



Engineering Services Committee
Meeting

Commission Chamber- 1/9/2012- 1:00 PM

ENGINEERING SERVICES

1. Consider approval of Augusta Utilities Master Plan proposal from Constantine Engineering with a fee not to exceed \$618,338. ☐ [Attachments](#)
2. Motion to approve a donated Easement between James P. Helton, Jr. and Margaret Knapp Helton, as owners, and Augusta, Georgia, as optionee, in connection with the Fox Spring Road Drainage Improvement Project, said perpetual easement consists of 0.10 acre (4,355 sq. ft.) of permanent drainage and utility easement, more or less, from the property located at 3026 Fox Spring Road, private. ☐ [Attachments](#)
3. Motion to approve an Option for the purposes of acquiring an Easement between Bobby Lenwood Thomas, Jr., as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, said perpetual easement consists of 0.002 acre (75.26 sq. ft.) of permanent drainage and utility easement, more or less, and (563.18 sq. ft.) of temporary construction easement from the property located at 802 Wallace Street, private, at the purchase price of \$150.00. ☐ [Attachments](#)
4. Motion to approve an Option for the purposes of acquiring an Easement between Sherry M. Smith, as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, said perpetual easement consists of (231.64 sq. ft.) of permanent drainage and utility easement, more or less, and (408.73 sq. ft.) of temporary construction easement from the property located at 409 Aiken Street, private, at the purchase price of \$538.00. ☐ [Attachments](#)
5. Motion to approve Crosswalk Easement Agreement entered into by Augusta, Georgia and The Whites Building Condominium Association, Inc. ☐ [Attachments](#)



Engineering Services Committee Meeting
1/9/2012 1:00 PM
Augusta Utilities Master Plan

Department: Utilities

Caption: Consider approval of Augusta Utilities Master Plan proposal from Constantine Engineering with a fee not to exceed \$618,338.

Background: Earlier in 2011, the Commission authorized Utilities to negotiate with the top rated firm from the qualifications based selection process for a Master Planning consultant. We were unable to come to terms with the top rated consultant, and subsequently entered into negotiations with the second rated firm, Constantine Engineering. This process has been coordinated with the Procurement Department. We have developed a mutually acceptable scope and fee for this effort.

Analysis: The last Utilities Master Plan was completed in 2004; much of the work identified in that plan has been accomplished. There is work remaining from that plan that was not completed due to lack of funding, as well as new needs that have arisen since the 2004 plan was developed. The Master Planning process will take a comprehensive look at our system including projected growth, service delivery, state of existing infrastructure, regulatory outlook and energy management and conservation. The Constantine team includes the local firm of ZEL Engineering, a firm with extensive knowledge of Augusta's system. Roughly half the work for this plan will be performed by ZEL. The recently adopted Savannah-Upper Ogeechee Regional Water Plan calls for all systems to develop/update local system master plans on a 5-year cycle.

Financial Impact: The work will be performed on a Time and Materials basis not-to-exceed \$618,338. Funding is available in 507043490-5212999/81100010-5212999.

Alternatives: The Commission could choose not to proceed with the Master Plan.

Recommendation: We recommend approval of Constantine's proposal with a not-to-exceed fee of \$618,338.

Cover Memo

**Funds are Available
in the Following
Accounts:**

507043490-5212999/81100010-5212999

REVIEWED AND APPROVED BY:

Finance.

Procurement.

Law.

Administrator.

Clerk of Commission

TASK ORDER 1

THIS TASK ORDER IS ISSUED PURSUANT TO THE AGREEMENT FOR CONSULTING SERVICES DATED _____, 2011, BETWEEN THE CITY OF AUGUSTA, GEORGIA UTILITIES DEPARTMENT AND CONSTANTINE ENGINEERING, INC., WHICH IS INCORPORATED HEREIN BY THIS REFERENCE, WITH RESPECT TO

Scope of Basic Services for the City of Augusta Utilities Department Water and Wastewater System Master Plan Project

Article A. Purpose:

The purpose of this Task Order is to authorize and direct CONSULTANT (Constantine Engineering, Inc.) to proceed with professional engineering and technical services for the Water and Wastewater System Master Plan Project (PROJECT) for the City of Augusta Utilities Department, Augusta, GA (CLIENT). The PROJECT generally includes the development of a Master Plan to evaluate the present and future needs of the CLIENT's water and wastewater systems; develop alternatives for meeting these long-term needs; and recommendations that the system can implement. The plan shall address water supply, distribution, and storage and wastewater collection, treatment, and effluent and biosolids management. The activities that are included are described in "Article B. Scope of Services."

Article B. Base Scope of Services:

The CONSULTANT agrees to furnish general professional engineering and technical services for the work related to the study; evaluation; analysis; field testing; alternatives development, and preparation of final report documents. The PROJECT includes the services required to perform the engineering analysis and technical services to assess existing water systems; existing wastewater systems; and to prepare a long range plan to meet growing needs in the CLIENT's service delivery area. The PROJECT recommendations are expected to be implemented in phases over defined intervals of time.

The specific Engineering Services that CONSULTANT agrees to furnish to the CLIENT for the PROJECT and the Specific Work Tasks are presented below.

1. Collect and Review Existing Information and Data
2. Population Projections and Service Delivery Area Expansion Plan
3. Future Water Demand and Wastewater Flow Projections
4. Water and Wastewater System Regulatory Review
5. Water and Wastewater System Energy Management Evaluation
6. Water Systems Evaluation
7. Wastewater Systems Evaluation
8. Fort Gordon Water and Wastewater Systems Evaluation
9. Water and Wastewater System Assessment of Needs
10. Potential Water Supply, Treatment, Storage and Distribution Systems Alternatives
11. Potential Wastewater Treatment and Effluent and Biosolids Management Alternatives
12. Water & Wastewater System Capital Improvement and Implementation Program
13. Workshops, Meetings, and Presentations
14. Intergovernmental Coordination and Community Outreach and Involvement
15. Water and Wastewater Master Plan Deliverable

A detailed description of the scope of services that are proposed for this task is presented below.

Work Task 1—Collect and Review Existing Information and Data

Work Task 1 involves the collection of data and information that are required to perform assessments of the CLIENT's existing facilities and operations; make projections of future water demands and wastewater flows; and develop alternatives to meet those existing and future CLIENT needs.

1.1 Existing Water and Wastewater Facility and Systems Data

CONSULTANT shall coordinate with the CLIENT to identify and collect information and data, including electronic data, regarding the CLIENT'S existing water and wastewater utilities. This information may include previous engineering planning and design documents or reports; capital improvements plan; financial planning documents; billing records; water and wastewater quality data; water demand and wastewater flow records; water and wastewater system maps; record drawings of the water and wastewater facilities; land development plans and permits; topographical surveys of the CLIENT's facilities; water and wastewater system modeling data; supervisory control and data acquisition (SCADA) records; Geographical Information System (GIS) data; and facility operation and maintenance records.

1.2 Local, State, and Federal Regulation Information

CONSULTANT shall identify and collect pertinent existing local, state, and federal regulations regarding the CLIENT's water and wastewater systems.

1.3 Review and Summarize Data and Information

CONSULTANT shall review and analyze the information and data collected and shall prepare a summary of the pertinent data and information to be applied in the planning process. CONSULTANT shall prepare an initial assessment of the water and wastewater facility information and data needs based on the initial data set obtained. CONSULTANT shall identify any additional data needs that are required to complete the assessment of CLIENT's water and wastewater facilities.

1.4 Additional Data and Information Collection

If needed, CLIENT shall authorize CONSULTANT to obtain the additional data and information as per Additional Scope Item 12.

CLIENT shall be responsible for any additional data collection costs for items such as field collection of water and wastewater data; geotechnical data; flow monitoring; laboratory testing; or purchasing of relevant public documents.

Work Task 2—Population Projections and Service Delivery Area Expansion Plan

In Work Task 2, CONSULTANT shall coordinate with CLIENT to develop population projections within the CLIENT's existing and potential future service areas. This information shall be used to develop CLIENT's strategy for meeting existing and future water demands and wastewater flows.

2.1 Population Projections

CONSULTANT shall assess the existing data provided by CLIENT regarding historic, current, and future populations within the CLIENT's existing and proposed future service area. CONSULTANT shall coordinate with the CLIENT in order to account for any pending or proposed future land developments, and public, commercial, or industrial customers. CONSULTANT shall coordinate population projection efforts with CLIENT's Rate Study Consultant to ensure consistency of population data between the two studies. CONSULTANT shall review past population projections used by the CLIENT's Planning and Zoning Department.

2.2 Service Area Expansion Plan

CONSULTANT shall coordinate with CLIENT and other stakeholders to collect existing land use mapping information and data. CONSULTANT shall meet with CLIENT and other stakeholders to develop projections of future land use and expansions to CLIENT's service area. Based on input from the CLIENT, CONSULTANT shall prepare a future service area land use map. This map shall differentiate between the

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existing and future service areas; based on the results of Task 2.1 define the populations to be served within sub-areas; and define the existing and future land uses for these areas. CONSULTANT shall consider service area expansions to accommodate potential large water and/or wastewater customers identified by CLIENT, such as potential re-development of the former Kimberly Clark site, and potential wholesale potable water service to Burke County via the Highway 25 corridor.

Work Task 3—Future Water Demand and Wastewater Flow Projections

Work Task 3 involves the development of future water demands and wastewater flow projections based on the projections of population and customer base developed during Work Task 3.

3.1 Water Demand Projections

Once the service area expansion plan has been completed, CONSULTANT shall perform calculations to project water service demand at appropriate intervals of time that span the 20-year planning period. CONSULTANT shall account for anticipated future residential, commercial, public and industrial water needs. CONSULTANT shall assign specific future potential water demands to each of the areas delineated in the Service Area Expansion Plan. CONSULTANT shall coordinate water demand projection efforts with CLIENT's Rate Study Consultant to ensure consistency of population data between the two studies.

3.2 Wastewater Flow Projections

Once the service area expansion plan has been completed, CONSULTANT shall perform calculations to project wastewater flow at appropriate intervals of time that span the 20-year planning period. CONSULTANT shall account for anticipated future residential, commercial, public and industrial wastewater disposal. CONSULTANT shall assign specific future potential wastewater flows to each of the areas delineated in the Service Area Expansion Plan. CONSULTANT shall coordinate wastewater demand projection efforts with CLIENT's Rate Study Consultant to ensure consistency of population data between the two studies.

Work Task 4—Water and Wastewater Systems Regulatory Review

Work Task 4 involves a review of known, and proposed applicable local, state, and federal regulations that affect the operation of the CLIENT's existing, and expanded, water and wastewater systems. A description of the specific work tasks included in this review is presented below. CONSULTANT shall review existing local, state, and federal regulations regarding consumptive use of water and wastewater disposal. CONSULTANT shall review and assess existing and pending regulations, such as the EPD Statewide Water Plan, the Governor's Water Contingency Plan, and the Savannah River TMDL, that might affect the development of a water supply expansion and effluent reuse program in the planning area

4.1. Water System Regulatory Review

In Task 4.1, CONSULTANT will review current federal and state regulations regarding the water supply, treatment, and distribution systems, including the Safe Drinking Water Act (SDWA) and subsequent Amendments; consumptive use; the EPD Statewide Water Plan and the Governor's Water Contingency Plan. The regulatory information presented in this task shall be based on the most current regulatory literature published by the U.S. Environmental Protection Agency (EPA) Office of Drinking Water and the American Water Works Association; as well as literature published by the Georgia Department of Natural Resources (DNR) Environmental Protection Division (EPD). In addition, it will present CONSULTANT's understanding of the anticipated changes in the regulations that may affect the CLIENT'S water system, as we currently understand them. The section will be organized as follows:

- Summary of regulatory effects
- Current regulatory outlook
- Regulatory review

CONSULTANT will review the rules and regulation included in the 1986 SDWA Amendments, as well as the following additional rules and regulations:

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- Surface Water Treatment Rule (SWTR)
- Total Coliform Rule (TCR)
- Groundwater Disinfection Rule (GWDR)
- Lead and Copper Rule (LCR)
- Volatile Organic Chemicals Rule–Phase I (VOCR)
- Inorganic Chemical Rule–Phase II
- Synthetic Organic Chemical Rule–Phase II
- Inorganic Chemical Rule–Phase V
- Synthetic Organic Chemical Rule–Phase V

The rules and regulations included in the 1996 SDWA Amendments also will be presented as they are currently known:

- Disinfection/Disinfection By-products Rule (D/DBPR)–Stage I and II
- Enhanced Surface Water Treatment Rule (ESWTR) (Interim, Final and Ultimate)
- Radionuclides Rule
- Arsenic Rule
- Sulfate and Perchlorate Rules

Additional regulations that will be reviewed and evaluated include the EPD Statewide Water Plan and the Governor’s Water Contingency Plan.

4.2. Existing Water System Facility Regulatory Review

In Task 2.4, CONSULTANT will review operational data and information for the previous 12 months for the existing major water supply, treatment, and distribution systems. CONSULTANT also will perform a site visit to review the existing water system facilities and will assess the status of the existing major water supply, treatment, and distribution systems to comply with federal and state regulations, including the SDWA Amendments. In addition, the task will present CONSULTANT’s understanding of the anticipated changes in the regulations that may affect the existing systems.

4.3. Water System Regulatory Compliance Assessment of Needs

In Task 4.3, CONSULTANT will develop and present a regulatory compliance assessment of needs for the water system that will address facility and operational deficiencies and limitations that were identified in 4.1 and 4.2. This assessment of needs will be used in later tasks to develop improvement projects to address the needs assessment.

4.4. Wastewater System Regulatory Review

In Task 4.4, CONSULTANT will review current federal and state regulations regarding the wastewater collection, transmission, treatment, and effluent and biosolids management systems. The regulatory information presented in this task shall be based on the most current regulatory literature published by the Georgia EPD. In addition, it will present CONSULTANT’s understanding of the anticipated changes in the regulations that may affect the CLIENT’S wastewater system, as we currently understand them, including pending regulations, such as the Savannah River Total Maximum Daily Loadings (TMDL) Study and anticipated nutrient limits in upcoming NPDES permit cycles. The section will be organized as follows:

- Summary of regulatory effects
- Current regulatory outlook
- Regulatory review

4.5. Existing Wastewater System Facility Regulatory Review

In Task 4.5, CONSULTANT will review operational data and information for the previous 12 months for the existing major wastewater collection, transmission, treatment, and effluent and biosolids management systems. CONSULTANT also will perform a site visit to review the existing wastewater system facilities and will assess the status of the existing major wastewater systems to comply with federal and state regulations. In addition, the task will present CONSULTANT’s understanding of the anticipated changes in the regulations that may affect the existing systems.

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4.6. Wastewater System Regulatory Compliance Assessment of Needs

In Task 4.6, CONSULTANT will develop and present a regulatory compliance assessment of needs for the wastewater system that will address facility and operational deficiencies and limitations that were identified in 4.4 and 4.5. This assessment of needs will be used in later tasks to develop improvement projects to address the needs assessment.

Work Task 5—Water and Wastewater Systems Energy Management Evaluation

Work Task 5 involves reviewing the CLIENT's water and wastewater systems to determine alternatives for optimizing the system's energy use and to develop an implementable energy management plan. The CLIENT has recently installed a number of large generators at the major water treatment and wastewater treatment plants (Hicks, Highland, and Messerly). CONSULTANT shall develop and evaluate feasible alternative energy management and optimization projects, including:

- 5.1 Reviewing the CLIENT's program to shave peak energy use during high demand periods using the generators at the major facilities
- 5.2 Water pressure zone management via the higher water pressure zones from Highland WTP and the lower pressure zones from the Hicks WTP
- 5.3 Off-hour pumping to refill the elevated storage tanks
- 5.4 Installing variable frequency drives on high service pumps
- 5.5 Reviewing the CLIENT's potential energy and maintenance savings from shutting down select wastewater pump stations during non-peak flow periods.

