ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.

Shaping the physical environment

TOWN OF CLIFTON PARK

Hubbs Road Water District

Feasibility Assessment

December 5, 2019

Feasibility Assessment Steps

- Identify properties to be served
- Identify existing water infrastructure connection points
- Develop rough order of magnitude construction costs
- Run costs through a financing model to develop individual property/user costs
  - Can be compared on a EDU basis
  - Can be compared on assessed value of property
- Compare individual costs to NYS Comptrollers Established Rates
- Advance to Map, Plan and Report pending decision

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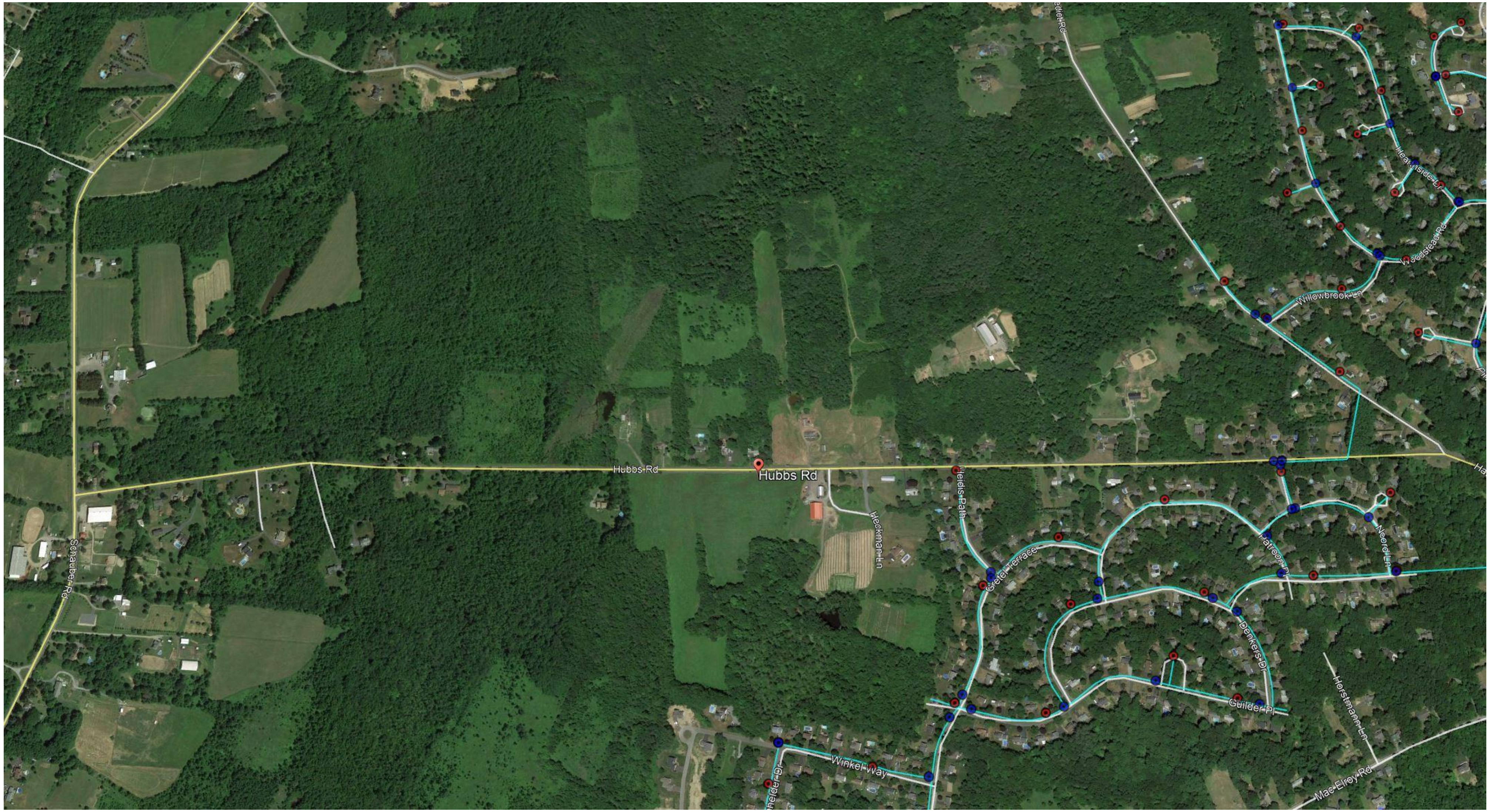
Properties to be Served



