

# Exhibit J. Progress Point Site Potable Water Infrastructure Upgrade Letter & Map





# Progress Point Site Potable Water Infrastructure Upgrade Letter & Map

Progress Point Site  
Iberia Parish, LA

One Acadiana



LEGEND

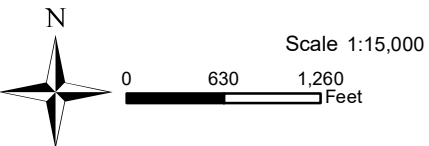
- Site Boundary
- Existing Iberia Parish Potable Water Line
- Proposed 12" Potable Water Upgrade (By Others)
- Proposed 8" Potable Water Line (By Others)
- Proposed 350,000 Gallon Storage Tank
- Proposed 250,000 Water Well
- Existing Roadway
  - US Highway
  - Rural State Highway
  - Local Roads
  - Stream

Date: 4/30/2018  
Project Number: 214002  
Drawn By: EEB  
Checked By: TMK

**CSRS**  
IMAGINE SHAPE DELIVER  
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsline.com



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 [ftp2.census.gov/geo/tiger/TIGER2013](http://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.  
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.





# Progress Point Site 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

May 3, 2018

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

Re. Progress Point Site Potable Water System Cost Estimate  
CSRS Job No. 212161

Dear Mr. Hager:

According to correspondence with local utility officials and Louisiana Water Company, the Progress Point site located in Iberia Parish, Louisiana does not have access to an existing potable/process water line to service the site. A 10" potable water line operated by Louisiana Water Company exists north of the site and may be available for water access. In order to provide adequate potable/process water supply a continuation of the main line or construction of a water well and storage tank on site is required.

The first option to provide water access on site is to tie in to the existing 10" Louisiana Water Company water line located north of the site at the existing Iberia Parish Correctional Facility. In June of 2015, Louisiana Water Company provided Iberia Economic Development Authority (IEDA) with a cost estimate to install a 12" waterline from the Iberia Parish Correctional Facility to the Progress Point site and multiple 8" water lines on site. The estimation for the upgrade would be between \$600,000 and \$750,000.

Option 2 for water access is the construction of a new well. The source of well water for the Progress Point 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 2(a) and Option 2(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.

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 18 months or less based on preliminary engineering judgment.



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

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

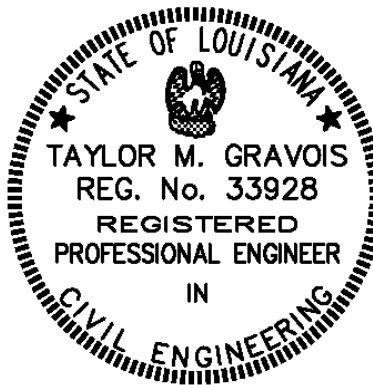
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.

A handwritten signature in blue ink, appearing to read 'Taylor M. Gravois', is written over the printed name.

Taylor M. Gravois, PE, PLS



Progress Point  
Potable Water Cost Estimate  
Job No. 214002

Rough Order of Magnitude Cost Estimate Option 1(a)					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	Louisiana Water Company proposed Infrastructure upgrades. <sub>4</sub>	Lump Sum	1	\$600,000 - \$750,000	\$ 750,000.00
<b>Subtotal:</b>					<b>\$ 750,000.00</b>
<b>20% Contingency<sub>1</sub>:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM): \$ 900,000.00</b>					
Rough Order of Magnitude Cost Estimate - Proposed Water Well without Lime Softening - Option 2 (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>
<b>20% Contingency:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM)<sub>2</sub>: \$1,320,000.00</b>					

<b>Rough Order of Magnitude Cost Estimate - Proposed Water Well with Lime Softening - Option 2 (b)</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Est. Quantity</b>	<b>Unit Price</b>	<b>Extension</b>
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>
<b>20% Contingency:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM)<sub>2</sub>:</b>					<b>\$4,320,000.00</b>