Work Task 6—Water Systems Evaluation

In Work Task 6, CONSULTANT shall assess the CLIENT's existing water system facilities and identify needs for repair, replacement, up-grade and for the construction of new or additional facilities to meet the current and future needs of the CLIENT's water system. This assessment includes the water supply, treatment, storage and distribution facilities and systems.

6.1 Review, Update, and Run, Existing Water Distribution System Hydraulic Model

CONSULTANT shall review and assist the CLIENT to update, and run the existing water distribution system computerized hydraulic model. In no particular order, CONSULTANT shall:

- 6.1.1 Review existing map(s), GIS data and SCADA information of the water distribution systems and assess the existing distribution system hydraulic model to ensure it accurately represents existing conditions
- 6.1.2 Review and update the diurnal water demand curves in the model, including historical Average Day Demand (ADD), Maximum Day Demand (MDD), and Peak Hour Demand (PHD)
- 6.1.3 Assist CLIENT to automatically allocate parcel water usage from the GIS database to the water model demand nodes, if possible using the existing GIS and modeling software. If it is not possible to automatically allocate these data using these systems, CONSULTANT shall assist CLIENT to update the existing allocations using the current methodology of manual adjustments within the modeling software

CLIENT shall provide CONSULTANT access and use of CLIENT's existing H2O Map computerized hydraulic modeling software for the sole use of the PROJECT and for the duration of the PROJECT.

6.2 Water Distribution System Evaluation

CONSULTANT shall evaluate the capability of the existing distribution system to meet current and projected water demands using the information and data prepared in previous work tasks and shall analyze the needs of the existing water distribution systems. In no particular order, CONSULTANT shall:

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- 6.2.1 Assess existing information and data about the physical condition of the existing water distribution systems
- 6.2.2 Using the computerized hydraulic modeling software, perform a capacity analysis of the existing water distribution systems, to assess the capability and reliability of the water system to meet peak demands, including fire flow demands; to identify hydraulic deficiencies; to develop recommendations for improvements; to evaluate the capability and capacity to convey large volumes of water between individual water production centers, as well as Fort Gordon, for redundancy; to assess future needs for expansion of the existing distribution systems. This analysis shall be performed by pressure zones, including:
 - 643 FG
 - 630
 - 597
 - 564
 - 521
 - 500
 - 457
 - 417 north
 - 417 south
 - 330
- 6.2.3 Assess current operation and maintenance costs that might address:
 - 6.2.3.1 System criticality analysis
 - 6.2.3.2 Water hammer evaluations
 - 6.2.3.3 Water age analysis
 - 6.2.3.4 Tank mixing
 - 6.2.3.5 Unidirectional flushing
 - 6.2.3.6 Energy management
- 6.2.4 Evaluate the need to upgrade and/or clean small, tuberculated mains in rural areas to support the daily water demands and to provide fire protection, including the Old Summerville system
- 6.2.5 Evaluate the need to pig the 16-inch diameter potable water main on Highland Avenue/Wheelless Road to provide redundancy and two-way flow
- 6.2.6 Evaluate the need for and potential benefits of a comprehensive cleaning and flushing program for potable water distribution mains greater than 12-inches in diameter
- 6.2.7 Develop recommendations for improvement and expansion

6.3 Water Supply System Evaluation

CONSULTANT shall analyze and develop a needs assessment of the existing water supply facilities. CONSULTANT shall:

- 6.3.1 Perform a capacity analysis of existing water supply source(s) and facilities
- 6.3.2 Review water supply needs including impacts from outside issues such as the FERC license renewal and Augusta Canal regulations
- 6.3.3 Evaluate the potential for wholesale raw sales and water supply regionalization, including industrial customers:
 - 6.3.3.1 Marvin-Griffin Road Area
 - 6.3.3.2 Columbia Nitrogen Drive, North of Messerly

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6.3.3.3 Golf Courses, including the Patch, Forest Hills, Augusta National, and Augusta Country Club

- 6.3.4 Review the current raw water supply strategy to develop raw water wholesale customers, including upgrades and/or operational modifications to the Goodrich Street and Pistol Range Road RWPSs
- 6.3.5 Review raw water quality
- 6.3.6 Assess the reliability of the raw water supply facilities to meet peak demands and provide redundancy between surface and ground water treatment facilities
- 6.3.7 Perform a physical assessment of the condition of the existing raw water supply facilities
- 6.3.8 Develop an assessment of needs for the water supply systems

6.4 Water Treatment System Evaluation

CONSULTANT shall analyze and develop a needs assessment of the existing water treatment facilities, and shall:

- 6.4.1 Perform a capacity analysis of existing water treatment facilities
- 6.4.2 Review finished water quality
- 6.4.3 Perform a physical assessment of the condition of the existing treatment facilities
- 6.4.4 Review biosolids handling and management practices
- 6.4.5 Review existing water chemistry laboratory capabilities and assess the need to develop a central water laboratory for CLIENT's systems
- 6.4.6 Assess existing chemical and power consumption rates and costs and other operation and maintenance costs
- 6.4.7 Assess the reliability of these facilities to meet peak demands and to provide redundancy between water treatment facilities
- 6.4.8 Develop recommendations for additional facilities to meet current and future demands for improvement, expansion, and optimization

6.5 Water System Storage Capacity and Optimization Evaluation

CONSULTANT shall perform an assessment of existing water storage facilities and the capacity of these facilities to meet current peak and fire flow demands. CONSULTANT shall:

- 6.5.1 Review existing information and data available regarding the physical assessment of the existing storage facilities
- 6.5.2 Perform an existing storage capacity analysis using the updated hydraulic model of the system and a review of SCADA trends
- 6.5.3 Assess deficiencies in the existing storage systems to meet current and future water storage capacity requirements, including the potential needs for and benefits of remote ground storage tanks
- 6.5.4 Assess current operation and maintenance costs

6.6 Water System Operation/Management Tools and Software Optimization Evaluation

CONSULTANT shall evaluate the operations of the overall water system and evaluate opportunities to improve efficiency system-wide by implementing software upgrades to streamline data management systems, decision tools currently utilized in water system operations and management, maintenance management systems, GIS systems, material parts supply automation (construction and maintenance), and automated work order systems.

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Work Task 7—Wastewater Systems Evaluation

In Work Task 7 CONSULTANT shall assess the CLIENT's existing wastewater system facilities and identify needs for repair, replacement, up-grade and or the construction of new or additional facilities to meet the current and future needs of the CLIENT's wastewater system. This assessment includes the wastewater collection, pumping and transmission, treatment, effluent and biosolids management systems.

7.1 Wastewater Pumping and Transmission System Evaluation

CONSULTANT shall assess the existing wastewater pumping and transmission systems to establish the capacity and capability of these facilities to meet current and future flows. CONSULTANT shall:

7.1.1 Perform a physical assessment of the major pumping stations, including:

- Chafee
- 2nd Street
- Arcadia
- Butler Creek
- Apple Valley
- Spirit Creek
- Goshen

7.1.2 Collect and review existing pump station equipment design and performance information and data, including SCADA system data

7.1.3 Coordinate with CLIENT's staff to develop a plan for the CLIENT to collect field information and data necessary to verify performance characteristics of the pumping systems. Field tests the CLIENT may perform may include flow tests, wet well draw downs, and pump run times.

7.1.4 Assess current operation and maintenance costs

7.1.5 Assess deficiencies at the major pump stations with recommendations for improvements

7.2 Review, Update, and Run the Existing Wastewater Collection System Hydraulic Model

CONSULTANT shall review and shall assist the CLIENT to update and run the existing wastewater collection system computerized hydraulic model only as authorized by CLIENT as Additional Scope Item 11.

7.3 Wastewater Collection System Evaluation

CONSULTANT shall assess the existing wastewater collection systems and the capacity of these facilities to meet current and future flows. CONSULTANT shall:

7.3.1 Using the computerized hydraulic modeling software, perform a capacity analysis of the existing wastewater collection systems to identify deficiencies and recommend improvements to meet current and future needs for the following basins:

- Rock
- Raes
- Crane
- East Augusta
- Mid-City
- Glass Factory Avenue
- Rocky
- Butler
- Spirit Creek

7.3.2 Assess future needs for expansion of the existing collection system service area

7.3.3 Assess existing information and data about the physical condition of the existing collection system

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- 7.3.4 Evaluate the current and future needs for the Sanitary Sewer Trunk Main Rehabilitation Program
- 7.3.5 Review and evaluate the existing sanitary sewer policies and ordinances, including the sewer connection policy
- 7.3.6 Identify areas that are part of the “Unsewered” Pockets Program and propose recommendations for improvements
- 7.3.7 Assess current operation and maintenance costs
- 7.3.8 Review and assess of CLIENT’s CMOM Program, including:
 - 7.3.8.1 SSO protocols and reporting
 - 7.3.8.2 Maintenance programs
 - 7.3.8.2.1 Cleaning
 - 7.3.8.2.2 CCTV
 - 7.3.8.2.3 Blockages
 - 7.3.8.3 Fats oil and grease (FOG) program (coordinate with the CLIENT’s Watershed Assessment Consultant)
 - 7.3.8.4 Sewer use ordinances & private sources of I/I
 - 7.3.8.5 Corrosion control program
 - 7.3.8.6 Equipment resources and spare parts
 - 7.3.8.7 Information management system
 - 7.3.8.8 Pump station operations and maintenance procedures
 - 7.3.8.9 Alarms and notifications
 - 7.3.8.10 Root control
 - 7.3.8.11 Spill response plan
 - 7.3.8.12 Condition assessment programs
 - 7.3.8.12.1 MH inspections
 - 7.3.8.12.2 Smoke testing
 - 7.3.8.12.3 CCTV

7.4 Wastewater Treatment Facility, Effluent and Biosolids Management Systems Evaluation

CONSULTANT shall assess existing wastewater treatment, effluent and biosolids management systems, including:

- 7.4.1 Assess the capacity of the existing wastewater treatment facilities including the ability of the existing treatment systems to meet the requirements of the current permits and any known or anticipated modifications
- 7.4.2 Perform a physical assessment of the existing wastewater treatment facilities
- 7.4.3 Assess the additional facilities required to meet current and future wastewater flows
- 7.4.4 Assess the reliability of the facilities to meet current and future peak flow conditions
- 7.4.5 Assess the bio-solids production rates and the ability of existing solids handling facilities to process the bio-solids and the continued use of land application for biosolids management

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- 7.4.6 Assess the bio-solids quality and alternative management methods including the feasibility of co-generation using bio-solids and digester gas as a fuel source
- 7.4.7 Assess the potential for reuse water sales, including production costs and potential retail and wholesale revenue generation
- 7.4.8 Assess the potential impact of anticipated effluent ultimate oxygen demand (UOD) requirements as documented in preliminary NPDES permit modifications that CLIENT has negotiated with GEPD and EPA in response to the Savannah River TMDL

7.5 Wastewater System Operation/Management Tools and Software Optimization Evaluation

CONSULTANT shall evaluate the operations of the overall wastewater system and evaluate opportunities to improve efficiency system-wide by implementing software upgrades to streamline data management systems, decision tools currently utilized in wastewater system operations and management, maintenance management systems, GIS systems, material parts supply automation (construction and maintenance), and automated work order systems.

Work Task 8—Fort Gordon Water and Wastewater Systems Evaluation

CONSULTANT shall review the existing Utility Privatization Contract with Fort Gordon and shall incorporate previously identified Fort Gordon capital improvements projects into CLIENT's Master Plan, understanding that the schedule for some Fort Gordon renew and replace (R&R) projects has been altered by the current Construction Management at Risk (CMAR) program.

Work Task 9—Water and Wastewater System Assessment of Needs

In Work Task 9, CONSULTANT shall analyze the results of evaluations performed in Work Tasks 1 through 8 and summarize the assessment of needs for both the water and wastewater systems.

Work Task 10—Potential Water Supply, Treatment, Storage and Distribution Systems Alternatives

In Work Task 10, CONSULTANT shall identify, evaluate and develop viable water supply, treatment, storage and distribution systems alternatives to address the assessment of needs identified in Work Task 9. CONSULTANT shall develop specific water supply, treatment, storage and distribution alternatives, as appropriate, to meet the needs of the planning area for the duration of the planning period (Year 2032). Existing and potential water supplies will be evaluated for future development and consumptive use permitting, as well as for reliability, redundancy, and wholesale water sales. The viability of available water treatment technologies will be evaluated and those alternatives that are applicable, technically sound, cost-effective, and that will be acceptable to the public will be identified. Improvements and expansions to the water distribution and storage systems will be developed and presented. Individual alternatives may be organized into alternative water management programs that the CLIENT can implement in a phased process. Alternative or management programs that are deemed viable for addressing the existing and future water system needs shall be evaluated.

Order-of-Magnitude Level opinions of estimated capital and non-capital costs (including engineering, operations and maintenance, etc.) of the alternatives or water management programs shall be developed. The cost estimates shall be presented as 20-year present worth values.

The CONSULTANT shall evaluate the water management programs to define a recommended program for managing the CLIENT's water system needs. This evaluation will address the range of potential capital and operation/maintenance costs, economic and environmental effects, and regulatory requirements associated with implementation of the alternative management programs.

The programs will also be ranked and evaluated using other subjective criteria developed through the workshop process. Evaluation criteria may include:

- Water Supply Capacity, Availability

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- Future Water Demands
- Potential for Future Water Demand Outside the Planning Area
- Existing and Future Water Treatment and Storage Facilities
- Site Availability for Expanded or New Facilities
- Potential Environmental Impacts of Expanded or New Facilities
- Capital and Operations/Maintenance Costs and Project Financing
- Reliability and Redundancy
- Implementation and Permitting Requirements

CONSULTANT shall evaluate issues that will affect the implementation of the alternatives and programs including reliability and redundancy, financing, and regulatory requirements. It is imperative that the recommended alternative ensures that continuous and uninterrupted water supply service is available. CONSULTANT shall consider the effect that natural disasters and mechanical failure might have on alternatives, as well as reserve capacity to meet peak or emergency demands.

Work Task 11—Potential Wastewater Treatment and Effluent and Biosolids Management Alternatives

In Work Task 11, CONSULTANT shall identify, evaluate and develop wastewater collection, transmission, treatment, and disposal alternatives for the CLIENT's existing and potential future wastewater service areas. The viability of available technologies will be evaluated and those alternatives that are applicable, technically sound, cost-effective, and that will be acceptable to the public will be identified. CONSULTANT shall develop specific wastewater collection, transmission, treatment, and disposal alternatives, as appropriate, to meet the needs of the planning area for the duration of the planning period (Year 2032). Existing and potential wastewater collections and transmission system rehabilitation, improvement, and expansion will be evaluated to meet the current and future wastewater needs, as well as for reliability and redundancy. The viability of available wastewater treatment and disposal technologies will be evaluated and those alternatives that are applicable, technically sound, cost-effective, and that will be acceptable to the public will be identified. Improvements and expansions to the wastewater systems will be developed and presented. Individual alternatives may be organized into alternative wastewater management programs that the CLIENT can implement in a phased process. Alternative or management programs that are deemed viable for addressing the existing and future water system needs shall be evaluated.

Order-of-Magnitude Level opinions of estimated capital and non-capital costs (including engineering, operations and maintenance, etc.) of the alternatives or wastewater management programs shall be developed. The cost estimates shall be presented as 20-year present worth values.

