PUBLIC DISCLOSURE

Attachment STF-14-4

McIntosh County USF Project

Originated By:	AGL
Date	10/31/2023
Service Needed	
Service Center	Savannah
County	McIntosh
Land District	
Land Lots	
BCA Number	

i. Section-1: Name & Address of Requesting Organization:	McIntosh County Development Authority
ii. Section-2: Name & Address of Service Location:	I-95@SR 251 Darien, GA
iii. Section-3: Applicant Contact Information:	tom@mcintoshga.com

iv. Section-4: Loads Information: Existing & Requested

	Therms	Max Hour	Max Day	Max Annual	Firm Hour	Firm Day						
Loads	**Present**	0	0	0	0	0	**Delivery Pressure**	**Existing**	-	**Service CFH**	**Existing**	0
	Additional	250	2,250	2,200,000	250	2,250		**Requested**	5#		**Additional**	25,000
	Total	250	2,250	2,200,000	250	2,250					**Future**	
											Total	25,000

v. Section-5: Usage & Revenues: Calculate Expected Revenues

	Rate	Rate Code	Meters	Conversion	Use	DDDC	Additional	Use	Max Hr	DDDC	Total DDDC	Total Base Revenue
Usage & Revenues	G-11			No			3		12,500	40.0	120.0	$ 16,702.80
	G-11			No			1		10,000	70.0	70.0	$ 10,336.80
	G-11			No			1		2,500	35.0	35.0	$ 5,880.60
	Total						5		25,000		225.0	$ 32,920.20

vi. Section-6: Existing Facilities & Proposed Facilities for Mains & Services

Existing Facilities					**Proposed Facilities**							
	Size	**Type**	**Pressure**		**Main**	**Size**	**Type**	**Length**	**Pressure**		**Unit $$**	**Total**
			Max	**Min**					**Max**	**Min**		
Main	4in	Steel	300	125		6in	Steel	37,000	300	125	$ 57.22	$ 2,117,140.00
	Size	**Type**	**Pressure**		**Service**	**Size**	**Type**	**Length**	**Pressure**		**Unit $$**	**Total**
			Max	**Min**					**Max**	**Min**		

Service												

Weighted Average of Project Facilities			**Length**	**%**	**Unit $$**	**Avg $$**
6in	Steel	Main	37,000	1.000	$ 57.22	$ 57.22
Total			37,000	1.000		$ 57.22

vii. Section-7: Investment Factor			
Tariff Rule 7 or 8			
Allowable Investment Estimated Years	60	**Investment Factor**	9.52338994

vii. Section-8: Allowable Investment Calculation	
Estimated Annual Revenue	$ 32,920.20
Allowable Investment	$ 313,511.90
125' of Pipe	7,152.500
Supplemental Allowable Investment	$ -
Total Allowable Investment including 125' of pipe	**$ 320,664.40**

Contribution In Aid of Construction ("CIAC")	Estimate
ix: Section-9a: Cost to Serve (Main + Service):	$ 16,961,885.55
x: Section-9b: Allowable Investment:	$ 320,664.40
xi: Section-9c: (Excess Allowable)/Shortfall or CIAC	**$ 16,641,221.14**
xii: Section-10a: Contribution from Customer	
xiii: Section-11: USF Requested Amount Before Gross Up	**$ 16,641,221.14**
Gross Ups	
Income Tax Gross Up	$ 2,549,601.49

Financing Cost Gross Up	$	95,520.61
USF Requested Amount After Gross Up	**$**	**19,286,343.25**

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Southern Company Gas
Summary: Proposed 37,000 of 6" HP Steel
Project Name: Tidewaters Industrial Park
Date: 9/28/2023