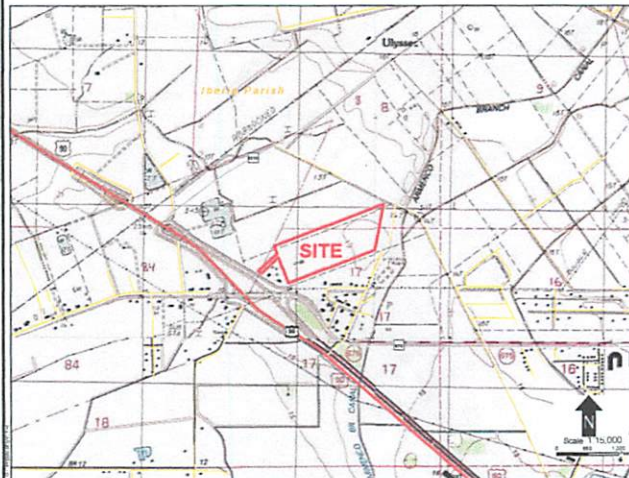
- 1.) Does not include costs for engineering, permitting, right of way acquisitions, wetland mitigation or general project management.  
This cost estimate was prepared with the best information available at the time of certification. Actual
- 2.) costs can vary based on availability of material, site conditions, labor, final engineering design, and regulatory approvals.
- 3.) Option 2(b) included after Conversation with Louisiana Water Company Confirming that the Chicot Aquifer has high iron and manganese content. Lime treatment is needed to lower these levels.
- 4.) Option 1 cost range was provided by Louisiana Water Company in there innital evaluation letter stating what they belive it would cost to provide water to the Progress Point site.

# Water Utility Provider Questionnaire (page 1 of 2)

Site Name: Progress Point Site  
CSRS Project ID: 214002



Site Map 1



Site Map 2

Date:

Provider Name:

Address:

City:

State:

Zip Code:

Name:

Phone:

Email:

Title:

Is potable or process water currently available at this site?

☐ Yes ☒ No

What is the distance (feet) to the nearest potable or process water distribution line to service this site?

10,000 (feet)

What is the size (inches in diameter) of the nearest line?

10 (inches)

What are the pressures of the water line at or nearest to this site?

Static: 50

Residual: N/A

Source of potable or process water (lake, well, other source)

Chicot Aquifer

What is the total potable/process capacity of the existing water system in millions of gallons per day (MGD)?

9 mgd

What is the current average daily use of the existing water system in millions of gallons per day (MGD)?

5.7 mgd

What is the peak demand on the existing water system in millions of gallons per day (MGD)?

N/A

What is the excess capacity of the existing water system in millions of gallons per day (MGD)?

N/A

Capacity of closest elevated potable water storage tank (gallons):

250,000

Distance to closest elevated potable water storage tank (miles):

15,000'

Distance to appropriate booster station (miles):

4,000,000'  
11,000'

Is or will there be adequate pressure and flow at site to combat fires?

☐ Yes ☐ No

Unknown

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.





# LOUISIANA WATER COMPANY

448 East Main Street • New Iberia, Louisiana 70560

June 16, 2015

Mr. Marc Berard  
Berard, Habetz and Associates, Inc.  
3401 W. Admiral Doyle Drive  
New Iberia, LA 70560

RE: Iberia Economic Development Authority (IEDA)  
Proposed Progress Point Business Park  
Option 6 (Phase 1) – Water System Improvements  
Opinion of Probable Cost

Dear Marc:

We appreciate the opportunity to provide information to IEDA regarding the availability of water service for the proposed Progress Point Business Park, Option 6 (Phase 1) in the LA Hwy 90/LA Hwy 675/LA Hwy 3212 area of Iberia Parish. As we discussed, determining water service availability and/or specific water system improvements needed to provide domestic and/or fire protection service to the proposed project area without any specific flow and pressure demand information is impossible. It is our understanding that IEDA is working to identify a construction budget for the proposed Option 6 (Phase 1) portion of the project to solicit and secure funding for the development. In an effort to assist in providing information that can be considered for that purpose, I would offer the following:

*Louisiana Water Company has a 10" waterline near the Iberia Parish Correctional Facility on Broken Arrow Road. A proposed waterline extension from that point with a 12" waterline paralleling Broken Arrow Road, crossing LA Hwy 3212, paralleling LA Hwy 90 Service Road, entering the Progress Point Business Park and installing a combination of 12" waterlines and 8" waterlines inside the park may provide domestic potable drinking water to the Option 6 (Phase 1) location. I have attached a sketch depicting this scenario for informational purposes. As we discussed, this is not based on any minimum requirement for domestic water service, commercial or industrial process water, or fire protection service. Our opinion of probable cost to install the referenced infrastructure is between \$600,000.00 and \$750,000.00 and is dependent on acquiring the necessary right-of-ways and receiving all regulatory approvals for the proposed waterline extension.*



June 16, 2015

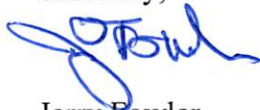
I would also suggest that any plans to develop this area be discussed in terms of total build out so that adequate infrastructure capacities can be designed for the entire project in an effort to ensure that infrastructure improvements would be sufficient for not only early phases of the project but also for the entire development.

Our formal process for extending water service to a property or development where water service is not currently available is as follows:

*The requesting party (applicant) would submit a completed Line Extension Application and a \$500.00 application fee. Our standard Line Extension Application is enclosed for your review. After receiving the completed Line Extension Application and payment, we would develop a "preliminary" construction and service cost estimate for the applicant's review. At that time, if the applicant decides to move forward with the project, they would enter into a Line Extension Agreement and remit 10% of the estimated project cost. We would then develop formal engineering plans and specifications for submittal to all regulatory agencies for approval, develop bid packages and solicit competitive bids for the project. After we receive the bids, we would provide that firm pricing to the applicant for consideration and final approval. To initiate the construction work order for the project, the applicant would remit the total balance due less the previously submitted 10% estimated project cost payment and the \$500.00 application fee. Once payment is received and upon receipt of all regulatory approvals, we can award the construction contract and issue the Notice to Proceed to initiate the installation of the required infrastructure.*

We are hopeful that this opinion of probable cost for water system improvements for the proposed Progress Point Business Park, Option 6 (Phase 1) project provides guidance in your efforts to determine a construction budget for this development. If you have any questions or need any additional information, please give me a call at (337) 374-1060.

Sincerely,

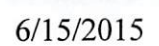


Jerry Fowler

Louisiana Water Company

Xc: William E. Edrington, III, President  
Randy Hollis, Vice-President  
Jim Brugh, Regional Manager