The CONSULTANT shall evaluate the wastewater management programs to define a recommended program for managing the CLIENT's wastewater system needs. This evaluation will address the range of potential capital and operation/maintenance costs, economic and environmental effects, and regulatory requirements associated with implementation of the alternative management programs.

The programs will also be ranked and evaluated using other subjective criteria developed through the workshop process. Evaluation criteria may include:

- Facility siting, phasing, and environmental requirements
- Site compatibility with surrounding land use for specific projects
- Existing and Future Wastewater Collection System Capacity Availability
- Future Wastewater Flows
- Potential for Future Wastewater Flows from Outside the Planning Area
- Existing and Future Wastewater Treatment and Disposal Facilities
- Site Availability for Expanded or New Facilities
- Potential Environmental Impacts of Expanded or New Facilities
- Capital and Operations/Maintenance Costs and Project Financing
- Reliability and Redundancy
- Implementation and Permitting Requirements

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CONSULTANT shall evaluate issues that will affect the implementation of the alternatives and programs including reliability and redundancy, financing, and regulatory requirements. It is imperative that the recommended alternative ensures that the wastewater collection and transmission systems operate to continuously convey wastewater flows without preventable SSOs and that the wastewater treatment facilities operate without interruption. CONSULTANT shall consider the effect that natural disasters and mechanical failure might have on alternatives, as well as capacity to meet peak or emergency flows.

Work Task 12—Recommended Water & Wastewater System Capital Improvement and Implementation Program

In Work Task 12, CONSULTANT shall develop a recommended 20-year capital improvements program (CIP) and implementation schedule for the water and wastewater improvement and expansion alternatives developed in Work Tasks 10 and 11. The 20-Year CIP will be developed in 5 year implementation phase increments. Design and construction phase requirements resulting from the recommended program will be summarized, and their impact on the implementation schedule will be presented. The milestone schedule will include an estimate of the construction duration of the major components of the recommended program and of significant auxiliary activities, based on our experience with other comparable projects. An overall schedule will be developed which will take advantage of construction and financial sequencing; will accommodate local, state, and federal permitting requirements; and will allow an orderly startup of facilities as construction contracts are completed. When possible, the schedule will be planned to take advantage of favorable bidding conditions, such as time of year and timing compared to other major construction projects. CONSULTANT shall coordinate the results of this evaluation with the contracted CLIENT's Rate Study Consultant.

Work Task 13—Workshops, Meetings, and Presentations

In Work Task 13 CONSULTANT shall include time for meetings, workshops, and presentations with the CLIENT's representatives, stakeholders and interested parties, representatives of FERC, the Georgia Environmental Protection Division of the Department of Natural Resources (EPD) and other regulatory agencies, representatives of Fort Gordon, local residents, and business representatives. This task is intended to allow the CLIENT and CONSULTANT to meet with potential stakeholders and others to solicit information and data needed to complete the scope of services.

13.1 Initial Workshop

CONSULTANT shall conduct an initial workshop for the CLIENT and members of the project team. It is important to have a core group from the CLIENT attend and participate in this workshop to identify CLIENT and CONSULTANT resources; to discuss PROJECT issues; to establish key PROJECT success factors; to identify information and data needs; prepare a project schedule; to confirm project goals; to set evaluation criteria for decision-making; and to establish lines of communication for the duration of the planning/conceptual design activities. Alternative evaluation criteria such as site selections; costs; compatibility with future land use; relative ease of implementation; regulatory constraints; water quality; and overall potential for environmental impacts may also be reviewed.

13.2 Additional Workshops and Meetings

Additional workshops will be scheduled to discuss work task specific issues. The following workshops and meetings are included in this scope of services:

- 13.2.1. (8) – Monthly project team workshops
- 13.2.2. (3) – Collect and Review Existing Information and Data Meetings/Workshops
- 13.2.3. (2) – Population Projections and Service Delivery Area Expansion Plan Meetings/Workshops
- 13.2.4. (1) – Future Water Demand and Wastewater Flow Projections Workshop
- 13.2.5. (2) – Water and Wastewater System Regulatory Review Meetings/Workshops
- 13.2.6. (1) – Water and Wastewater System Energy Management Evaluation Workshops
- 13.2.7. (4) – Water Systems Evaluation Meetings/Workshops
- 13.2.8. (4) – Wastewater Systems Evaluation Meetings/Workshops
- 13.2.9. (3) – Fort Gordon Water and Wastewater Systems Evaluation Meetings/Workshops

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- 13.2.10. (2) – Water and Wastewater System Assessment of Needs Meetings/Workshops
- 13.2.11. (4) – Potential Water Supply, Treatment, Storage and Distribution Systems 6 Alternatives Meetings/Workshops
- 13.2.12. (4) – Potential Wastewater Treatment and Effluent and Biosolids Management Alternatives Meetings/Workshops
- 13.2.13. (2) – Capital Improvement and Implementation Program Meetings/Workshops
- 13.2.14. (1) – Draft and Final Report Review Meeting with CLIENT
- 13.2.15. (1) – Public presentation of Final Master Plan to Augusta/Richmond County Commission

Work Task 14—Intergovernmental Coordination and Community Outreach and Involvement

Work Task 14 includes the work associated with intergovernmental coordination and for community outreach and involvement meetings and presentations. CONSULTANT shall coordinate with governmental stakeholders and local agencies, industries, community leaders, and other local and state interested parties to inform them of the pertinent issues regarding the PROJECT; attend or present briefings to the City Council and the CLIENT as requested, and provide other necessary intergovernmental coordination and public involvement assistance during the course of the PROJECT. Additionally, the CONSULTANT shall develop an internet web page to facilitate communication with the public, outside agencies, consultants, and subconsultants. Specific services that the CONSULTANT shall perform include:

14.1 Intergovernmental Coordination and Community Outreach and Involvement Meetings and Presentations

Plan and conduct a maximum of 10 coordination meetings with CLIENT staff, interested stakeholders, the public, and federal, state, and local governmental agencies. The purpose of the workshops will be to distribute information and data, to review specific deliverables, to develop an understanding of the specific issues and requirements of the PROJECT, to inform them on the progress of the PROJECT, to resolve issues and conflicts, adjust goals, further improve the planning process, and to provide public involvement and outreach. CONSULTANT shall coordinate these meetings and presentations with CLIENT and shall prepare any meeting summaries.

14.2 Internet Web Page

Develop a website that can be accessed through the CLIENT's website to provide information on the progress of the PROJECT to inform the general public.

14.3 Briefings to the City Council and other Governmental Officials

Prepare for and attend a maximum of 4 presentations and a maximum of 20 briefings to CLIENT Officials to discuss the features and the progress of the PROJECT and the schedule. Such briefings and presentations shall also be used to facilitate receipt of periodic approvals and policy decisions; and shall be conducted at various stages of the project. CONSULTANT shall coordinate these meetings and presentations with CLIENT and shall prepare any meeting summaries.

Work Task 15—Water and Wastewater Master Plan Deliverable

CONSULTANT shall prepare interim draft versions of report sections as each work task is completed. The interim draft versions will be combined into the following interim report deliverables and submitted to the CLIENT for review and comments. CONSULTANT shall provide 1 electronic copy in Adobe PDF Format and 10 hardcopies of the interim draft deliverables to the CLIENT.

15.1 Interim Deliverable 1 (Sections 1, 2, and 3)

- 15.1.1. Section 1 – Introduction and Description of existing Water and Wastewater Systems
- 15.1.2. Section 2 – Population Projections and Service Delivery Area Expansion Plan
- 15.1.3. Section 3 – Future Water Demand and Wastewater Flow Projections

15.2 Interim Deliverable 2 (Section 4)

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15.2.1. Section 4 – Water and Wastewater System Regulatory Review**15.3 Interim Deliverable 3 (Sections 5, 6, 7, 8, and 9)****15.3.1. Section 5 – Water and Wastewater System Energy Management Evaluation****15.3.2. Section 6 – Water Systems Evaluation****15.3.3. Section 7 – Wastewater Systems Evaluation****15.3.4. Section 8 – Fort Gordon Water and Wastewater Systems Evaluation****15.3.5. Section 9 – Water and Wastewater System Assessment of Needs****15.4 Interim Deliverable 4 (Sections 10 and 11)****15.4.1. Section 10 – Potential Water Supply, Treatment, Storage and Distribution Systems Alternatives****15.4.2. Section 11 – Potential Wastewater Treatment and Effluent and Biosolids Management Alternatives****15.5 Draft Master Plan Report**

CONSULTANT shall combine the revised interim deliverables listed above with the draft sections that present the Executive Summary and Section 12 – Water & Wastewater System Capital Improvement and Implementation Program into a draft copy of the final report. This draft report shall presents the details of the engineering evaluations performed, the potential environmental impacts, the alternative water and wastewater programs evaluated, the recommended water and wastewater programs to be developed, the capital funding requirements; and an implementation and schedule. The draft report shall be reviewed by CONSULTANT quality control personnel and designated CLIENT staff. CONSULTANT shall present the draft report to the CLIENT at a workshop or public meeting and provide 1 electronic copy in Adobe PDF Format and 10 hardcopies of the draft report to the CLIENT.

15.6 Final Master Plan Report

Following this QC review of the draft report, CONSULTANT shall adjudicate any comments and finalize the report and present it to the CLIENT at a workshop or public meeting and provide 1 electronic copy in Adobe PDF Format and 10 hardcopies of the final report to the CLIENT.

Additional Scope Items

The following services are not included as part of this base scope of services and would be performed only as authorized by the CLIENT. Authorization to proceed would be in the form of a written authorization from CLIENT.

Add. 1- Purchase of additional software licenses for CLIENT to perform water/sewer system modeling

Add. 2- Sewer system model conversion from MOUSE to SWMM

Add. 3- Training of CLIENT on the new Sewer System modeling software

Add. 4- Field services for water and sewer system modeling data acquisition, including:

Add. 4.1- Flow monitoring

Add. 4.2- Surveying, mapping, or GIS services

Add. 4.3- Manhole inspections

Add. 4.4- Fire hydrant flow/pressure tests

Add. 4.5- Pump station draw-downs or flow/pressure tests

Add. 5- Permitting or design services, construction services or resident observation services for improvements or modifications to facilities

Add. 6- Financial services for rate studies or adjustments to the CLIENT's rate structure

Add. 7- Development of operation or maintenance manuals

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Add. 8- Provide 40 hours of onsite training of CLIENT's staff in the practical application of the hydraulic model in the routine operation and evaluation of the CLIENT's water distribution system. (Basic/advanced training in the H2O Map software is not included in this task.)

Add. 9- Coordinate with CLIENT's leak detection consultant

Add. 10- Evaluate the existing automated metering replacement program

Add. 11- Review, Update, and Run the Existing Wastewater Collection System Hydraulic Model

Add. 11.1- Review existing map(s), GIS data and SCADA information of the wastewater collection systems and assess the existing collection system hydraulic model to ensure it accurately represents existing conditions

Add. 11.2- Assess existing flow monitoring information

Add. 11.3- Assess the inflow and infiltration component of existing wastewater flows (peaking factors)

Add. 11.4- Assess the needs and benefits of converting the existing MOUSE collection system hydraulic model to SWMM

Add. 11.5- Assess changes to the wastewater collection system since the model was created and calibrated and needed updates to the model to accurately simulate current conditions

Add. 11.6- Identify the need for flow monitoring at select locations within the collection system

Add. 11.7- Assist the CLIENT to perform limited calibration and testing of the up-dated hydraulic model

Add. 11.8- Provide 40 hours of onsite training of CLIENT's staff in the practical application of the hydraulic model in the routine operation and evaluation of the CLIENT's wastewater collection system.

Basic/advanced training in the existing or any new modeling software is not included in this task.

CLIENT shall provide CONSULTANT access and use of CLIENT's existing MOUSE, and SWMM, computerized hydraulic modeling software for the sole use of the PROJECT and for the duration of the PROJECT.

Add. 12- **Additional Data and Information Collection**

Add. 13- Client's \$20,000 Contingency Allowance (scope to be determined)

Article C. Compensation Provisions:

As compensation for providing the scope of services described within this Task Order, CLIENT shall pay CONSULTANT the Lump Sum Amount of \$598,338.00, in accordance with Section 5 of the Master Services Agreement. The Lump Sum Amount presented above table was developed from estimates of the level of effort required to perform the proposed services based on CONSULTANTS experience and engineering judgment.

If CLIENT authorizes CONSULTANT in writing to proceed with Additional Scope Items, CLIENT shall pay CONSULTANT the Lump Sum Amounts listed below:

Add. 1	Scope and fee to be determined
Add. 2	\$27,760

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Add. 3	\$23,180
Add. 4	\$ 68,260
Add. 5	Scope and fee to be determined
Add. 6	Scope and fee to be determined
Add. 7	Scope and fee to be determined
Add. 8	\$8,060
Add. 9	\$3,300
Add. 10	\$2,200
Add. 11	\$34,440
Add. 12	\$6,680
Add. 13	\$20,000

Article D. Period of Service:

The schedule for the Project within this Task Order is as follows:

Authorization to Proceed	February 1, 2012
Termination of Task Order	February 1, 2013

Article E. Authorized Representatives:

The Authorized Representatives designated below are authorized to act with respect to this Task Order. Communications between the parties shall be through the Authorized Representatives:

For CLIENT	For CONSULTANT
Name: Tom Wiedmeier, P.E. Director	Name: James P. Kizer, Jr., P.E. President
Address: City of Augusta Utilities Department 360 Bay Street Augusta, GA 30901-1546	Address: Constantine Engineering, Inc. 2004 Lewis Turner Boulevard, Suite B Fort Walton Beach, FL 32547
Telephone: 706.312.4160	Telephone: 850.244.5800
Email: twiedmeier@augustaga.gov	Email: jkizer@tcgeng.com

Article F. Authorization:

