

# 2017 - 2018

# Capital Improvement Plan

**Adopted December 5, 2016** 

# TABLE OF CONTENTS

#### **SECTION**

**SECTION I – INTRODUCTION** 

#### SECTION II – THE 2017-2018 CAPITAL IMPROVEMENT PLAN

#### APPENDICES

- Appendix A Glossary of Terms
- Appendix B Project Detail Forms

### INTRODUCTION

The North Harris County Regional Water Authority (the "Authority") was created by the 76<sup>th</sup> Texas Legislature in 1999 and confirmed by a special public election in 2000. The Authority's mission included finding and assuring a long-term supply of quality drinking water at the lowest responsible cost. The new entity was also charged with promoting water conservation, as well as maintaining regulatory compliance. This last assignment was critical because the Harris-Galveston Subsidence District (the "HGSD") had published its 1999 Regulatory Plan requiring our area *to reduce groundwater withdrawals to no more than 20 percent of total water demand by the year 2030.* Since no individual MUD or well owner had the ability to convert to surface water on their own, the Authority became the single entity to negotiate for a secure, long-term supply of drinking water for all the municipal utility districts, small municipalities and other permitted well owners within its boundaries. Perhaps the most critical task was to develop and construct the infrastructure to bring that water to the subdivisions within the boundaries of the Authority. The Authority was not given taxing ability; rather funding for the conversion to surface water comes from pumpage fees charged to the well owners and the sale of surface water.

Several disincentives were built into the HGSD Regulatory Plan, including a \$3.00/1,000 gallons (groundwater pumped) "penalty" fee that would be triggered: 1) If the Groundwater Reduction Plan (the "GRP") was not submitted and certified according to the timeline; 2) If construction had not begun on the surface water delivery infrastructure by 2005; and 3) If the mandated groundwater pumpage reductions were not accomplished within the 2010, 2020 and 2030 timelines. (This disincentive fee was later raised to \$7.00/1,000 gal.) The Authority has met all of the applicable deadlines to date.

As the GRP was being developed, it became apparent that some water districts within the Authority were experiencing difficulty with either water quality or water quantity to meet accelerating demand. These districts would soon be forced to decide whether or not to drill a new well -- sometimes at a cost of more than a million dollars -- that may be minimally used once the area converted to surface water in 2010.

From the outset, the Authority's cornerstone precept was fairness and equity among all water users within its boundaries, and promised that the overall cost of accommodating the HGSD mandate would be shared by everyone. Random drilling of new wells that were not ideally positioned to be incorporated into the long term distribution system was clearly not cost-effective. Recognizing this, the Authority initiated a bold new strategy to share existing groundwater supplies by 'connecting' the districts that had surplus capacity in their wells with the ones that needed additional water immediately. This innovative solution – called the Groundwater Transfer Program (the "GTP") – involved constructing portions of the 2010 distribution lines significantly earlier than originally planned. The necessary components of the GTP were completed and the GTP was placed in operation in January 2006. After very successfully meeting its intended purpose, the GTP ended in June 2010 with the conversion to surface water by the involved districts.

The Authority's system was ready to begin delivering surface water in September 2009. However, the first districts did not begin to take surface water until February 2010. The remaining districts scheduled to receive surface water continued to come online as their chloramination facilities were ready with the last district coming on line in March 2011.

The HGSD updated its Regulatory Plan ("Plan") in January 2013. The updated Plan extended the 2020 and 2030 conversion deadlines each back five years to 2025 and 2035 respectively. Also the conversion requirements were reduced to 60% in 2025 and set at 80% for 2035. Additionally, existing certified GRPs were required to incorporate any changes required by the updated Regulatory Plan and be resubmitted for certification no later than July 1, 2014. The Authority submitted its updated GRP to the HGSD on June 26, 2014. The HGSD approved the Authority's updated GRP October 14, 2015. The 2017-2018 CIP defines several of the major components of the plan detailed in the Authority's updated GRP needed to facilitate continued compliance with the HGSD's conversion requirements.