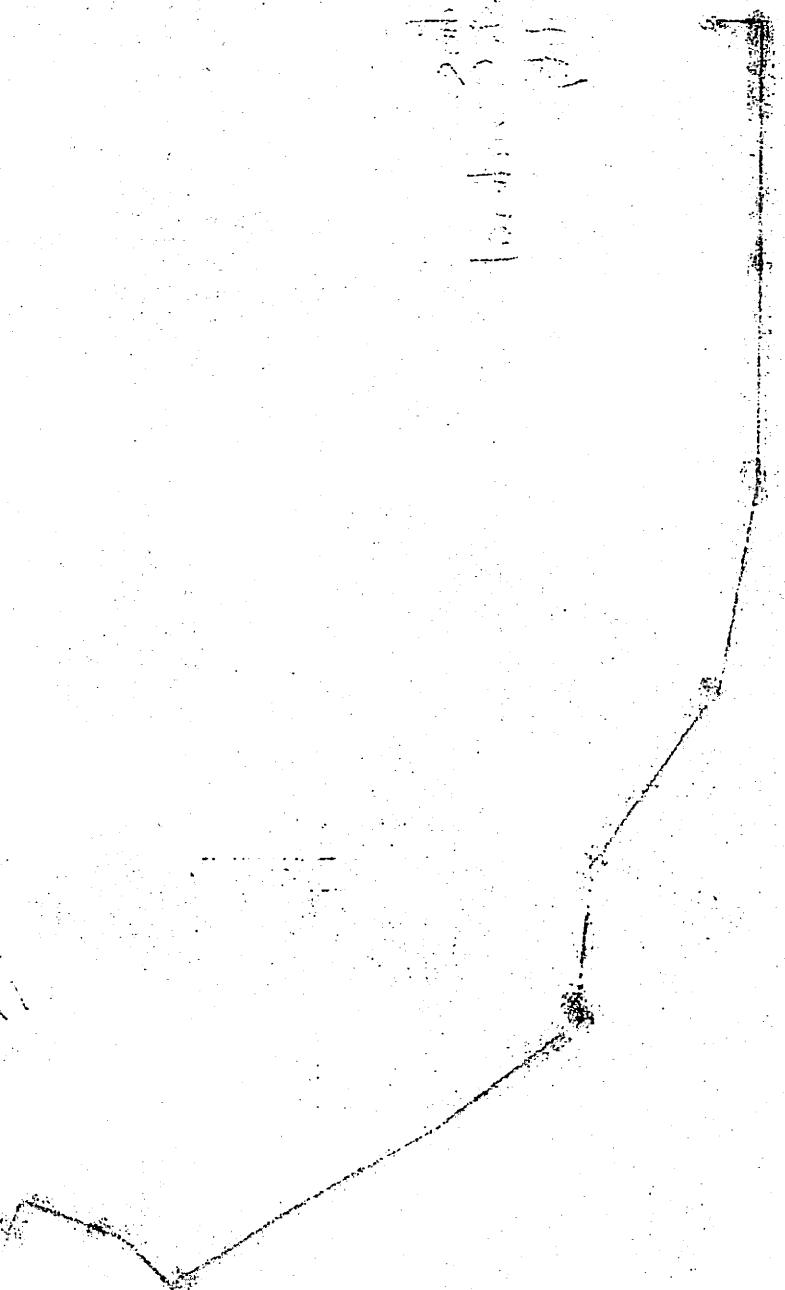
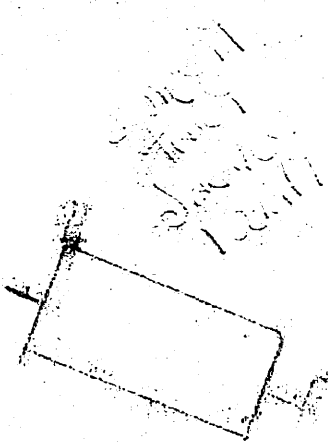






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LOUISIANA WATER COMPANY  
LINE EXTENSION APPLICATION

The information requested on this form is necessary to determine if the water service desired by a prospective customer can be provided by Louisiana Water Company.