Accepted for the CLIENT by:	Offered for CONSULTANT by:
	Item # 1

TASK ORDER 1— CITY OF AUGUSTA, GA UTILITIES DEPARTMENT
WATER AND WASTEWATER MASTER PLAN PROJECT

Name	Name
Title	Title
Date	Date

***** End *****

Augusta Utilities Department Water and Wastewater System Master Plan						
Preliminary Cost Estimate		Total Engineering Hours	Total Labor Cost	Constantine	ZEL	Total
Description						
Work Task 1—Collect and Review Existing Information and Data		402	\$ 40,610.00	\$ 12,300	\$ 28,310	\$ 40,610
1.1 Existing Water and Wastewater Facility and Systems Data		204	\$ 20,730.00	\$ 4,380	\$ 16,350	\$ 20,730
1.2 Local, State, and Federal Regulation Information		80	\$ 8,440.00	\$ 3,960	\$ 4,480	\$ 8,440
1.3 Review and Summarize Data and Information		118	\$ 11,440.00	\$ 3,960	\$ 7,480	\$ 11,440
1.4 Additional Data and Information Collection		-	\$ -	\$ -	\$ -	\$ -
Work Task 2—Population Projections and Service Delivery Area Expansion Plan		133	\$ 14,010.00	\$ 5,230	\$ 8,780	\$ 14,010
2.1 Population Projections		49	\$ 5,230.00	\$ 5,230	\$ -	\$ 5,230
2.2 Service Area Expansion Plan		84	\$ 8,780.00	\$ -	\$ 8,780	\$ 8,780
Work Task 3—Future Water Demand and Wastewater Flow Projections		209	\$ 20,910.00	\$ 13,550	\$ 7,360	\$ 20,910
3.1 Water Demand Projections		117	\$ 11,930.00	\$ 7,770	\$ 4,160	\$ 11,930
3.2 Wastewater Flow Projections		92	\$ 8,980.00	\$ 5,780	\$ 3,200	\$ 8,980
Work Task 4—Water and Wastewater Systems Regulatory Review		160	\$ 20,040.00	\$ 9,960	\$ 10,080	\$ 20,040
4.1. Water System Regulatory Review		40	\$ 5,100.00	\$ 3,420	\$ 1,680	\$ 5,100
4.2. Existing Water System Facility Regulatory Review		24	\$ 3,060.00	\$ 1,380	\$ 1,680	\$ 3,060
4.3. Water System Regulatory Compliance Assessment of Needs		24	\$ 3,060.00	\$ 1,380	\$ 1,680	\$ 3,060
4.4. Wastewater System Regulatory Review		24	\$ 2,940.00	\$ 1,260	\$ 1,680	\$ 2,940
4.5. Existing Wastewater System Facility Regulatory Review		24	\$ 2,940.00	\$ 1,260	\$ 1,680	\$ 2,940
4.6. Wastewater System Regulatory Compliance Assessment of Needs		24	\$ 2,940.00	\$ 1,260	\$ 1,680	\$ 2,940
Work Task 5—Water and Wastewater Systems Energy Management Evaluation		28	\$ 3,420.00	\$ 3,420	\$ -	\$ 3,420
Work Task 6—Water Systems Evaluation		1,378	\$ 171,145.00	\$ 62,345	\$ 108,800	\$ 171,145
6.1 Review, Update, and Run, Existing Water Distribution System Hydraulic Model		-	\$ -	\$ -	\$ -	\$ -
6.1.1 Review and assess existing distribution system hydraulic model for accuracy		47	\$ 5,765.00	\$ 2,565	\$ 3,200	\$ 5,765
6.1.2 Review and update the diurnal water demand curves		44	\$ 5,360.00	\$ 2,160	\$ 3,200	\$ 5,360
6.1.3 Assist CLIENT to automatically allocate parcel water usage into modeling software		78	\$ 9,950.00	\$ 2,700	\$ 7,250	\$ 9,950
6.1.4 Provide 40 hours of onsite training of CLIENT's staff in the practical application of the hydraulic model		-	\$ -	\$ -	\$ -	\$ -
6.2 Water Distribution System Evaluation						
6.2.1 Assess existing information and data about the physical condition of the existing water distribution systems		40	\$ 4,480.00	\$ 2,700	\$ 1,780	\$ 4,480
6.2.2 Perform a capacity analysis of the existing water distribution systems		44	\$ 4,900.00	\$ 2,160	\$ 2,740	\$ 4,900
6.2.3 Coordinate with CLIENT's leak detection consultant		-	\$ -	\$ -	\$ -	\$ -
6.2.4 Evaluate the existing automated metering replacement program		-	\$ -	\$ -	\$ -	\$ -
6.2.5 Assess current operation and maintenance costs that might address:		20	\$ 1,900.00	\$ 1,080	\$ 820	\$ 1,900
6.2.6 Evaluate the need to upgrade small/tuberculated mains in rural areas		28	\$ 2,980.00	\$ 2,160	\$ 820	\$ 2,980
6.2.7 Develop recommendations for improvement and expansion		62	\$ 7,980.00	\$ 2,160	\$ 5,820	\$ 7,980
6.3 Water Supply System Evaluation		-		\$ -	\$ -	\$ -
6.3.1 Perform a capacity analysis of existing water supply source(s) and facilities		29	\$ 3,780.00	\$ 1,350	\$ 2,430	\$ 3,780
6.3.2 Review water supply needs including impacts from outside issues such as the FERC license renewal and Augusta Canal regulations		31	\$ 3,910.00	\$ 480	\$ 3,430	\$ 3,910
6.3.3 Evaluate the potential for wholesale raw sales and water supply regionalization, including industrial customers:		51	\$ 6,300.00	\$ 960	\$ 5,340	\$ 6,300
6.3.4 Review the current raw water supply strategy		28	\$ 3,420.00	\$ 960	\$ 2,460	\$ 3,420
6.3.5 Review raw water quality		20	\$ 2,400.00	\$ 480	\$ 1,920	\$ 2,400
6.3.6 Assess the reliability of the raw water supply facilities		32	\$ 3,960.00	\$ 540	\$ 3,420	\$ 3,960
6.3.7 Perform a physical assessment of the condition of the existing raw water supply facilities		44	\$ 5,460.00	\$ 2,040	\$ 3,420	\$ 5,460
6.3.8 Develop an assessment of needs for the water supply systems		56	\$ 6,940.00	\$ 1,500	\$ 5,440	\$ 6,940

Augusta Utilities Department Water and Wastewater System Master Plan						
Preliminary Cost Estimate		Total Engineering Hours	Total Labor Cost	Constantine	ZEL	Total
Description						
6.4 Water Treatment System Evaluation	-	\$ -	\$ -	\$ -	\$ -	\$ -
6.4.1 Perform a capacity analysis of existing water treatment facilities	28	\$ 3,420.00	\$ 1,620	\$ 1,800	\$ 3,420	
6.4.2 Review of finished water quality	28	\$ 3,420.00	\$ 1,620	\$ 1,800	\$ 3,420	
6.4.3 Perform a physical assessment of the condition of the existing treatment facilities	56	\$ 7,200.00	\$ 1,620	\$ 5,580	\$ 7,200	
6.4.4 Review solids handling and disposal practices	56	\$ 7,200.00	\$ 1,620	\$ 5,580	\$ 7,200	
6.4.5 Review existing water chemistry laboratory capabilities and assess the need to develop a central water laboratory for CLIENT’s systems	24	\$ 2,880.00	\$ 1,350	\$ 1,530	\$ 2,880	
6.4.6 Assess existing chemical and power consumption rates and costs and other operation and maintenance costs	44	\$ 5,580.00	\$ 2,700	\$ 2,880	\$ 5,580	
6.4.7 Assess the reliability of these facilities to meet peak demands and to provide redundancy between water treatment facilities	124	\$ 16,440.00	\$ 7,140	\$ 9,300	\$ 16,440	
6.4.8 Develop recommendations for additional facilities to meet current and future demands for improvement, expansion, and optimization	132	\$ 17,440.00	\$ 7,140	\$ 10,300	\$ 17,440	
6.5 Water System Storage Capacity and Optimization Evaluation						
6.5.1 Review existing information and data available regarding the physical assessment of the existing storage facilities	104	\$ 12,180.00	\$ 2,580	\$ 9,600	\$ 12,180	
6.5.2 Perform an existing storage capacity analysis using the updated hydraulic model of the system and a review of SCADA trends	44	\$ 5,580.00	\$ 2,340	\$ 3,240	\$ 5,580	
6.5.3 Assess deficiencies in the existing storage systems to meet current and future water storage capacity requirements	32	\$ 3,880.00	\$ 1,800	\$ 2,080	\$ 3,880	
6.5.4 Assess current operation and maintenance costs	28	\$ 3,420.00	\$ 1,800	\$ 1,620	\$ 3,420	
6.6 Water System Operation/Management Tools and Software Optimization Evaluation	24	\$ 3,020.00	\$ 3,020	\$ -	\$ 3,020	
Work Task 7—Wastewater Systems Evaluation	924	\$ 110,680.00	\$ 64,360	\$ 46,320	\$ 110,680	
7.1 Wastewater Pumping and Transmission System Evaluation						
7.1.1 Perform a physical assessment of the major pumping stations, including:	56	\$ 6,600.00	\$ 4,060	\$ 2,540	\$ 6,600	
7.1.2 Collect and review existing pump station equipment design and performance information and data, including SCADA system data	44	\$ 4,900.00	\$ 2,860	\$ 2,040	\$ 4,900	
7.1.3 Coordinate with CLIENT’s staff to develop a plan for the CLIENT to collect field information and data	44	\$ 5,360.00	\$ 3,780	\$ 1,580	\$ 5,360	
7.1.4 Assess current operation and maintenance costs	28	\$ 3,280.00	\$ 1,200	\$ 2,080	\$ 3,280	
7.1.5 Assess deficiencies at the major pump stations with recommendations for improvements	44	\$ 5,580.00	\$ 4,500	\$ 1,080	\$ 5,580	
7.2 Review, Update, and Run, Existing Wastewater Collection System Hydraulic Model	-		\$ -	\$ -	\$ -	
7.2.1 Review and assess the existing collection system hydraulic model for accuracy	-	\$ -	\$ -	\$ -	\$ -	
7.2.2 Assess existing flow monitoring information	-	\$ -	\$ -	\$ -	\$ -	
7.2.3 Assess the inflow and infiltration component of existing wastewater flows (peaking factors)	-	\$ -	\$ -	\$ -	\$ -	
7.2.4 Assess the needs and benefits of converting the existing MOUSE collection system hydraulic model to SWMM	-	\$ -	\$ -	\$ -	\$ -	
7.2.5 Assess changes to the wastewater collection system since the model was created	-	\$ -	\$ -	\$ -	\$ -	
7.2.6 Identify the need for flow monitoring at select locations within the collection system	-	\$ -	\$ -	\$ -	\$ -	
7.2.7 Assist the CLIENT to perform limited calibration and testing of the up-dated hydraulic model	-	\$ -	\$ -	\$ -	\$ -	
7.2.8 Provide 40 hours of onsite training of CLIENT’s staff in the practical application of the hydraulic model	-	\$ -	\$ -	\$ -	\$ -	
7.3 Wastewater Collection System Evaluation	-		\$ -	\$ -	\$ -	
7.3.1 Perform a capacity analysis of the existing wastewater collection systems	44	\$ 5,580.00	\$ 3,420	\$ 2,160	\$ 5,580	
7.3.2 Assess future needs for expansion of the existing collection system service area	66	\$ 8,370.00	\$ 5,460	\$ 2,910	\$ 8,370	
7.3.3 Assess existing information and data about the physical condition of the existing collection system	60	\$ 7,280.00	\$ 2,700	\$ 4,580	\$ 7,280	
7.3.4 Evaluate the current and future needs for the Sanitary Sewer Trunk Main Rehabilitation Program	36	\$ 4,320.00	\$ 2,700	\$ 1,620	\$ 4,320	
7.3.5 Review and evaluate the existing sanitary sewer policies and ordinances, including the sewer connection policy	20	\$ 2,460.00	\$ 1,380	\$ 1,080	\$ 2,460	
7.3.6 Identify areas that are part of the “Unsewered” Pockets Program and propose recommendations for improvements	24	\$ 2,580.00	\$ 720	\$ 1,860	\$ 2,580	
7.3.7 Assess current operation and maintenance costs	28	\$ 3,100.00	\$ 1,140	\$ 1,960	\$ 3,100	
7.3.8 Review and assess of CLIENT’s CMOM Program	24	\$ 2,760.00	\$ 1,140	\$ 1,620	\$ 2,760	
7.4 Wastewater Treatment Facility, Effluent and Biosolids Disposal Systems Evaluation	-		\$ -	\$ -	\$ -	
7.4.1 Assess the capacity of the existing wastewater treatment facilities to meet the requirements of the permits	88	\$ 11,200.00	\$ 7,340	\$ 3,860	\$ 11,200	
7.4.2 Perform a physical assessment of the existing wastewater treatment facilities	56	\$ 6,600.00	\$ 3,440	\$ 3,160	\$ 6,600	
7.4.3 Assess the additional facilities required to meet current and future wastewater flows	40	\$ 4,840.00	\$ 2,540	\$ 2,300	\$ 4,840	
7.4.4 Assess the reliability of the facilities to meet current and future peak flow conditions	40	\$ 4,480.00	\$ 2,360	\$ 2,120	\$ 4,480	

Augusta Utilities Department Water and Wastewater System Master Plan						
Preliminary Cost Estimate		Total Engineering Hours	Total Labor Cost	Constantine	ZEL	Total
Description						
7.4.5 Assess the bio-solids production rates and the existing solids handling and disposal facilities and the continued use of land application for disposal	54	\$ 6,350.00	\$ 3,440	\$ 2,910	\$ 6,350	
7.4.6 Assess the bio-solids quality and alternative methods of disposal including co-generation using digester gas as a fuel source	48	\$ 5,600.00	\$ 3,440	\$ 2,160	\$ 5,600	
7.4.7 Assess the potential for reuse water sales, including production costs and potential retail and wholesale revenue generation	36	\$ 3,980.00	\$ 2,360	\$ 1,620	\$ 3,980	
7.4.8 Assess the potential impact that the Savannah River TMDL could have on effluent ultimate oxygen demand (UOD) requirements	20	\$ 2,440.00	\$ 1,360	\$ 1,080	\$ 2,440	
7.5 Wastewater System Operation/Management Tools and Software Optimization Evaluation	24	\$ 3,020.00	\$ 3,020	\$ -	\$ 3,020	
Work Task 8—Fort Gordon Water and Wastewater Systems Evaluation	76	\$ 9,640.00	\$ 4,800	\$ 4,840	\$ 9,640	
Work Task 9—Water and Wastewater System Assessment of Needs	67	\$ 7,855.00	\$ 3,405	\$ 4,450	\$ 7,855	
Work Task 10—Potential Water Supply, Treatment, Storage and Distribution Systems Alternatives	88	\$ 10,920.00	\$ 7,080	\$ 3,840	\$ 10,920	
Work Task 11—Potential Wastewater Treatment and Effluent and Biosolids Disposal Alternatives	97	\$ 12,195.00	\$ 8,955	\$ 3,240	\$ 12,195	
Work Task 12—Recommended Water & Wastewater System Capital Improvement and Implementation Program	231	\$ 29,420.00	\$ 18,360	\$ 11,060	\$ 29,420	
Work Task 13—Workshops, Meetings, and Presentations	247	\$ 31,605.00	\$ 14,055	\$ 17,550	\$ 31,605	
13.1 Initial Workshop	48	\$ 5,960.00	\$ 3,570	\$ 2,390	\$ 5,960	
13.2 Additional Workshops and Meetings	-		\$ -	\$ -	\$ -	
13.2.1 (8)—Monthly project team workshops	25	\$ 3,350.00	\$ 1,815	\$ 1,535	\$ 3,350	
13.2.2 (3)—Collect and Review Existing Information and Data Meetings/Workshops	11	\$ 1,400.00	\$ 540	\$ 860	\$ 1,400	
13.2.3 (2)—Population Projections and Service Delivery Area Expansion Plan Meetings/Workshops	7	\$ 860.00	\$ 270	\$ 590	\$ 860	
13.2.4 (1)—Future Water Demand and Wastewater Flow Projections Workshop	7	\$ 890.00	\$ 435	\$ 455	\$ 890	
13.2.5 (2)—Water and Wastewater System Regulatory Review Meetings/Workshops	7	\$ 860.00	\$ 270	\$ 590	\$ 860	
13.2.6 (1)—Water and Wastewater System Energy Management Evaluation Workshops	5	\$ 590.00	\$ 135	\$ 455	\$ 590	
13.2.7 (4)—Water Systems Evaluation Meetings/Workshops	31	\$ 3,985.00	\$ 975	\$ 3,010	\$ 3,985	
13.2.8 (4)—Wastewater Systems Evaluation Meetings/Workshops	27	\$ 3,430.00	\$ 975	\$ 2,455	\$ 3,430	
13.2.9 (3)—Fort Gordon Water and Wastewater Systems Evaluation Meetings/Workshops	12	\$ 1,580.00	\$ 855	\$ 725	\$ 1,580	
13.2.10 (2)—Water and Wastewater System Assessment of Needs Meetings/Workshops	12	\$ 1,580.00	\$ 855	\$ 725	\$ 1,580	
13.2.11 (4)—Potential Water Supply, Treatment, Storage and Distribution Systems 6Alternatives Meetings/Workshops	17	\$ 2,240.00	\$ 1,110	\$ 1,130	\$ 2,240	
13.2.12 (4)—Potential Wastewater Treatment and Effluent and Biosolids Disposal Alternatives Meetings/Workshops	17	\$ 2,240.00	\$ 1,110	\$ 1,130	\$ 2,240	
13.2.13 (2)—Capital Improvement and Implementation Program Meetings/Workshops	9	\$ 1,160.00	\$ 570	\$ 590	\$ 1,160	
13.2.14 (1)—Draft and Final Report Review Meeting with CLIENT	6	\$ 740.00	\$ 285	\$ 455	\$ 740	
13.2.15 (1)—Public presentation of Final Master Plan to Augusta/Richmond County Commission	6	\$ 740.00	\$ 285	\$ 455	\$ 740	
Work Task 14—Intergovernmental Coordination and Community Outreach and Involvement	270	\$ 29,015.00	\$ 4,905	\$ 24,110	\$ 29,015	
14.1 Intergovernmental Coordination and Community Outreach and Involvement Meetings and Presentations	84	\$ 8,240.00	\$ 690	\$ 7,550	\$ 8,240	
14.2 Internet Web Page	104	\$ 10,840.00	\$ 3,330	\$ 7,510	\$ 10,840	
14.3 Briefings to the City Council and other Governmental Officials	82	\$ 9,935.00	\$ 885	\$ 9,050	\$ 9,935	
Work Task 15—Water and Wastewater Master Plan Deliverable	593	\$ 63,860.00	\$ 36,130	\$ 27,730	\$ 63,860	
15.1 Interim Deliverable 1 (Sections 1, 2, and 3)	2	\$ 90.00	\$ 90	\$ -	\$ 90	
15.1.1. Section 1—Introduction and Description of existing Water and Wastewater Systems	22	\$ 2,560.00	\$ 1,290	\$ 1,270	\$ 2,560	
15.1.2. Section 2—Population Projections and Service Delivery Area Expansion Plan	31	\$ 3,670.00	\$ 2,400	\$ 1,270	\$ 3,670	
15.1.3. Section 3—Future Water Demand and Wastewater Flow Projections	22	\$ 2,440.00	\$ 1,170	\$ 1,270	\$ 2,440	
15.2 Interim Deliverable 2 (Section 4)	-		\$ -	\$ -	\$ -	
15.2.1. Section 4—Water and Wastewater System Regulatory Review	30	\$ 3,370.00	\$ 1,170	\$ 2,200	\$ 3,370	
15.3 Interim Deliverable 3 (Sections 5, 6, 7, 8, and 9)	-		\$ -	\$ -	\$ -	
15.3.1. Section 5—Water and Wastewater System Energy Management Evaluation	36	\$ 4,030.00	\$ 2,850	\$ 1,180	\$ 4,030	
15.3.2. Section 6—Water Systems Evaluation	42	\$ 4,820.00	\$ 2,850	\$ 1,970	\$ 4,820	
15.3.3. Section 7—Wastewater Systems Evaluation	42	\$ 4,700.00	\$ 2,730	\$ 1,970	\$ 4,700	
15.3.4. Section 8—Fort Gordon Water and Wastewater Systems Evaluation	44	\$ 4,940.00	\$ 3,810	\$ 1,130	\$ 4,940	

