

Water Supply Assessment for Middle Fork Broad River Dam No. 28 Banks County, Georgia



Prepared for:
**Georgia State Soil and Water Conservation
Commission**

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EXECUTIVE SUMMARY

The Georgia Soil and Water Conservation Commission (GSWCC), in partnership with the Natural Resources Conservation Service (NRCS) and the Georgia Environmental Protection Division (EPD) initiated a study to evaluate whether or not any of the existing watershed dams, designed and constructed under federal laws PL 544 and PL 566, could be modified to serve as water supply reservoirs. The evaluation process went through several iterations, the most recent of which can be found in the Finding Report dated December, 2007 on file with the GSWCC. The Finding Report identified 20 structures that had sufficient potential for relatively high yields with relatively small environmental and infrastructural impacts, when compared to the other projects evaluated. The selected twenty dams were further evaluated to identify project parameters.

The following report summarizes the evaluation of the Middle Fork Broad River Watershed Dam Number 28, which is located in Banks County, Georgia. For the purposes of this report, the existing normal pool will be raised to impound a water supply pool having a surface area of approximately 451 acres.

For convenience, the following summary lists the major findings of this evaluation. This summary should not be utilized as a separate document or in lieu of reading the entire report, including the Appendix.

- Approximately 624 acres of land will be impacted by the proposed reservoir and dam raising
- Approximately 9 structures will be impacted by the proposed reservoir and dam raising
- 5 county roads will be impacted.
- For the modeled conditions, the drought of record in the Middle Fork Broad River basin is the period 1999-2002. For a water supply storage of approximately 6,000 million gallons and supplementation of natural reservoir inflow by pumped diversions (maximum 15 million gallons per day, mgd) from nearby Middle Fork Broad River, the safe yield of the reservoir is estimated to be 8 mgd.
- Approximately 36 acres of palustrine wetlands will be impacted by the proposed reservoir and dam raising
- Approximately 31 acres of lacustrine/palustrine open waters will be impacted by the proposed reservoir and dam raising
- Approximately 12,989 linear feet of lower perennial streams will be impacted by the proposed reservoir and dam raising
- Approximately 3,896 linear feet of intermittent streams will be impacted by the proposed reservoir and dam raising
- Review of available information did not indicate any cultural resources, primary or secondary trout streams, or 303(d) / 305(b) listed streams occurring within the maximum reservoir pool limits of Middle Fork Broad River No. 28.
- Review of existing threatened and endangered species information identified one federal candidate species and one state rare species for Banks County, Georgia.
- Project cost is estimated in 2007 dollars at \$101,000,000.

PREFACE

The results of the analyses presented herein are based upon United States Geological Survey (USGS) quadrangle maps and, therefore, should be utilized for planning purposes only. If the subject project is identified as having a possibility of progressing past this analysis, additional studies will be required. These studies will include but not be limited to detailed environmental evaluations, detailed yield analyses, preliminary engineering design, and detailed cost estimating. These additional studies will be required prior to beginning detailed design work and/or land acquisition. The level of study presented herein shall be considered as a screening tool to evaluate the proposed project relative to other projects. Until further studies are performed, actual yield and costs associated with the entire project cannot be readily determined.

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INTRODUCTION

The project team of Schnabel Engineering South, LLC (Schnabel), Jordan Jones and Golding (JJ&G), Joe Tanner and Associates, and the Law Office of William Thomas Craig were retained by the Georgia State Investment and Financing Commission as the agent for the Georgia Soil and Water Conservation Commission to evaluate 166 existing flood control structures. The subject structures were originally designed and constructed under Federal laws PL 544 and PL 566 to control storm water runoff (flooding) and collect sediment. The goal of this evaluation was to identify impoundments that could be enlarged to provide a relatively reliable water supply. The results of the evaluation were utilized to select twenty of the dams and reservoirs that had potential for relatively high yields with relatively small environmental and infrastructural impacts, when compared to the other projects evaluated. The selected twenty dams were further evaluated to identify project parameters. The additional evaluation included the following:

- More detailed yield analyses
- More detailed environmental evaluation
- Cost estimation of proposed modifications

Middle Fork Broad River Dam Number 28 in Banks County, Georgia was one of the structures selected for further evaluation.

BACKGROUND

The subject dam, Middle Fork Broad River Watershed Dam Number 28 (MFB # 28), is located approximately 8 miles southeast of Cornelia, Georgia in Banks County. More specifically, the dam is located on Tates Creek about ½ miles north of the intersection of Damascus Road and Boling Road.

The existing dam was designed in 1966 and constructed in 1969. As designed, the dam had a crest elevation of 726 feet and impounded a reservoir that had a surface area of approximately 19 acres at a normal pool elevation of 713.1 feet. The crest of the emergency spillway was designed to be at elevation 722.7 feet. According to the Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), Dam Inventory sheet, the dam was originally designed and constructed as a Class 'A' or low-hazard dam. The state Safe Dams program classifies the existing dam as a Category 2 structure. When designed, the emergency spillway (now referred to as an auxiliary spillway) had a 4 percent chance of operating in any given year. This results in the auxiliary spillway operating during storm events equal to and greater than the 25-year event. Not including engineering, land acquisition, or project administration, the dam was completed for a cost of approximately \$57,000.

NEEDS AND DEMAND EVALUATION

Population projections for Banks County through the year 2015 were obtained from the Office of Planning and Budget's Georgia Population Projections (published in 2005). Projections to 2057 were extrapolated based on the average growth rate that was shown in the Projection publication. These projections can be seen in Table 1.

Table 1
Population Projection

Year	Population Projection
2000	14,422
2005	16,055
2010	18,006
2015	20,077
2020*	22,406
2025*	25,005
2030*	27,906
2035*	31,143
2040*	34,755
2045*	38,787
2050*	43,286
2055*	48,307
2057*	50,548

Data Source: from Georgia Population Projections by the Office of Planning and Budget

**Population Calculated based on yearly % growth from 2005-2015*

Water demand projections were calculated based on population projections and water withdrawal data for Banks County in 2000. According to the US Census, the population of Banks County was 14,422 in 2000, while the water withdrawal was 1.6 million gallons per day (MGD) based on the document "Water Use in Georgia by County for 2000", (Information Circular 106, Julia Fanning, USGS, Atlanta, 2003). Banks County Utilities currently hold a surface water withdrawal permit from the Mountain Creek Reservoir for 1.0 MGD (numbers are reported in permitted monthly average).

The overall usage was calculated to be 111 gallons per day (gpd) per person. This number was used as a constant through 2057 to create water withdrawal projections. The water withdrawal projection for 2057 was calculated to be approximately 5.6 MGD. This figure includes all unaccounted for water (UAW), and the assumption that industrial usage would increase with the increase in Banks County population. Water withdrawal projections are shown in Table 2.

