

Memorandum

To: Dr. Joshua Garcia, Kaufman ISD - Superintendent

From: Chris Schmitt, PE – TNP

CC: Grant Miller, Kaufman ISD – CFO
Mike Holder, City of Kaufman – City Manager
Bill Wait, Williamsburg, LLC

Date: October 9, 2024

RE: Kaufman Independent School District
Interlocal Development Agreement
Infrastructure Costs Distribution/Allocation
Final Report

Dr. Garcia,

In accordance with the terms of the Interlocal Development Agreement (executed by KISD on 05/11/23), KISD is entitled to reimbursement for certain infrastructure improvement costs related to the future school site at the intersection of SH 243 and SH 2727.

The City's obligations are outlined in Sections:

- 2.02.i
- 2.02.ii
- 2.02.iii

Williamsburg LLC's obligations are outlined in Sections:

- 2.03.a
- 2.03.b
- 2.03.c
- 2.03.d
- 2.03.f
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The final cost allocation includes the following:

1. Miscellaneous Soft Costs

- a. Including \$16,390 for easement acquisition on the Chu Property (to be split three ways).

2. Engineering/Project Management Costs

3. Construction Costs

b. Water/Sewer Construction Costs

c. Change Order #1

- i. \$17,390 for sewer services related to the residential development (paid from Owner's Contingency).
- ii. This should be reimbursed 100% by Wait.

d. Change Order #2

- i. \$32,806 for sewer alignment revisions for the screen wall, including bypass (paid from Owner's Contingency).
- ii. This cost is to be split 50/50:
 - KISD: \$16,403
 - Wait: \$16,403

e. City Costs

- i. Sewer line upsizing from 12" to 18" (3,447 linear feet):
 - Bid Price for 18" SDR26: \$115/lf
 - Bid Price for 12" SDR26: \$82/lf
 - Difference: \$33/lf
 - Total sewer line upsizing costs: \$113,751
 - Less credit for sewer revisions: -\$26,370
 - City additional costs: \$87,381

As per the terms of the Interlocal Agreement, the following distributions have been derived for both the current period and total amounts.

Project Costs Summary			
	Total	Previous	Current
KISD	\$ 1,234,932.63	\$ 424,788.42	\$ 810,144.21
WAIT	\$ 992,679.03	\$ 170,156.91	\$ 822,522.12
CITY	\$ 156,656.34	\$ 59,260.67	\$ 97,395.67
	\$ 2,384,268.00	\$ 654,206.00	\$ 1,730,062.00

Please refer to Exhibit A for detailed tabulations. Additional information can be provided upon request.

Please feel free to reach out if you have any questions.

Chris Schmitt, P.E.