

Cost Estimates and Timing

Electric Questionnaire

Evaluation Criteria Guideline:

The property is being evaluated on the following criteria:

The property must be served or be able to be served by industrial quality power that can meet a minimum of 2.5 MW demand within six months.

Electric Details for Property:

Provide the information below regarding electric service based on the evaluation criteria listed above.

Question	Answer
Electric transmission company	Arkansas Electric Cooperative Corporation
Electric distribution company	Southwest Arkansas Electric Cooperative
Is customer choice available? (Yes/No)	No
Voltage of nearest distribution line(s)	12470/7200 kV
Distance to nearest distribution line(s)	1000 ft.
Voltage of nearest transmission line(s)	69 kV or 138 kV
Distance to nearest transmission line(s)	1500 ft. or 2000 ft.
Available electric capacity at the property (MW)	69 kV Tap 20 MW 138 kV Tap 50 MW
Name of substation serving property	Northwest Texarkana Sub. 2
Distances to substation serving property	4 miles
Describe any necessary improvements to provide the recommended level of electric service	The minimum requirements of 2.5 MW will require the installation of a new transformer and short distribution tap from the existing distribution line.
Estimated cost to provide recommended level of electric service to the property	\$4,500
Estimated schedule to provide recommended level of electric service to the property	2 mo.
Describe any necessary rights-of-way that would need to be acquired to provide the recommended level of service	SWAEC will need a distribution line easement and a specified transformer pad site from the new property owner.
Feasibility of redundant electric service at the property	Any type of redundant service will require the construction of a new 138 /69 kV MP and a new 69/12.5 kV Substation located on site.
Additional information if necessary	

*Please provide a map of existing infrastructure on or around the site. Please indicate locations of future or potential infrastructure would be located.

Name:	George Wall
Title:	VP Engineering & Operations
Date:	7/2/2021

Telecommunication Questionnaire

Evaluation Criteria Guideline:

The property is being evaluated on the following criteria:

The property must be served or be able to be served within six months by fiber telecommunication infrastructure

Telecommunications Details for Property:

Provide the information below regarding telecommunication service based on the evaluation criteria listed above.

Question	Answer
Name of the telecommunication provider(s)	Four States Fiber
Distance to the nearest telecommunications infrastructure	We have an underground 144 count fiber located ½ mile from the location
Services available	Telephone and Fiber Internet (up to 10GB)
Is fiber available at the property? If yes, aerial or underground?	Yes. Underground
Is dark fiber available at the property?	Yes
Typical schedule for delivering service to property	2-3 months.
Excess capacity of the line(s) serving the property (MGD)	N/A
Additional information (if necessary)	Dedicated fiber available.

*Please provide a map of existing infrastructure on or around the site. Please indicate locations of future or potential infrastructure would be located.

Southwest Arkansas Electric has a fully redundant underground fiber network available.

Name:	Dion Cooper
Title:	President & CEO
Date:	07-06-21

Water Questionnaire

Evaluation Criteria Guideline:

The property is being evaluated on the following criteria:

The property must be served or be able to be served within six months by water infrastructure and a water system with a minimum excess capacity of 150,000 per day.

Water Details for Property:

Provide the information below regarding natural gas service based on the evaluation criteria listed above.

Question	Answer
Name of the water provider	Texarkana Water Utilities
Size of the nearest line(s)	12 Inch
Distance to the property	0.4 Miles
Total capacity of the line(s) serving the property (MGD)	Static Pressure = 92 psi/Residual Pressure = 68 psi Flow = 1,190 gallon per minute
Excess capacity of the line(s) serving the property (MGD)	
Describe any necessary improvements to provide the recommended level of water service	The existing 12" water main needs to be extended approximately 2,500 feet to serve this site.
Estimated cost to provide required level of water service to the property	\$490,000
Estimated schedule to provide required level of water service to the property	Nine Months
Describe any necessary rights-of-way that would need to be acquired to provide the recommended level of service	Easements for the water main installation
Does the water provider purchase capacity from another provider?	No
If yes, who is capacity purchased from?	N/A
When does current water agreement expire?	N/A

See information regarding the water treatment plant serving the property on the next page

Question	Answer
Name of the water treatment plant serving the property	Millwood & Wright Patman WTP's
Owner/Operator of water treatment plant	Texarkana Water Utilities
Distance to the property	MW – 18 Miles; WP – 15.4 Miles
Total permitted capacity (MGD)	MW – 15 MGD; WP – 18 MGD; Total = 33 MGD
Allocated capacity (MGD)	
Average utilization (MGD)	15.5 MGD
Peak utilization (MGD)	28 MGD
Excess capacity (MGD)	5 MGD
Are there any other encumbrances including any known requests for additional capacity to the water system?	No
Identify any planned upgrades to the water system, including the schedule of the project	None
Additional information if necessary	

*Please provide a map of existing infrastructure on or around the site. Please indicate locations of future or potential infrastructure would be located.

