

TRAVIS COUNTY WCID NO. 17

PROPOSED RIVER RIDGE DEFINED AREA CAPITAL IMPROVEMENTS PLAN

MARCH 2025

Prepared for:
Travis County WCID No. 17
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Exhibit A – Proposed River Ridge Defined Area Location Map

Exhibit B – Proposed River Ridge Defined Area Water Line Project Location Map

Exhibit C – Proposed River Ridge 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 River Ridge (RR) Area and the RR improvements identified in that report are included in this Capital Improvements Plan (CIP).

The RR area is located off Quinlan Park Road, south of the Steiner Ranch development between Shore Vista Drive and Lake Austin. Most of the existing water lines in the RR area are 3" in diameter or smaller. There are some other existing 6" and 8" water lines that were previously installed by the District.

The RR area is currently being served by the District but is outside of the District's boundary and taxing jurisdiction. Customers in the RR 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 RR 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 River Ridge Defined Area (RRDA) is proposed. The proposed RRDA, if approved by the voters, will allow for the RR 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 RRDA so that the properties in the RRDA fund the bonds.

The purpose of this report is to provide engineering and financial calculations in support of the proposed RRDA. 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 RRDA and are not for general or direct benefit to the District as a whole.

2. Description of Proposed Area

The proposed River Ridge Defined Area (RRDA) is approximately 185-acres. The RRDA is located within either the City of Austin's limited purpose jurisdiction or 2-mile extra territorial jurisdiction (ETJ). The River Ridge (RR) area is located south of the Steiner Ranch development, just south of Shore Vista Drive on both the east and west sides of Quinlan Park Boulevard. The existing RR 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 RRDA is shown below. The total estimated project costs are provided in Exhibit C. These proposed WL improvements consist of replacing existing 3" 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 RR area. There are existing 6" and 8" diameter WLs within the RRDA that are not included with this CIP, since they were either previously replaced by the District or replaced with previously collected RR ODFs. A proposed water line project location map is provided in Exhibit B.

Table 1. River Ridge Project Summary

Project #	Total Weighted Score	Project Length (LF)	Street/Location
RR3	4.00	2,900	Minne & Rush
RR1	3.93	2,350	Merlene & Rocky Drive
RR5	3.39	1,700	Boyd & Unnamed Drive
RR6	3.36	700	Shiner Ranch
RR2	3.34	1,600	Mixson Drive
RR4	3.28	2,250	River Ridge & Summit Ridge

Total: 11,500

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 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.