In 2003, the Authority adopted its initial **Capital Improvement Plan** ("CIP") for years 2004-2005. The primary focus of that CIP, and the one following it, was to define and construct the infrastructure necessary to launch the GTP. Subsequent plans expanded on this foundation by outlining and implementing a broad-based program to provide the remainder of the infrastructure necessary to enable the initial conversion to surface water in 2010. The 2017-2018 Capital Improvement Plan (the "2017-2018 CIP") provides for enhancements to the 2010 system to facilitate a continuous satisfactory level of conversion to surface water and focuses on the planning and initial development of the infrastructure, especially those requiring coordination with other regional water providers and long delivery periods, needed to meet the HGSD 2025 conversion mandate.

## SECTION II – THE 2017-2018 CAPITAL IMPROVEMENT PLAN

#### <u>Overview</u>

The 2017-2018 CIP continues the systematic planning and development process that began when the Authority's Board adopted the Authority's first CIP in 2003. The primary focus of the 2017-2018 CIP is to continue the planning and development of the infrastructure required to enable the Authority to meet the HGSD's 2025 conversion requirement.

Significant activities addressed in the 2017-2018 CIP are:

- Continue evaluating the need for additional regional water wells and enhancements to the 2010 system and take necessary efforts to optimize use of the system.
- Provide infrastructure to areas adjacent to the 2010 service area to facilitate continued compliance with HGSD mandates.
- Continue the planning and design and initiate construction of the 2025 distribution system.
- Initiate design of the initial phase of the State Hwy. 249 Regional Pump Station.
- Identify and purchase the sites for the third regional pump station and second regional water plant.
- Provide funding for the Authority's share of the major expansion of the Northeast Water Purification Plant (the "NEWPP").
- Provide funding for the Authority's share of the cost of major rehabilitation, reconstruction and upgrading of the existing NEWPP.
- Provide funding for the Authority's share of the cost for acquisition of real estate and the design of the proposed joint transmission line from the NEWPP site to the Authority's proposed 2025 transmission line.
- Pay the Authority's portion of the initial loan costs for the Luce Bayou Interbasin Diversion Project.
- Provide funding for the Chloramination Credit.
- Provide funding to help encourage and facilitate implementation of reuse systems.
- Provide professional services to perform the wide variety of activities required to implement the 2017-2018 CIP.

Details on the specific projects are presented in Appendix B.

#### **Considerations**

The 2017-2018 CIP has been developed using the best, currently available information for the scope of each project along with cost information from a variety of sources, including cost experience from the Authority's projects completed to date. While the Authority's body of empirical cost data is expanding, especially in terms of water lines, the cost base is still evolving in several areas. Accordingly, the following points are offered to help keep the implementation of this 2017-2018 CIP in perspective:

- It is possible that conditions would evolve on a project that could materially impact the cost of the project.
- Real estate and construction costs can be and are influenced by variables over which the Authority has no control.
- It is common to experience unexpected costs in the implementation of a CIP. Provision of a contingency is the most practical way to attempt to address this issue.

#### <u>Financial</u>

While the 2004-2005 CIP used the best cost estimation available at the time, it did not have the benefit of building upon actual prior Authority project experience; instead, the costing was based on the general project definition presented in the GRP. As the actual design of the projects proceeded and the criteria within which the Authority needed to develop its projects became clearer, it has become possible to sharpen the definition of the projects. As a result, the ability to estimate the project costs has improved. The estimated costs included in the 2017-2018 CIP have been updated and/or based - wherever possible and practical - on experience gained thus far on actual Authority projects.

The proceeds from the Authority's Series 2003, 2005, 2008 and 2016 Senior Lien Revenue Bonds, capital contributions and interest earned (collectively called "Revenue Bonds") used to support the capital improvement plans total approximately \$503 million. As seen in the following table, approximately \$98 million of Revenue Bonds will be used to implement the 2017-2018 CIP. Additionally, approximately \$875 million of Texas Water Development Board State Water Infrastructure Fund for Texas ("SWIFT) funds are committed to implement the 2017-2018 CIP.

