

TRAVIS COUNTY WCID NO. 17

PROPOSED APACHE SHORES DEFINED AREA CAPITAL IMPROVEMENTS PLAN

MARCH 2025

Prepared for:
Travis County WCID No. 17
3812 Eck Lane
Austin, TX 78734



Prepared by:

BAXTER & WOODMAN
Consulting Engineers

TX Registered Engineering Firm F-21783
301 Denali Pass, Suite 3
Cedar Park, TX, 78613

Contents

1.	INTRODUCTION	3
2.	DESCRIPTION OF PROPOSED AREA	4
3.	PROPOSED WATER LINE IMPROVEMENTS.....	4
4.	COST ESTIMATION	7

List of Tables

Table 1. Apache ShoresProject Summary	4
---	---

List of Exhibits

Exhibit A – Proposed Apache Shores Defined Area Location Map

Exhibit B – Proposed Apache Shores Defined Area Water Line Project Location Map

Exhibit C – Proposed Apache Shores Defined Area Estimated Project Costs

1. Introduction

Travis County Water Control and Improvement District No. 17 (the District) was created by the order of the Commissioner's Court of Travis County, Texas, on December 8, 1958, and confirmed by the voters within the District on February 28, 1959. As a political subdivision of Travis County, the District is a retail non-profit public utility with the rights, powers, privileges, and authority established by the general laws of the State of Texas, particularly Chapter 51 of the Texas Water Code. The District is located west of the City of Austin in Travis County, Texas. The service area is bisected by Ranch Road (RR) 620 and extends from the intersection of RR 620 and Farm to Market Road (FM) 2222 in the north to approximately one mile from the intersection of RR 620 and FM 71 in the south.

In May 2024, the District completed their 2024 Water Line Improvements Plan Report (the 2024 WL Report) for the entire District's water system. This 2024 WL Report identified existing 6" and smaller diameter water lines that need to be replaced based on fire flow capacity being inadequate, degree of maintenance, or to otherwise improve the existing distribution system. The 2024 WL Report included an evaluation of the Apache Shores (AS) Area and the AS improvements identified in that report are included in this Capital Improvements Plan (CIP).

The AS area is located west of the Steiner Ranch development generally between Debba Dr. and General Williamson Dr, between RR 620 and Lake Austin. Most of the existing water lines in the AS area are 3" in diameter or smaller. There are existing 6" and 8" water lines that were either pre-existing, prior to the District taking over the system in approximately 1997, or that were previously installed by the District.

The AS area is currently being served by the District but is outside of the District's boundary and taxing jurisdiction. Customers in the AS area currently pay an 'Out of District Fee' (ODF). Currently, 75% of the ODF fee is collected and saved to fund water line improvements in the AS area.

In lieu of continuing to pay an ODF that is projected to be raised continuously each year to provide for proper and timely water line replacement project funding, a Apache Shores Defined Area (ASDA) is proposed. The proposed ASDA, if approved by the voters, will allow for the AS area to be annexed into the District, create a defined area, and authorize the District to sell bonds to finance the water line improvements. A defined area tax will be implemented on only the properties within the ASDA so that the properties in the ASDA fund the bonds.

The purpose of this report is to provide engineering and financial calculations in support of the proposed ASDA. This report summarizes the need and includes a preliminary plan and calculations for the water line improvement projects. Preliminary cost estimates for the proposed water line projects are also presented.

Estimated total construction costs (construction plus 30% contingency), professional costs, and soft costs, are included in the preliminary cost estimates. Estimated finance procurement costs (non-project costs) are also included in Exhibit C. See Section 4 for additional information. The water line improvements proposed in this report are planned to serve the ASDA and are not for general or direct benefit to the District as a whole.

2. Description of Proposed Area

The proposed Apache Shores Defined Area (ASDA) is approximately 960-acres. The ASDA is located within either the City of Austin's limited purpose jurisdiction or 2-mile extra territorial jurisdiction (ETJ). The Apache Shores (AS) area is located west of the Steiner Ranch development generally between Debba Dr. and General Williamson Dr, between RR 620 and Lake Austin. The existing AS areas consists of single-family homes, commercial development, and empty parcels of land. A location map is provided in Exhibit A.

