

# Exhibit KK. I-12 Industrial Site Executive Summary & Developable Area Exhibit



CSRS

I-12 Industrial 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	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Pre Construction																						
Natural Gas Design & Permitting <sub>3,4</sub>		\$	4,782.00	\$	4,782.00	6 M	Q3 '20	Q4 '20														
Potable Water Design & Permitting <sub>3,5</sub>		\$	120,000.00	\$	120,000.00	6M	Q3 '20	Q4 '20														
Wastewater Treatment Design & Permitting <sub>3,6</sub>		\$	114,270.00	\$	114,270.00	6 M	Q3 '20	Q4 '20														
Post Construction																						
Natural Gas Infrastructure <sub>4</sub>		\$	39,850.00	\$	39,850.00	6 M	Q1 '21	Q2 '21														
Potable Water Infrastructure <sub>5</sub>		\$	1,000,000.00	\$	1,000,000.00	6 M	Q1 '21	Q2 '21														
Wastewater Treatment Infrastructure <sub>6</sub>		\$	952,250.00	\$	952,250.00	6 M	Q1 '21	Q2 '21														
Total:		\$	2,231,152.00	\$	2,231,152.00																	
20% Contingency:																						
Rough Order Magnitude (ROM)		\$	2,680,000.00	\$	2,680,000.00																	

Comments:

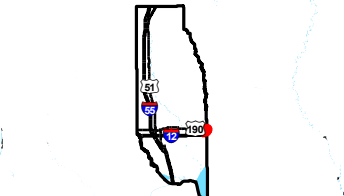
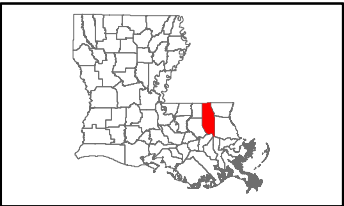
- 1.) This cost estimate was prepared with the best information available at the time of certification.
- 2.) Actual costs can vary based on availability of material, site conditions, and labor.
- 3.) Design and Permitting costs estimated to be 12% of overall construction costs.
- 4.) According to local utility officials, there is an existing Atmos Energy natural gas distribution line that runs along the south side of U.S Highway 190. In order to supply natural gas from the line, the creation of a 830 foot 4-inch line may be required to provide service to the site.
- 5.) After correspondence with local utility providers. It was determined that currently no potable water supply is currently available to the site. 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 .
- 6.) After correspondence with local utility providers. It was determined that currently no waste water treatment options are available to the site. In order to provide wastewater treatment, the site will require the construction of a 250,000 GPD treatment plant. This line will discharge into Bedico Creek. The expected discharge limits of BOD5, TSS, NH3, and Phosphorus will be (10/15/2/5) respectively.



# I - 12 Industrial Site Executive Summary & Developable Area Exhibit

I - 12 Industrial Site  
Tangipahoa Parish, LA

GNO



Tangipahoa Parish

LEGEND

- Site Boundary
- Developable Area (161.24 Ac.±)
- Wetlands (90.14 Ac. ±)
- Other Waters of the U.S. (3.76 Ac.±)
- Potential Site Pads
- Existing AT&T Telecommunications Line
- Existing Entergy Electrical Lines
  - Existing Single Phase Electrical Lines
  - Existing Three Phase Electrical Lines
- Existing 4" Atmos Energy Natural Gas Line
- Proposed 4" Natural Gas Line
- Proposed 250,000 GPD Potable Water Well
- Proposed 250,000 Gallon Water Storage Tank
- Proposed 250,000 GPD Wastewater Treatment Plant
- Existing Roadway
  - US Highway
  - Local Roads



Date:	5/16/2019
Project Number:	214094
Drawn By:	AMB
Checked By:	DWC



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- 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 1:6,000  
0 320 640 Feet