Category			norizations <sup>1</sup> nousands)		Fiscal Year Planned Authorizations (Thousands)				Total		
	1/	1/03-9/30/16	10/1	1/16-12/31/16		2017		2018			
Acquisition	\$	35,260	\$	125	\$	9,295	\$	14,582	\$	59,262	
Design		63,395		2,594		19,942		12,497		98,428	
Construction		242,991		4,173		60,983		148,291		456,438	
Equipment											
Other		92,411		7,850		337,227		355,001		792,489	
Total Authorizations	\$	434,057	\$	14,742	\$	427,447	\$	530,371	\$	1,406,617	
Source of Funds											
Revenue Bonds	\$	405,705	\$	7.513	\$	53,416	\$	36,725	\$	503,359	
SWIFT Funds		28,352		7,229		374,031		493,646		903,258	
To Be Determined											
Total Funds	\$	434,057	\$	14,742	\$	427,447	\$	530,371	\$	1,406,617	

#### SUMMARY OF 2017-2018 CAPITAL IMPROVEMENT PLAN

<sup>1</sup> Authorizations do not typically represent actual expenditures.

# APPENDIX A

**GLOSSARY OF TERMS** 

- Acquisition Includes the cost to purchase land and easements and the acquisition services (i.e. ROW Services, appraisals, legal, etc.) required to accomplish the purchase
- Authorization Amount designated for or authorized for the performance of work, service, equipment or participation agreements the values typically do not represent actual expenditure of funds
- Design Includes the cost for program management, project planning, design related services, design management and other engineering and planning activities
- Construction Includes the cost of the construction contract, contingencies, construction administration, construction observation and materials testing
- Equipment Includes the cost of any equipment that may be purchased separately from a construction contract
- FWSD Fresh Water Supply District
- ID Improvement District
- MUD Municipal Utility District
- N/A Not Applicable or Contingency C.I.P. Number
- Other A general category that may include participation commitments with other parties, acquisition, design, construction, equipment or any other relevant costs
- PUD Public Utility District
- UD Utility District
- VAR Various districts or key map locations as applicable
- WCID Water Control & Improvement District

# **APPENDIX B**

**PROJECT DETAIL FORMS** 

Project: SPEARS ROAD REGIONAL PUMP STATION			District: VAR	C.I.P. Number:	2	
				Key Map:	372J	
<b>Description:</b> Project provides station (Formerly called the T.C	for the siting study, s C. Jester Regional Pu	ite acquisition, dea mp Station)	sign, construction	and upgrade	es/enhanceme	ents of this regional pump
Category	Authorizations (Thousands)				norizations	- Project Total
Calegory	1/1/03-9/30/16	10/1/16- 12/31/16	2017		2018	
Acquisition	5,924					5,924
Design	3,457	0	146		214	3,817
Construction	37,083	0	1,719		1,597	40,399
Equipment						0
Other			200		200	400
Total Authorizations	46,464	0	2,065		2,011	50,540
Source of Funds						
Revenue Bonds	46,464	0	2,065		2,011	50,540
SWIFT Funds						
To Be Determined						
Total Funds	46,464	0	2,065		2,011	50,540
Project: REGIONAL WELLS			District: VAR	C.I.P. Number:	3	

 

 Key Map:
 VAR

 Description: Project provides for the acquisition of well sites and design and construction of new wells and appurtenances and/or the purchase of existing wells. The wells will be constructed or purchased as needed to augment supplies of water needed by the Authority to facilitate operation of its System.

Category	Authorization	ns (Thousands)	Fiscal Year Planne (Thous	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	
Acquisition	3				3
Design	93				93
Construction					0
Equipment					0
Other			1,000	1,000	2,000
Total Authorizations	96		1,000	1,000	2,096
Source of Funds					
Revenue Bonds	96	0	1,000	1000	2,096
SWIFT Funds					
To Be Determined					
Total Funds	96	0	1,000	1,000	2,096

Project: LOUETTA REGIONAL WATER PLANT			District:	C.I.P. Number: 5		
			2, 4	Key Map: 329R		
Description: Project provides for th	ne site acquisition, d	esign, construction a	nd upgrades/	enhancements of this regiona	al water plant.	
Category	Authorizations (Thousands)		Fiscal Yea	r Planned Authorizations (Thousands)	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	201	7 2018	•	
Acquisition	967		210	)	1,177	
Design	1,481		100	)	1,581	
Construction	17,407		921		18,328	
Equipment	0		0		0	
Other	0		100	100	200	
Total Authorizations	19,855		1,33	1 100	21,286	
Source of Funds						
Revenue Bonds	19,855		1,33	100	21,286	
SWIFT Funds						
To Be Determined						
Total Funds	19,855	0	1,33	1 100	21,286	