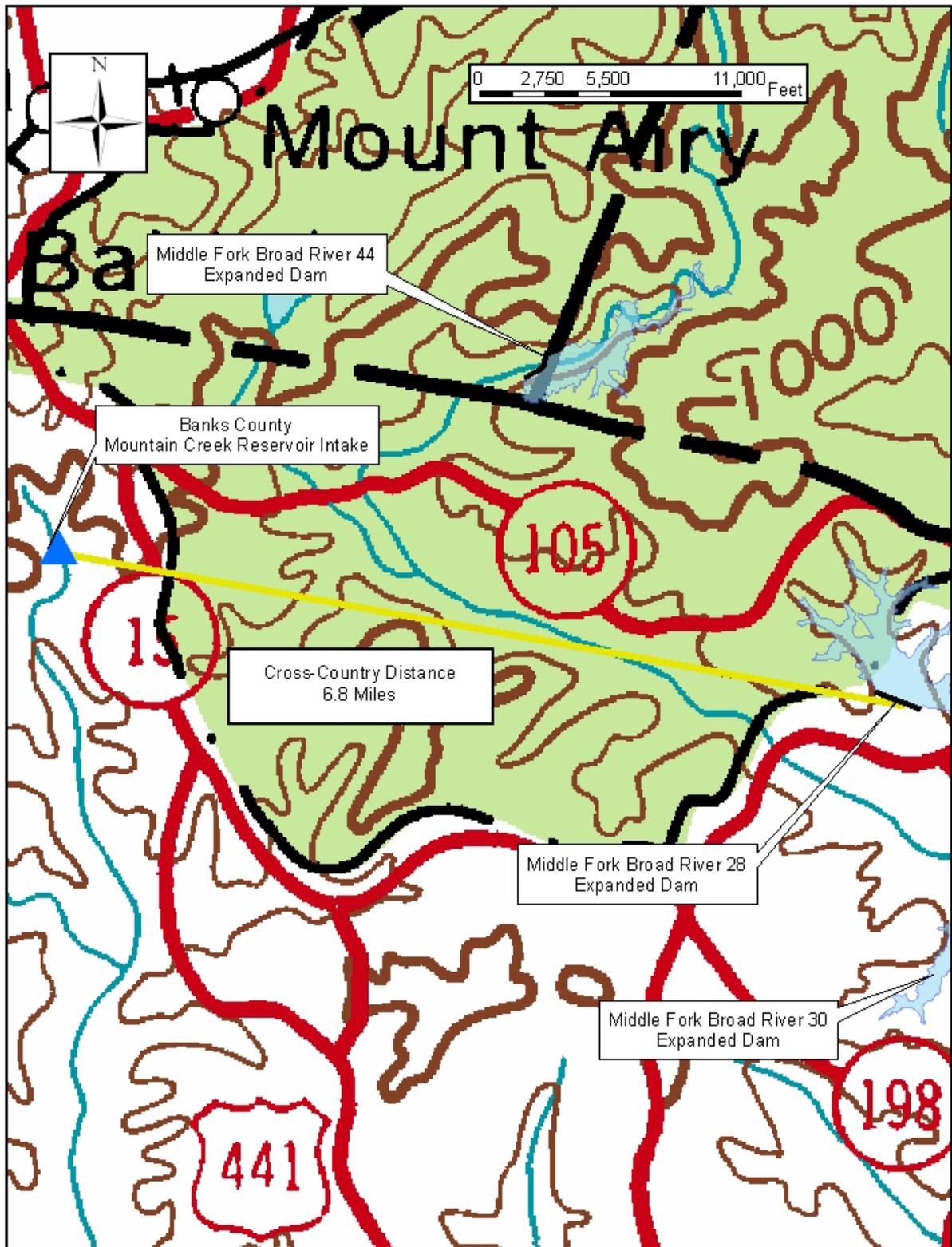
Table 2
Water Withdrawal Projection

Year	Water Withdrawal Projection (MGD)
2000	1.6
2005	1.8
2010	2.0
2015	2.2
2020	2.5
2025	2.8
2030	3.1
2035	3.5
2040	3.9
2045	4.3
2050	4.8
2055	5.4
2057	5.6

Proximity to Surface Water Intakes

Based on the GIS database developed for this project, there is no downstream surface water intake. The closest surface water intake structure is located approximately 6.8 miles to the west on Mountain Creek Reservoir. This structure is operated by Banks County. Figure 2 illustrates the location of the nearest surface water intake location to Middle Fork Broad River 28.

Figure 2
Distance to Nearest Intake



ENGINEERING FACTORS

Proposed Dam

The proposed dam, which will incorporate the existing dam, has a crest elevation of 815 feet, an auxiliary spillway elevation of 805 feet, and a normal pool elevation of 804 feet. The proposed dam will impound a reservoir that has a surface area of approximately 451 acres and storage volume of approximately 6,000 million gallons (MG). The configuration of the proposed reservoir is shown in Figure 3.

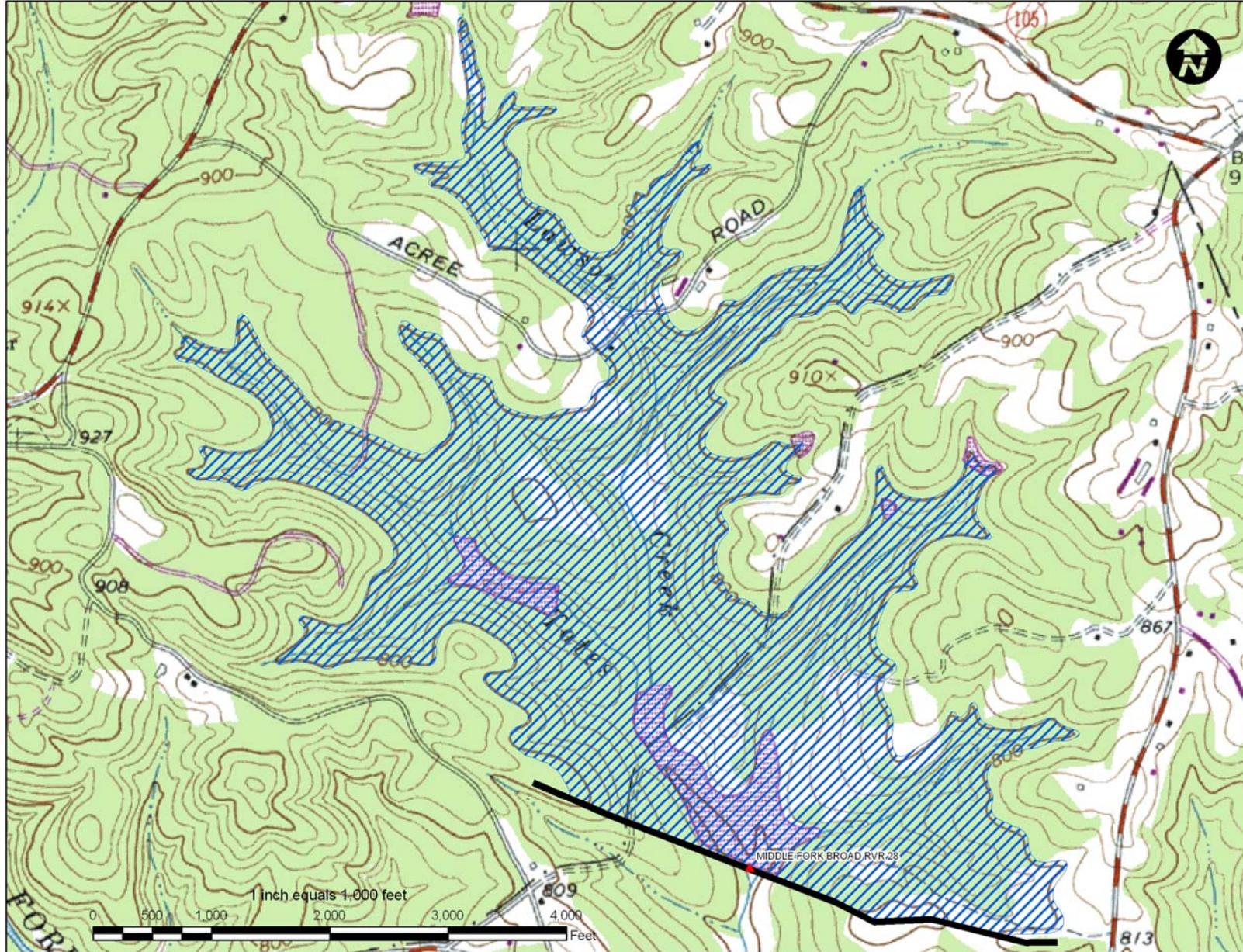
Several engineering assumptions were made pertaining to spillway configuration. The spillway system for the proposed dam was assumed to consist of a principal spillway in the form of a 2'-6" by 7'-6" interior dimension reinforced concrete riser with a 30-inch diameter reinforced concrete low-level outlet pipe and an auxiliary spillway in the form of a 170-foot wide reinforced concrete chute spillway with ogee crest. The intent of the proposed principal spillway is to approximate the flows that are being discharged by the current spillway system during the two through 100-year storm events. The size of the auxiliary spillway was approximated by estimating the peak inflow that would occur during the Probable Maximum Precipitation (PMP) event and computing the spillway width that would be required to pass the estimated inflow with a given amount of hydraulic head. The available hydraulic head was determined by comparing the drainage basin area to lake surface area. The structures that had a drainage basin area to lake surface area ratio equal to or in excess of ten were allotted 15 feet of hydraulic head to pass the PMP inflows, while the structures that had a ratio of less than ten were allotted ten feet of hydraulic head to pass the PMP inflows. The assumption that the dam would be required to pass the inflow resulting from the PMP storm event is based on the history of the Georgia Department of Natural Resources Environmental Protection Division Safe Dams Program (Safe Dams) reviewing plans for water supply reservoir dams regardless of classification. As such, the dam would generally be required to comply with the engineering guidelines established by Safe Dams. Based upon the height of the dam (over 100 feet), the dam would be required to store and/or pass the inflows from the full PMP event safely. Additionally, the proposed dam would have a relatively high likelihood of being classified as high-hazard or Class 'C' by the NRCS, as well as Safe Dams.

The proposed dam and flood pool will:

- Impact 9 structures
- Require the purchase of 513 acres from 68 parcels
- Require the purchase of 111 acres of easement area for state required buffer
- Impact 5 local/county roads

Figure 4 displays the proposed reservoir area as well as the buffer and affected parcels. The 9 affected structures were identified from aerial photographs. The types of structures were not identified on the ground and could be houses, barns, trailers, etc. A more detailed ground survey will be required to determine the type of each structure and the corresponding purchase price of each structure.

Figure 3
Proposed Reservoir Area Map



SAFE YIELD ANALYSIS

Definition

Reservoir safe yield is generally defined as the reliable withdrawal rate of water with acceptable quality that can be provided by reservoir storage through the critical drought period. The critical drought period in the State of Georgia is defined as the drought of record and in any given drainage basin can vary depending on reservoir size and other factors. This study was based on the critical drought period from 1999-2002; however, the current drought could possibly exceed the existing drought of record. If this were to occur, the computed yields detailed herein would be reduced. Safe yield in this study was simulated using a constant average annual demand. The justification for this is that while total water demands after declaration of a drought condition are usually less than normal, this situation is typically offset by higher than average demands prior to declaration of the drought condition. Safe yield is dependent upon the storage and hydrologic (rainfall/runoff/evaporation) characteristics of the source and source facilities, the selected critical drought, upstream and downstream permitted withdrawals, and the minimum in-stream flow requirements.