Item No.	Element	Quantity	Unit	Rate $	Sub-Total $	Total $
1	**Land**					$ 638,400
1.1	**Land Cost**					
1.11	Permanent Easements	1	sum	$ 60,000	$ 60,000	
1.12	Temporary Workspace					
1.13	Tap Station or Regulator Station	1	sum	$ 144,000	$ 144,000	
1.14	Right-of Way Damage & Settlements					
1.2	**Acquisition Labor & Expenses**					
1.21	ROW allowance, including survey, staking & land agent	1	sum	$ 288,000	$ 288,000	
1.22	Condemnation Legal allowance					
1.23	Land Research allowance	1	sum	$ 146,400	$ 146,400	
2	**Consultants**					$ 1,881,571
2.1	**NDE Contractor**					
2.11	NDE ,Other Insepctions, and Testing	1	sum	$ 707,739	$ 707,739	
2.2	**Environmental**					
2.21	Environmental Services - Before Construction	1	sum	$ 330,000	$ 330,000	
2.22	Environmental Services - During Construction	1	sum	$ 31,350	$ 31,350	
2.23	Environmental Services - Post Construction	1	sum	$ 10,200	$ 10,200	
2.3	**Engineering Design**					
2.31	Detailed Engineering	1	sum	$ 775,881	$ 775,881	
2.32	Permit Coordination allowance	1	sum	$ 26,400	$ 26,400	
2.33	Core Samples and Subsurface Reports		sum			
2.4	**Program Management**					
2.41	W/ Engineering Design		sum			
2.5	**Land Management**					
2.51	W/ Engineering Design		sum			
2.6	**Public Relations**					
2.61	W/ Engineering Design		sum			
2.7	**Materials Procurement**					
2.71	W/ Engineering Design		sum			
2.8	**Legal Cost**					
2.81	Legal Allowance		n/a			
2.9	**Construction Supervision**					
2.91	Contract Project Coordinator		days			
2.10	**Taps and Stops**					
2.11	Taps and Stops		ea			
2.12			ea			
2.13			ea			
2.14			ea			
3	**Materials, including freight and tax**					$ 1,665,148
3.1	**Pipe**					
3.11	6" HP STL, open cut, and HDD	37,000	lf	$ 40	$ 1,478,484	
3.12						
3.13						
3.2	**Valves & Actuators**					
3.21			ea			
3.22			ea			
3.23			ea			
3.24			ea			
3.25			sum			
3.3	**Fittings**					
3.32			sum			
3.33			ea			
3.34			ea			
3.35			ea			
3.36			sum			
3.4	**Miscellaneous Materials**					
3.41	Miscellaneous Materials	1	ea	$ 186,663	$ 186,663	
3.42			ea			
3.43						
3.45						
4	**Construction**					$ 7,573,786
4.1	**Permitting (included in Consultants total)**					
4.11	DOT and Rail Crossings		sum			
4.12	Permitting consultant					
4.13						
4.2	**Construction**					
4.21	Construction - General, includes traffic control, testing, clearing, and restoration	37,000	lf	$ 205	$ 7,573,786	
4.22						
4.23						
4.23						
4.24						
4.25						

4.26						
4.3	**HDD**					
4.31	*Included in Construction Estimate*		lf			
4.32						
5	**Contingency**					**$ 2,402,874**
5.1	Risk and Contingency	1	sum	$ 2,402,874	$ 2,402,874	
5.2						
6	**Escalation**					
6.1	Escalation allowance	1	sum			
7	**Labor**					**$ 255,464**
7.1	Direct Internal Labor	1	sum	$ 255,464	$ 255,464	
7.2						
8	**Finance Cost**					**$ 2,544,643**
8.1	Overhead & AFUDC & Capitalized Depreciation	1	sum	$ 2,544,643	$ 2,544,643	
	Total					**$ 16,961,886**

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Fill out Yellow area

AGL ECON-1 Tariff Sheet 27(3)(c): Commerical Projects

ECON-1 Project Minimum Economic Development Benefit Requirements ("MBR")		
	Customer or Project ID	Tidewaters Industrial Park
	Location	McIntosh County
	AGL Certificated to Serve Location?	Yes
	Availability	New Business
	Anticipated Rate Schedule	G-11
	Organization Requesting Service	McIntosh County Industrial Development Authority
	Customer Name	X X X X X
Tariff Sheet 27(3)(c)(i): MBR-1	Capital investment, other than by the Company, in excess of $1 million in new facilities or expansion of existing facilities with a purchase of new equipment; and	
	Customer Capital Investment Purposes	$211,000,000.00
	Land	
	Plant	
	Equipment	
	Vehicles	
	Other (Explain)	
	Estimated Meters Addition	5
	Estimated Billing Units Addition	5
Tariff Sheet 27(3)(c)(ii): MBR-2	Add a net of at least 10 new jobs within six months of taking gas service; and	600
Tariff Sheet 27(3)(c)(iii): MBR-3	Subject to the circumstances at the time of the application, reasonably anticipates an increased tax base by at least $20,000 per year; and	$188,000,000
Tariff Sheet 27(3)(c)(iv): MBR-4	Add connected load on a Firm basis of 10 dekatherms a year.	220,000