Existing Infrastructure Value Categories

- Water Flow (Distribution Lines)
- Water System Development (Transmission Lines, Well Pumps, High Service & Booster Pumps, and Elevated & Ground Storage Tanks)
- Wastewater Collection Lines
- Wastewater Treatment Plants
Value Determination Process

• Start with overall values available as of end of previous year in annual Comprehensive Annual Financial Report (CAFR)

• Obtain values breakdown by more specific infrastructure types as available in CAFR or in capital assets system

• Construction work in progress is included

• As needed, use percentages from Engineering to make pro rata estimates
  – For example, portion of pipeline system that is >= 12” in diameter for water distribution
Differences in Existing Value Calculations

- Better information available now on capital assets
  - Recently implemented financial system enables more precise look-up of assets and values by infrastructure type
- Information now available on unit construction cost of pipelines by diameter size
  - More precise and more accurate measure of value
  - No longer have to rely on the same value per linear foot of pipeline regardless of pipe size
Linear Feet vs. Pipe Size Valuation

• Water Pipelines – 30” or above in diameter
  – Comprise only 156 miles (or 9%) of the 1,645 miles of water pipeline >= 12”
  – Based on pipe diameter value, represent 21% of the value of water pipeline 12” and above

• Sewer Pipelines – 30” or above in diameter
  – Comprise only 246 miles (or 30%) of the 1,095 miles of sewer lines >= 10”
  – Based on pipe diameter value, represent 48% of the value of all sewer lines 10” and above
Water Flow

Distribution Lines

• Distribution lines >= 12 inches valued only and developer contributions discounted

• 2006 Value
  – $548,647,273: full value
  – $61,866,999: available for new development or 11.3%

• 2010 Value
  – $603,237,641: full value
  – $43,277,211: available for new development or 7.2%
Water Flow
Distribution Lines (Continued)

• Difference in calculation method:
  – In 2006, each linear foot of pipe was treated as having equal value
  – In 2010, estimate based on relative value of pipeline by diameter size
Water System Development

- Transmission lines >= 12 inches valued only and developer contributions discounted
  - Pipe valued by diameter vs. by linear foot

- Other System Development components based on construction costs

- 2006 Value
  - $240,201,217: full value
  - $57,468,212: available for new development or 23.9%

- 2010 Value
  - $337,472,086: full value
  - $21,019,221: available for new development or 6.2%
Wastewater Collection Lines

• Collection lines >= 10 inches valued only and developer contributions discounted

• 2006 Value
  – $112,397,788: full value
  – $17,108,093: available for new development or 15.2%

• 2010 Value
  – $445,432,906: full value
  – $44,543,291: available for new development or 10%
Wastewater Collection Lines
(Continued)

• Difference in calculation method:
  – In 2006, each linear foot of pipe was treated as having equal value
  – In 2010, estimate based on relative value of pipeline by diameter size
Wastewater Treatment Plants

- Only Dos Rios, Leon Creek and Medio Creek plants valued in 2010
- In 2006, value included these plants plus Salado Creek plant
- 2006 Value
  - $630,048,924: full value
  - $68,292,580: available for new development or 10.8%
- 2010 Value
  - $430,626,702: full value
  - $38,263,943: available for new development or 8.9%

November 5, 2010
Impact Fees: Existing Capacity Valuation
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Capital Improvements Advisory Committee

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