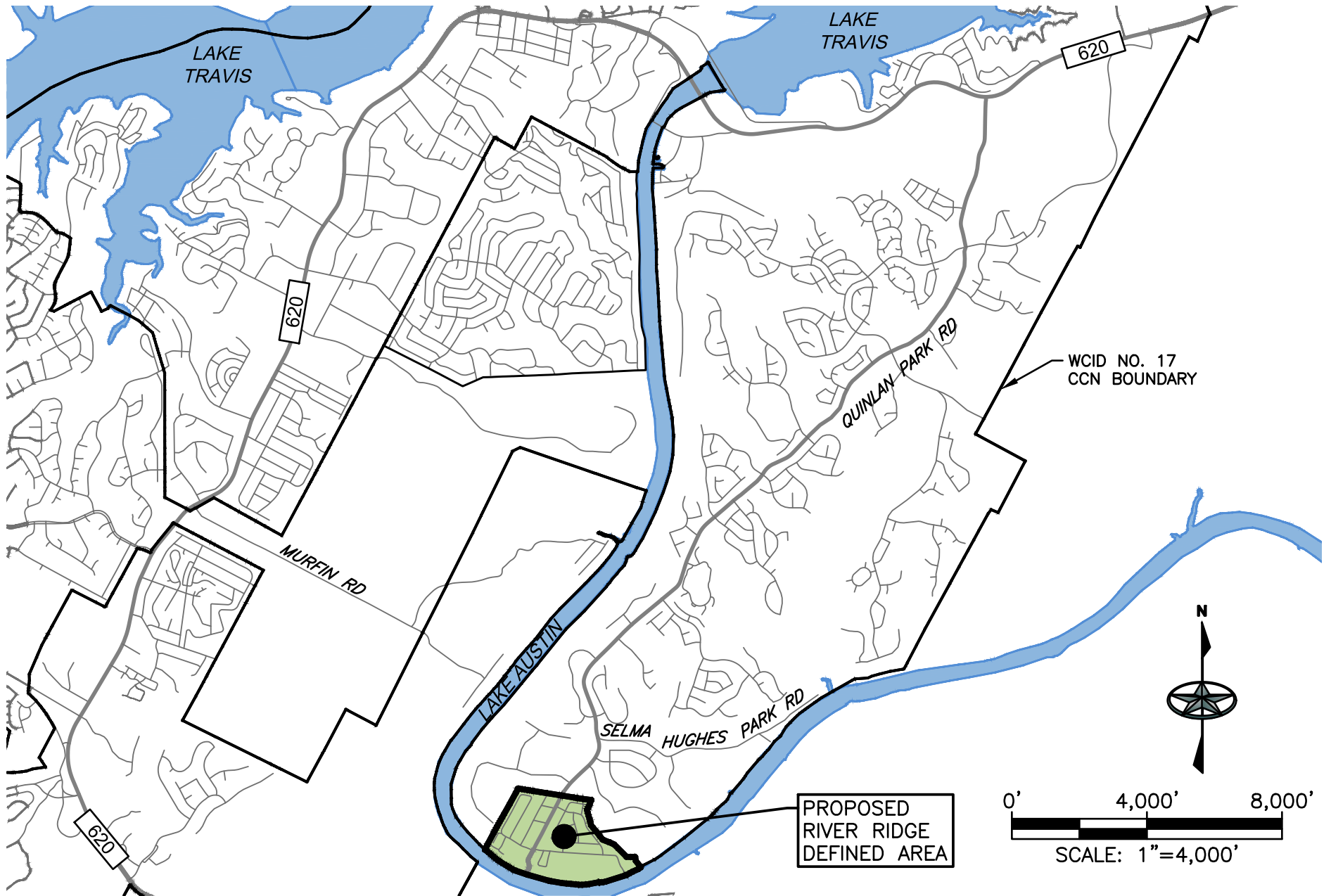
The weighting factor applied to the raw score of the three (3) categories is as follows:

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

It is currently planned to install the improvements as part of one single project, 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 phases based on fund availability.

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 six (6) projects are assumed to be designed and constructed in one (1) phase. The estimated bid date for this project at the time of this report is June 2027. Estimated inflation of 3% per year was added to this report's estimate to account for future construction costs at the estimated bid date. 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.

