

## Bond Information

The District will be seeking voter approval for bond authorization of **\$44,850,000** for the rehabilitation, maintenance, and repair of the water and wastewater infrastructure and facilities. As used herein water and wastewater infrastructure and facilities include water distribution lines, valves, fire-hydrants, sanitary sewers, manholes, sanitary force mains, water treatment plants, groundwater wells, sanitary lift stations and the regional wastewater treatment plant. The projects described in this section are explained in greater detail in subsequent sections of this report. A summary of costs for the bond authorization is included.

## Project Scopes Summary

The proposed water, wastewater, storm sewer and drainage bonds in the amount of **\$44,850,000** are intended to finance the construction costs and engineering fees for maintenance and improvements to the public utilities that serve the residential and commercial constituents within the District.

The proposed infrastructure improvements include, but are not limited to, the following:

- Water distribution system maintenance and improvements
- Water Plant No. 1 Improvements
- Well No. 1 Improvements
- Water Plant No. 2 Improvements
- Well No. 2 Improvements
- Wastewater collection system maintenance and improvements
- Winchester Country Regional Sewage Authority WWTP Improvements
- Sand Trails Lift Station Improvements
- Wheatland Lift Station Improvements

*The final costs also include cost of contingencies, inflation, and all necessary professional fees, including but not limited to, engineering, legal, permitting, construction material testing, geotechnical investigation, and coordination.*

## Detailed Project Scopes

### Water Distribution System Maintenance and Improvements

- Fire Hydrant Survey
- Fire Hydrant Rehabilitations as needed per survey
- Water Line Inspections
- Water Line Replacement as needed per inspections

### Water Plant No. 1 Improvements

- Protective Recoating of Ground Storage Tanks
- Protective Recoating of Hydropneumatic Tanks
- Protective Recoating of Above Ground Piping, Valves, and Fittings
- Protective Recoating of Control Building
- Replacement of Booster Pumps, Piping, Valves, and Fittings
- Replacement of Ground Storage Tanks
- Replacement of Hydropneumatic Tanks
- Replacement of Electrical Equipment
- Replacement of Generator
- Replacement of Disinfection System

### Well No. 1 Improvements

- Well Camera Inspection
- Well Screen Cleaning
- Well Pump and Motor Replacement
- Well Header Pipe, Fittings, Valves, and Meter Replacement

### Water Plant No. 2 Improvements

- Protective Recoating of Elevated Storage Tank
- Protective Recoating of Above Ground Piping, Valves, and Fittings
- Protective Recoating of Control Building
- Replacement of Electrical Equipment
- Replacement of Generator
- Replacement of Disinfection System
- Replacement of the Elevated Storage Tank



### **Well No. 2 Improvements**

- Well Camera Inspection
- Well Screen Cleaning
- Well Pump and Motor Replacement
- Well Header Pipe, Fittings, Valves, and Meter Replacement

### **Wastewater Collection System Maintenance and Improvements**

- Televised Inspection of Wastewater Collection System
- Wastewater Collection System Rehabilitations as needed per Inspection
- Wastewater Collection System Cleaning
- Wastewater Collection System Replacement as needed per inspection

### **Winchester Regional Sewage Authority WWTP Improvements**

- Full Replacement of the existing WWTP

### **Sand Trails Lift Station Improvements**

- Protective Recoating of Wet Well, Piping, Valves, and Fittings
- Replacement of Electrical Equipment
- Replacement of Pipes, Valves, and Fittings
- Replacement of Lift Station Pumps
- Replacement of Generator

### **Wheatland Lift Station Improvements**

- Protective Recoating of Wet Well, Piping, Valves, and Fittings
- Replacement of Electrical Equipment
- Replacement of Pipes, Valves, and Fittings
- Replacement of Lift Station Pumps
- Replacement of Generator



## Summary of Costs

### Construction Costs

Winchester Country WWTP Rehabilitation/Improvements	\$ 15,000,000
Water Plant No. 1 Rehabilitation/Improvements	\$ 4,500,000
Water Well No. 1 Inspection/Cleaning/Rehabilitation	\$ 1,500,000
Water Plant No. 2 Rehabilitation/Improvements	\$ 3,500,000
Water Well No. 2 Inspection/Cleaning/Rehabilitation	\$ 1,500,000
Lift Station No. 1 Rehabilitation/Improvements	\$ 750,000
Lift Station No. 2 Rehabilitation/Improvements	\$ 750,000
Water Distribution System / Hydrants Rehabilitation/Improvements	\$ 500,000
Sanitary Sewer Rehabilitation/Improvements	\$ 500,000
Sanitary Sewer CCTV Inspections	\$ 250,000
Contingencies (10% of Items 1-10)	\$ 2,875,000
Engineering (15% Items 1-10)	\$ 4,743,750
<b>Total Construction Costs</b>	<b>\$ 36,368,750</b>

### Non-Construction Costs

Legal Fees	\$ 1,126,250
Financial Advisory Fees (2.0%)	\$ 897,000
Capitalized Interest (2 years at 5.0%)	\$ 4,485,000
Bond Discount (3%)	\$ 1,345,500
Bond Issuance Expenses	\$ 267,875
Bond Application Report Costs	\$ 200,000
Attorney General's Fee (0.10%)	\$ 47,500
TCEQ Bond Issuance Fee (0.25%)	\$ 112,125
<b>Total Non-Construction Costs</b>	<b>\$ 8,481,250</b>

---

<b>Total Bond Issue Requirement</b>	<b>\$ 44,850,000</b>
-------------------------------------	----------------------