3. Proposed Water Line Improvements

A summary of the proposed water line (WL) improvements within the proposed ASDA is shown below. The total estimated project costs are provided in Exhibit C. These proposed WL improvements consist of replacing existing 6" and smaller diameter WLs with 8" diameter WLs.

These smaller diameter WLs need to be replaced with larger diameter WLs to address the significant maintenance and repairs of the aging water lines. Addressing these issues is imperative to fixing water loss issues, interruptions to service, and to prevent health issues that may arise from leaking water lines. New, larger diameter water lines will also increase fire flow availability in the AS area. Some existing 6" water lines were existing prior to the District taking over the system in approximately 1997. Those existing 6" WLs are included with this report. There are other existing 6" and 8" diameter WLs within the ASDA that are not included with this CIP, since they were either previously replaced by the District or replaced with previously collected AS ODFs. A proposed water line project location map is provided in Exhibit B.

Table 1. Apache Shores Project Summary

Project #	Total Weighted Score	Project Length (LF)	Street/Location
AS21	4.00	1,925	Foy Drive 1
AS6	3.99	1,200	Fort Smith 1
AS11	3.67	1,850	Hunters Pass 2
AS14	3.61	2,350	White Dove
AS32	3.54	2,050	Crazy Horse Pass 4

AS15	3.48	2,650	Chisholm Trail 1
AS18	3.48	2,125	Colt Drive
AS22	3.48	1,450	Foy Drive 2
AS25	3.42	1,750	Longbranch Drive
AS30	3.42	1,725	Crazy Horse Pass 2
AS12	3.37	2,350	Hunters Pass 3
AS16	3.37	1,800	Chisholm Trail 2
AS35	3.36	1,525	Red Feather
AS33	3.32	2,450	Geronimo Trail
AS10	3.32	1,725	Hunters Pass 1
AS29	3.31	1,300	Quanah Parker Trail
AS31	3.25	2,025	Crazy Horse Pass 3
AS2	3.21	1,900	Fort Smith 3
AS19	3.21	1,575	Whitebead Trail 1
AS27	3.21	1,400	Thunderhead 2
AS5	3.20	2,200	Fort Smith 2
AS36	3.18	1,450	Running Deer 1
AS38	3.16	2,000	Wild Turkey Pass
AS26	3.16	1,425	Thunderhead 1
AS17	3.16	1,400	Branding Iron Pass
AS37	3.15	1,475	Running Deer 2
AS23	3.15	1,425	Tucumcari Trail
AS4	3.13	2,100	Saskatchewan
AS9	3.13	1,300	Yellow Bird
AS40	3.12	1,450	Tuscola Circle
AS7	3.12	1,575	Red Fox 2

AS41	3.11	975	Sharps Road
AS34	3.07	1,950	Buffalo Trail
AS20	3.07	1,225	Whitebead Trail 2
AS28	3.06	1,250	Crazy Horse Pass 1
AS3	3.05	1,900	Little Beaver
AS39	3.05	1,325	Moeta Drive
AS8	3.01	1,750	Red Fox 3
AS42	3.01	1,000	Lariat Trail
AS24	3.01	1,000	Socorro Drive
AS43	2.99	900	Indian Creek Road
AS45	2.95	900	Tishomingo Trail
AS44	2.85	875	Custer Court
AS51	2.75	1,950	Quanah Parker Trail #2
AS1	2.72	1,925	Great Eagle
AS13	1.77	350	Big Horn Court

Total: 74,200

The table above lists the projects in order of current priority based on a total weighted score, which was calculated in the District-wide 2024 WL Report, but updated to reflect the removal of the existing 6" and 8" water lines previously installed by the district from this report. The total weighted score of the projects is based on a total raw score assigned to three (3) categories: Line capacity for fire flow, the number of LUEs served, and maintenance needs.

The weighting factor applied to the raw score of the three (3) categories is as follows:

- 50% to Line capacity for fire flow
- 30% to Number of LUEs served.
- 20% for Maintenance.

