

Information from Bee Cave Drilling, Inc:

Pricing estimates for a well on the 100-acre property on Lost Creek Road in Dripping Springs drilling directly off of Lost Creek Road (at an elevation of about 1170 feet).

If we drill elsewhere on the property, the well depth (and cost) could go up or down based on the elevation. The well estimate is for a single-family home with 3-4 bathrooms. If the demand was greater, we would have to rethink the well design. And if the buyer was going to have one well serve a whole neighborhood, that would be a public supply system well regulated by the Texas Commission on Environmental Quality (TCEQ) that requires a completely different type of construction.

There are two layers of the Trinity aquifer you can go to: the Middle (Glenrose) Trinity and the Lower Trinity. Generally speaking, the deeper you go the more drought protection you have but the worse the water quality. So, there is a bit of a tradeoff.

Some folks insist on have a storage tank with their water well system. (I wouldn't live on a well without one.) And some people refuse to have a storage tank. So I ran the numbers both ways. Note: We generally include lots of bells and whistles with our storage tank systems including a low water reserve system, freeze protection systems, and an electric subpanel. (All of our systems have surge protection, pump protection, and some level of freeze protection.) Here are some videos that show more about storage tanks and how we typically set them up:

Storage Tank Options - <https://www.youtube.com/watch?v=bsfSTDxI49M> – This shows a variety of storage tank styles, sizes, and colors, as well as some ways that you can screen them from view.

Storage Tank Systems/Benefits (Expanded) - <https://www.youtube.com/watch?v=fTJrRpVkiTI> – This shows a storage tank, explains how it works and its benefits, and explains our 3 float switch “reserve system”.

Drill Only

Some developers like to drill the well to prove to the potential buyer that their is water available.

Middle Trinity drill with 4.5" SDR-17 PVC casing only: ~\$16,000

Lower Trinity drill with 5" Schedule 80 PVC casing only: ~\$34,000 Note: The higher cost is not just a factor of depth but also of hole diameter and casing strength. Deeper wells require stronger casing that in turn requires a larger hole. Attached is a Casing Comparison Flyer that explains this issue. And here is a video about

it: <https://www.youtube.com/watch?v=fnQsf2znLOW&t=479s>.

Complete System

Middle Trinity well without a storage tank: ~\$33,000

Middle Trinity well with a storage tank: ~\$42,000

Lower Trinity well without a storage tank: ~\$55,000

Lower Trinity well with a storage tank: ~\$65,000

These prices do not include the following site specific items. We can determine a cost for those (if any) during a site visit with the new landowner:

- Pressure cementing the well if it is not far enough from the septic system or property lines (see page 3 of the attached brochure),
- Cleanup of the drilling cuttings,
- Electrical power run to the well,
- Horizontal runs of water pipe from the well to tanks or the house

Project Phasing

We often complete water wells in 2 or 3 phases. This makes it easier for us and the builder, and it allows you to spread out your costs.

Phase 1: Drilling and Casing the Well

We prefer this to be done as early as possible, i.e., once you have an approximate location for the house and septic system selected. This gives us plenty of room to bring in our large equipment (and to make a large, muddy mess) without worrying about the house and construction activities.

Phase 2: Setting the Pump and Pressure Tank System

Once you have power and the builder wants some water for his construction activities, we can install the pump in the well and temporarily set up the pressure tank and control box by the well. This surface equipment can later be moved and tied into the permanent breaker box once the house nears completion.

Phase 3: Installing the Storage Tank and Booster Pump System

Once the house nears completion and you want the full water system, we can come install this equipment and relocate the pressure tank and control box, if needed.

Website and Videos

You or your client may also be interested in checking out the Storage Tank Systems page of our website: <https://www.beecavedrilling.com/storage-tank-systems/>. The page explains how the system works and includes some informational videos that might be helpful now and some DIY videos that might be helpful after the well is in place. Of particular interest now might be these videos:

*Video already shared above

Wellhead Options - <http://youtu.be/7HhS68-yi9M> - This video shows the two different wellhead options that we can provide. Our default option is the smaller pitless adaptor wellhead.

Drilling 101 - <http://www.youtube.com/watch?v=qdTISNq8BDs> - This shows the process of drilling a rural water well.

*Casing Video - <https://www.youtube.com/watch?v=fnQsf2znLOW&t=12s> - This video discusses the various types of casing and casing system components that may be recommended for your water well and why.

Mud Control - <https://www.youtube.com/watch?v=KzID9zhaWGU> – This shows the various ways we can deal with the mud and water produced during the drilling process.

Setting a Pump - <https://www.youtube.com/watch?v=plmCgnM7YKU> – This shows the process of installing a submersible pump in a well.

Storage Tank Systems/Benefits - <http://youtu.be/ybObhak7KaA> – This shows a storage tank, explains how it works and its benefits, and explains our 3 float switch “reserve system”.

*Storage Tank Systems/Benefits (Expanded) - <https://www.youtube.com/watch?v=fTJrRpVkiTI> – This shows a storage tank, explains how it works and its benefits, and explains our 3 float switch “reserve system”.

*Storage Tank Options - <https://www.youtube.com/watch?v=bsfSTDxI49M> – This shows a variety of storage tank styles, sizes, and colors, as well as some ways that you can screen them from view.

Freeze Protection - <http://youtu.be/7pDKzqc8Rig> – This shows the components of a good pump house to protect a centrifugal booster pump from freezing.

FreezeMiser - <https://www.youtube.com/watch?v=1sMYkU8A3Ec> – This video explains how a FreezeMiser automates the flow of water through your pipes in the winter and why we now install them on every new water well or storage tank system we construct.

PumpSaver – <https://www.youtube.com/watch?v=5w55p9wl-oQ> - This video explains how a PumpSaver protects your entire well (the pump, drop pipe, and casing) from potential damage from dry run, rapid cycle, and low voltage conditions.

(Note: This page of our website contains a number of other videos that may be of interest: <https://www.beecavedrilling.com/videos/>.)

Feel free to reach out to me with any questions.

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