- A. Please attach the following to this application:
- 1. Initial application fee of \$500.00.
  - 2. Legal description of property, including section, range, and township.
  - 3. One 3 1/2" diskette or one compact disk in AutoCad format indicating all underground utilities, such as gas, electric, etc., either "as built" or proposed and so designated.
- B. Please fill out as completely as possible:
- 1. Date of this application: \_\_\_\_\_
  - 2. Name of subdivision or development: \_\_\_\_\_
  - 3. What is the time table for the development?
    - a. When will construction start? \_\_\_\_\_
    - b. How soon is water desired? \_\_\_\_\_
  - 4. What type of development/subdivision is it?
    - a. Residential?
      - (1) Single Family - How many lots? \_\_\_\_\_
      - (2) Multiple Family - How many family units? \_\_\_\_\_
      - (3) Trailer Park - How many slots? \_\_\_\_\_
    - b. Commercial? Describe \_\_\_\_\_
    - c. Industrial? Describe \_\_\_\_\_
    - d. Other? Describe \_\_\_\_\_
  - 5. Other water requirements:
    - a. Fire Protection Sprinkler System      Yes      No
    - Note: A sprinkler system will require a separate agreement.
    - b. Flow anticipated:
      - (1) Maximum: \_\_\_\_\_ GPM for \_\_\_\_\_ hrs.
      - (2) Average: \_\_\_\_\_ GPM for \_\_\_\_\_ hrs.
      - (3) Minimum pressure: \_\_\_\_\_ PSI
  - 6. Have streets been dedicated? \_\_\_\_\_
    - a. City resolution number \_\_\_\_\_
    - b. Parish resolution number \_\_\_\_\_
  - 7. Legal name of ownership of property? \_\_\_\_\_
  - 8. Who was property purchased from and when? \_\_\_\_\_
  - 9. Name, address, phone number of other property owners over which waterline will have to run to reach your property? \_\_\_\_\_
  - 10. Applicant is an (check one):  
\_\_\_\_ Individual    \_\_\_\_ Estate    \_\_\_\_ Partnership    \_\_\_\_ Corporation
  - 11. Who will be responsible for signing the agreement? (Name and title) \_\_\_\_\_

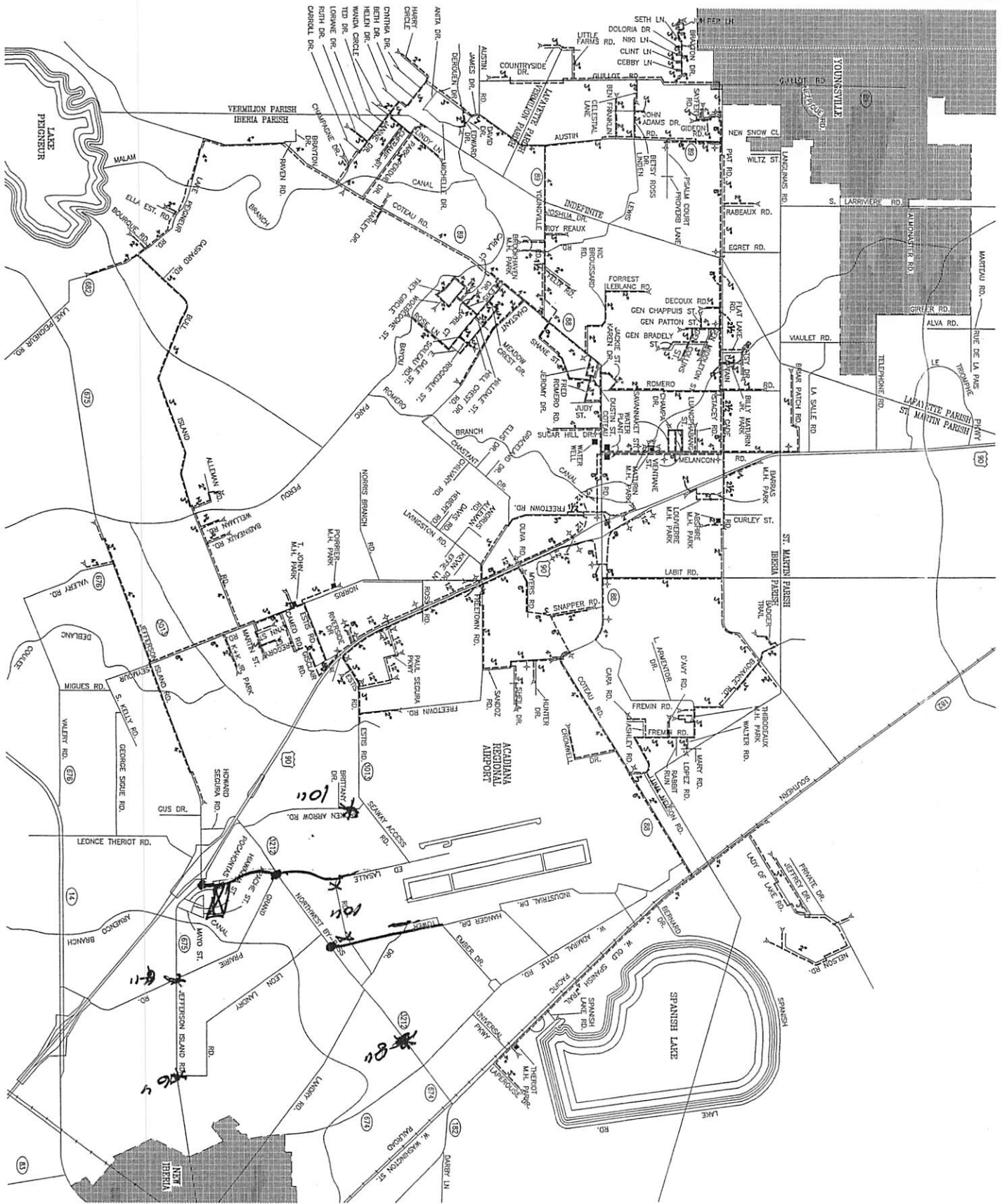
12. Addresses:	Applicant	Engineer or Architect
Name	_____	_____
Address	_____ _____ _____	_____ _____ _____
Phone	_____ _____	_____ _____
	Local Contact	Other
Name	_____	_____
Address	_____ _____ _____	_____ _____ _____
Phone	_____ _____	_____ _____

