

**Star Valley Ranch Water System**  
**Preliminary Valuation Meeting Notes - Hard Infrastructure Value**  
**10/16/2006**



	Description	Quantity		Replacement Construction Unit Cost	Total Replacement Cost	Depreciation	Replacement less Depreciation = Value	Notes
<b>1</b>	<b>Prater Storage Tank</b>							
	- Construction	185000	Gallons	\$1.50	\$277,500	75%	\$69,375	
	- Land	1	LS	\$30,000.00	\$30,000	0%	\$30,000	
	subtotal				\$307,500		\$99,375	
<b>2</b>	<b>Prater Spring</b>							
	Opt A Land Equiv: 300 gpm - a CFS/40 acre =	27	AC	\$15,000.00	\$405,000		<b>\$405,000</b>	<i>Not recommended</i>
	Opt B Water Value: 300 x 24x60x365/1000= Present Worth - 30 year, 5% interest	157680 \$39,420	1000 gal annual	\$0.25	\$39,420		\$39,420 <b>\$605,885</b>	<i>annual Present Worth - Not recommended</i>
	Opt C Equivalent Well Cost							<i>Does not include engineering, pump testing, or geophysical logging normally paid by WWDC</i>
	a. Mobilization / Demobilization	1	LS	\$20,000.00	\$20,000			
	b. 13 3/8 Surface Casing	50	LF	\$160.00	\$8,000			
	c. 12-inch Hole	550	LF	\$42.00	\$23,100			
	d. Geophysical logging	1	LS	\$6,000.00	\$6,000			
	e. 8 5/8-inch Steel Casing	350	LF	\$38.00	\$13,300			
	f. Cement Seal	1	LS	\$5,000.00	\$5,000			
	g. Well Screen	200	LF	\$150.00	\$30,000			
	h. Well Development & Rig Standby	30	Hr	\$375.00	\$11,250			
	i. Well Pump Testing	80	Hr	\$120.00	\$9,600			
	j. Well Test Pump Inst. & uninstal	1	LS	\$8,000.00	\$8,000			
	k. Well Building (Structural)	1	LS	\$25,000.00	\$25,000			
	l. Well Building (Mechanical)	1	LS	\$20,000.00	\$20,000			
	m. Well Building (electrical)	1	LS	\$15,000.00	\$15,000			
n. Well Pump	1	LS	\$12,000.00	\$12,000				
Power Savings	1	LS	\$178,300.00	\$178,300			<i>Based on 33 ave HP, 365 days, 24 hrs - 5.35 cents/kwh - 30 year, 5% present worth value</i>	
				\$384,550	0%	<b>\$384,550</b>		

3	<b>Piping</b>								
		8-inch PVC	7800	LF	\$23.00	\$179,400	40%	\$107,640	
		8-inch Steel	1800	LF	\$23.00	\$41,400	100%	\$0	
		6-inch - PVC	41500	LF	\$18.00	\$747,000	40%	\$448,200	
		6-inch - Steel	11000	LF	\$18.00	\$198,000	100%	\$0	
		4-inch minus PRV Control Valves	106800 15	LF Each	\$11.00 \$7,500.00	\$1,174,800 \$112,500	100% 80%	\$0 \$22,500	
						\$2,453,100		\$578,340	
4	<b>Airstrip Well</b>							<i>Does not include engineering, pump testing, or geophysical logging normally paid by WWDC</i>	
		a. Mobilization / Demobilization	1	LS	\$20,000.00	\$20,000			
		b. 13 3/8 Surface Casing	50	LF	\$160.00	\$8,000			
		c. 12-inch Hole	545	LF	\$42.00	\$22,890			
		e. 8 -inch Steel Casing	330	LF	\$38.00	\$12,540			
		f. 6 -inch Steel Casing	185	LF	\$25.00	\$4,625			
		f. Cement Seal	1	LS	\$5,000.00	\$5,000			
		g. 6-inch Well Screen	50	LF	\$130.00	\$6,500			
		h. Well Development & Rig Standby	30	Hr	\$375.00	\$11,250			
		i. Well Pump Testing	80	Hr	\$120.00	\$9,600			
		j. Well Test Pump Inst. & uninstal	1	LS	\$8,000.00	\$8,000			
		k. Well Building (Structural)	1	LS	\$25,000.00	\$25,000			
		l. Well Building (Mechanical)	1	LS	\$20,000.00	\$20,000			
		m. Well Building (electrical)	1	LS	\$15,000.00	\$15,000			
n. Well Pump	1	LS	\$12,000.00	\$12,000					
				\$180,405	0%	\$180,405			
<b>HARD INFRASTRUCTURE VALUE TOTALS</b>					\$3,147,255		<b>\$1,242,670</b>	<i>Value per lot = \$611.55</i>	