Augusta Utilities Department Water and Wastewater System Master Plan						
Preliminary Cost Estimate		Total Engineering Hours	Total Labor Cost	Constantine	ZEL	Total
Description						
15.3.5. Section 9—Water and Wastewater System Assessment of Needs		38	\$ 4,280.00	\$ 2,310	\$ 1,970	\$ 4,280
15.4 Interim Deliverable 4 (Sections 10 and 11)		-		\$ -	\$ -	\$ -
15.4.1. Section 10 —Potential Water Supply, Treatment, Storage and Distribution Systems Alternatives		62	\$ 6,010.00	\$ 4,640	\$ 1,370	\$ 6,010
15.4.2. Section 11 —Potential Wastewater Treatment and Effluent and Biosolids Disposal Alternatives		62	\$ 6,010.00	\$ 4,640	\$ 1,370	\$ 6,010
15.5 Draft Master Plan Report		92	\$ 10,300.00	\$ 3,600	\$ 6,700	\$ 10,300
15.6 Final Master Plan Report		68	\$ 6,640.00	\$ 2,580	\$ 4,060	\$ 6,640
TOTALS		4,569	\$ 575,325	\$ 268,855	\$ 306,470	\$ 575,325
				47%	53%	
Subcontractor Markup (0%)			\$ -			\$ -
Total Labor Costs			\$ 575,325			\$ 575,325
Expenses (4%)			\$ 23,013			\$ 23,013
Total			\$ 598,338			\$ 598,338

Additional Scope Items	1654	\$ 194,100
ADD 1. Purchase of additional software licenses for CLIENT to perform water/sewer system modeling	-	\$ -
ADD 2. Sewer system model conversion from MOUSE to SWMM	292	\$ 27,760
ADD 3. Training of CLIENT on the new Sewer System modeling software	228	\$ 23,380
ADD 4. Field services for water and sewer system modeling data acquisition, including:	664	\$ 68,260
ADD 4.1. Flow monitoring	156	\$ 19,000
ADD 4.2. Surveying, mapping, or GIS services	240	\$ 15,660
ADD 4.3. Manhole inspections	168	\$ 20,620
ADD 4.4. Fire hydrant flow/pressure tests	24	\$ 2,980
ADD 4.5. Pump station draw-downs or flow/pressure tests	76	\$ 10,000
ADD 5. Permitting or design services, construction services or resident observation services for improvements or modifications to facilities (scope and fee to be determined)	-	\$ -
ADD 6. Financial services for rate studies or adjustments to the CLIENT’s rate structure (scope and fee to be determined)	-	\$ -
ADD 7. Development of operation or maintenance manuals (scope and fee to be determined)	-	\$ -
ADD 8. Provide 40 hours of onsite training of CLIENT’s staff in the practical application of the water system hydraulic model	64	\$ 8,060
ADD 9. Coordinate with CLIENT’s leak detection consultant	32	\$ 3,300
ADD 10. Evaluate the existing automated metering replacement program	22	\$ 2,220
ADD 11. Review, Update, and Run, Existing Wastewater Collection System Hydraulic Model	280	\$ 34,440
ADD 11.1. Review existing map(s), GIS data and SCADA information of the wastewater collection systems and assess the existing collection system hydraulic model to ensure it accurately represents existing conditions	36	\$ 4,500
ADD 11.2. Assess existing flow monitoring information	36	\$ 4,320
ADD 11.3. Assess the inflow and infiltration component of existing wastewater flows (peaking factors)	36	\$ 4,620
ADD 11.4. Assess the needs and benefits of converting the existing MOUSE collection system hydraulic model to SWMM	16	\$ 1,800
ADD 11.5. Assess changes to the wastewater collection system since the model was created and calibrated and needed updates to the model to accurately simulate current conditions	44	\$ 5,580
ADD 11.6. Identify the need for flow monitoring at select locations within the collection system	12	\$ 1,260
ADD 11.7. Assist the CLIENT to perform limited calibration and testing of the up-dated hydraulic model	36	\$ 4,380
ADD 11.8. Provide 40 hours of onsite training of CLIENT’s staff in the practical application of the hydraulic model	64	\$ 7,980
ADD 12. Additional Data and Information Collection	72	\$ 6,680
ADD 13. Client's \$20,000 Contingency Allowance (scope to be determined)	-	\$ 20,000

REQUEST FOR QUALIFICATIONS

Request for Qualifications will be received at this office until Wednesday, January 12, 2011 @ 3:00 p.m. FOR FURNISHING:

RFQ Item #11-054	Water and Wastewater System Master Plan for Utilities Department
RFQ Item #11-055	Utility Business Plan for Utilities Department
RFQ Item #11-056	Water and Wastewater Rate Study for Utilities Department
RFQ Item #11-059	Watershed Assessment/Source Water Assessment Plan for Utilities Department
RFQ Item #11-077	Emergency Response Plan for Utilities Department
RFQ Item #11-080	Leak Detection Study for Utilities Department

RFQs will be received by: The Augusta Commission hereinafter referred to as the OWNER at the offices of:

Gerri A. Sams, Director
Augusta Procurement Department
530 Greene Street - Room 605
Augusta, Georgia 30901

RFQ documents may be examined at the office of the Augusta, GA Procurement Department, 530 Greene Street – Room 605, Augusta, GA 30901. **All questions must be submitted in writing to the office of the Procurement Department by Tuesday, December 28, 2010 @ 5:00 p.m. by fax at 706-821-2811 or by email @ procbidandcontract@augustaga.gov.** No RFQ will be accepted by fax, all must be received by mail or hand delivered.

The local bidder preference program is applicable to this project. To be approved as a local bidder and receive bid preference on an eligible local project, the certification statement as a local bidder and all supporting documents must be submitted to the Procurement Department with your bonafide bid package.

No RFQ may be withdrawn for a period of **90** days after time has been called on the date of opening.

An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waiveable or modifiable by the Procurement Director. Please mark RFQ number on the outside of the envelope.

Bidders are cautioned that sequestration of RFQ documents through any source other than the office of the Procurement Department is not advisable. Acquisition of RFQ documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Disadvantage Business Enterprise (DBE) Augusta-Richmond County, Georgia does not operate a DBE, MBE or WBE Program for Augusta funded projects, as a Federal Court has entered an Order enjoining the Race-Based portion of Augusta's DBE Program. Instead Augusta operates a Local Small Business Opportunity Program. However, for various projects utilizing the expenditure of State or Federal funds, Augusta enforces DBE requirements and/or DBE goals set by the Federal and/or State Agencies in accordance with State and Federal laws.

GERI A. SAMS, Procurement Director

Publish:

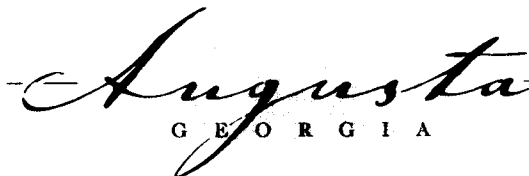
Augusta Chronicle	December 2, 9, 16, 23, 2010
Metro Courier	December 8, 2010

cc:	Tameka Allen	Interim Deputy Administrator
	Tom Wiedmeier	Utilities Department
	Drew Goins	Utilities Department

RFQ Item #11-054
Water and Wastewater System Master Plan
for the City of Augusta - Utilities Department
RFQ Due: Wednesday, January 26, 2011 @ 11:00 a.m.

VENDORS	Attachment B	Bidders Form	Addendums 1 & 2	Original	7 Copies
AECOM 1360 Peachtree Street, NE Ste 500 Atlanta GA 30309	YES	YES	YES	YES	YES
Brown & Caldwell 990 Hammond Drive Ste 400 Atlanta GA 30328	YES	YES	YES	YES	YES
CH Guernsey & Company 1100 Circle 75 Parkway Ste 1530 Atlanta GA 30339	YES	YES	YES	YES	YES
Constantine Engineering 6400 Peake Road Macon GA 31210	YES	YES	YES	YES	YES
Dewberry 2835 Brandywine Road Ste 100 Atlanta GA 30341	YES	YES	YES	YES	YES
Jacobs Engineering Group 6801 Governors Lake Pkwy Bldg 200 Norcross GA 30071	YES	YES	YES	YES	YES
Parsons Brinckerhoff 3340 Peachtree Road, NE Ste 2400 Tower Place 100 Atlanta GA 30326	YES	YES	YES	YES	YES
Stevenson & Palmer 723 Industrial Park Drive, Suite 2 Evans, GA 30809	YES	YES	YES	YES	YES
Woodard & Curran 2905 Premiere Parkway, Suite 175 Duluth, GA 30097	YES	YES	YES	YES	YES
Heery International 999 Peachtree Street, NE Suite 300 Atlanta, GA 30309	SUBMITTED NO BID RESPONSE				

Cumulative Presentation Evaluation Sheet - RFQ Item #11-054 Water and Wastewater System Master Plan for the City of Augusta - Utilities Department										
Evaluation Criteria	PTS	AECOM 1360 Peachtree Street, NE Ste 500 Atlanta GA 30309	Brown & Caldwell 990 Hammond Drive Ste 400 Atlanta GA 30328	CH Guernsey & Company 1100 Circle 75 Parkway Ste 1530 Atlanta GA 30339	Constantine Engineering 6400 Peake Road Macon GA 31210	Dewberry 2835 Brandywine Road Ste 100 Atlanta GA 30341	Jacobs Engineering Group 6801 Governors Lake PkwY Bldg 200 Norcross GA 30071	Parsons Brinckerhoff 3340 Peachtree Road, NE Ste 2400 Tower Place 100 Atlanta GA 30326	Stevenson & Palmer 723 Industrial Park Drive, Suite 2 Evans, GA 30809	Woodard & Curran 2905 Premiere Parkway, Suite 175 Duluth, GA 30097
1. Firms experience and performance on projects of similar size and scope	25	22.7	20.0	15.0	19.0	17.7	19.3	17.7	14.3	15.0
2. Firms Quality Control, Quality Assurance and Project Tracking	20	17.0	17.0	14.3	17.0	18.0	19.0	16.3	16.0	15.7
3. Project Approach and Understanding	25	22.7	21.7	17.0	19.0	18.7	21.7	18.7	17.7	18.3
4. Qualifications, experience, references and availability of Key Staff	25	24.3	21.7	16.7	21.7	19.3	19.7	19.3	16.7	17.0
5. Proximity to Area	5	4.0	4.0	3.3	3.3	3.7	4.0	3.3	4.3	3.0
Total	100	90.7	84.3	66.3	80.0	77.3	83.7	75.3	69.0	69.0
Shortlist		1	2		4		3			
Presentation Ranking		1	3		2		4			

**UTILITIES DEPARTMENT**

Tom D. Wiedmeier, P.E.
Director

Clifford A. Goins
Assistant Director
Water Production

To: Ms Geri Sams, Procurement Director
From: Tom Wiedmeier, Director Augusta Utilities *tdw*
Date: March 14, 2011
Re: RFQ #11-054 Water and Wastewater System Master Plan
Selection Committee Recommendation

The Selection Committee for the Water and Wastewater Systems Master Plan (RFQ #11-054) met on the afternoon of March 10, 2011 for the presentations by the previously identified shortlisted firms. The Selection Committee convened after the interview process and compared comments of each of the Committee members.

Listed below is a consensus of the rankings of the firms as recommended by the Selection Committee:

1. AECOM Inc.
2. Constantine Engineering Group
3. Brown and Caldwell
4. Jacobs Engineering Group

Based on the criteria used, I concur with the recommendation of the Selection Committee and request the Procurement Department proceed with the notifications of the ranking of the firms in the selection process.