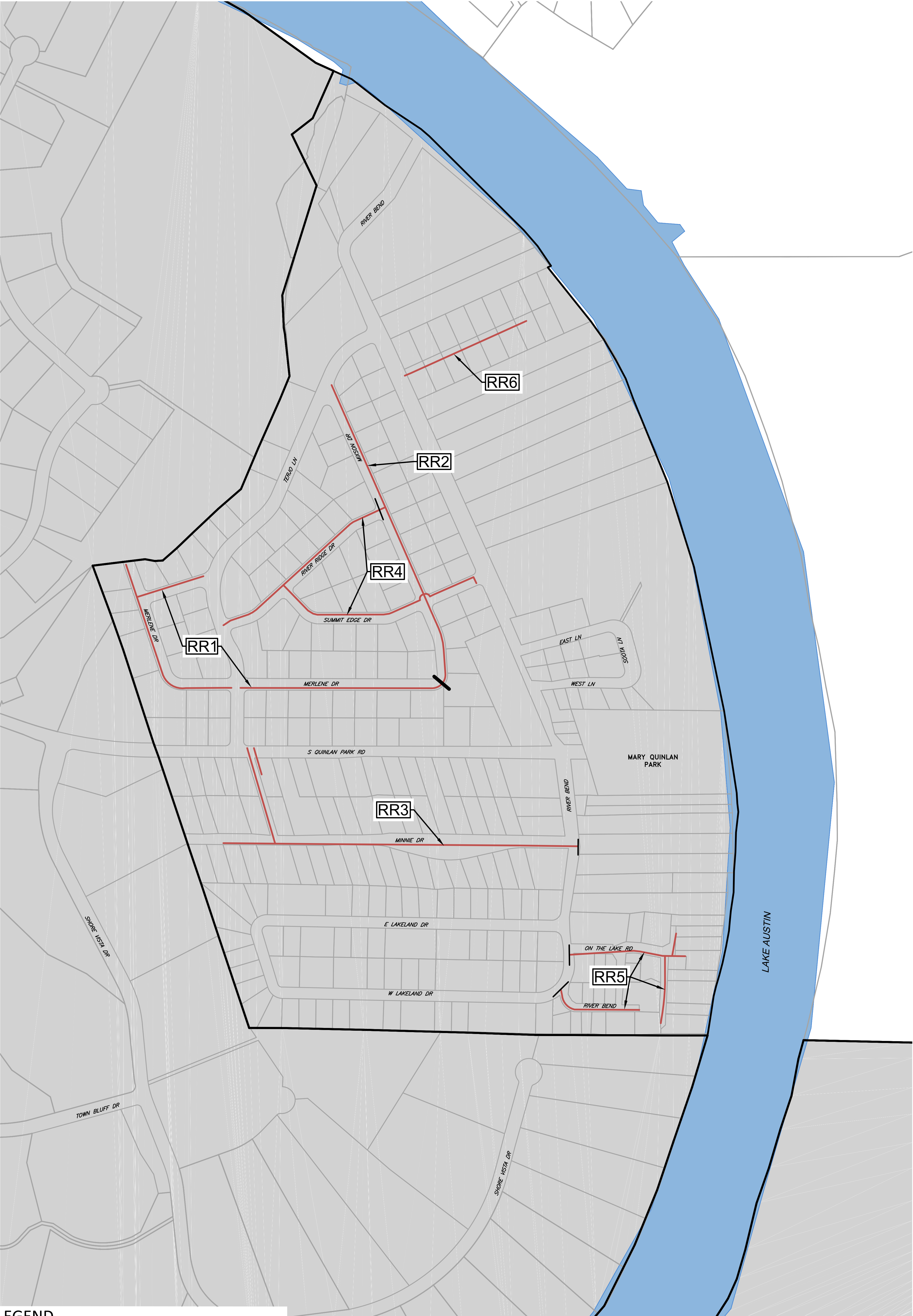


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TRAVIS COUNTY WCID NO. 17
PROPOSED RIVER RIDGE DEFINED
AREA

EXHIBIT A
LOCATION MAP



LEGEND

3" OR SMALLER WATER LINE

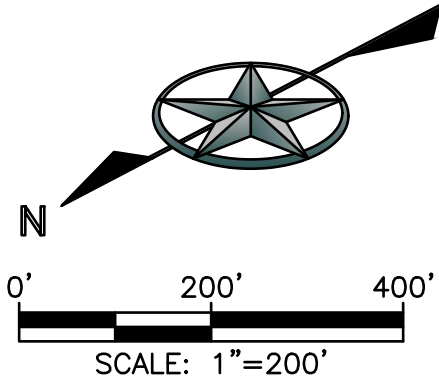
4" WATER LINE

6" WATER LINE

XX1 XX2

PROJECT LIMIT

TC WCID NO. 17 CCNs



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TRAVIS COUNTY WCID NO. 17
PROPOSED RIVER RIDGE DEFINED
AREA

EXHIBIT B
WATER LINE PROJECT LOCATIONS

TRAVIS COUNTY WCID NO. 17
EXHIBIT C
RIVER RIDGE WATER LINE IMPROVEMENTS
TWDB BOND SIZING SUMMARY

Description	Cost
RR3 - Minne & Rush	\$ 1,652,000
RR1 - Merlene & Rocky Drive	\$ 1,339,000
RR5 - Boyd & Unnamed Drive	\$ 969,000
RR6 - Shiner Ranch	\$ 399,000
RR2 - Mixson Drive	\$ 912,000
RR4 - River Ridge and Summit Ridge	\$ 1,282,000
Construction Costs	\$ 6,553,000
Contingency (30%)	\$ 1,968,000
Subtotal	\$ 8,521,000
Planning Phase	\$ 187,000
Engineering (10%)	\$ 853,000
Soft Costs (9%)	\$ 767,000
Subtotal Engineering & Soft Costs	\$ 1,807,000
Total Estimated Project Costs	\$10,328,000

Legal Fees (1%)	\$ 108,950
Fiscal Agent Fees (1.25%)*	\$ 170,234
Debt Service Reserve Fund**	\$ -
TWDB DWSRF Loan Origination Fee (2.00%)	\$ 213,627
Bond Issuance Expense***	\$ 14,689
Bond Engineering Rpt/TWDB Application	\$ 50,000
TCEQ Fee	\$ -
Attorney General's Fee	\$ 9,500
Subtotal Non-Project Costs	\$ 567,000
TOTAL COST (Bond Par Amount)	\$10,895,000

*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
RIVER RIDGE WATER LINE IMPROVEMENTS
PROJECT COST SUMMARY