**NEW REQUIREMENTS: APPROVAL OF PLANS BY LOUISIANA DEPARTMENT OF HEALTH AND HOSPITALS  
TAKES UP TO 90 DAYS. KEEP THIS IN MIND WHEN PROJECTING DATES FOR YOUR PROJECT.**

Mail Completed Line Extension Application , Requested Items and Payment To:

<b>Crowley Service Area</b> Louisiana Water Company Line Extension Application 407 S. Avenue G Crowlev. LA 70526	<b>DeQuincy Service Area</b> Louisiana Water Company Line Extension Application 401 East 4 <sup>th</sup> Street DeQuincy. LA 70633	<b>Eunice Service Area</b> Louisiana Water Company Line Extension Application 251 E. Vine Street Eunice. LA 70535	<b>Lecompte Service Area</b> Louisiana Water Company Line Extension Application 401 East 4 <sup>th</sup> Street DeQuincy. LA 70633
<b>Loreauville Service Area</b> Louisiana Water Company Line Extension Application 448 E. Main Street New Iberia, LA 70560	<b>Mansura Service Area</b> Louisiana Water Company Line Extension Application 401 East 4 <sup>th</sup> Street DeQuincy, LA 70633	<b>New Iberia Service Area</b> Louisiana Water Company Line Extension Application 448 E. Main Street New Iberia, LA 70560	





#### LEGEND

- +— EXISTING FIRE MAIN
- +— EXISTING FLUSHING RISER
- +— 2 - 2 1/2" EXISTING WATER LINES
- +— 3" EXISTING WATER LINES
- +— 4" EXISTING WATER LINES
- +— 6" EXISTING WATER LINES
- +— 8" EXISTING WATER LINES
- +— 10" EXISTING WATER LINES
- +— 12" EXISTING WATER LINES

EXISTING WATER SYSTEM  
WATERWORKS DISTRICT NO. 3 (COTEAU)  
MARCH, 2014

**DUBROC ENGINEERING, INC.**

Consulting Engineers - Surveyors

Lafayette, Louisiana

Engineer	D.M.L.	Drawn By	C.M.L.	Job No.	6844	Sheet	1 of 1
Checked		By		Proj. Manager	M. J. M.		
Approved	D.M.L.	By		Date	MARCH, 2014		