Project: WEST REGIONAL WATER PLANT (formerly Telge Regional		District:	C.I.P. Number: 21 Key Map: 368E			
Water Plant)						
<b>Description:</b> Project provides for t Distribution and Transmission Syste		ite acquisition for this	s regional pur	np station. This facility will be	part of the 2035 Wate	
Category	Authorizations (Thousands)		Fiscal Year	r Planned Authorizations (Thousands)	Project Total	
0,1	1/1/03-9/30/16	1/1/03-9/30/16 10/1/16-12/31/16		7 2018		
Acquisition			245	2,350	2,595	
Design						
Construction						
Equipment						
Other						
Total Authorizations			245	2,350	2,595	
Source of Funds						
Revenue Bonds			245	2,350	2,595	
SWIFT Funds						
To Be Determined						

Project: HARDY REGIONAL PUMP STATION		District:	C.I.P. Number: 23				
			VAR	Key Map: 333S			
<b>Description:</b> Project provides for the Distribution and Transmission System		site acquisition for this	s regional pur	np station. This facility will be	part of the 2025 Water		
Category	Authorizatior	ns (Thousands)	Fiscal Yea	r Planned Authorizations (Thousands)	Project Total		
	1/1/03-9/30/16	10/1/16-12/31/16	201	7 2018	•		
Acquisition			245	3,945	4,190		
Design							
Construction							
Equipment							
Other							
Total Authorizations			245	3,945	4,190		
Source of Funds							
Revenue Bonds			245	3,945	4,190		
SWIFT Funds							
To Be Determined							
Total Funds	0	0	245	5 3,945	4,190		

Project: SH 249 REGIONAL PUMP STATION		District:	C.I.P. Number: 24				
			VAR	<b>Key Map:</b> 370S			
<b>Description:</b> Project provides for the facility will be part of the 2025 Distri			or the design a	and construction of this region	al pump station. This		
Category	Authorization	ıs (Thousands)	Fiscal Year	Planned Authorizations (Thousands)	Project Total		
	1/1/03-9/30/16	10/1/16-12/31/16	2017	7 2018	-		
Acquisition	4,625				4,625		
Design	548		6,68	4	7,232		
Construction	346			92,134	92,480		
Equipment							
Other							
Total Authorizations	5,519		6,68	4 92,134	104,337		
Source of Funds							
Revenue Bonds	5,519				5,519		
SWIFT Funds	0	0	6,68	4 92,134	98,818		
To Be Determined	0						
Total Funds	5,519		6,68	4 92,134	104,337		

#### NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY

Project: 2025 TRANSMISSION LINE (formerly 2020 TRANSMISSION LINE)			District:	<b>C.I.P. Number:</b> 25		
			VAR	Key Map: VAR		
<b>Description:</b> Project provides for the Beltway 8 from the City of Houston to Distribution and Transmission System	ake point just west					
Category	Authorizations (Thousands)			Planned Authorizations Thousands)	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	,	
Acquisition	6,028		4,536	4,536	15,100	
Design	1,490		6,548		8,038	
Construction				54,500	54,500	
Equipment						
Other			100	100	200	
Total Authorizations	7,518	0	11,184	59,136	77,838	
Source of Funds						
Revenue Bonds	7,104				7,104	
SWIFT Funds	414	0	11,184	59,196	70,794	
To Be Determined						
Total Funds			11,184	59,196	77,898	

Project: WATER SUPPLY	District:	C.I.P. Number: 26
	ALL	Key Map: VAR

**Description:** Provides funding to pay the City of Houston for water in accordance with the Authority's Water Supply Contract and Supplement No. 2 to the Contract with the City. Funding included herein will help pay for the Authority's portion of the cost to expand the Northeast Water Purification Plant (NEWPP). Additionally, funds will be used to pay the Authority's share of the cost of Major Rehabilitation, reconstruction and upgrading of the existing NEWPP.