17 MAR '11 AM 9:05

User: Mills, Phyllis Organization: City of Augusta, GA (Augusta Commission)

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Planholders List

Member Name City of Augusta, GA (Augusta Commission)

Bid Number RFQ-11-054-0-2011/PJM

Bid Name Water and Wastewater System Master Plan

3 Document(s) found for this bid

33 Planholder(s) found.

Add Planholder

Supplier Name ▲	Phone	Fax	Doc Count	Attributes	Programs	Actions
AECOM Master Demandstar Log in	2132481144	2132481144	2			Documents
Applied Technology & Management Inc	3864186415	3860000000	1			Documents
Burton & Assoc	9042470787	1111111111	2			Documents
C.H. Guernsey & Company	4054168100	4054168114	3			Documents
CDM (Camp Dresser & McKee, Inc.)	9197875620	9197815730	3			Documents
Constantine Engineering	8502445800	8502445800	3			Documents
Construction DataFax	8008803282	8008803290	1			Documents
Dewberry	6785378630	6785300044	1			Documents
EMA, Inc	4078656601	4078656615	3			Documents
GEC Inc.	2256124122	2256123016	3			Documents

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Planholders List

Member Name City of Augusta, GA (Augusta Commission)

Bid Number RFQ-11-054-0-2011/PJM

Bid Name Water and Wastewater System Master Plan

3 Document(s) found for this bid

33 Planholder(s) found.

Add Planholder

Supplier Name ▲	Phone	Fax	Doc Count	Attributes	Programs	Actions
Halcrow	2126083990	2125665059	3			Documents
HDR, Inc.	6787754800	6787754848	1			Documents
Idea Integration Corp.	9043602412	9043602199	3			Documents
KHAFRA	4045252120	4045253611	2			Documents
Kimley-Horn	9196772000	9196772050	3			Documents
L-3 Communications (Scandia Technologies)	7275312828	7275312778	3			Documents
Leggette, Brashears & Graham, Inc.	8139685882	8139689244	3			Documents
Malcolm Pirnie	9146412866	9146412866	3			Documents
McKim & Creed, P.A.	9192338091	9192338031	3			Documents
Moreland Altobelli Associates, Inc.	7702635945	7702630166	3			Documents

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Member Name City of Augusta, GA (Augusta Commission)

Bid Number RFQ-11-054-0-2011/PJM

Bid Name Water and Wastewater System Master Plan

3 Document(s) found for this bid

33 Planholder(s) found.

Add Planholder

Supplier Name ▲	Phone	Fax	Doc Count	Attributes	Programs	Actions
Municipal and Financial Services Group	4102669101	4102665545	3	1. Small Business 2. Woman Owned		Documents
O'Brien & Gere	7707811700	7702059604	3			Documents
Onvia, Inc. - Content Department	2063739500	8882637801	2			Documents
Pace Analytical Services, Inc.	3866725668	3866734001	3			Documents
PB	8132872626	8132828409	3			Documents
PSI	6784246200	7704250520	1			Documents
Raftelis Financial Consultants, Inc.	7043731199	7043731113	3			Documents
Reynolds, Smith and Hills, Inc. atttention: Sue Skinner	9042562500	9042562501	3			Documents
Schneider Laboratories, Inc.	8043536778	8043591475	3	1. Small Business 2. Woman Owned		Documents
The Balmoral Group	4076292185	4076292183	3	1. Small Business 2. Woman Owned		Documents

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Bid Number RFQ-11-054-0-2011/PJM

Bid Name Water and Wastewater System Master Plan

3 Document(s) found for this bid

33 Planholder(s) found.

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Supplier Name	Phone	Fax	Doc Count	Attributes	Programs	Actions
URS Corporation - Transportation	6788088800	6788088400	3			Documents
White Consulting	8432258608	8432251111	1			Documents
Woolpert Inc	7045256284	7045258529	3			Documents

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B & E JACKSON ENGINEERS
34 PEACHTREE ST, NW SUITE 2100
ATLANTA, GA 30303

JORDAN, JONES & GOULDING
6801 GOVERNORS LAKE PARKWAY
BUILDING 200
NORCROSS, GA 30071

VEOLIA WATER NORTH AMERICA
2650 HOLCOMB BRIDGE ROAD, SUITE 530
ALPHARETTA, GA 30022

GANNETT FLEMING, INC.
2743 PERIMETER PARKWAY
BLDG 100, SUITE 350
AUGUSTA, GA 30909

AMERICAN WATER
P.O. BOX 915559
LONGWOOD, FL 32791-5559

CRANSTON ENGINEERING
PO BOX 2546
AUGUSTA GA 30903-2546

TETRA TECH RTW
360 BAY STREET, SUITE 435
AUGUSTA, GA 30901

CH2M HILL OMI, INC.
1014 SUMMER RIDGE LANE
LAWRENCEVILLE, GA 30044

ESG OPERATIONS
9900 LOWER THOMASTON RD
MACON, GA 31220

WOODARD & CURRAN
2905 PREMIERE PKWY STE 175
DULUTH GA 30097

GOLDER ASSOCIATES INC
PO BOX 102609
ATLANTA GA 30368-0609

LARSON ENGINEERING INC
5850 LIVE OAK PKWY STE 300
NORCROSS GA 30093-1744

AZ SERVICES INC
440 OLD HULL ROAD
PO BOX 1264
ATHENS GA 30601

SIEMENS WATER TECHNOLOGIES CORP
1200 NORTHMEADOWN PKWY STE 100
ROSWELL GA 30076

HUSSEY GAY BELL & DEYOUNG INC
PO BOX 14247
SAVANNAH GA 31416-1247

JAMES G. SWIFT & ASSOC
1206 INTERSTATE PKWY
AUGUSTA, GA 30909

JOHNSON, LASCHOB & ASSOC
1296 BROAD STREET
AUGUSTA, GA 30901

STEVENSON & PALMER
723 INDUSTRIAL PARK DR STE 2
EVANS GA 30809

ZEL ENGINEERS
ATTN JORGE JIMINEZ
435 TELFAIR STREET
AUGUSTA GA 30901

PARSONS
ATTN TRINA WILLIAMS
1810-B DOUG BARNARD PARKWAY
AUGUSTA GA 30906

WR TOOLE ENGINEERS
1005 BROAD STREET
AUGUSTA, GA 30901

AECOM
ATTN TONY JOHNSON
1201 PEACHTREE STREET
400 COLONY SQUARE SUITE 1104
ATLANTA GA 30361

KRAFRA ENGINEERING
ATTN WAYMON JONES
418 FOURTH STREET
AUGUSTA GA 30901

WK DICKSON & CO INC
ATTN GORDON SMITH PE
1450 GREENE STREET STE 225
AUGUSTA GA 30901

VEOLIA WATER
101 W WASHINGTON ST STE 1400 E
INDIANAPOLIS IN 46204

EMC ENGINEERING SERVICES
P. O. BOX 8101
SAVANNAH, GA 31412

RFQ 11-054, 11-055, 11-056, 11-059,
11-077, 11-080 MAILED 12/2/10

DREW GOINS
UTILITIES DEPARTMENT
BAY STREET

YVONNE GENTRY
HATCHER BUILDING

RFQ Item #11-054
Water & Wastewater System Master Plan
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.

ENVIRONMENTAL SERVICES GROUP
794 BRENTMEAD DRIVE
LAWRENCEVILLE, GA

MACTEC ENGINEERING & CONSULTING,
INC.
3200 TOWN POINT DR NW STE 100
KENNESAW, GA 30144

WILLIAMS, RUSSELL & JOHNSON, INC.
771 SPRING STREET, NW
ATLANTA, GA

GANNETT FLEMING
ATTN: MIKE ROBINSON
301 S. MCDOWELL ST. SUITE 1008
CHARLOTTE, NC 28204-2622

PRAD GROUP, INC.
CENTENNIAL TOWER
101 MARIETTA ST. SUITE 3502
ATLANTA, GA

STANTEC CONSULTING SERVICES, INC.
4875 RIVERSIDE DRIVE
MACON GA

BLACK & VEATCH
ATTN: HARVEY COPPAGE
400 NORTH RIDGE ROAD STE 350
ATLANTA, GEORGIA 30350

MCKIM & CREED ENGINEERING
ATTN: JOE STOWE
8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227

EMC ENGINEERING SERVICES
1450 GREENE STREET SUITE 530
AUGUSTA, GEORGIA 30901

HDR ENGINEERING, INC.
ATTN: WENDELL PALMER SUITE 295
5780 PEACHTREE-DUNWOODY
ATLANTA, GEORGIA 3342

DEWBERRY
ATTN: TERESA CRISP
2835 BRANDYWINE ROAD, SUITE 100
ATLANTA, GA 30341

BROWN AND CALDWELL
ATTN: BOBBY STRICKLAND
990 HAMMOND DRIVE SUITE 400
ATLANTA, GEORGIA 30328

ATTN: MARK LETHBRIDGE
ARCADIS
2849 PACES FERRY RD.
SUITE 400
ATLANTA, GA 30339

RFQ Item #11-056
Water & Wastewater Rate Study
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.

RFQ Item #11-059
Watershed Assessment/Source
Water Assessment Plan
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.

RFQ Item #11-077
Emergency Response Plan
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.

RFQ Item #11-080
Leak Detection Study
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.

RFQ Item #11-055
Utility Business Plan
For Utilities Department
RFQ Due: Wed 1/12/11 @ 3:00 p.m.



**Engineering Services Committee Meeting
1/9/2012 1:00 PM
Donated Easement**

Department: Law

Caption: Motion to approve a donated Easement between James P. Helton, Jr. and Margaret Knapp Helton, as owners, and Augusta, Georgia, as optionee, in connection with the Fox Spring Road Drainage Improvement Project, said perpetual easement consists of 0.10 acre (4,355 sq. ft.) of permanent drainage and utility easement, more or less, from the property located at 3026 Fox Spring Road, private.

Background: The property owner has agreed to convey a certain option for easement to Augusta, Georgia, for the Fox Spring Road Drainage Improvement Project.

Analysis: The purchase of the referenced property is necessary for the project.

Financial Impact: The costs necessary for this purchase will be covered under the project budget.

Alternatives: Deny the Motion

Recommendation: Approve the Motion

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
EASEMENT

AUGUSTA, GEORGIA

PROJECT Fox Spring Road Drainage Attachment Number 1 Page 1

WITNESSETH that James P. Helton, Jr., and Margaret Knapp Helton, the undersigned, is (are) the owner(s) of a tract of land in Richmond County, which over, through, and across the above Project has been laid out by Augusta Engineering Department, being more particularly described in a map and drawing of said Project in the Augusta Engineering Office, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said land by the construction and maintenance of said Project, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, I do hereby grant, sell and convey to AUGUSTA, GEORGIA, a political subdivision of the State of Georgia, a perpetual easement for the purpose and uses hereinafter set forth, over, through and across the following lands, to-wit:

Said perpetual easement consists of 0.10 acre (4,355 sq. ft.) of permanent drainage and utility easement, more or less, as shown on a drawing of the property prepared by Augusta Engineering Department, dated Nov. 30, 2011, revised N/A, attached hereto and made by reference a part hereof, for a more accurate and complete description of the perpetual easement.

ALSO granted is N/A sq. ft. of temporary construction easement, more or less, as shown on said drawing; said temporary construction easement to expire at the completion and final acceptance of said Project by Augusta, Georgia.

This easement is granted for the following purposes and uses, to wit: construction and maintenance.

The easement herein granted shall bind the heirs and assigns of the undersigned.

WITNESS, the hand(s) and seal(s) of the undersigned, this 9th day of December, 2011.

SIGNED, SEALED AND DELIVERED
in the presence of:

Unofficial Witness

SEE SIGNATURE PAGE _____ (L.S.)

NOTARY PUBLIC

(L.S.)

Tax Map 033-3, Parcel 113-03

SIGNATURE PAGE

SIGNED, SEALED AND DELIVERED

in the presence of:

Margaret Knapp Helton
Unofficial Witness

Forrest M. Hensley, Jr.
NOTARY PUBLIC



James P. Helton, Jr. (L.S.)

____ (L.S.)

SIGNED, SEALED AND DELIVERED

in the presence of:

Margaret Knapp Helton
Unofficial Witness

Forrest M. Hensley, Jr.
NOTARY PUBLIC



Margaret Knapp Helton (L.S.)

____ (L.S.)

Attachment number 1 \nPage 2

Tax Map 033-3, Parcel 113-03

NOTES

- EQUIPMENT USED: TRIMBLE S-3 AND PRISM & TRIMBLE R-8, DUAL FREQUENCY GPS RECEIVER, SWT
- DATE OF FIELD WORK: NOVEMBER 28, 2011
- THE FIELD DATA UPON WHICH THIS MAP IS BASED WAS PERFORMED BY OPEN TRAVERSE WITH NO CLOSURE. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- UTILITIES ARE SHOWN BASED ON LOCATION OF ABOVE FOX SPRING ROAD.
- GROUND EVIDENCE.
- THIS PLAT HAS A PRECISION OF 1 FOOT IN 16,039 FEET.
- PROPOSED LOCATION OF STORM MANHOLES AND CPP PIPE TAKEN FROM PLANS PREPARED FOR JAMES HELTON BY JAMES G. SWIFT & ASSOCIATES, DATED OCTOBER 12, 2011.

FOX SPRING CIRCLE

JB

FOX SPRING ROAD

EXISTING GI

R/W LINE

S85° 41' 03"E 100.01' (BOUNDARY LINE)

BRICK WALL

25.50'

12.74'

16.21'

16.21'

R/W LINE

1/2" REBAR
GRID COORDINATES
N-1265046.06
E-693763.89

PROPOSED STMH

PROPOSED 18" CPP

PROPOSED 18" CLAY PIPE

20' D & U

20' D & U

20' D & U

20' D & U

20' D & U

20' D & U

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N/F
EDWIN L. DOUGLASS, JR.
3030 FOX SPRING ROAD
033-3-112-02-0

N/F
JAMES P. HELTON, JR.
3026 FOX SPRING ROAD
033-3-113-03-0

NO RECORDED DRAINAGE EASEMENT IN FAVOR OF RICHMOND COUNTY FOR EXISTING 18" CLAY PIPE WAS FOUND DURING A SEARCH OF RICHMOND COUNTY RECORDS.

N/F
GEORGE T. SHEFTALL
3024 FOX SPRING ROAD
033-3-113-02-0

GRID-GA EAST ZONE



LINE CHART

LINE	BEARING	DISTANCE
L1	S34° 02' 03"E	20.67'
L2	S45° 58' 22"W	46.79'
L3	S05° 51' 43"W	14.78'
L4	N05° 53' 43"E	23.03'
L5	N45° 58' 22"E	27.82'
L6	N34° 02' 03"W	29.60'

N/F
DONNA O. CRANFORD
3027 BRANSFORD ROAD (BOUNDARY LINE)
033-3-131-00-0

N/F
1" CRIMP TOP PIPE

N/F
1/2" REBAR AT BASE OF 12" MAGNOLIA TREE
GRID COORDINATES
N-1264905.70
E-693754.08

N/F
1/2" REBAR

N/F
1/2" REBAR

PROPERTIES INFORMATION

OWNER	TAX ID#	ACQUISITION TYPE	AREA
JAMES P. HELTON, JR.	033-3-113-03-0	PERMANENT D & U EASEMENT	4,355 SQ. FT. (0.1 AC)

PLAT FOR

AUGUSTA-RICHMOND COUNTY COMMISSION

PROPERTY LOCATED AT 3026 FOX SPRING ROAD, PARCEL NO. 033-3-113-03-0

STATE:	GEORGIA
COUNTY:	RICHMOND
JOB NO.:	11-0024
SCALE:	1"=20'
RCS	DRN: RCS
FLD: BR	CHK: RCS
DATE:	11/30/11
FILE:	11-0024.DWG

AUGUSTA-RICHMOND COUNTY ENGINEERING DEPARTMENT

505 TELFAIR STREET, AUGUSTA, GEORGIA 30901
Tel. (706)-796-5040 Fax (706)-796-5045

ABIE L. LADSON, P.E., DIRECTOR



**Engineering Services Committee Meeting
1/9/2012 1:00 PM
Option for Easement**

Department: Law

Caption: Motion to approve an Option for the purposes of acquiring an Easement between Bobby Lenwood Thomas, Jr., as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, said perpetual easement consists of 0.002 acre (75.26 sq. ft.) of permanent drainage and utility easement, more or less, and (563.18 sq. ft.) of temporary construction easement from the property located at 802 Wallace Street, private, at the purchase price of \$150.00.

Background: The property owner has agreed to convey a certain option for easement to Augusta, Georgia, for the East Augusta Roadway and Drainage Improvement Project.