The proposed reservoir is a “pumped-storage” reservoir, where natural inflow into the reservoir is supplemented with pumped diversions from a nearby larger stream or river. Water is pumped from a larger river when runoff is plentiful, and is stored in the reservoir for times of drought. Pumped diversions increase safe yield, and generally result in fewer environmental impacts compared with reservoirs on main-stem rivers.

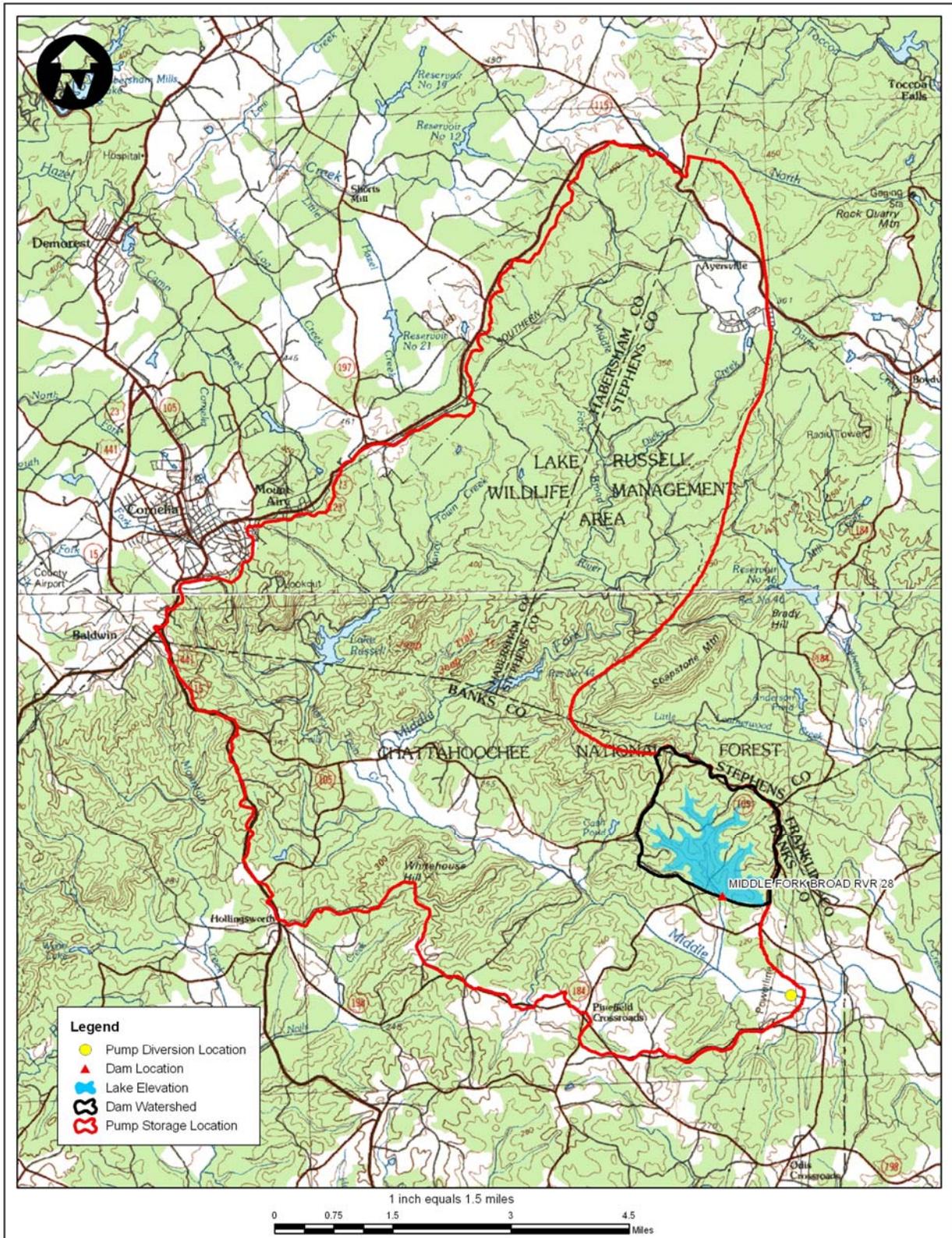
Analysis Method

The Beaverdam Creek above Elberton (USGS 02188600) and the Broad River above Carrolton (USGS 02191300) were selected for use in this analysis. The flows were then used to simulate streamflows in the Middle Fork Broad River and Tates Creek basins. The modeled periods for the Elberton and Carrolton gages extend from October 1986 to June 1993 and October 1997 to present, respectively, and includes two major droughts (1987-90, 1999-2002), plus the current drought. The diversion pump station was assumed to be located just upstream of the confluence of Tates Creek with the Middle Fork Broad River. The straight line pipe distance between the dam and diversion location was estimated at 0.9 mile. The following drainage areas were used in the analysis:

- Dam Site (Tates Creek): 2.45 mi²
- Diversion (Middle Fork Broad River): 50 mi²

The pumped diversion location and watershed is shown in Figure 5. The maximum estimated pool level at top of dam was selected during the initial screening phase based on USGS topographic mapping. From that level, a freeboard allowance of 10 feet between the top of dam and the auxiliary spillway was incorporated to pass the spillway design flood (assumed to be the probable maximum flood).

**Figure 5
Watershed Location Map**

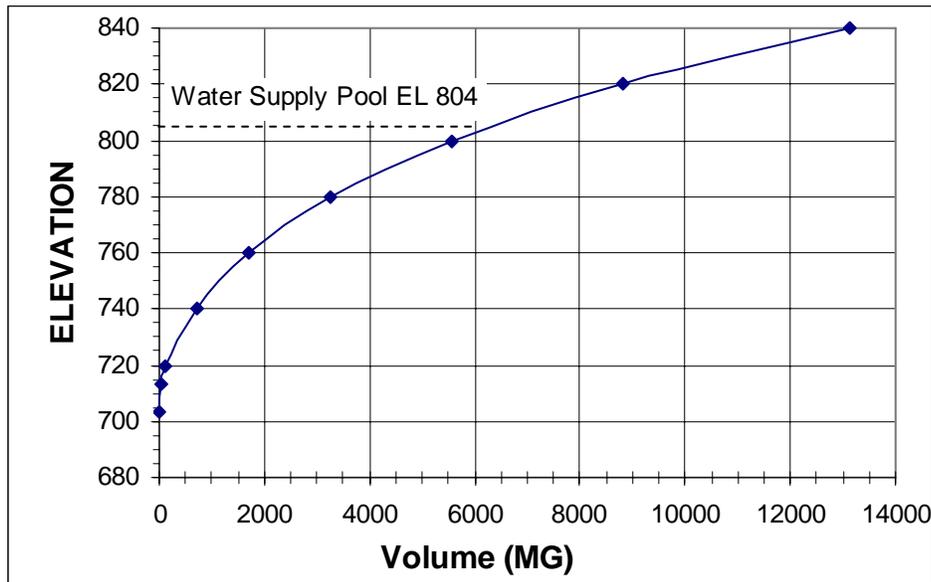


Additional depth to maintain existing flood storage volume (337 Ac-ft, or 110 MG) was subtracted from the auxiliary spillway elevation to compute the water supply pool elevation used in the analysis of safe yield. Note that more detailed topographic mapping would be needed to more closely approximate the safe yield of the proposed reservoir. Table 3 summarizes the various reservoir elevations and approximate storage volumes. Calculation of stage-area and stage-storage curves is presented as Figure A-1 in the Appendix. Figure 6 below is the stage-storage curve for the reservoir.

**Table 3
Summary of Reservoir Data**

Stage	Elevation	Volume (Million Gallons)
Maximum Pool (Top of Dam)	815	7,800
Flood Pool (Auxiliary Spillway Crest)	805	6,100
Water Supply Pool	804	6,000

**Figure 6
Stage-Storage Curve**



A reservoir operations model was developed to incorporate daily gage data from the selected USGS gage and reservoir shape parameters for estimation of evaporation. The following assumptions were incorporated into the analysis for the estimation of safe yield:

Assumptions:

1. Dead storage of 20% of gross reservoir storage was incorporated to allow for sediment storage and poor water quality in lower reservoir strata.
2. Usable water supply storage was assumed to be the water supply pool storage (calculated as noted above) less dead storage.
3. Pump station diversions were assumed to be from Middle Fork Broad River at the location previously described. Diversions were assumed to occur whenever the reservoir level fell below full water supply pool. Pumped diversions were assumed to be bounded by pumping capacity and by flow restrictions on Middle Fork Broad River (noted below).
4. A minimum in-stream flow (MIF) of 30% AAF at the diversion pump station (Middle Fork Broad River) was used.
5. No downstream permitted withdrawals were identified.
6. No upstream withdrawals were identified.
7. For the dam site, minimum in-stream flow of 30/60/40 percent average annual flow (AAF) was used. This MIF applies as follows: 30% AAF for July through November; 60% AAF for January through April; and 40% AAF for May, June and December.
8. Return flow from wastewater discharges or septic systems was not considered in the analysis.
9. Evaporation loss was based upon net historical evaporation rates (one standard deviation above average monthly values) as recorded at the University of Georgia in Athens. Lake evaporation was assumed to be equal to 70% of pan evaporation during each month. Surface area was approximated by a regression equation relating storage to surface area (Figure A-2, Appendix).
10. Streamflow data from the USGS gage was applied in direct proportion of drainage areas to simulate flow into the reservoir and at the diversion location.
11. Total seepage losses would be less than the MIF requirements and, therefore, did not need to be separately considered.
12. Safe yield is that quantity of water that can be provided to meet water demands during the critical drought period.

