

**Reser's Fine Foods
Cost Benefit Analysis
Utilities**

This analysis assumes a 100-year lifecycle for the approximately **2,000** feet of water line. The assumed lifecycle for the **275** feet of new sewer line is 50 years. The assumed lifecycle of the stormwater facilities in the ground is roughly another 80 years. This development is a food manufacturing and distribution facility – up to 403,000 square feet of building.

Future annual COT water revenue to the City of Topeka would be approximately **\$168,000** (based on existing Reser's facility water usage of 66,898,932 Gal/year and \$2.51 per 1,000 gallons revenue). **Future annual sewer utility revenue** to the City of Topeka would be approximately **\$976,945** per year (based on discharge of current Reser's facility with pretreatment). **Future annual COT stormwater utility revenue** is expected to be approximately **\$14,229** (based on full buildout of 750,000 sq. ft. impervious area minus 25% reduction for detention facilities).

Annual water operations and replacement (year 100) costs are estimated to be approximately **\$6,400**. Annual wastewater operations and replacement (year 50) costs are estimated to be approximately **\$1,055**. Annual stormwater operations and replacement (year 80) costs are estimated to be approximately **\$7,577**.

Utility	Operations Cost	Replacement Cost	Revenue	Difference
Water (Annualized)	\$3,200	\$3,200	\$168,000	+\$161,600
Wastewater (Annualized)	\$560	\$495	\$976,945	+\$975,890
Stormwater (Annualized)	\$2,803	\$4,774	\$14,229	+\$6,652
Total (Annualized)	\$6,563	\$8,469	\$1,159,174	+\$1,144,142

The cost benefit analysis estimates that the annual costs to maintain and replace the water, wastewater, and stormwater infrastructure over the course of 100, 50, and 80 years respectively demonstrates that COT utility revenue from the development will cover the operations and replacement costs for those utilities.