Analysis: The purchase of the referenced property is necessary for the project.

Financial Impact: The costs necessary for this purchase will be covered under the project budget.

Alternatives: Deny the Motion

Recommendation: Approve the Motion

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

**Finance.
Law.**

Cover Memo

Item # 3

**Administrator.
Clerk of Commission**

AUGUSTA, GEORGIA
OPTION FOR EASEMENT

GEORGIA, RICHMOND COUNTY

Received of Augusta, Georgia, the sum of one (\$1.00) dollar, the receipt whereof is hereby acknowledged, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of \$150,000.00, then the undersigned agrees to execute and deliver to Augusta, Georgia, easements to the land owned by the undersigned, which is shown reflected in color on the plat attached hereto and made a part hereof by reference, to be used for road and drainage purposes on the EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT, being Tax Map 061-1-1, Parcel 315, consisting of 0.002 acre (75.26 sq. ft.) of permanent drainage, utility and maintenance easement, more or less, and 563.18 sq. ft. of temporary construction easement, more or less, on project EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT.

*****SPECIAL PROVISION*****

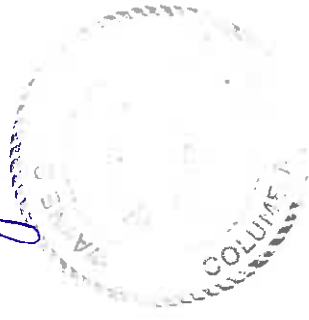
The said parcel of land as above indicated is shown upon plans on file in the office of Augusta Engineering Department, Augusta, Georgia, said plans being identified as EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT.

Witness my hand and seal this 21st day of November, 2011.

Signed, Sealed and Delivered
in the presence of:

John M. Hensley
Unofficial Witness
Wayne Schultz
NOTARY PUBLIC

Bobby Lenwood Thomas, Jr.
Bobby Lenwood Thomas, Jr.
(L.S.)



Accepted by:
AUGUSTA, GEORGIA

Administrator

DATE _____

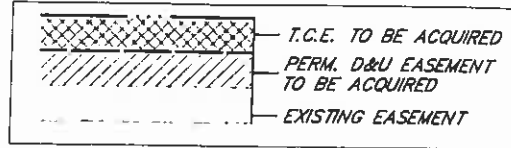
Tax Map 061-1-1, Parcel 315

INITIALS _____



Page 2
Attachment number 1

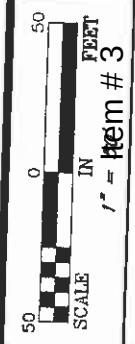
REVISED 09-12-11 - REVISED PARCEL 316
ADD 10 ADDITIONAL PARCEL TCE'S



NOTE: THIS EASEMENT MAP MAY NOT SHOW ALL EASEMENTS THAT ENCUMBER THIS PROPERTY.

PROPERTIES INFORMATION:

OWNER	TAX MAP	PARCEL	T.C.E. TO BE ACQUIRED	PERM. D&U EASEMENT TO BE ACQUIRED
CODY WILLIE B	61-3	96	279.56 SF - 0.01 AC	N/A
WRIGHT JASPER L	61-3	95	288.72 SF - 0.01 AC	N/A
BEST ISIAH	61-3	94	295.52 SF - 0.01 AC	N/A
HAMPTON LOUIE W	61-3	93	333.86 SF - 0.01 AC	N/A
GREEN TIMOTHY	61-3	92	325.03 SF - 0.01 AC	N/A
DOZIER & DUNAGAN PROPERTIES LLC	61-3	91	275.24 SF - 0.01 AC	N/A
TODD WILLIE HALL	61-3	90	275.74 SF - 0.01 AC	N/A
WILLIAMS ROSA LEE	61-1	317	357.69 SF - 0.01 AC	N/A
DANIELS NELLIE G	61-1	316	N/A	965.65 SF - 0.02 AC
THOMAS BOBBY LENWOOD JR	61-1	315	563.18 SF - 0.01 AC	75.26 SF - 0.002 AC
STOKES IDA MAE EALY	61-1	320	881.67 SF - 0.02 AC	N/A
JACKSON NICOLLETTE L	61-1	319	277.72 SF - 0.01 AC	N/A
DUKES EMMY	61-3	88	275.01 SF - 0.01 AC	N/A
TODD CLARENCE J	61-3	89	273.29 SF - 0.01 AC	N/A
DAVIS CEARE SESSOMS	61-1	318	302.54 SF - 0.01 AC	N/A
GREEN TIMOTHY	61-1	321	271.96 SF - 0.01 AC	N/A
TERRY EILEEN	61-1	322	299.90 SF - 0.01 AC	N/A
FOSTER LILLIE MAE	61-1	323	300.02 SF - 0.01 AC	N/A
HICKSON ANITA FITZGERALD	61-1	324	272.46 SF - 0.01 AC	N/A
POWELL LILLIE A	61-3	205	275.00 SF - 0.01 AC	N/A
BOURGEOIS ALEXANDER JR	61-3	204	299.31 SF - 0.01 AC	N/A



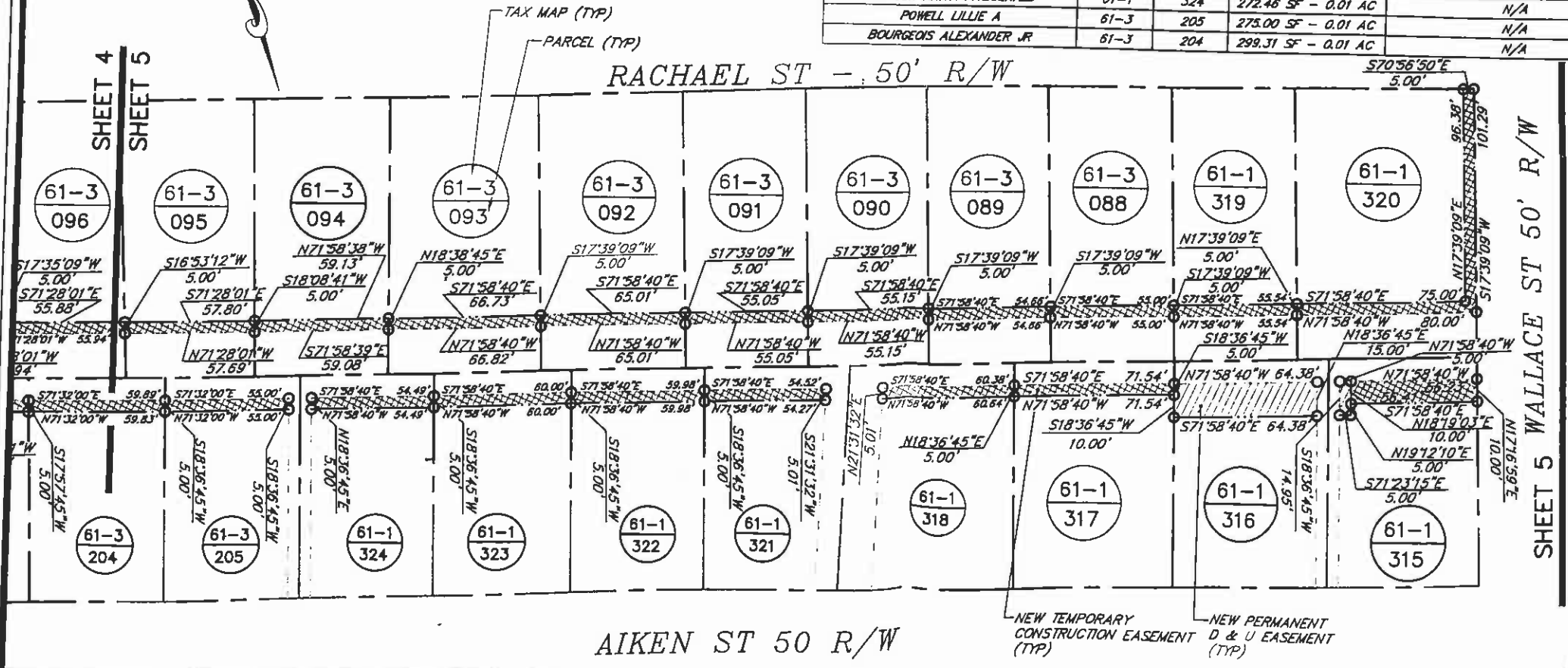
- COMPILED EASEMENT MAP FOR -
AUGUSTA - RICHMOND
COUNTY COMMISSION

W R Toole Engineers, Inc.
1005 Broad St. • Augusta, Ga. 30901 • 706.722.4114 • www.wrtoole.com
Engineers • Consultants • Planners



JULY 20, 2011

SHEET 5 of 6 JOB NO. 09006 09006B_Easements.dwg



SHEET 6

SHEET 5 WALLACE ST 50' R/W

SHEET 4

SHEET 5



**Engineering Services Committee Meeting
1/9/2012 1:00 PM
Option for Easement**

Department: Law

Caption: Motion to approve an Option for the purposes of acquiring an Easement between Sherry M. Smith, as owner, and Augusta, Georgia, as optionee, in connection with the East Augusta Roadway and Drainage Improvement Project, said perpetual easement consists of (231.64 sq. ft.) of permanent drainage and utility easement, more or less, and (408.73 sq. ft.) of temporary construction easement from the property located at 409 Aiken Street, private, at the purchase price of \$538.00.

Background: The property owner has agreed to convey a certain option for easement to Augusta, Georgia, for the East Augusta Roadway and Drainage Improvement Project.

Analysis: The purchase of the referenced property is necessary for the project.

Financial Impact: The costs necessary for this purchase will be covered under the project budget.

Alternatives: Deny the Motion

Recommendation: Approve the Motion

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

**Finance.
Law.
Administrator.**

Cover Memo

Item # 4

AUGUSTA, GEORGIA
OPTION FOR EASEMENT

GEORGIA, RICHMOND COUNTY

Received of Augusta, Georgia, the sum of one (\$1.00) dollar, the receipt whereof is hereby acknowledged, and in consideration of the benefits derived by me from the proposed project mentioned herein, I bind myself, my heirs, executors and assigns as follows:

If the said Augusta, Georgia, shall within 60 days after date hereof, pay me the sum of \$538.00, then the undersigned agrees to execute and deliver to Augusta, Georgia, easements to the land owned by the undersigned, which is shown reflected in color on the plat attached hereto and made a part hereof by reference, to be used for road and drainage purposes on the EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT, being Tax Map 061-1, Parcel 213, consisting of 0.01 acre (231.64 sq. ft.) of permanent drainage, utility and maintenance easement, more or less, and 408.73 sq. ft. of temporary construction easement, more or less, on project EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT.

*****SPECIAL PROVISION*****

The said parcel of land as above indicated is shown upon plans on file in the office of Augusta Engineering Department, Augusta, Georgia, said plans being identified as EAST AUGUSTA ROADWAY AND DRAINAGE IMPROVEMENT PROJECT.

Witness my hand and seal this 22 day of November, 2011.

Signed, Sealed and Delivered
in the presence of:

Paul M. Henry
Unofficial Witness
[Signature]
NOTARY PUBLIC

[Signature] (L.S.)
Sherry M. Smith

(L.S.)

Notary Public, Richmond County, Georgia
My Commission Expires May 25th, 2013

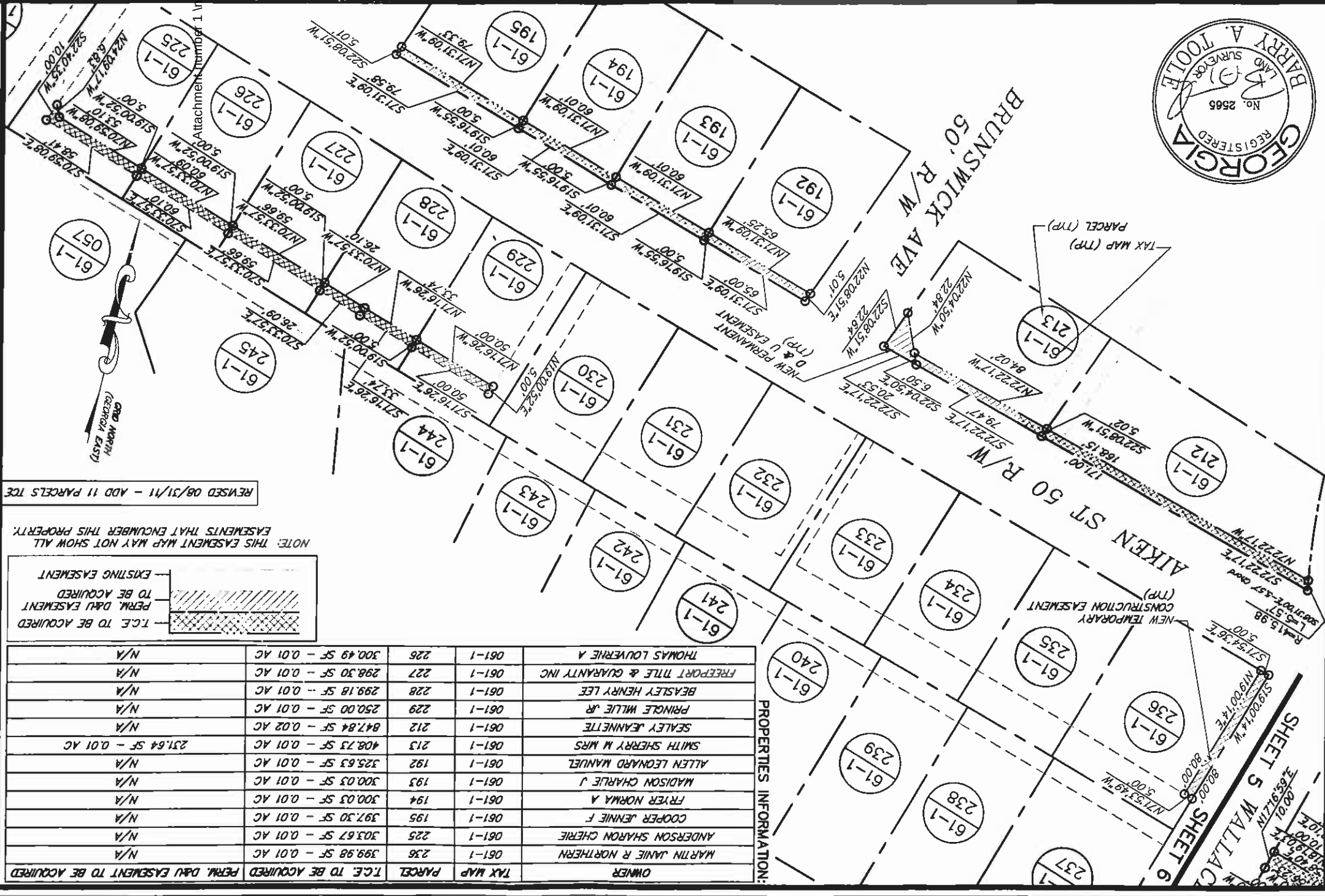
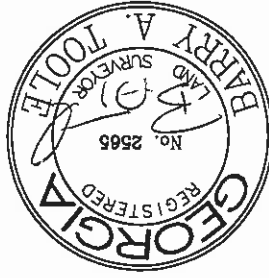
Accepted by:
AUGUSTA, GEORGIA

Administrator

DATE _____

Tax Map 061-1, Parcel 213

INITIALS _____



OWNER				TAX MAP	PARCEL	T.C.E. TO BE ACQUIRED		PERM. DATA EASEMENT TO BE ACQUIRED	
MARTIN JANIE R NORTHERN	061-1	236	399.98 SF - 0.01 AC	N/A	N/A				
ANDERSON SHARON CHERIE	061-1	225	303.67 SF - 0.01 AC	N/A	N/A				
COOPER JENNIE F	061-1	195	397.30 SF - 0.01 AC	N/A	N/A				
FRYER NORMA A	061-1	194	300.03 SF - 0.01 AC	N/A	N/A				
MADISON CHARLIE J	061-1	193	300.03 SF - 0.01 AC	N/A	N/A				
ALLEN LEONARD MANUEL	061-1	192	325.63 SF - 0.01 AC	N/A	N/A				
SMITH SHERRY M MRS	061-1	213	408.73 SF - 0.01 AC	231.64 SF - 0.01 AC	N/A				
SEALEY JEANNETTE	061-1	212	847.84 SF - 0.02 AC	N/A	N/A				
PRINGLE WILLIE JR	061-1	229	250.00 SF - 0.01 AC	N/A	N/A				
BEASLEY HENRY LEE	061-1	228	299.18 SF - 0.01 AC	N/A	N/A				
FREEPORT TITLE & GUARANTY INC	061-1	227	298.30 SF - 0.01 AC	N/A	N/A				
THOMAS LOUVERNE A	061-1	226	300.49 SF - 0.01 AC	N/A	N/A				

NOTE: THIS EASEMENT MAP MAY NOT SHOW ALL EASEMENTS THAT ENCOMPASS THIS PROPERTY.