The attainable safe yield during the analyzed period was found by iteration of the daily mass balance equation:

$$\text{Ending Storage} = (\text{Beginning Storage}) + (\text{Natural Inflow}) + (\text{Pumped Inflow}) - (\text{Water Supply}) - (\text{Evaporation}) - (\text{MIF})$$

The trial safe yield value was varied until the reservoir level just reached the dead storage value, and recovery of the reservoir was computed.

RESULTS

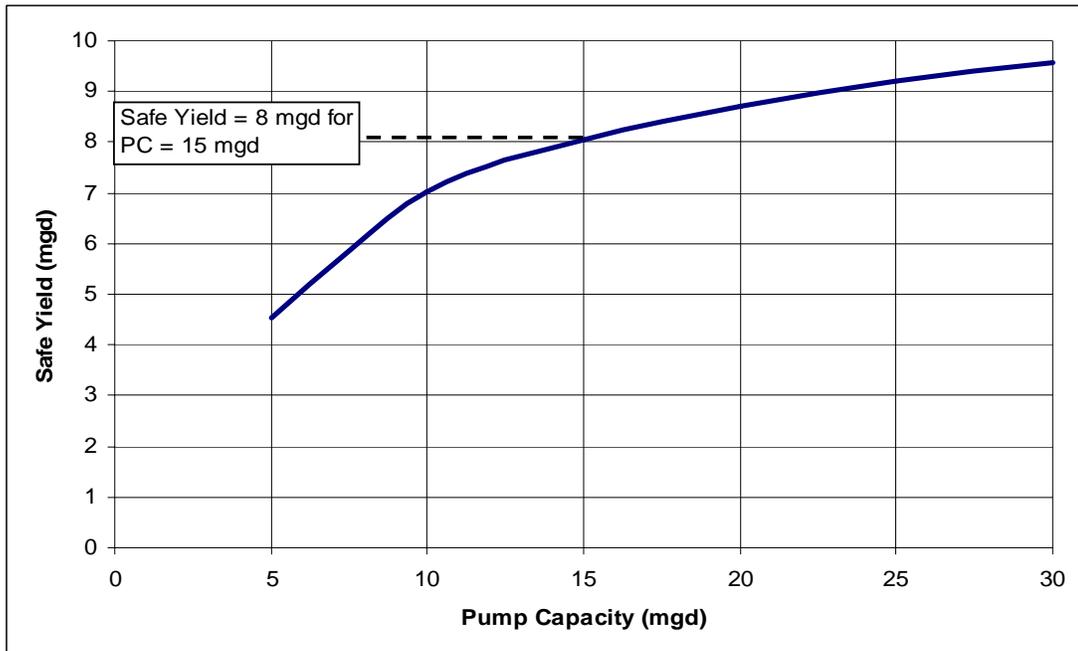
Incorporating the above assumptions, the estimated safe yield of the site was computed. The results of the safe yield analysis are presented in Table 4 and Figure 7. It should be noted that these estimated safe yield values are based on USGS topographic mapping. The estimates could vary significantly based on more detailed mapping, which would be required as part of a final safe yield analysis. The table below presents the estimated safe yield and refill time for a range of pump capacities. We have assumed a refill time of 4 to 5 years is the maximum refill duration for selection of pump capacity (PC).

Table 4
Safe Yield Summary

Pump Capacity (MGD)	Estimated Safe Yield (mgd)	Refill Time* (years)
5	4.5	16
10	7	8
15	8	5
20	8.7	4
30	9.6	3

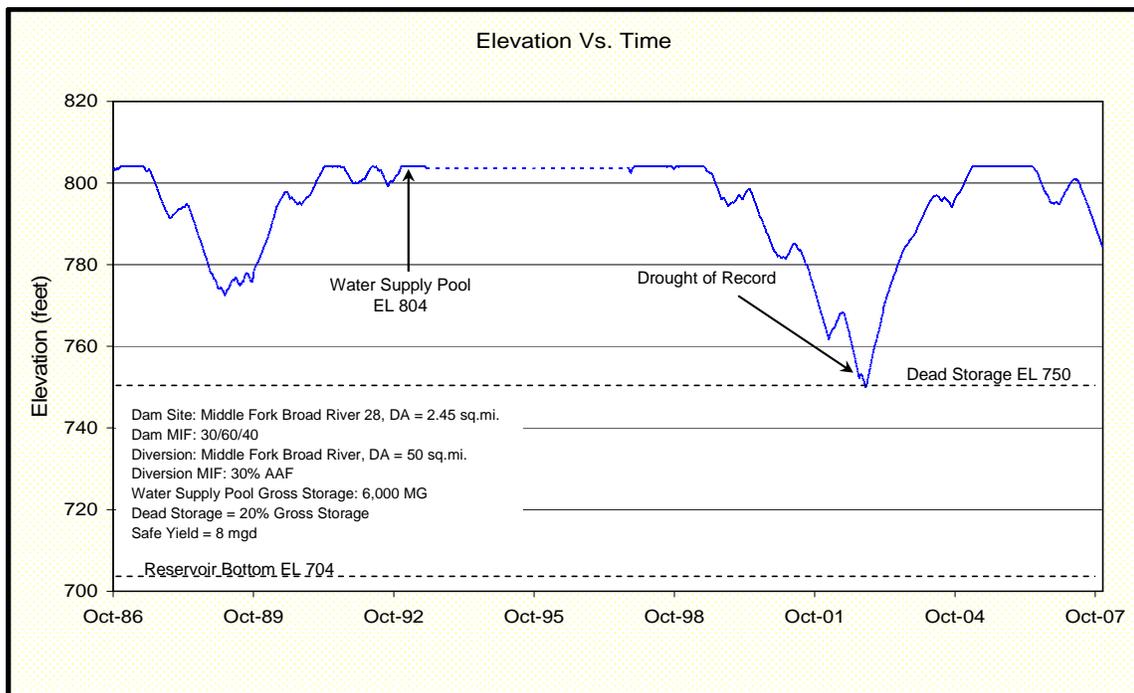
*Refill time is the time from start of drawdown until complete refill to water supply pool

Figure 7
Estimated Safe Yield vs Pump Capacity



As presented in Figure 7, there is diminishing return (safe yield) with increasing pump capacity (reflecting pump station and pipeline cost). For the purposes of this analysis, an estimated economical safe yield & pump capacity combination were selected from the above graph. The estimated safe yield for this project is approximately 8 mgd for a pump capacity of 15 mgd. These values were used to size and cost out the diversion facilities detailed later in this report. The variation of reservoir elevation over time for the above assumed safe yield and pump capacity is reflected in Figure 8.

Figure 8
Reservoir Elevation vs. Time



ENVIRONMENTAL CONSIDERATIONS

Preliminary Studies

To evaluate the potential environmental impacts, permitting and compensatory mitigation associated with Middle Fork Broad River 28, preliminary ecological studies were conducted by JIG. These studies consisted of a desktop survey and wetland approximation field surveys to estimate wetlands and streams occurring within the project area. While this evaluation is not sufficient for Clean Water Act Section 404 permitting, field surveys add increased confidence to the desktop evaluation. All estimates of jurisdictional waters, permitting requirements, and compensatory mitigation requirements/cost estimates presented herein are very general and preliminary in nature. Detailed studies would be necessary to definitively determine permitting requirements.

Prior to conducting field surveys, desktop evaluations were performed with available data resources including the U.S. Geological Survey 7.5-minute topographic maps and U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) maps. JIG ecologists then performed a reconnaissance-level site visit to the Middle Fork Broad River 28 site to verify and supplement the desktop evaluation. Subsequent to field surveys, observations were transcribed into an ArcView GIS database for analysis. Preliminary estimates of jurisdictional waters (i.e., wetlands, streams, open waters) occurring within the Middle Fork Broad River 28 project area are provided below.

Wetlands

The *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin Classification System) defines the Palustrine System as all nontidal wetlands dominated by trees, shrubs, persistent emergent vegetation, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity is less than 0.5 percent. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: 1) area less than 20-acres; 2) the lack of active wave-formed or bedrock shoreline; 3) water depth in the deepest part of basin less than 6.6 feet at low water; and 4) salinity due to ocean-derived salts less than 0.5 percent.

