existing Roadway
 - Urban State Highway
 - Rural State Highway
- Waterbody
- Parish Boundary



- 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. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Proposed potable water upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.



Date: 8/10/2015
Project Number: 212161.20.014
Drawn By: MAT
Checked By: TMG



Exhibit I. Moseley North Site Potable Water Infrastructure Upgrade Map & Letter

Moseley North Site
Potable Water Cost Est. Option 1
Job No. 212161.14

| Rough Order of Magnitude Cost Estimate | | | | | |
|--|---|------|---------------|------------------|-----------------------|
| Item No. | Description | Unit | Est. Quantity | Unit Price | Extension |
| 1 | Tap Existing 8" Water Main w/8: Tapping Sleeve & Valve | Each | 1 | \$5,250.00 | \$5,250.00 |
| 2 | 8" C900 PVC Water Main | L.F. | 7,000 | \$50.00 | \$350,000.00 |
| 3 | Remove and Replace Asphalt Street or Drive | S.Y. | 48 | \$25.00 | \$1,200.00 |
| 4 | Remove and Replace Granular Street of Drive | S.Y. | 51 | \$15.00 | \$765.00 |
| 5 | Fire Hydrant | Each | 11 | \$5,750.00 | \$63,250.00 |
| 6 | Ductile Iron Fittings (MJ) | Ton | 2 | \$8,550.00 | \$17,100.00 |
| 7 | 8" Gate Valves w/Box | Each | 10 | \$1,750.00 | \$17,500.00 |
| 8 | 90 gpm (130,000 gpd) Water Well with Piping, Electrical, Controls and Pneumatic Tank | L.S. | 1 | \$500,000.00 | \$500,000.00 |
| 9 | 130,000 gal Ground Storage Tank w/Booster Pump, Rechlorination, Electrical & Controls | L.S. | 1 | \$300,000.00 | \$300,000.00 |
| | | | | Subtotal: | \$1,255,065.00 |
| 25% Contingency 1: | | | | | x 1.25 |
| Rough Order of Magnitude (ROM): | | | | | \$1,600,000.00 |

Footnotes:

- 1.) Does not include costs for engineering, permitting, right of way acquisition, or general project management
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.

Exhibit I. Moseley North Site Potable Water Infrastructure Upgrade Map & Letter

Moseley North Site
Potable Water Cost Est. Option 2
Job No. 212161.14

| Rough Order of Magnitude Cost Estimate | | | | | |
|--|---|------|---------------|--------------|-----------------------|
| Item No. | Description | Unit | Est. Quantity | Unit Price | Extension |
| 1 | 175 gpm (250,000 gpd) Water Well with Piping, Electrical, Controls and Pneumatic Tank | L.S. | 1 | \$600,000.00 | \$600,000.00 |
| 2 | 250,000 gal Ground Storage Tank w/Booster Pump, Rechlorination, Electrical & Controls | L.S. | 1 | \$400,000.00 | \$400,000.00 |
| Subtotal: | | | | | \$1,000,000.00 |
| 25% Contingency₁: | | | | | x 1.25 |
| Rough Order of Magnitude (ROM): | | | | | \$1,250,000.00 |

Footnotes:

- 1.) Does not include costs for engineering, permitting, right of way acquisition, or general project management
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.