

Exhibit I. T.O. Allen Industrial Park  
North Potable Water Infrastructure  
Upgrade Letter & Map



# T.O. Allen Industrial Park North 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

January 16, 2017

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

Re. Allen Estates North Site Potable Water System Cost Estimate  
CSRS Job No. 214002

Dear Mr. Hager:

According to correspondence with local utility officials the Allen Estates North site located along Highway 90 in Jefferson Davis Parish, Louisiana has access to an existing potable/process water line to service the site; however, the existing pressure and capacity may not meet the requirements for fire protection.

A 3" potable water line operated by Jefferson Davis Water Commission #1 (JDWC) exists adjacent to the site on the south side of Highway 90 and may be available for water access. The option (option 1) to tie-in to the JDWC 3" water line south of the site would require boring underneath Highway 90 and the construction of approximately 120 feet of new water main. The utility official affirmed that the water line has capacity, however, the water main size does not provide adequate pressure for fire protection. The construction cost of extending a new 3" line to the existing 3" line is estimated to be \$30,000.00.

An alternative option for water access is to upgrade the existing 3" line to an 8" line by tying-in to JDWC's 8" water line located on the west side of Louisiana Highway 101. This option would require removing approximately 10,570 linear feet of the 3" water line and replacing it with a new 8" water main. The proposed 8" line will provide adequate pressure for fire protection. The construction cost of removing the 3" lines and installing a new 8" water line with fire hydrants from the site to Highway 101 is estimated to be \$780,000.00.

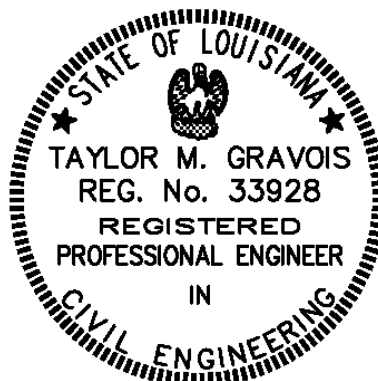
A third option (option 3) for water access is the construction of a new well. The source of well water for the Allen Estates North site is the Chicot Aquifer. Water drawn from this aquifer may be "hard" water due to relatively high concentrations of calcium carbonate and could require lime softening treatment. Additional treatment could increase the cost of upgrading the infrastructure. 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 \$1,400,000.00 to \$4,320,000.00, depending on the hardness of the water in the Chicot Aquifer.

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



# Allen Estates North Site Potable Water Infrastructure Upgrade Letter & Map



**Allen Estates North Site  
Potable Water Rough Order of Magnitude Cost Estimate**

Rough Order of Magnitude Cost Estimate - Proposed Tie-In - Option 1					
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
1	Tap Existing 3" Water Main w/3" Tapping Sleeve & Valve	Each	1	\$ 2,500.00	\$2,500.00
2	3" C900 PVC Water Main	L.F.	120	\$ 40.00	\$4,800.00
3	16" Steel Casing Jack and Bored	L.F.	25	\$ 438.00	\$10,950.00
4	3" Gate Valves w/Box	Each	2	\$1,750.00	\$3,500.00
<b>Subtotal<sub>1</sub>:</b>					<b>\$21,750.00</b>
<b>20% Contingency:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM)<sub>2</sub>:</b>					<b>\$30,000.00</b>

Rough Order of Magnitude Cost Estimate - Proposed Tie-In with Remove & Replace - Option 2					
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.	10,570	\$50.00	\$528,500.00
3	16" Steel Casing Jack and Bored	L.F.	25	\$438.00	\$10,950.00
5	Remove and Replace Asphalt or Concrete Street or Drive	S.Y.	45	\$60.00	\$2,700.00
6	Fire Hydrant	Each	11	\$5,750.00	\$63,250.00
7	Ductile Iron Fittings (MJ)	Ton	4.10	\$8,550.00	\$35,055.00
8	8" Gate Valves w/Box	Each	2	\$1,750.00	\$3,500.00
<b>Subtotal<sub>1</sub>:</b>					<b>\$649,205.00</b>
<b>20% Contingency:</b>					<b>x 1.20</b>
<b>Rough Order of Magnitude (ROM)<sub>2</sub>:</b>					<b>\$780,000.00</b>

**Rough Order of Magnitude Cost Estimate - Proposed Water Well without Lime Softening - Option 3 (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>:</b>					<b>\$1,400,000.00</b>

**Rough Order of Magnitude Cost Estimate - Proposed Water Well with Lime Softening - Option 3 (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>
<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.) Proposed treatment due to high calcium carbonate content in the Chicot aquifer.