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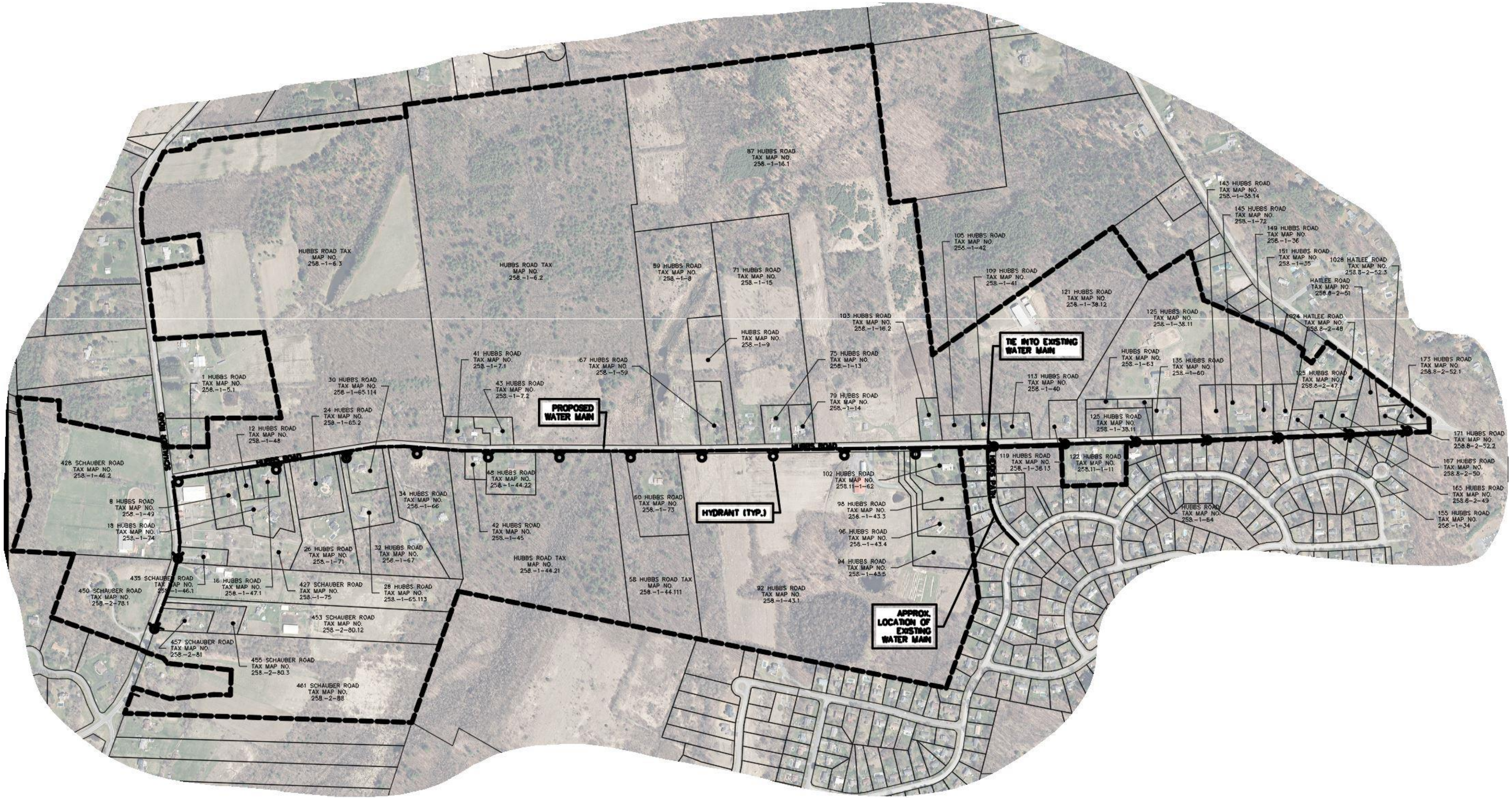

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Order of Magnitude Costs

ENGINEER'S OPINION OF COST				
EXTENTION OF WATER ALONG HUBBS ROAD, CLIFTON PARK				
26-Nov-19				
Hubbs Road				
Watermain 12" DIP	10000	LF	$110.00	$1,100,000
Service Connections		each	$1,500.00	$0
Install hydrant assemblies with 6" vavle	20	each	$ 3,500.00	$70,000.00
			Construction Subtotal:	**$1,170,000**
			Contingency 25%:	**$292,500**
SOFT COSTS				
Engineering Design			8%	$117,000
Construction Administration & Inspection			5%	$73,125
Legal, ROW, Bonding Etc.			2%	$29,250
			Subtotal:	**$219,375**
			BUDGET TOTAL:	**$1,681,875**

Loan Amount	$1,681,875
Interest Rate	4.0%
Period (term in months)	360
Compounding periods per year	12
Monthly Payment	$8,029.53
Annual Payment	$96,354.34
Number of Parcels	65
Per EDU	$1,482.37
Total Assessed Value	$9,295,900.00
Annual Cost per $1000 Assessed Value	$10.37
Average Assess Value in District	$140,038.00
Average Cost	**$1,451.53**

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Project Financing

Loan Amount	$1,681,875
Interest Rate	4.0%
Period (term in months)	360
Compounding periods per year	12
Monthly Payment	$8,029.53
Annual Payment	$96,354.34
Number of Parcels	65
Per EDU	$1,482.37
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NYS Comptroller Comparison

2019 Special District Average Estimated Cost Thresholds

Effective for proceedings for which a Notice of Hearing is published from January 1, 2019 through December 31, 2019

Town Special Districts (includes the establishment, extension of or increase in the maximum amount to be expended):

Sewer $845
Water $898

County Special District Increases and Improvements:

Sewer $5
Water $2

Other Districts:

For the establishment, extension of or increase of maximum amount to be expended for a county water and sewer district and all other types of districts, there was insufficient data to calculate meaningful average estimated costs. Therefore, any type of district not listed above will be subject to applicable requirements for obtaining the Comptroller's approval, irrespective of the costs to the typical property or home, if debt is proposed to be issued to finance the improvement.

More information related to town and county special district thresholds [pdf].

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In Summary

- Very Expensive
- Nearly 1.5 times the NYS Comptrollers Rate
- Density based upon the area served is the cost issue
- Next Steps would be to complete a Map, Plan an Report if further study pursued
  - More Detailed Engineering
  - More Detailed Costs

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QUESTIONS???