Category	Authorizatior	is (Thousands)	Fiscal Year Planne (Thous	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	-
Acquisition					
Design	75	0	0	0	75
Construction					
Equipment					
Other	32,405	7,480	241,947	201,900	483,732
Total Authorizations	32,480	7,480	241,947	201,900	483,807
Source of Funds					
Revenue Bonds	24,761	251	2,025		27,037
SWIFT Funds	7,719	7,229	239,922	201,990	456,860
To Be Determined	0				
Total Funds	32,480	7,480	241,947	201,990	483,897

Project: LUCE BAYOU INTERBASIN DIVERSION PROJECT			District:	C.I.P. Number: 27		
		ALL	Key Map: VAR			
<b>Description:</b> Provides funding to pa project will deliver surface water from the Authority and other users.						
Category	Authorization	s (Thousands)	Fiscal Yea	r Planned Authorizations (Thousands)	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	201	7 2018		
Acquisition						
Design						
Construction						
Equipment						
Other	3,199	36	16	0 200	3,595	
Total Authorizations	3,199	36	16	0 200	3,595	
Source of Funds						
Revenue Bonds	3,199	36	16	0 200	3,595	
SWIFT Funds						
To Be Determined						
Total Funds	3,199	36	16	0 200	3,595	

Project: 2025 DISTRIBUTION SYSTEM (formerly 2020 DISTRIBUTION		District:	C.I.P. Number: 28	
SYSTEM)		VAR	Key Map: VAR	
Description: Project provides for the System.	rovides for the design, real estate acquisition and cor		e initial component(s) of the 2025 Distribution	
		Fiscal Yea	r Planned Authorizations	

Category	Authorization	ns (Thousands)	Fiscal Year Planned Authorizations (Thousands)		Project Total
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	-
Acquisition		125	4,059	3,751	7,935
Design	7,264	47	914	7,333	15,558
Construction	0	4,173	58,343	0	62,516
Equipment					
Other					
0Total Authorizations	7,264	4,345	63,316	11,084	86,009
Source of Funds2					
Revenue Bonds	6,714	4,345	30,174	11,084	52,317
SWIFT Funds	550	0	33,142	0	33,692
To Be Determined	0				
Total Funds	7,264	4,345	63,316	11,084	86,009

#### NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY

Project: CHLORAMINATION SYSTEMS			District:	C.I.P. Number: 29		
		VAR	Key Map: VAR			
<b>Description:</b> Provides funding to pa converted to surface water. The Chlo constructed in order to use surface w	ramination Credit is					
Category	Authorizations (Thousands)		Fiscal Yea	r Planned Authorizations (Thousands)	Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	201	7 2018	-	
Acquisition						
Design						
Construction						
Equipment						
Other	8,262	334	1,3	21 1,321	11,238	
Total Authorizations	8,262	334	1,3	21 1,321	11,238	
Source of Funds						
Revenue Bonds	8,262	334	1,3	21 1,321	11,238	
SWIFT Funds						
To Be Determined						
Total Funds	8,262	334	1,3	21 1,321	11,238	

Project: NORTHEAST TRANSMISSION LINE (previously known as		C.I.P. Number: 30
Second Source Line)	VAR	Key Map: VAR

**Description:** This is the line from the Northeast Water Purification Plant which will be built in two segments. The first segment will be a 120inch line in which all four water authorities and the City of Houston will own capacity. The second segment will be a 108-inch line in which the City of Houston, North Harris County Regional Water Authority and the Central Harris County Regional Water Authority will own capacity. The City is responsible for designing, acquiring land/easements for the line and constructing the line.