REVISED 08/31/11 - ADD 11 PARCELS TOE

EXISTING EASEMENT

T.C.E. TO BE ACQUIRED

PERM. DATA EASEMENT

TO BE ACQUIRED



**Engineering Services Committee Meeting
1/9/2012 1:00 PM
Resolution to adopt and enter Crosswalk Easement Agreement**

Department: Law

Caption: Motion to approve Crosswalk Easement Agreement entered into by Augusta, Georgia and The Whites Building Condominium Association, Inc.

Background: The Whites Building Condominium Association, Inc. desires to have an easement agreement approved that would establish all easements and air rights necessary for the Crosswalk over Ellis Street. Construction of the crosswalk was approved by the City of Augusta in 1951, but no easement was ever granted.

Analysis: N/A

Financial Impact: None in that maintenance of crosswalk would be grantte's responsibility

Alternatives: Deny the motion

Recommendation: Approve Resolution and Easement Agreement

Funds are Available in the Following Accounts: N/A

REVIEWED AND APPROVED BY:

Finance.
Law.
Administrator.
Clerk of Commission

After recording return to:
 James B. Trotter
 Trotter Jones, LLP
 3527 Walton Way
 Augusta, Georgia 30909
 (706) 737-3138

Clerk: Please Cross Reference:
 Deed Book 1183, Page 876

CROSSWALK EASEMENT AGREEMENT

THIS CROSSWLK EASEMENT AGREEMENT (the "**Agreement**") is entered into this ____ of _____, 2012, by and among Augusta, Georgia, a Political Subdivision of the State of Georgia (hereafter referred to as the "**City**"), CML-GA WB, LLC, a Georgia limited liability company (hereafter referred to as "**CML-GA**"), and The Whites Building Master Condominium Association, Inc., a Georgia nonprofit corporation, as nominee for unit owners at The Whites Building, A Master Condominium (hereinafter referred to as the "**Association**").

WITNESSETH:

WHEREAS, CML-GA is also the holder of the fee interest in certain property located in the State of Georgia, County of Richmond, and City of Augusta, having a street address of 920 Ellis Street, Augusta, Richmond County, Georgia, and known as the Whites Warehouse Property as more fully described on **Exhibit "A"** attached hereto, which property is improved with a four story warehouse building (the "**Warehouse**");

WHEREAS, that certain Declaration of Condominium for The Whites Building, A Master Condominium was recorded in Deed Book 1183, Page 876, et seq., of the Richmond County, Georgia land records, as amended (hereinafter referred to as the "**Master Declaration**");

WHEREAS, the Association is the condominium association for The Whites Building, A Master Condominium (the "**Master Condominium**") created pursuant to the Master Declaration;

WHEREAS, in accordance with Section 9.4 of the Master Declaration and O.C.G.A. Section 44-3-106(b), the Association is authorized to accept easements benefiting the Master Condominium;

WHEREAS, the City owns the street in the State of Georgia, County of Richmond, and City of Augusta known as Ellis Street, which right-of-way runs between the Warehouse and the Master Condominium;

WHEREAS, for many years, a crosswalk bridge has connected the Master Condominium to the Warehouse and has spanned over Ellis Street (the “**Crosswalk**”); as shown on that certain plat prepared by Besson and Gore for Augusta Renaissance Partners, LLC dated August 20, 1999, revised January 9, 2001 and recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Plat Cabinet B, Slide 82, Plat N (the “**Plat**”);

WHEREAS, on January 2, 1951, the City passed a motion approving the construction of the crosswalk bridge above and across Ellis Street;

WHEREAS, CML-GA, the Association, and the City desire to enter into this Agreement to establish all easements necessary for the Crosswalk over Ellis Street; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the sum of \$10.00 paid by each party to the other, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties to this Agreement covenant and agree as follows:

1. DECLARATION; PERSONS BENEFITED AND BOUND:

1.01 Declaration. The City, the Association and CML-GA declare that the Warehouse, the Master Condominium and the Crosswalk, respectively, and every portion thereof, are and shall be held, developed, occupied, used, leased, transferred, encumbered, sold, and conveyed subject to the rights, covenants, obligations, duties, benefits, easements, and other provisions created, declared, or contained in this Agreement.

1.02 Persons and Property Benefited and Bound:

A. The rights, covenants, obligations, duties, benefits, burdens, easements, and other provisions created, declared, or contained in this Agreement shall benefit and bind the Warehouse, the Master Condominium and the Crosswalk, respectively, and each purchaser, tenant, licensee, invitee, user, security deed holder, and lien holder, of any portion of the Warehouse, Master Condominium and Crosswalk, and each of their respective heirs, personal representatives, successors, and assigns, and shall at all times hereafter be appurtenant to, affect, and run with the land generally.

B. This Agreement shall be recorded in the Office of the Clerk of Superior Court for Richmond County, Georgia and, when so recorded: (i) every deed, lease, security deed, or any other instrument hereafter conveying, leasing, encumbering or in any way

affecting title to or any interest in the Warehouse, the Master Condominium and the Crosswalk generally, or any portion thereof, shall refer to this Agreement and in any case shall be under and subject to this Agreement and to the rights, covenants, obligations, duties, benefits, easements, and other provisions herein created, declared, or contained, as though the same were therein fully recited and set forth in their entireties; and (ii) the execution or acceptance of any instrument, or the act of occupancy use of the Warehouse, the Master Condominium and the Crosswalk generally, or any portion of either of them, shall constitute an agreement to be subject to and bound by this Agreement, and in acceptance and ratification of this Agreement.

2. CREATION AND GRANT OF EASEMENTS. The City hereby grants, sells, and conveys to the Association and its Permittees (as defined below), and its successors and assigns, a perpetual, non-exclusive, and irrevocable easement to use the Crosswalk over Ellis Street for the purpose of pedestrian ingress, egress, and access as well as for the use and installation of electrical, telephone, computer, and security systems wiring in the Crosswalk. The Association shall be entitled to designate from time to time which, if any, unit owners, occupants, tenants, and invitees of the Master Condominium (“**Permittees**”) shall be entitled to utilize and enjoy the easements granted herein; it being the intent of this Section that no independent rights shall be created by this Section as to any such Permittees except for those which may be terminated or withdrawn at any time by the Association.

3. ADDITIONAL OBLIGATIONS:

3.01 Limitation of Rights. Nothing herein shall be construed as a grant to the general public. The easements described in this Agreement are not intended to benefit parcels of land other than those specifically identified herein without the consent in writing, in recordable form, of the City, the Association, and CML-GA, or their successors and assigns.

3.02 Reservation of Rights. The easements and other rights and benefits granted in this Agreement are non-exclusive, and the City, the Association, and CML-GA reserve and retain the right to convey similar rights and easements to such other persons or entities as they may deem proper.

3.03 Repair and Maintenance of Crosswalk. Whenever it shall become necessary to repair or rebuild the Crosswalk, the expenses of such repairing or rebuilding shall be solely borne by the Association. It shall become necessary to repair or rebuild the Crosswalk or any part thereof if any of the following occur: (i) repairs or rebuilding shall be necessary to maintain the Crosswalk or any part thereof in good repair and condition; (ii) repairs or rebuilding shall be required by any law, ordinance, regulation, or requirement of any public authority having jurisdiction; or (iii) the Crosswalk or any part thereof shall be damaged or destroyed by fire or other casualty. Notwithstanding the foregoing, if the Crosswalk is so extensively damaged by fire or other casualty that it is not reasonable to rebuild it, then the Association, at its sole option, may elect not to rebuild the Crosswalk. Whenever the Crosswalk or any part thereof shall be rebuilt, however, it shall be rebuilt in substantially the same location as, shall be substantially the same size as, and shall be of quality at least good

as the Crosswalk existing immediately prior to the event necessitating the rebuilding. Nothing herein shall be deemed to limit the Association from seeking reimbursement from any person or entity that causes damages to the Crosswalk.

3.04 Maintenance and Insurance. The Association shall be responsible for all routine maintenance necessary for the Crosswalk. Furthermore, the Association shall maintain general commercial liability insurance in the amount of at least \$1,500,000.00 per occurrence, and shall increase the amount of insurance periodically as reasonably requested by Augusta, Georgia or as determined by the Association. Said policy shall name CML-GA, or the successor owner of the Warehouse, as an additional insured.

3.05 Indemnification. To the extent allowed by law, Grantees CML-GA and the Association shall indemnify and hold Grantor City and its commissioners, managers, employees, agents, legal representatives and the successors and assigns of each of them harmless from and against any and all actions, suits, proceedings, claims, demands, losses, liabilities, damages and expenses (including reasonable attorneys' fees) arising out of or relating to (i) the use of the Easement by Grantees, its contractors, agents, employees, permittees, invitees or licensees, including but not limited to death, personal injury or loss or damage to property, and (ii) any breach by Grantees of their/its covenants or obligations under this Agreement. This indemnification shall not apply to injury or damage caused by the willful, grossly negligent, or negligent acts of Grantor City. In the event of any damage or injury to the Easement resulting from any negligent or willful acts or misconduct of Grantor City or its commissioners, employees, agents, managers, legal representatives or successors or assigns, Grantor City shall pay for the actual and reasonable cost of any repairs necessary to restore the Easement to the reasonably same condition prior to such damage.

4. MISCELLANEOUS PROVISION:

4.01 Effective Date; Amendments. This Agreement shall become effective upon execution. This Agreement may be amended from time to time by recorded written instrument duly executed and acknowledged by the fee owner of the Warehouse and the Association (or the successor fee owner of the Master Condominium property in event the Master Condominium is terminated).

4.02 Invalidity. If any provision of this Agreement is determined to be invalid, such determination shall not affect the validity or effect of the remaining provisions of this Agreement, all of which shall continue in effect as if such invalid provision had not been included in this Agreement.

4.03 Headings. The paragraph titles and headings of this Agreement are for convenience of reference only, do not form a part hereof, and shall not affect the meaning or interpretation of this Agreement.

4.04 Pronouns and Plurals. All pronouns and any variation thereof are deemed to refer to the masculine, feminine, and neuter, singular, or plural, as the identity of the persons may require.

4.05 Entire Agreement. This Agreement contains the entire understanding and agreement among the parties hereto, and supersedes any prior understandings and agreements among them respecting subject matter of this Agreement.

5.06 Parties in Interest. This Agreement shall bind and inure to the benefit of the City, the Association, and CML-GA, and their respective successors and assigns.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals to the foregoing Crosswalk Easement Agreement the day and year first above written:

[Signatures Appear on Next Page]

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

[NOTARIAL SEAL]

My Commission Expires:_____

AUGUSTA, GEORGIA

By: _____
As its Mayor

By: _____
As its Clerk of Commission

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

[NOTARIAL SEAL]

My Commission Expires:_____

CML-GA WB, LLC

By: Multibank 2009-1 CML-ADC Venture, LLC,
its sole member

By: RL CML 2009-1 Investments, LLC, its
Manager

By: _____
As its: _____

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

[NOTARIAL SEAL]

My Commission Expires:_____

THE WHITES BUILDING MASTER
CONDOMINIUM ASSOCIATION, INC.,
a Georgia nonprofit corporation

By: _____
As its President

By: _____
As its Secretary

[CORPORATE SEAL]

Exhibit A**“Warehouse Property”**

All that certain lot, tract or parcel of land, situate, lying and being in the State of Georgia, County of Richmond and City of Augusta, fronting 120.10 feet on the Southern Right of Way of Ellis Street and 160.59 feet on the Northern Right of Way of Greene Street and being shown and designated as “0.86 acre 37,657 SF” on a certain Plat prepared for Augusta Renaissance Partners, LLC by Besson & Gore, dated August 20, 1999, a copy of said Plat being recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia at Realty Reel 666, Pages 2188-2189. Reference is hereby made to said Plat for a more particular and accurate description as to the metes, bounds, and location of said property.

Tax Map & Parcel No. 047-1-115-01-0.

**A RESOLUTION OF THE AUGUSTA-RICHMOND COUNTY COMMISSION
TO ADOPT THE CROSSWALK EASEMENT AGREEMENT WITH THE
WHITES BUILDING MASTER CONDOMINIUM ASSOCIATION, INC.**

THIS RESOLUTION, adopted by the Augusta-Richmond County, Georgia Commission (“Commission”):

WHEREAS, CML-GA, a Georgia limited liability company is also the holder of the fee interest in certain property located in the State of Georgia, County of Richmond, and City of Augusta, having a street address of 920 Ellis Street, Augusta, Richmond County, Georgia, and known as the Whites Warehouse Property, which property is improved with a four story warehouse building;

WHEREAS, that certain Declaration of Condominium for The Whites Building, A Master Condominium was recorded in Deed Book 1183, Page 876, et. seq., of the Richmond County, Georgia land records, as amended;

WHEREAS, the Association is the condominium association for The Whites Building, A Master Condominium created pursuant to the Declaration of Condominium for The Whites Building;

WHEREAS, in accordance with Section 9.4 of the Declaration of Condominium and O.C.G.A Section 44-3-106(b), the Association is authorized to accept easements benefiting the Master Condominium;

WHEREAS, Augusta, Georgia owns the street in the State of Georgia, County of Richmond, and City of Augusta known as Ellis Street, which right-of-way runs between the Warehouse and the Master Condominium;

WHEREAS, for many years, a crosswalk bridge has connected the Master Condominium to the Warehouse and has spanned over Ellis Street;

WHEREAS, on January 2, 1951, the City passed a motion approving the construction of the crosswalk bridge above and across Ellis Street;

WHEREAS, CML-GA, the Association and Augusta, Georgia desire to enter into this agreement to establish all easements necessary for the Crosswalk over Ellis Street; and

NOW, THEREFORE, be it resolved by the Commission and it is hereby resolved that Augusta, Georgia, CML-GA, and the Association shall entered into an agreement establishing all easements necessary for the Crosswalk over Ellis Street as listed in the Crosswalk Easement Agreement and the Mayor is hereby authorized to execute the documents necessary to effectuate such agreement in the form deemed appropriate by Augusta Law Department.

DULY ADOPTED by the **Augusta-Richmond County, Georgia Commission** this _____ day of _____, 2012.

**AUGUSTA-RICHMOND COUNTY,
GEORGIA COMMISSION**

By: _____
David S. Copenhaver
As its Mayor

Attest: _____
Lena J. Bonner
As its Clerk

(COUNTY SEAL)