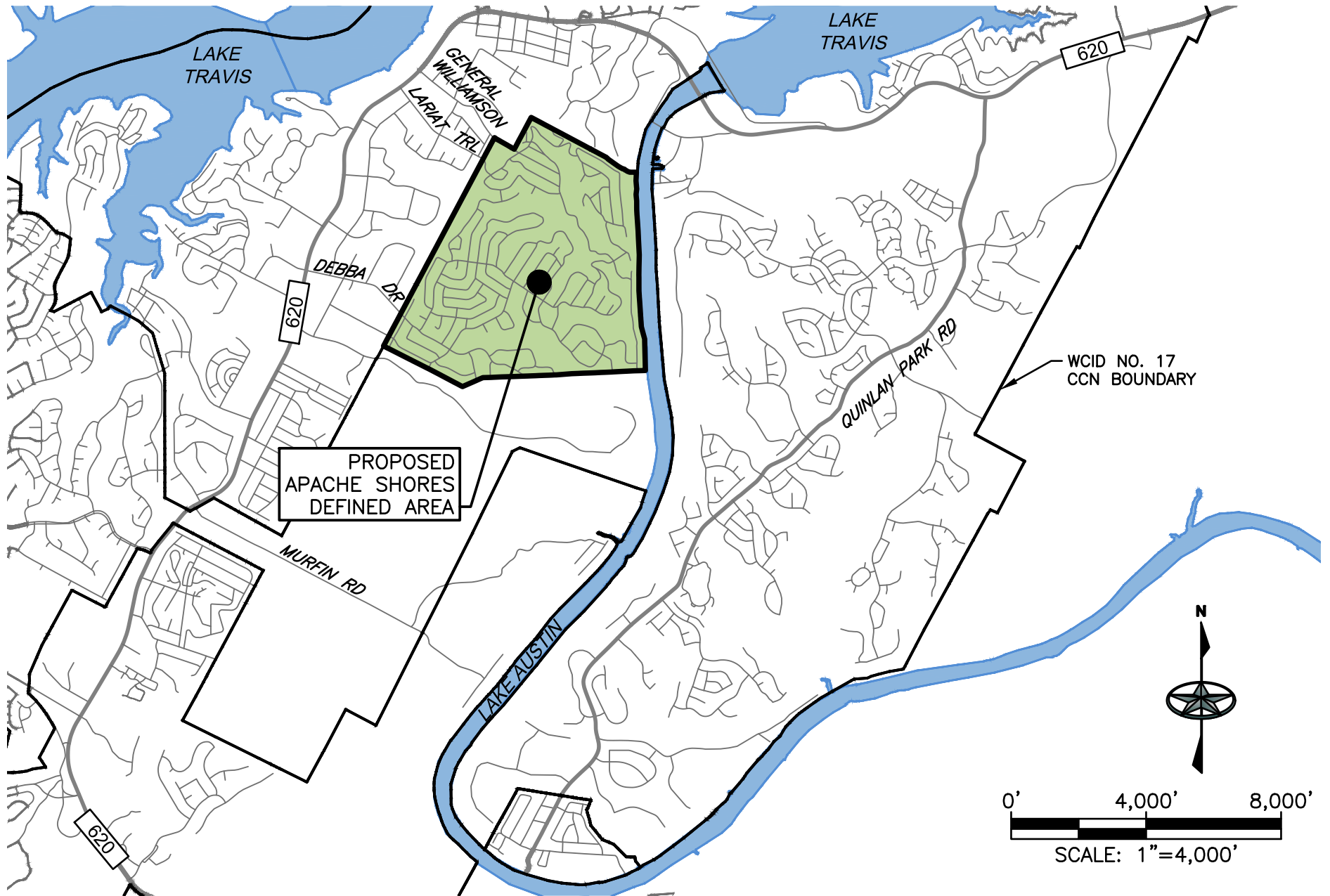
It is currently planned to install the improvements in five (5) phases/projects, however, the District may use their discretion to select the order of which the projects are installed, or at the District's discretion,

projects may be split into fewer than or more than five (5) phases/projects based on fund availability. The currently planned phasing of the projects at the time of this report are provided in Exhibit C.