# T.O. Allen Industrial Park North Potable Water Infrastructure Upgrade Letter & Map

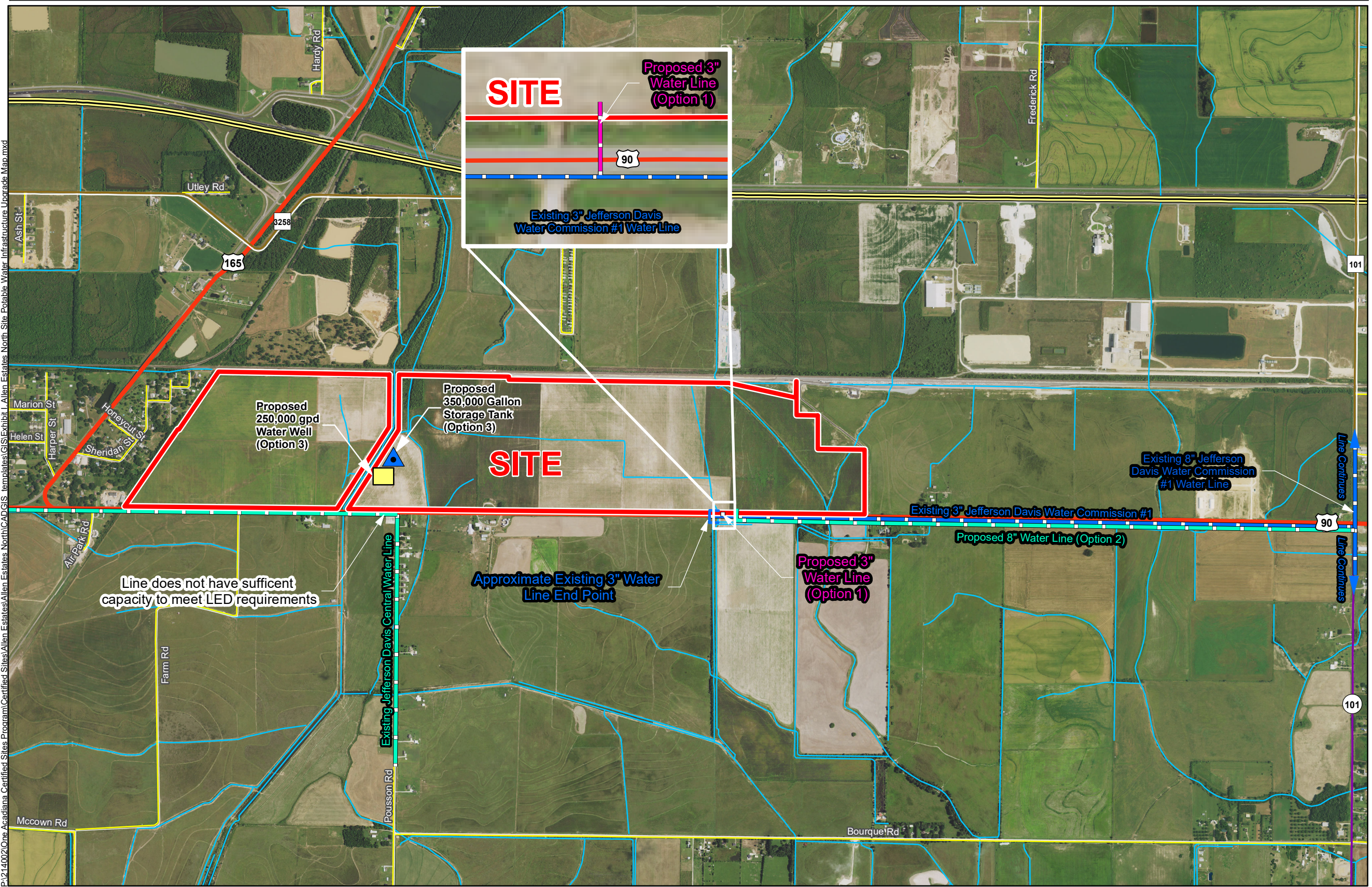
Potable Water  
Allen Estates North Site  
Jefferson Davis Parish, LA