Name:	J. D. Phillips, P.E.
Title:	Executive Director
Date:	July 23, 2021

Wastewater Questionnaire

Evaluation Criteria Guideline:

The property is being evaluated on the following criteria:

The property must be served or be able to be served within six months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day.

Wastewater Details for Property:

Provide the information below regarding wastewater service based on the evaluation criteria listed above.

Question	Answer
Name of the wastewater provider	Texarkana Water Utilities
Size of nearest line(s)	8 Inch
Distance to the property (feet)	0.4 Miles
Type of line serving the property (gravity of force main)	Gravity into a pump station
If force main, excess capacity of nearest pump station serving the property (MGD)	100,000 GPD
Total capacity of the line(s) serving the property (MGD)	0.49 MGD
Excess capacity of the line(s) serving the property (MGD)	
Describe any necessary improvements to provide the recommended level of wastewater service	Site requires a Lift Station and force main to pump to existing sewer approximately 2,500 feet away.
Estimated cost to provide required level of wastewater service to the property	\$376,000
Estimated schedule to provide required level of wastewater service to the property	Nine Months
Describe any necessary rights-of-way that would need to be acquired to provide the recommended level of service	Easements for the sewer mains/Pump Station/Force Main
Does the wastewater provider purchase capacity from another provider? If so, who?	No
Additional information (if necessary)	

SEE NEXT PAGE FOR QUESTION ABOUT WASTEWATER TREATMENT

Provide information regarding the wastewater treatment plant serving the property:

Name of wastewater treatment plant serving the property	North Texarkana WWTP
Owner/Operator of wastewater treatment plant	Texarkana Water Utilities
Permit expiration date of the treatment plant	October 31, 2025
Distance to the property	8.6 Miles
Total permitted capacity (MGD)	0.95 MGD
Allocated capacity (MGD)	
Average utilization (MGD)	0.53 MGD
Peak Utilization (MGD)	1 MGD
Excess Capacity (MGD)	
Are there any other encumbrances including any known requests for additional capacity to the wastewater system capacity?	Not at this time
Identify any planned upgrades to the wastewater system, including the schedule for the project	None
Additional information if necessary	

*Please provide a map of existing infrastructure on or around the site. Please indicate locations of future or potential infrastructure would be located.

Name:	J. D. Phillips, P.E.
Title:	Executive Director
Date:	July 23, 2021

Natural Gas Questionnaire

Site Certification Evaluation Criteria Guideline:

The **REDI Arkansas Manufacturing Center** is being evaluated on the following criteria:

The property must be served or be able to be served within six months by natural gas. Natural gas service should provide at least 10,000 mcf per month.

Natural Gas Details for Property:

Provide the information below regarding natural gas service based on the evaluation criteria listed above.

Question	Answer
Natural gas transmission company(ies)	Kinder Morgan
Natural gas distribution company(ies)	CenterPoint Energy
Size nearest line(s)	10 inches
Pressure of the nearest line(s)	N/A
Describe any necessary improvements to provide the recommended level of natural gas service	Interstate pipeline tap; interstate pipeline regulation and meter station; distribution regulation station; easement and station yard allotment; easement for ingress/egress and facility installation from highway to station yard
Distance to the property	On-site
Estimated cost to provide recommended level of natural gas service to the property	\$809,765
Estimated schedule to provide recommended level of natural gas service to the property	180 days from executed contract
Describe any necessary rights-of-way that would need to be acquired to provide the recommended level of service	Dedicated easement for yard and ingress/egress to be provided
Describe the current usage of the line and any bottlenecks within the system that will need to be upgraded to service the required capacity	N/A – based on gas load request and Kinder Morgan line capacity
Additional information if necessary	

*Please provide a map of existing infrastructure on or around the site. Please indicate locations of future or potential infrastructure would be located. **(REDI has provided this map through the Site Data sheet. However, if you have additional information please share.)**

Name:	Greg Strickland
Title:	Regional Manager
Date:	8-20-21