4. Cost Estimation

The estimated construction costs (in 2024 Dollars) are based on the District's 2024 WL Report which lists a construction cost estimate of \$520/LF. The projects are currently planned to be designed and constructed in five (5) phases. The estimated bid date for the 1st phase of this project at the time of this report is June 2027, with each subsequent phase being bid every 2-years after that. Estimated inflation of 3% per year was added to this report's estimate to account for future construction costs at the estimated bid dates for each phase. Construction contingency at 30% was added to get a total estimated construction cost. Estimated professional costs and soft costs were added to the total estimated construction costs to get a total estimated project cost as provided in Exhibit C. Estimated finance procurement costs (non-project costs) are also included in Exhibit C. The non-project costs provided in Exhibit C assume costs associated with securing a TWDB DWSRF loan and do not include any interest costs.

FILE: 2401535 - LOCATION MAP.dwg TAB: EXHIBIT-8.5X11-L PLOTTED: 1/20/2025 2:31 PM BY: GLENN POPE

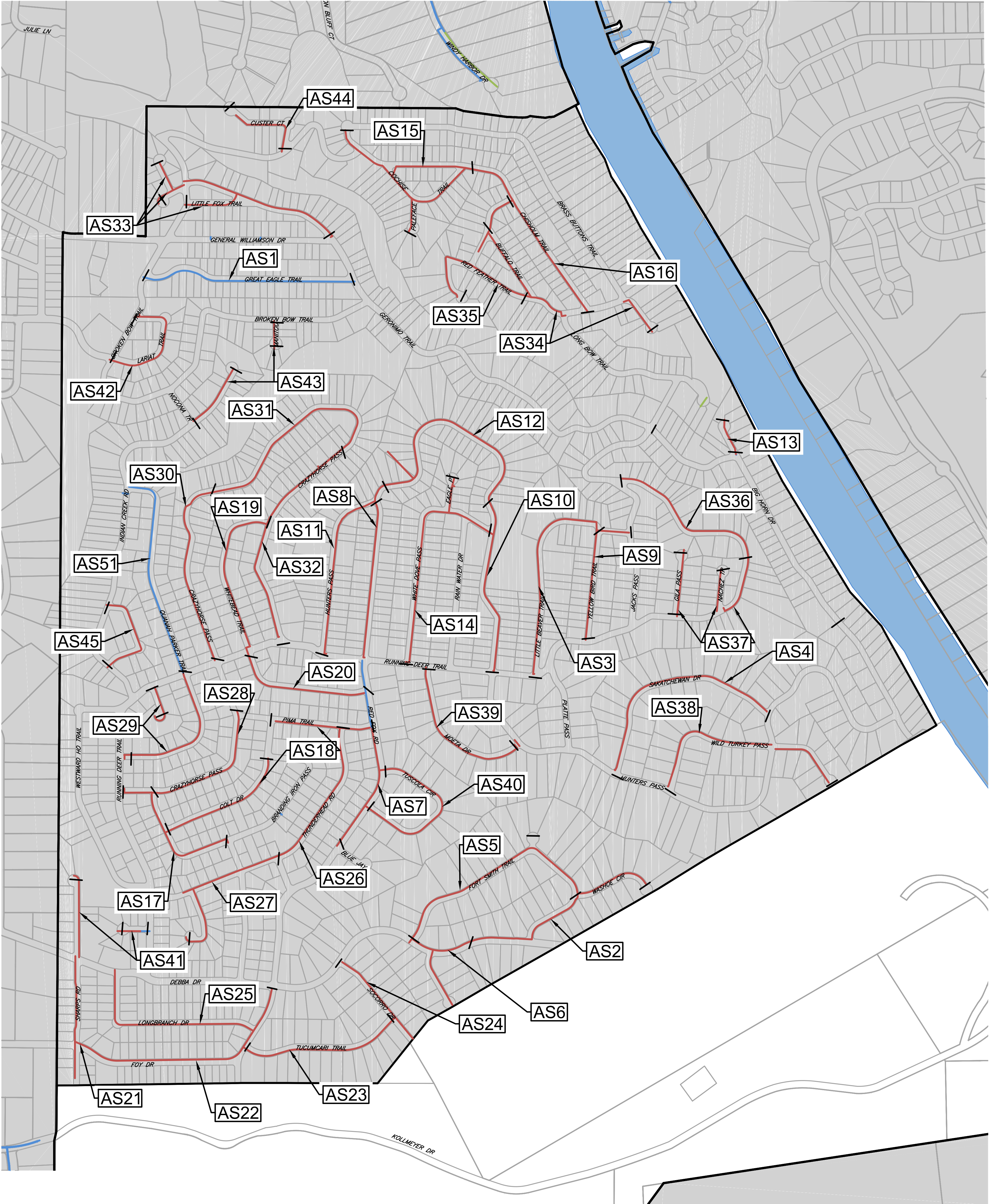


BAXTER & WOODMAN
Consulting Engineers

301 DENALI PASS DR., SUITE 3
CEDAR PARK, TEXAS 78613
(281)350-7027
TEXAS REGISTERED ENGINEERING FIRM F-21783

TRAVIS COUNTY WCID NO. 17
PROPOSED APACHE SHORES
DEFINED AREA

EXHIBIT A
LOCATION MAP



LEGEND