One Acadiana

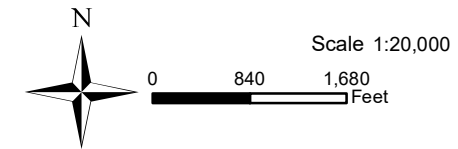


LEGEND

- Site Boundary (561.51 Ac. +/-)
- Existing Potable Water Infrastructure**
  - Existing 3" Jefferson Davis Water Commission #1 Water Line
  - Existing Jefferson Davis Central Water Line
- Proposed Potable Water Infrastructure**
  - Proposed 3" Water Line
  - Proposed 8" Water Line
- Existing Roadway**
  - Interstate
  - US Highway
  - Urban State Highway
  - Rural State Highway
  - 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.
  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.



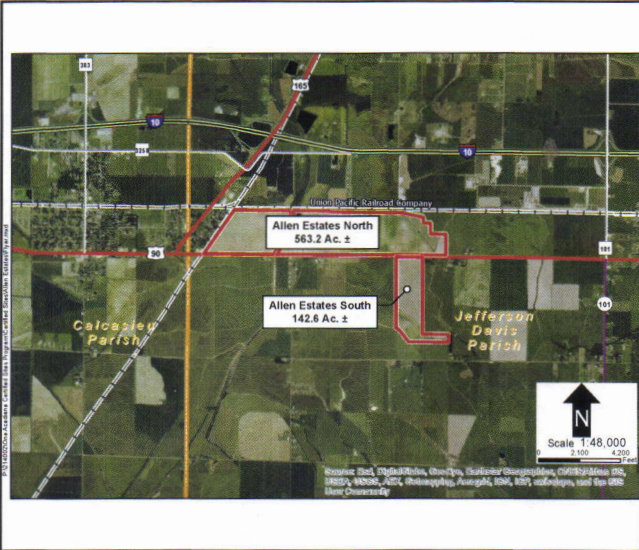
Date:	12/12/2016
Project Number:	214002
Drawn By:	TMK
Checked By:	JAY



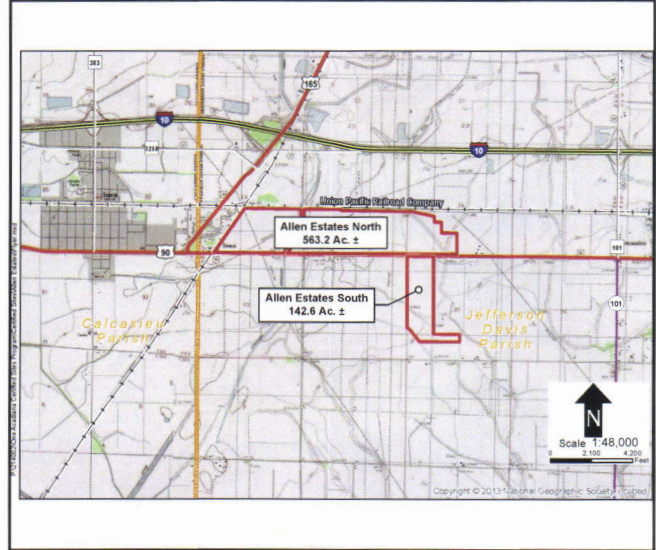


# Water Utility Provider Questionnaire (page 1 of 2)

Site Name: Allen Estates  
 CSRS Project ID: 214002



Site Map 1



Site Map 2

Date: 11/29/16  
 Provider Name: Jeff Davis Water Comm # 1  
 Address: 5171 Aguiard Rd  
 City: Lake Arthur, LA  
 State: Louisiana

Zip Code: 70549  
 Name: David M. Trahan  
 Phone: (337) 587-2274  
 Email: dtrahan@dwc1@centurytel.net  
 Title: Operations Manager

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? 120' (feet)

What is the size (inches in diameter) of the nearest line? 3 (inches)

What are the pressures of the water line at or nearest to this site? Static: 55 lbs. Residual:

Source of potable or process water (lake, well, other source) ground water / Elevated Tank

What is the total potable/process capacity of the existing water system in millions of gallons per day (MGD)? 1.2

What is the current average daily use of the existing water system in millions of gallons per day (MGD)? 0.6

What is the peak demand on the existing water system in millions of gallons per day (MGD)? 0.8