PROPOSED RIVER RIDGE PROJECTS

Project	Weighted Score	Total Project Length (LF)	Estimated Construction Cost ^b (2024 Dollars)	Anticipated Bid Date	Estimated Construction Cost (Future Value)	Contingency		Subtotal Construction + Contingency	Planning Phase ^c		Engineering & Surveying		Permit Fees & Soft Costs		Subtotal Estimated Project Costs (Future Value)
RR3 - Minne & Rush	4.00	2,900	\$ 1,508,000	6/1/2027	\$1,652,000	30%	\$ 496,000	\$ 2,148,000	2.20%	\$ 47,000	10.0%	\$ 215,000	9.0%	\$ 193,000	\$ 2,603,000
RR1 - Merlene & Rocky Drive	3.93	2,350	\$ 1,222,000	6/1/2027	\$1,339,000	30%	\$ 402,000	\$ 1,741,000	2.20%	\$ 38,000	10.0%	\$ 174,000	9.0%	\$ 157,000	\$ 2,110,000
RR5 - Boyd & Unnamed Drive	3.39	1,700	\$ 884,000	6/1/2027	\$969,000	30%	\$ 291,000	\$ 1,260,000	2.20%	\$ 28,000	10.0%	\$ 126,000	9.0%	\$ 113,000	\$ 1,527,000
RR6 - Shiner Ranch	3.36	700	\$ 364,000	6/1/2027	\$399,000	30%	\$ 120,000	\$ 519,000	2.20%	\$ 11,000	10.0%	\$ 52,000	9.0%	\$ 47,000	\$ 629,000
RR2 - Mixson Drive	3.34	1,600	\$ 832,000	6/1/2027	\$912,000	30%	\$ 274,000	\$ 1,186,000	2.20%	\$ 26,000	10.0%	\$ 119,000	9.0%	\$ 107,000	\$ 1,438,000
RR4 - River Ridge and Summit Ridge	3.28	2,250	\$ 1,170,000	6/1/2027	\$1,282,000	30%	\$ 385,000	\$ 1,667,000	2.20%	\$ 37,000	10.0%	\$ 167,000	9.0%	\$ 150,000	\$ 2,021,000
Total		11,500	\$ 5,980,000.00		\$6,553,000		\$ 1,968,000	\$ 8,521,000		\$ 187,000		\$ 853,000		\$ 767,000	\$ 10,328,000

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 is associated with a TWDB Bond/Loan and 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.