3" OR SMALLER WATER LINE

4" WATER LINE

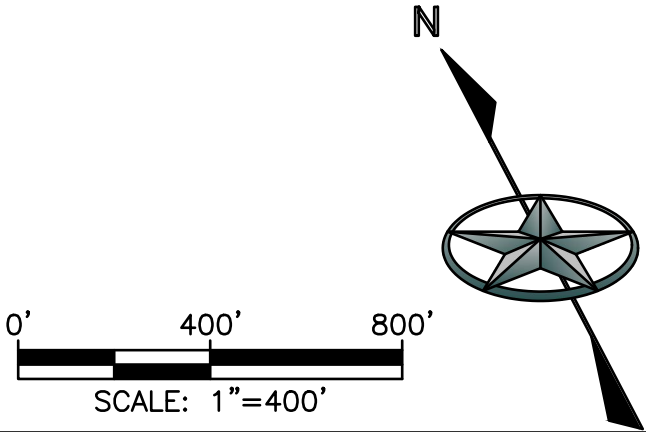
6" WATER LINE

XX1

XX2

PROJECT LIMIT

TC WCID NO. 17 CCNs



BAXTER & WOODMAN

Consulting Engineers

301 DENALI PASS DR., SUITE 3

CEDAR PARK, TEXAS 78613

(261)350-7027

TEXAS REGISTERED ENGINEERING FIRM F-21783

TRAVIS COUNTY WCID NO. 17
PROPOSED APACHE SHORES
DEFINED AREA

EXHIBIT B
WATER LINE PROJECT LOCATIONS

TRAVIS COUNTY WCID NO. 17
EXHIBIT C
APACHE SHORES WATER LINE IMPROVEMENTS
TWDB BOND SIZING SUMMARY

Description	Cost
Phase 1	\$ 7,876,000
Phase 2	\$ 12,239,000
Phase 3	\$ 9,346,000
Phase 4	\$ 9,848,000
Phase 5	\$ 7,633,000
Construction Costs	\$ 46,942,000
Contingency (30%)	\$ 14,083,000
Subtotal	\$ 61,025,000
Planning Phase	\$ 1,098,000
Engineering (10%)	\$ 6,102,000
Soft Costs (9%)	\$ 5,493,000
Subtotal Engineering & Soft Costs	\$ 12,693,000

Total Estimated Project Costs	\$73,718,000
--------------------------------------	---------------------

Legal Fees (1%)	\$ 772,850
Fiscal Agent Fees (1.25%)*	\$ 1,207,578
Debt Service Reserve Fund**	\$ -
TWDB DWSRF Loan Origination Fee (1.75%)	\$ 1,515,392
Bond Issuance Expense***	\$ 11,680
Bond Engineering Rpt/TWDB Application	\$ 50,000
TCEQ Fee	\$ -
Attorney General's Fee	\$ 9,500
Subtotal Non-Project Costs	\$ 3,567,000

TOTAL COST (Bond Par Amount)	\$ 77,285,000
-------------------------------------	----------------------

*Subject to 1.25x gross-up for state agency application.