The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: 1) situated in a topographic depression or a dammed river channel; 2) lacking trees, shrubs, persistent emergent vegetation, emergent mosses or lichens with greater than 30-percent areal coverage; and 3) total area exceeds 20 acres. Wetlands and deepwater habitats less than 20-acres are also included in this system if an active wave-formed or bedrock shoreline feature makes up all or part of the boundary, or if the water depth in the deepest part of the basin exceeds 6.6 feet at low water.

Office and field reviews determined that approximately 35.5 acres of palustrine wetlands and approximately 31 acres of lacustrine/palustrine open waters exist within the Middle Fork Broad River 28 project area. Cowardin classifications of the wetland systems range from palustrine forested to palustrine emergent with hydrologic regimes ranging from saturated to seasonally flooded.

Streams

The Cowardin Classification System defines lower perennial streams as low gradient streams with slow water velocities and substrates comprised mainly of sand and mud. Intermittent streams are defined as streams flowing for only part of the year. When water is not flowing, it may remain in isolated pools or surface water may be absent. Ephemeral streams flow only in direct response to precipitation and do not receive groundwater contributions.

Office and field reviews indicate that approximately 12,989 linear feet of lower perennial streams and approximately 3,896 linear feet of intermittent streams are located within the maximum reservoir pool limits of Middle Fork Broad River 28. Ephemeral streams were not identified due to the preliminary nature of the studies. Refer to Figure 9 for locations of these jurisdictional features.

Cultural Resources

Review of existing cultural resources information did not indicate any identified cultural resources within the maximum reservoir pool limits of Middle Fork Broad River 28. It should be noted that the absence of recorded Cultural Resources does not mean that they do not exist; in fact, a Phase I Cultural Resources Survey (conducted to the standards of Section 106 of the National Historic Preservation Act) would be required to determine the presence or absence of Cultural Resources as part of permitting for any proposed reservoir project.

Threatened and Endangered Species

Review of existing threatened and endangered species information identified one federal candidate species and one state rare species for Banks County, Georgia. The Georgia Department of Natural Resources – Non-game Conservation Section lists the occurrence of a federal candidate species, the Georgia aster (*Symphyotrichum georgianum*) and a federally endangered species, smooth purple coneflower (*Echinacea laevigata*) within the maximum reservoir pool limits of Middle Fork Broad River 28. However, the purple coneflower is not listed by the United States Fish and Wildlife Service for Banks County, Georgia. Botanical surveys during the growing season would be required to definitively determine the presence/absence of these species within the project area. Refer to Table 5 for a summary of protected species located in Banks County and potential habitat for these species within the maximum reservoir pool limits.

Figure 9
Jurisdictional Areas Location Map

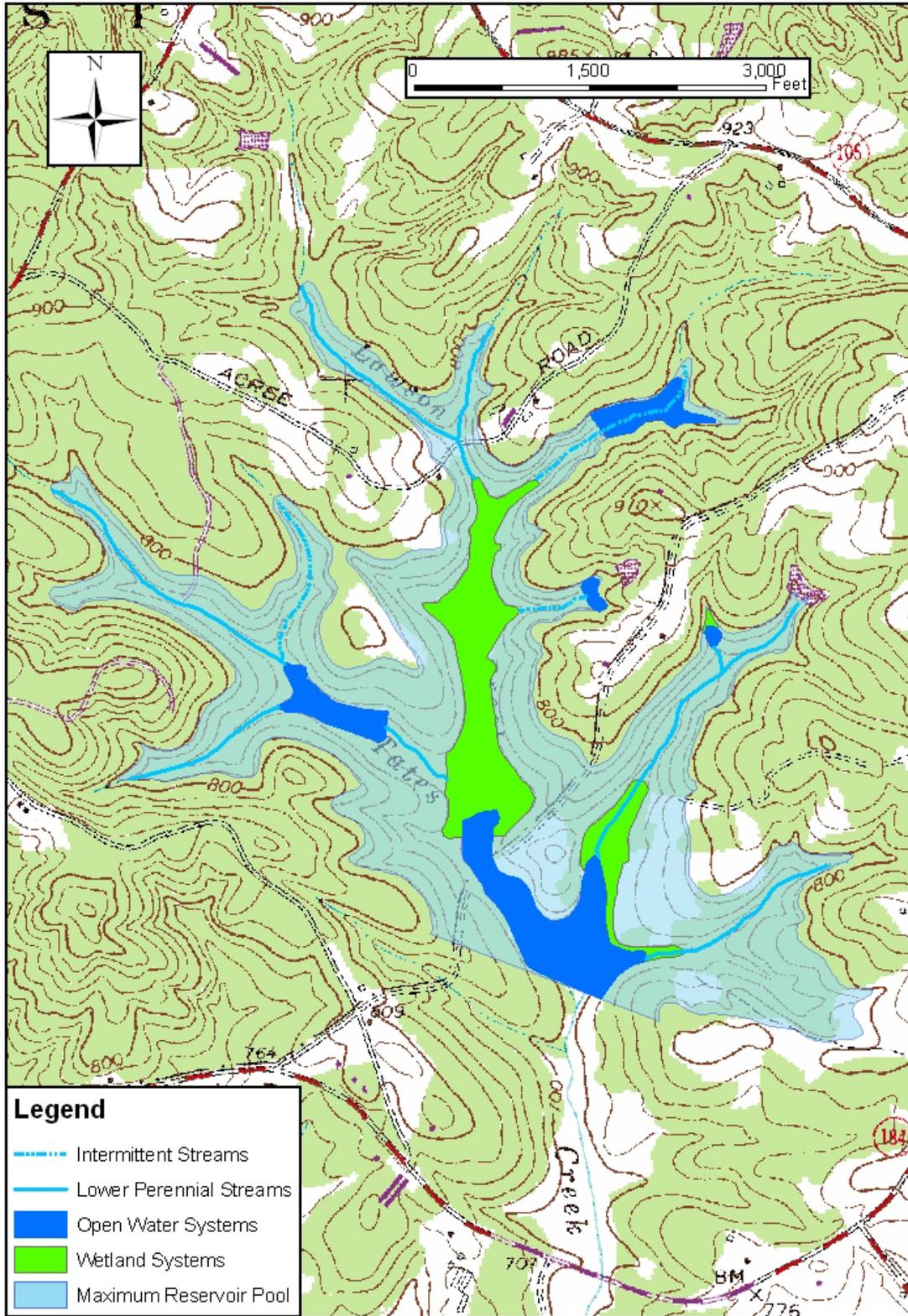


Table 5
Summary of Protected Species for Banks County, Georgia

Scientific Name	Vernacular Name	Federal Status	State Status	Habitat Present (Yes/No)	Preferred Habitat
Floral					
<i>Symphotrichum georgianum</i>	Georgia aster	C	T	Yes	cleared openings along roads, dry rocky woods, and utility rights-of-way
<i>Veratrum woodii</i>	Ozark bunchflower	NA	R	Yes	moist, hardwood dominated woods; usually in clumps along streams
<i>Echinacea laevigata*</i>	smooth purple coneflower	E	E	Yes	cedar barrens, open woods, and along roadsides and power line rights-of-way

C= candidate species, NA= not applicable, E= endangered, R= rare in GA

* This species is not officially listed by the United States Fish and Wildlife Service in Banks County, Georgia.

Trout Streams

Review of available resources did not indicate any primary or secondary trout streams within the maximum reservoir pool limits of Middle Fork Broad River 28.

303(d) and 305(b) Listed Streams

Review of available resources did not indicate any 303(d) or 305(b) listed streams within the maximum reservoir pool limits of Middle Fork Broad River 28.

Section 404/401 Permitting

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into the Nation's Waters under Section 404 of the Clean Water Act. Construction of an impoundment and flooding jurisdictional streams/wetlands is regulated by the USACE. Two types of permits are available through the USACE: Nationwide and Individual Permits. Nationwide Permits (NWP) have been established previously by the Chief of Engineers for projects that have minimal cumulative impacts to the Nation's Waters. Examples of the most commonly used NWPs include site development, minor road crossings, maintenance activities, and utility line discharges. Specific criteria and conditions were established that must be satisfied prior to obtaining authorization of a NWP from the USACE. In addition, the Savannah District of the USACE issued Final Nationwide Permit Regional Conditions effective May 11, 2007.

