Southern Company Gas

Summary: **Install 18,000 LF of 6" HP STL and 28,000 LF of 12" HP STL**

Project Name: **LJR Forest Products**

Date: **April 2, 2025**

Item No.	Element	Quantity	Unit	Rate $	Sub-Total $	Total $
1	**Land**					**$ 390,000.00**
1.1	**Land Cost**				**$ 165,000.00**	
1.11	Permanent Easements					
1.12	Temporary Workspace	1	sum	$ 115,000.00	$ 115,000.00	
1.13	Tap Station or Regulator Station					
1.14	Right-of Way Damage & Settlements	1		$ 50,000.00	$ 50,000.00	
1.2	**Acquisition Labor & Expenses**				**$ 225,000.00**	
1.21	ROW allowance, including survey, staking & land agent	1	sum	$ 225,000.00	$ 225,000.00	
1.22	Condemnation Legal allowance					
1.23	Land Research allowance					
2	**Consultants**					**$ 3,095,650.00**
2.1	**NDE Contractor**				**$ 1,749,750.00**	
2.11	NDE ,Other Inspections and Testing	1	sum	$ 1,749,750.00	$ 1,749,750.00	
2.2	**Environmental**				**$ 474,750.00**	
2.21	Environmental Services - Before Construction	1	sum	$ 371,291.24	$ 371,291.24	
2.22	Environmental Services - During Construction	1	sum	$ 73,726.45	$ 73,726.45	
2.23	Environmental Services - Post Construction	1	sum	$ 29,732.31	$ 29,732.31	
2.3	**Engineering Design**				**$ 871,150.00**	
2.31	Detailed Engineering	1	sum	$ 871,150.00	$ 871,150.00	
2.32	Permit Coordination allowance					
2.33	Core Samples and Subsurface Reports					
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						
2.13						
2.14						
3	**Materials (including freight and tax)**					**$ 2,871,445.94**
3.1	**Pipe**				**$ 2,390,370.18**	
3.11	4" Pipe	1,400	LF	$ 17.87	$ 25,018.00	
3.12	6" Pipe	18,000	LF	$ 28.47	$ 512,472.06	
3.13	12" Pipe	28,000	LF	$ 66.17	$ 1,852,880.12	
3.2	**Valves & Actuators**				**$ -**	
3.21						
3.22						
3.23						
3.24						
3.25						
3.3	**Fittings**				**$ -**	
3.32						
3.33						
3.34						
3.35						
3.36						
3.4	**Miscellaneous Materials**				**$ 481,075.76**	
3.41	Miscellaneous Materials	1	sum	$ 481,075.76	$ 481,075.76	
3.42						
3.43						
3.45						
4	**Construction**					**$ 12,760,483.60**
4.1	**Permitting (included in Consultants total)**				**$ 55,000.00**	
4.11	*Included in DOT and Railroad Crossings*	1	sum	$ 55,000.00	$ 55,000.00	
4.12	Permitting consultant					
4.13						

4.2	**Construction**				**$ 12,705,483.60**	
4.21	4" Pipe Installation	1,400	LF	$ 78.90	$ 110,460.00	
4.22	6" Pipe Installation	18,000	LF	$ 166.76	$ 3,001,593.60	
4.23	12" Pipe Installation	28,000	LF	$ 342.62	$ 9,593,430.00	
4.23						
4.24						
4.25						
4.26						
4.3	**HDD**				**$ -**	
4.31	*Included in Construction Estimate*		lf			
4.32						
5	**Contingency**					**$ 4,127,849.00**
5.1	Risk and Contingency	1	sum	$ 4,127,849.00	$ 4,127,849.00	
5.2						
6	**Escalation**					**$ 596,664.00**
6.1	Escalation allowance	1	sum	$ 596,664.00	$ 596,664.00	
7	**Labor**					**$ 925,000.00**
7.1	Direct Internal Labor	1	sum	$ 925,000.00	$ 925,000.00	
7.2						
8	**Finance Cost**					**$ 3,752,215.00**
8.1	Overhead & AFUDC & Capitalized Depreciation	1	sum	$ 3,752,215.00	$ 3,752,215.00	
	Total					**$ 28,519,307.54**

MFR-6: Cost to Serve

Line	Type	Project	Footage Size/Type	Estimated Engineering Costs	Income Tax Gross-Up	Financing Cost Gross-Up	Cost to Serve
1	Commercial	Emanuel County	28,000' x 12" steel 18,000' x 6" steel 1,400' x 4" steel	$ 28,519,308	$ 4,483,806	$ 172,827	$ 33,175,940
			Total:	**$ 28,519,308**	**$ 4,483,806**	**$ 172,827**	**$ 33,175,940**

Income Tax Ratio	Finance Ratio
0.15722	0.00606