What is the excess capacity of the existing water system in millions of gallons per day (MGD)? 0.4

Capacity of closest elevated potable water storage tank (gallons): N/A 300,000

Distance to closest elevated potable water storage tank (miles): N/A 17 miles

Distance to appropriate booster station (miles): 7

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

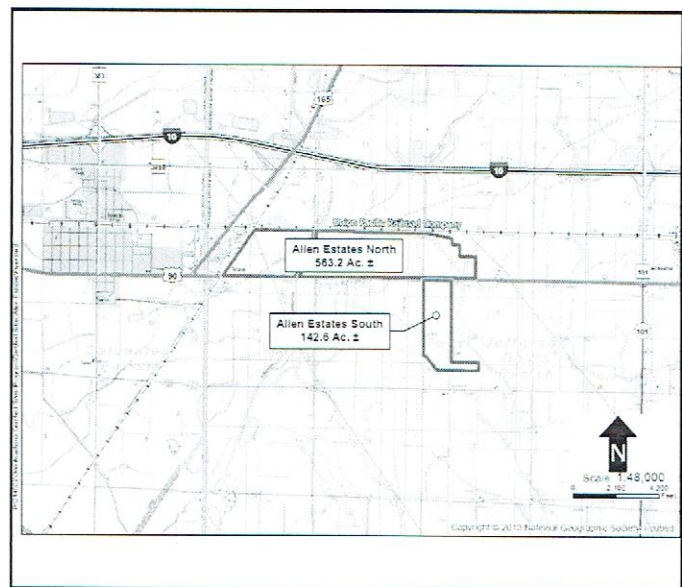
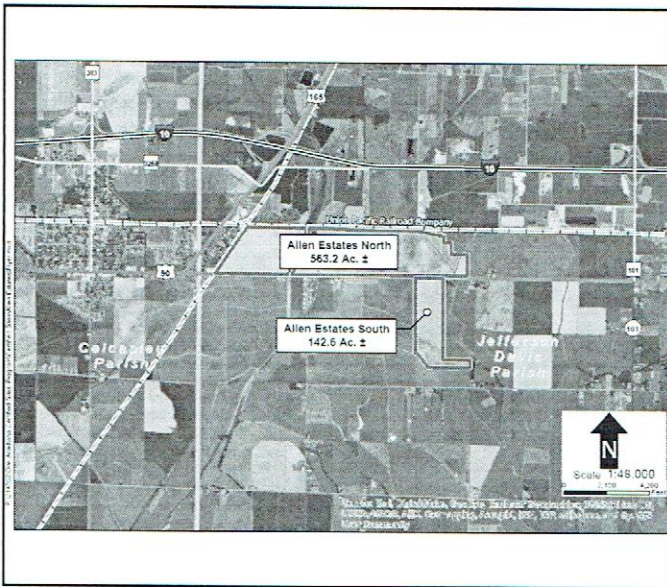
N/A

1.54 North  
 1.78 South



# Water Utility Provider Questionnaire (page 1 of 2)

Site Name: Allen Estates  
 CSRS Project ID: 214002



Site Map 1

Site Map 2

Date: 11/08/2016

Zip Code: 70591

Provider Name: JEFFERSON DAVIS CENT

Name: JEFF CREDEUR

Address: 20263 HWY 99

Phone: (337) 734-2321

City: WELSH

Email: jdcwwd@hotmail.com

State: LOUISIANA

Title: PLANT MANAGER

Is potable or process water currently available at this site?

Yes  No

*NORTH OF HWY 90 FROM POUSSON ROAD WEST TO HWY 165*  
 What is the distance (feet) to the nearest potable or process water distribution line to service this site?

~~ON PROPERTY~~ (feet)

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

6 INCH (inches)

What are the pressures of the water line at or nearest to this site? Static: 76 PSI Residual: 65 PSI

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)? 1,080,000 M

What is the current average daily use of the existing water system in millions of gallons per day (MGD)? 450,000 GD

What is the peak demand on the existing water system in millions of gallons per day (MGD)? 550,000 GD

What is the excess capacity of the existing water system in millions of gallons per day (MGD)? NONE

Capacity of closest elevated potable water storage tank (gallons): 400,000 GA

Distance to closest elevated potable water storage tank (miles): 6.2 MILE Distance to appropriate booster station (miles): 6.2 MILE

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

NO