Individual Permits (IP) are required for projects having more than minimal cumulative adverse impacts on the Nation's waters. The development of a water supply reservoir would typically require an IP. IPs involve significantly more information, documentation, and coordination with regulatory agencies and are considerably more difficult to acquire than a NWP. Prior to coordination with the USACE regarding the construction of an impoundment, required information would consist of, but not be limited to, the following information:

- Justification of Purpose and Need for the project
- Alternatives analysis of other water supply options evaluated to meet the need
- Wetland delineation with surveyed boundaries of USACE jurisdictional waters
- Phase I cultural resources and protected species surveys
- Detailed description of proposed project and proposed impacts to jurisdictional waters
- Detailed analysis of flow releases documented with population analysis and system modeling
- Avoidance and minimization of jurisdictional waters analysis
- Identification of adjacent property owners
- Development of a conceptual compensatory mitigation plan

Following completion of these items, a complex project meeting would typically be scheduled with the USACE Northern Area Section Office (Morrow, GA) to present the proposed project. Subsequent to the meeting, and if a project is tentatively accepted by the regulatory agencies, formal application and preparation of an IP would start. Following submittal of an IP, the application must be advertised for public comment. The USACE prepares the public notice, which includes detailed applicant information such as site location, proposed impacts, cultural resources, protected species, and proposed mitigation. The public notice would be advertised for 30 days and is also submitted to regulatory agencies including the Environmental Protection Agency (EPA) and USFWS, adjacent property owners, and to the USACE general mailing list. Applicants will be required to respond to inquiries received during the public notice process. Public hearings could be required if substantial adverse comments are received from the coordinating agencies or the public. Additional information and permitting required would consist of a Section 401 Water Quality Certification from the Georgia Environmental Protection Division (EPD). This

certification must be issued for an IP to be valid. Depending on the level of impacts associated with the proposed reservoir, an Environmental Assessment or Environmental Impact Statement could be required by the USACE as well. Based on previous project experience, the level of controversy and environmental issues raised during agency and public review, a typical new reservoir project may require permitting times of 5 years or more.

The expansion of an existing reservoir could potentially facilitate the Section 404 permitting process when compared to the construction of a new impoundment. This is especially true for issues such as alternatives analysis, avoidance and minimization, and aquatic organism passage in that many or most potential impacts have already occurred. However, the steps of the overall Section 404 permitting process would still need to be followed, and historically reservoirs have encountered significant regulatory and public challenges, regardless of the presence/absence of an existing impoundment.

Compensatory Mitigation

To determine the amount mitigation potentially required for jurisdictional impacts within the Middle Fork Broad River 28, the USACE's Standard Operating Procedure (SOP) for Compensatory Mitigation (March 2004) was utilized. The SOP uses a series of factors such as location, type, existing condition, type of impact, etc. to generate a multiplying "factor." That factor is then multiplied by the impact area (acreage or linear footage) to calculate the required mitigation credits. To determine an average factor for jurisdictional areas associated with the Middle Fork Broad River 28, various conditions observed during the field surveys were utilized. *However, it is imperative to note that this document only serves as a guideline if impacts do not exceed 5,000 linear feet of stream or ten acres of wetland impacts.* Potential impacts for the Middle Fork Broad River 28 would significantly exceed this threshold and actual compensatory mitigation requirements would likely be substantially different from SOP estimates. Currently, the USACE Savannah District Office is developing a new SOP for large-scale projects focused on reservoirs. It is anticipated that this SOP would be issued mid-2008.

Utilizing the 2004 SOP and the approximated acreage and linear feet of jurisdictional waters located within the Middle Fork Broad River 28 project area, an estimate of compensatory mitigation credits can be determined. Multiplying factors used for this analysis include: 6.7 for wetland systems, 5.7 for open waters, 12.7 for lower perennial streams, and 7.6 for intermittent streams. This factor was then multiplied by the acreage/ linear footage to determine an estimated number of mitigation credits required. The number of credits was then multiplied by an average credit price to estimate the final estimated compensatory mitigation cost associated with the Middle Fork Broad River 28. Refer to Table 6 contained in the following section entitled "Project Construction Cost Estimate" for estimated impacts to jurisdictional waters and an estimate of mitigation credits required and associated costs.

Stream Buffer Variance

The Georgia Erosion and Sedimentation Act of 1975 (GESA), as amended, requires that a 25-foot vegetated buffer be maintained along all state waters. Any land disturbing activities within the buffer would require obtaining a stream buffer variance from the EPD. The local issuing authority is responsible for determining if state waters are on-site and is responsible for determining if a stream buffer variance is required.

The GESA has a number of activities that are considered for stream buffer variances, including public water system reservoirs. Based on current regulations, reservoir construction would likely qualify for a variance. Attendant features such as pipelines and roadways, would likely be exempt from GESA regulations if stream crossings are constructed nearly perpendicular.

EPD Water Withdrawal Permit

Georgia EPD requires a permit for withdrawal of 100,000 gallons per day or more of either surface water or ground water. In addition to justification of need for water for up to 50 years in the future, water withdrawal permits typically require the preparation of water conservation, drought contingency, water supply/watershed protection, and reservoir management plans. A public hearing may be required as part of the withdrawal permitting process. EPD requires that its comments on the component plans be addressed before moving forward with issuing the water withdrawal permit. Based on previous permitting experience, a water withdrawal permit can be obtained within 5 to 7 months, depending on EPD's review time and the extent of their comments.

Source Water Protection Plan

Amendments to the Federal Safe Drinking Water Act (SDWA) have brought about a new approach for ensuring clean and safe drinking water served by public water supplies in the United States. Management of a drinking water source now requires a Source Water Protection Plan. This plan basically defines watershed management strategies for ensuring that the water supply is not compromised by potential pollutant sources. Typically these sources are unmanaged development, but they can also include industrial sources that can potentially contaminate the water supply. The entity that operates this reservoir for water supply would be required to produce and implement the Plan. The Plan should also address any source water from outside the reservoir watershed that would be used to fill the reservoir, i.e., pumped/storage sources. The cost and schedule for producing a Source Water Assessment and the corresponding Source Water Protection Plan have not been included in any of the estimates presented in the report.

PROJECT CONSTRUCTION COST ESTIMATE NARRATIVE

Dam and Reservoir

The construction cost estimate for the proposed dam was based upon the general description provided in the background section of the report. Additionally, the following assumptions were made regarding the geometry of the dam.

- Upstream slope of 3H to 1V
- Downstream slope of 3H to 1V
- Upstream slope wave action protection in the form of riprap from 30 feet below the crest of the dam to 5 feet below the crest of the dam. Riprap supported by a berm located 30 feet below top of dam.
- Downstream slope having nearly horizontal 12-foot wide berms at 30-foot vertical intervals to control surface water runoff and erosion
- Crest of dam having a width of 25-feet

In addition to the above geometric considerations, the following internal drainage configurations were also considered in the estimation of construction costs.

- Chimney drain located at the downstream edge of the crest
- Trench drain located at 1/3 the distance from the downstream toe to the crest

A plan view and cross section of the proposed dam is provided in Figures 10 and 11.

Contained below are the items estimated to develop the construction cost estimate. We caution that the quantities and associated prices are based upon limited engineering evaluation and will likely change as the project proceeds into detailed evaluation and design.

Mobilization and Demobilization

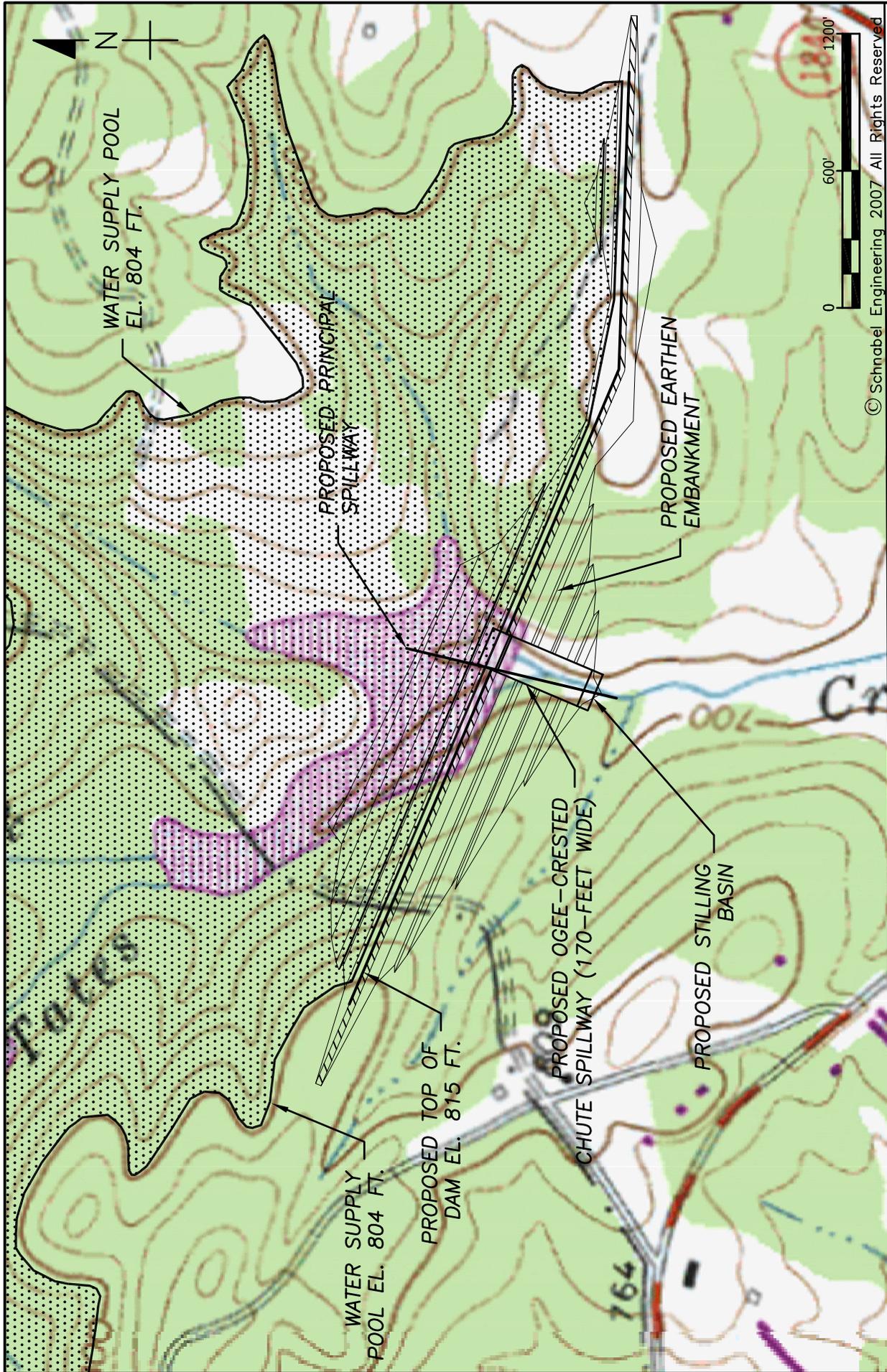
Mobilization and demobilization is a lump sum item estimated at 6 percent of the unit rate sum of the construction items.