**Not required for tax-supported bonds.

***Includes bond documents, paying agent, CUSIPS, etc.

TRAVIS COUNTY WCID NO. 17
EXHIBIT C
APACHE SHORES WATER LINE IMPROVEMENTS
PROJECT PHASING AND COST SUMMARY

Project #	Project Name	Total Weighted Score ^a	Priority Ranking ^a	Total Project Length (ft)	Estimated Construction Cost ^b (2024 Dollars)	Anticipated Bid Date ^d	Estimated Construction Cost (Future Value)	Contingency	Subtotal Construction + Contingency	Planning Phase ^c	Engineering & Surveying	Permit Fees & Soft Costs	Subtotal Estimated Project Costs (Future Value)
PHASE 1													
AS6	Fort Smith 1	3.99	2	1,200	\$ 624,000								
AS21	Foy Drive 1	4.00	1	1,925	\$ 1,001,000								
AS22	Foy Drive 2	3.48	8	1,450	\$ 754,000								
AS25	Longbranch Drive	3.42	9	1,750	\$ 910,000								
AS2	Fort Smith 3	3.21	18	1,900	\$ 988,000								
AS5	Fort Smith 2	3.20	21	2,200	\$ 1,144,000								
AS23	Tucumcari Trail	3.15	27	1,425	\$ 741,000								
AS41	Sharps Road	3.11	32	975	\$ 507,000								
AS24	Socorro Drive	3.01	40	1,000	\$ 520,000								
Average: 18													
Total:				13,825	\$ 7,189,000	6/1/2027	\$7,876,000	30% \$2,363,000	\$10,239,000	1.8% \$184,000	10.0% \$1,024,000	9.0% \$922,000	\$12,369,000
PHASE 2													
AS11	Hunters Pass 2	3.67	3	1,850	\$ 962,000								
AS14	White Dove	3.61	4	2,350	\$ 1,222,000								
AS32	Crazy Horse Pass 4	3.54	5	2,050	\$ 1,066,000								
AS30	Crazy Horse Pass 2	3.42	10	1,725	\$ 897,000								
AS12	Hunters Pass 3	3.37	11	2,350	\$ 1,222,000								
AS10	Hunters Pass 1	3.32	15	1,725	\$ 897,000								
AS31	Crazy Horse Pass 3	3.25	17	2,025	\$ 1,053,000								
AS19	Whitebead Trail 1	3.21	19	1,575	\$ 819,000								
AS45	Tishomingo Trail	2.95	42	900	\$ 468,000								
AS8	Red Fox 3	3.01	39	1,750	\$ 910,000								
AS51	Quanah Parker Trail #2	2.75	44	1,950	\$ 1,014,000								
Average: 19													
Total:				20,250	\$ 10,530,000	6/1/2029	\$12,239,000	30% \$3,672,000	\$15,911,000	1.8% \$286,000	10.0% \$1,591,000	9.0% \$1,432,000	\$19,220,000
PHASE 3													
AS34	3.18	3.18	3	1,450	\$ 754,000								
AS15	Chisholm Trail 1	3.48	6	2,650	\$ 1,378,000								
AS16	Chisholm Trail 2	3.37	12	1,800	\$ 936,000								
AS35	Red Feather	3.36	13	1,525	\$ 793,000								
AS33	Geronimo Trail	3.32	14	2,450	\$ 1,274,000								
AS1	Great Eagle	2.72	45	1,925	\$ 1,001,000								
AS46													
AS42	Lariat Trail	3.01	38	1,000	\$ 520,000								
AS43	Indian Creek Road	2.99	41	900	\$ 468,000								
AS44	Custer Court	2.85	43	875	\$ 455,000								
AS52													
Average: 24													
Total:				14,575	\$ 7,579,000	6/1/2031	\$9,346,000	30% \$2,804,000	\$12,150,000	1.8% \$219,000	10.0% \$1,215,000	9.0% \$1,094,000	\$14,678,000