**Star Valley Ranch Water System**  
**Preliminary Valuation Meeting Notes - SVRA Obligations\***  
**12/20/2006**



	Description	Quantity		Construct. Unit Cost	Total Cost	Notes	
A	<b><u>HEALTH &amp; SAFETY / CODE COMPLIANCE / SUPPLY ADEQUACY</u></b>						
	1	<b>Storage Tank(s)</b>				<i>Min assuming conservation - combined irrigation system</i>	
		- Construction	525000	Gallons	\$1.50	\$787,500	
		- Land	1	LS	\$30,000.00	\$30,000	
		- Engineering and Contingency subtotal	25%			\$196,875	
						<b>\$817,500</b>	
	2	<b>Well Source(s)</b>					<i>Need 750 +/- gpm</i>
		a. Mobilization / Demobilization	1	LS	\$20,000.00	\$20,000	<i>Min assuming conservation - combined irrigation system - at least two wells</i>
		b. 13 3/8 Surface Casing	50	LF	\$160.00	\$8,000	
		c. 12-inch Hole	550	LF	\$42.00	\$23,100	
		d. Geophysical logging	1	LS	\$6,000.00	\$6,000	
		e. 8 5/8-inch Steel Casing	350	LF	\$38.00	\$13,300	
		f. Cement Seal	1	LS	\$5,000.00	\$5,000	
		g. Well Screen	200	LF	\$150.00	\$30,000	
		h. Well Development & Rig Standby	30	Hr	\$375.00	\$11,250	
	i. Well Pump Testing	80	Hr	\$120.00	\$9,600		
	j. Well Test Pump Inst. & uninstall	1	LS	\$8,000.00	\$8,000		
	k. Well Building (Structural)	1	LS	\$25,000.00	\$25,000		
	l. Well Building (Mechanical)	1	LS	\$20,000.00	\$20,000		
	m. Well Building (Electrical)	1	LS	\$15,000.00	\$15,000		
	n. Well Pump	1	LS	\$12,000.00	\$12,000		
	- Land	1	LS	\$30,000.00	\$30,000		
	- Geohydrologist, Engineering and Contingency subtotal	25%			\$51,563		
					\$287,813		
	<b>X TWO WELLS</b>				<b>\$575,625</b>		
3	<b>Disinfection</b>	1	LS	\$100,000.00	<b>\$100,000</b>		

4	Green Canyon Spring Redevelopment	1	LS		\$150,000.00	\$150,000	As / if required to maintain integrity of drinking water quality
	<b>TOTALS</b>					<b>\$1,643,125</b>	
<b>B</b>	<b><u>STEEL PIPE REPLACEMENT NEEDS (Steel pipe replacement)</u></b>						
1	Small Diameter (4-inch minus)	19400	LF	\$11.00		\$213,400	
2	6-inch Steel	12800	LF	\$18.00		\$230,400	
3	8-inch - Steel	1800	LF	\$23.00		\$41,400	
	- Engineering and Contingency	20%				<u>\$97,040</u>	
						<b>\$582,240</b>	
<b>C</b>	<b><u>OTHER</u></b>						
1	Fire Hydrants / Protection					\$0	Not Required for status quo
<b>SOFT SVRA OBLIGATION TOTALS</b>						<b>\$2,225,365</b>	Cost per lot = \$1,112.68
<p>* Note: Obligations assume the minimum requirements that SVRA faces to meet supply commitments and code compliance.  For the purposes of this effort it was assumed that existing lines requiring replacement due to condition would not be upsized.</p>							