Erosion and Sedimentation Control

Erosion and sedimentation control is a lump sum item estimated at 2 percent of the sum of unit rate construction items.

Control of Water

Control of water is a lump sum item estimated at 3 percent of the sum of unit rate construction items. This item includes the control of both surface water and groundwater and will likely consist of stream diversion, cofferdam construction and maintenance, pumping, and well points, as well as any other means of controlling water during construction.

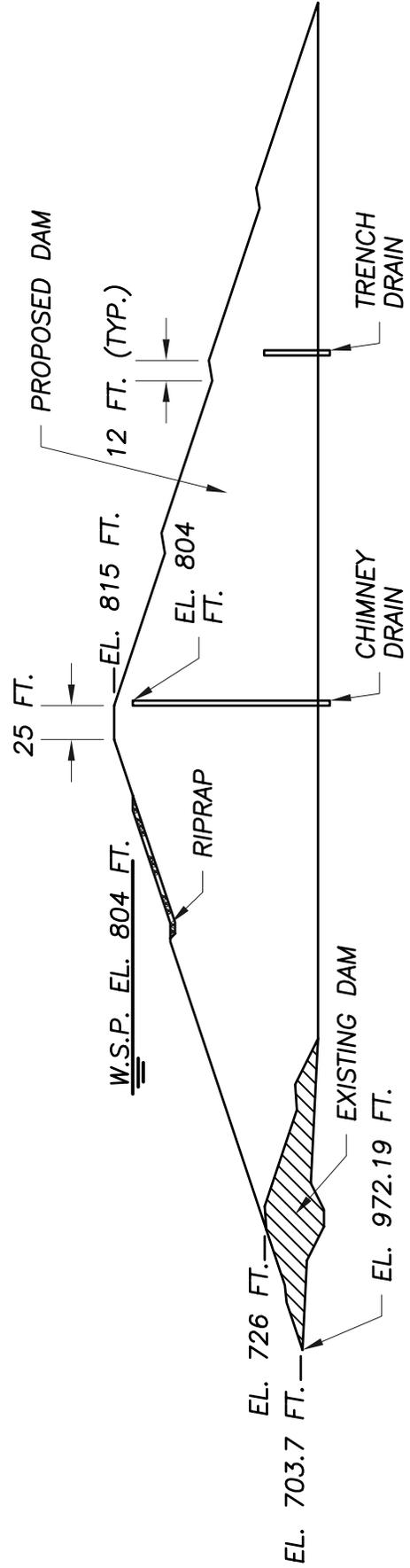


PROPOSED PLAN VIEW

PROJECT NO. 07170030.01
FIGURE 10

NRCS WATERSHED DAM ASSESSMENT
MIDDLE FORK BROAD DAM NO. 28





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NRCS WATERSHED DAM ASSESSMENT
MIDDLE FORK BROAD DAM NO. 28

TYPICAL SECTION

PROJECT NO. 07170030.01
FIGURE 11

Clearing

Clearing is a unit rate item measured in acres associated with the removal of trees and other vegetation from the reservoir. The estimated area of clearing was assumed to be equal to the surface area of the reservoir at the normal pool elevation.

Clearing and Grubbing

Clearing and grubbing is a unit rate item measured in acres associated with the removal of trees, other vegetation, and associated root mats in the areas to receive structural fill or concrete. The estimated area of clearing and grubbing was assumed to be equal to the footprint of the proposed dam plus an additional 50-foot perimeter around the proposed dam.

Earth Fill

Earth Fill is a unit rate item measured in cubic yards. The computed volume of earth fill represents the estimated quantity required to construct the dam as described herein. The estimated quantity was computed using an AutoCad Civil 3D computer model based on the proposed grading and existing topography. In addition to the proposed embankment earth fill, foundation excavation backfill was calculated (see Excavation, Common for details) and added to the embankment earth fill to determine the total quantity of earth fill.

Drain Fill

Drain Fill is a unit rate item measured in cubic yards. The computed volume of drain fill represents the estimated quantity of fine and coarse-grained drain material required to construct the internal drainage system as described herein. For the purposes of this study, no differentiation was made between fine and coarse drain fill. In addition, the quantity for the trench drain was assumed to be equal to half of the chimney drain quantity. The chimney drain was assumed to have a top elevation equal to the proposed normal pool elevation and a bottom elevation approximated at the limits of the foundation excavation. The chimney drain was assumed to have a width of three feet and run the length of the dam from one abutment, into the floodplain, and up the other abutment tying into residual soils.

Excavation, Common

Excavation, Common is a unit rate item measured in cubic yards associated with the removal of unsuitable material (soils) within and adjacent to the footprint of the proposed dam. The volume of common excavation was calculated by approximating the surface area of the floodplain within the limits of clearing and grubbing as well as the depth of excavation within the same area. The surface area of the floodplain was approximated using available topographic maps. The depth of excavation was estimated from the boring data included in the design plans for the existing dam.

Riprap

Riprap is a unit rate item measured in tons. The computed weight of riprap represents the estimated quantity required to construct the wave-action berm as described herein. Riprap was assumed to be placed on the upstream slope of the dam. The section of riprap was assumed to extend 30 vertical feet, have a thickness of about 2-¾ feet, and traverse the length of the proposed dam.

Permanent Turf Establishment

Permanent Turf Establishment is a unit rate item measured in acres associated with the establishment of a permanent turf at the conclusion of construction activities for the proposed dam. The estimated area of permanent turf establishment was assumed to be equal to the estimated area of clearing and grubbing.

Concrete, Class 4000

Concrete, Class 4000 is a unit rate item measured in cubic yards associated with the construction of the reinforced concrete auxiliary chute spillway. The volume of concrete was estimated by comparing the proposed auxiliary spillway drop in elevation and width to the drops in elevation and widths of constructed reinforced concrete chute spillways. A relationship was developed between the drop in elevation and width of the constructed spillways and the required quantity of concrete. This relationship was applied to the proposed dam to estimate the quantity of concrete.

Principal Spillway Reinforced Concrete Pressure Pipe

Reinforced Concrete Pressure Pipe (RCPP) is a unit rate item measured in feet. The computed length of RCPP represents the estimated quantity required to construct the principal spillway conduit described herein. The RCPP was assumed to be placed through the base of the proposed dam from the upstream toe to the downstream toe. The diameter of the pipe was assumed to be equal to the diameter of the pipe in the existing dam.

Concrete, Class 3000 (mass)

Concrete, Class 3000 is a unit rate item measured in cubic yards associated with the construction of the concrete cradle beneath the principal spillway pipe. The concrete cradle was assumed to be designed as a Soil Conservation Service Type A2 cradle and run the length of the principal spillway pipe minus ten feet.

Reinforced Concrete Riser

The Reinforced Concrete Riser is a lump sum item associated with the construction of the reinforced concrete principal spillway structure. The cost was estimated by comparing the proposed principal spillway riser height to the heights of constructed reinforced concrete riser structures. A relationship was developed between the height of the constructed spillways and the cost to construct them. This relationship was utilized to estimate the cost of the proposed riser structure.

Land Acquisition

The costs associated with land acquisitions are unit rate items based upon the number of acres that will need to be purchased at the top-of-dam elevation, the number of acres that will need to be managed for a 150-foot buffer around the normal pool, and the number of houses that will need to be purchased. For the purposes of the buffer management, only the portions of the buffer above top-of-dam elevation were considered. The costs to purchase the land were estimated based upon available records of recent land sales. The cost to manage the buffer was assumed to be 60 percent of the land purchase cost. The cost of each structure impacted was assumed to be \$200,000.