TRAVIS COUNTY WCID NO. 17

EXHIBIT C

APACHE SHORES WATER LINE IMPROVEMENTS

PROJECT PHASING AND COST SUMMARY

Project #	Project Name	Total Weighted Score ^a	Priority Ranking ^a	Total Project Length (ft)	Estimated Construction Cost ^b (2024 Dollars)	Anticipated Bid Date ^d	Estimated Construction Cost (Future Value)	Contingency	Subtotal Construction + Contingency	Planning Phase ^c	Engineering & Surveying	Permit Fees & Soft Costs	Subtotal Estimated Project Costs (Future Value)				
PHASE 4																	
AS18	Colt Drive	3.48	7	2,125	\$ 1,105,000												
AS29	Quanah Parker Trail	3.31	16	1,300	\$ 676,000												
AS27	Thunderhead 2	3.21	20	1,400	\$ 728,000												
AS17	Branding Iron Pass	3.16	25	1,400	\$ 728,000												
AS26	Thunderhead 1	3.16	24	1,425	\$ 741,000												
AS40	Tuscola Circle	3.12	30	1,450	\$ 754,000												
AS20	Whitebead Trail 2	3.07	34	1,225	\$ 637,000												
AS28	Crazy Horse Pass 1	3.06	35	1,250	\$ 650,000												
AS39	Moeta Drive	3.05	37	1,325	\$ 689,000												
AS7	Red Fox 2	3.12	31	1,575	\$ 819,000												
AS50																	
Average: 26						6/1/2033	\$9,848,000	30%	\$2,954,000	\$12,802,000	1.8%	\$230,000	10.0%	\$1,280,000	9.0%	\$1,152,000	\$15,464,000
Total:				14,475	\$ 7,527,000												
PHASE 5																	
AS36	Running Deer 1	3.18	22	1,450	\$ 754,000												
AS38	Wild Turkey Pass	3.16	23	2,000	\$ 1,040,000												
AS37	Running Deer 2	3.15	26	1,475	\$ 767,000												
AS4	Saskatchewan	3.13	28	2,100	\$ 1,092,000												
AS9	Yellow Bird	3.13	29	1,300	\$ 676,000												
AS3	Little Beaver	3.05	36	1,900	\$ 988,000												
AS47																	
AS49																	
AS48																	
AS13	Big Horn Court	1.77	46	350	\$ 182,000												
Average: 30						6/1/2035	\$7,633,000	30%	\$2,290,000	\$9,923,000	1.8%	\$179,000	10.0%	\$992,000	9.0%	\$893,000	\$11,987,000
Total:				10,575	\$ 5,499,000												
TOTAL:							\$46,942,000	\$14,083,000	\$61,025,000	\$1,098,000	\$6,102,000	\$5,493,000	\$73,718,000				

Estimated Construction (2024 Dollars)^b: \$520 \$/ft

Cost Estimate Date: 5/1/2024

Estimated Future Inflation: 3.0% per year

Note: Line segments modified from Water Line Improvements Plan - 2024 to remove 6" water lines.

- a. Weighted Score is from the Water Line Improvements Plan - 2024 Update and factors the Line Capacity (which also accounts for fire flow ability), LUE Score (which accounts for the number of homes or connections are being served by the line, and the Maintenance Score. Priority Ranking ranks the line segments based on the Weighted Score.
- b. Estimated Construction Cost is taken from the Water Line Improvements Plan - 2024 Update.
- c. Planning Phase includes the expenses to obtain the environmental, endangered species, historical and any other required assessments and approvals. Because the CIP is already prepared, additional planning efforts are not anticipated.
- d. For the purposes of this estimate, it is assumed that bids for construction of Phase 1 would be received June 2027 and then subsequent Phases every 2 years.