Category	Authorization	is (Thousands)		cal Year Planned Authorizations (Thousands) Project	
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	-
Acquisition					
Design					
Construction					
Equipment					
Other	19,554	0	83,099	140,326	242,979
Total Authorizations	19,554	0	83,099	140,326	242,979
Source of Funds					
Revenue Bonds					
SWIFT Funds	19,554	0	83,099	140,326	242,979
To Be Determined					
Total Funds	19,554	0	83,099	140,326	242,979

Project: SYSTEM IMPROVEMENTS	Project: SYSTEM IMPROVEMENTS		District:	<b>C.I.P. Number:</b> 100	
			VAR	Key Map: VAR	
<b>Description:</b> Project provides design, additions to facilitate the efficient opera			of improveme	nts to existing systems and	d other supplemental
Category	Authorizations (Thousands)		Fiscal Year Planned Authorizations (Thousands)		Project Total
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	
Acquisition					
Design	591				591
Construction	4,679				4,679
Equipment	0				
Other	284	0	3,200	3,200	6,684
Total Authorizations	5,554	0	3,200	3,200	11,954
Source of Funds					
Revenue Bonds	5,554	0	3,200	3,200	11,954
SWIFT Funds					
To Be Determined					
Total Funds	5,554	0	3,200	3,200	11,954

Project: CENTRAL CONTROL SYSTEM		District:	C.I.P. Nu	mber: 101		
			VAR	Key Map: VAR		
<b>Description:</b> Project provides the c same and related activities to facilita				d Data Acq	uisition (SCADA) S	ystem, upgrades to
Category	Authorizations (Thousands)		Fiscal Year Planned Authorizations (Thousands)		Project Total	
0,1	1/1/03-9/30/16	10/1/16-12/31/16	201	7	2018	•
Acquisition	100	0	0		0	100
Design	2,274	0	10	C	100	2,474
Construction	4,917	0	0		0	4,917
Equipment						
Other			50	C	500	1,000
Total Authorizations	7,291	0	60	C	600	8,491
Source of Funds				<u>.</u>		
Revenue Bonds	7,192	0	60	C	600	8,392
SWIFT Funds						
To Be Determined						
Total Funds	7,192	.0	60	C	600	8,392

Project: WATER REUSE					
			VAR	Key Map: VAR	
<b>Description:</b> Project provides for participate in water reuse projects.		er services to support	t the Authority	's Water Reuse efforts a	and an allowance to
Category	Authorization	ns (Thousands)		al Year Planned ations (Thousands)	Project Total
	1/1/03-9/30/16	10/1/16-12/31/16	31/16 2017 2018	2018	
Acquisition					
Design	40	0	0	0	40
Construction					
Equipment					
Other			500	1,000	1,500
Total Authorizations	40	0	500	1,000	1,540
Source of Funds					
Revenue Bonds	40	0	500	1,000	1,540
SWIFT Funds					
To Be Determined					
Total Funds	40	0	500	1,000	1,540

Project: SUPPORT AND SPECIALTY	District:	<b>C.I.P. Number:</b> 200
	VAR	Key Map: VAR
<b>Description:</b> Provides various support and specialty professional services assessments, corrosion protections analysis, surge analysis, GIS and pricin		

Category	Authorization	Authorizations (Thousands)		Fiscal Year Planned Authorizations (Thousands) Project		Fiscal Year Planned Authorizations (Thousands)		
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018				
Acquisition	691				691			
Design	22,340	2,547	5,450	4,850	35,187			
Construction								
Equipment								
Other								
Total Authorizations	23,031	2,547	5,450	4,850	35,878			
Source of Funds					·			
Revenue Bonds	22,916	2,547	5,450	4,850	35,763			
SWIFT Funds	115		0	0	115			
To Be Determined								
Total Funds	23,031	2,547	5,450	4,850	35,878			

Project: CONTINGENCY			District:	C.I.P. Number: N/A Key Map: VAR		
			VAR			
<b>Description:</b> Provides funding for co facilitate escalation of program compo						
Category	Authorizations (Thousands)		Fiscal Year Planned Authorizations (Thousands)		Project Total	
	1/1/03-9/30/16	10/1/16-12/31/16	2017	2018	-	
Acquisition						
Design						
Construction						
Equipment						
Other			5,100	5,064	10,164	
Total Authorizations			3,000	6,380	9,380	
Source of Funds						
Revenue Bonds			5,100	5,064	10,164	
SWIFT Funds						
To Be Determined						
Total Funds			5,100	5,064	10,164	