Roadway Relocation

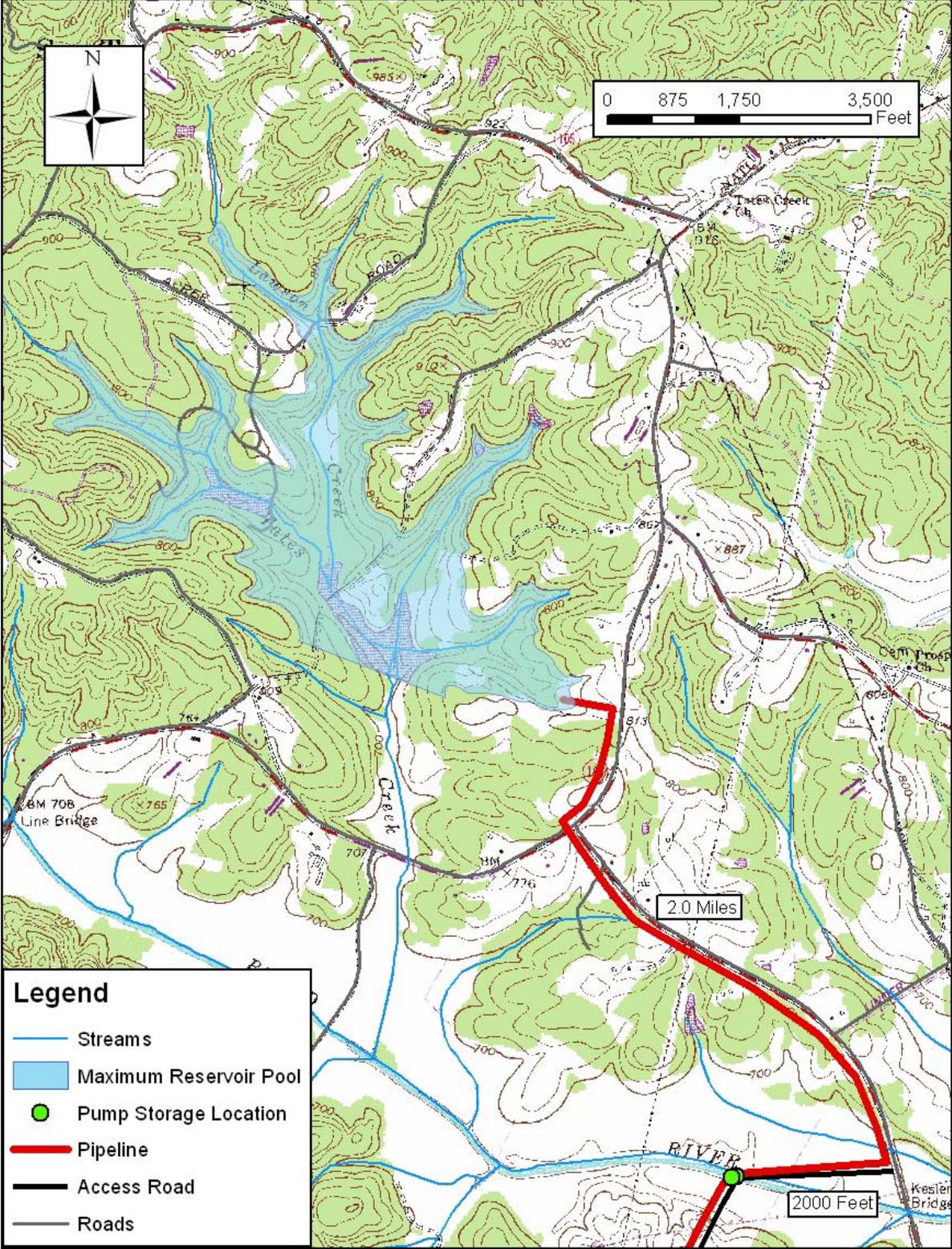
To construct the proposed project, 5 roads will be impacted. These roads may need to be raised, relocated, or modified to accommodate the new reservoir; however, no consideration was given to the relocation of the roads in this study. A more detailed evaluation would need to be performed to evaluate the impact on existing roadways and the associated cost.

Pump Station and Pipeline Cost Estimation

The pump storage location for Middle Fork Broad River Reservoir 28 is located on Middle Fork Broad River upstream of its confluence with Cash Creek. The reservoir is located along Tates Creek, approximately one mile upstream of its confluence with Middle Fork Broad River. With a water supply pool elevation of 804 feet, Reservoir 28 has an average day yield of approximately 8 MGD. A 30-inch ductile iron pipe (DIP) was selected to carry water from the pump storage location to the reservoir. This pipeline is approximately 2.0 miles in length and will pump water from the storage location elevation of 675 feet, to the 804 feet height of the reservoir water surface. A cascading structure will need to be constructed where the pipe comes into the reservoir to provide aeration and erosion control.

Four 5-MGD pumps were selected at the pump storage location to pump water to the reservoir. This gives a firm pumping capacity of 15-MGD, which is roughly twice the daily yield of the reservoir, the standard assumption for pump capacity. This pumping capacity will allow the reservoir to remain stable in times of peak water demand, as well as give redundancy in the case of failure in one of the pumps. An access road will need to be constructed in order to construct and maintain the pumping station on Middle Fork Broad River. This road, shown on Figure 12, will run approximately 0.38 miles from State Route 63. The cost opinion for these components is found in the appendix.

Figure 12
Project Location Map



Compensatory Mitigation

The simplest mitigation option is typically purchasing credits from a bank. Compensatory mitigation credits may be purchased from an approved mitigation bank or through the Georgia Land Trust Service Center if a bank is not available within the project area. Based on recent projects, wetland credits range from \$7,000-\$10,000 per credit and stream credits range from \$70-\$110 per credit. An option to purchasing credits is to obtain credits by conducting on-site restoration or preservation of jurisdictional waters.

Table 6
Middle Fork Broad River 28 Estimated Impacts and Overall Mitigation Banking Cost Analysis

Impact Type	Estimated Impact Acres/Linear Feet	Projected Credits Needed	Projected Cost* \$90/stream credit \$7,500/wetland credit
Wetland	35.52 A.	238	\$1,785,000
Intermittent Stream	3,896 l.f.	29,610	\$2,664,900
Lower Perennial Stream	12,989 l.f.	164,960	\$14,846,400
Open Water	31.04 A.	177	\$1,327,500
Total	66.56 acres / 16,885 lf	415 wetland / 194,570 stream**	\$20,623,800

*Cost is based on recent quotes from banks within the Broad River Basin. Actual banking price may be higher or lower than estimated depending on the date of purchase and credit availability.**Total required credits calculated using the March 2004 Standard Operating Procedure mitigating guidelines established by the US Army Corps of Engineers.

Estimated Project Construction Cost

The total project cost is estimated at \$101,000,000. Table A-5, located in the appendix, shows an itemized breakdown of the costs associated with enlarging the existing dam and reservoir. These costs are estimates and are based on multiple assumptions.

APPENDIX

FIGURES

- Figure A-1 Stage Storage / Stage Area Curves
- Figure A-2 Regression Equations for Area to Storage and Depth to Storage
- Figure A-3 Storage vs. Time and Elevation vs. Time for Assumed Safe Yield

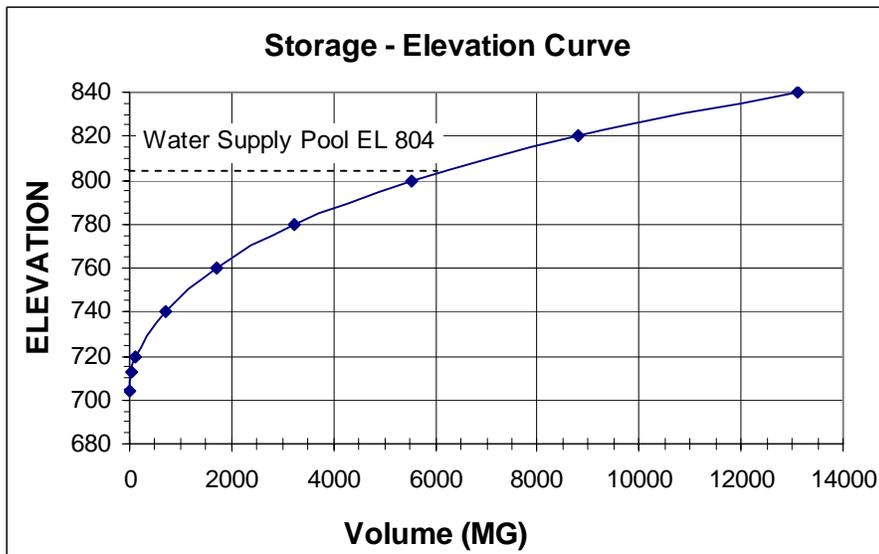
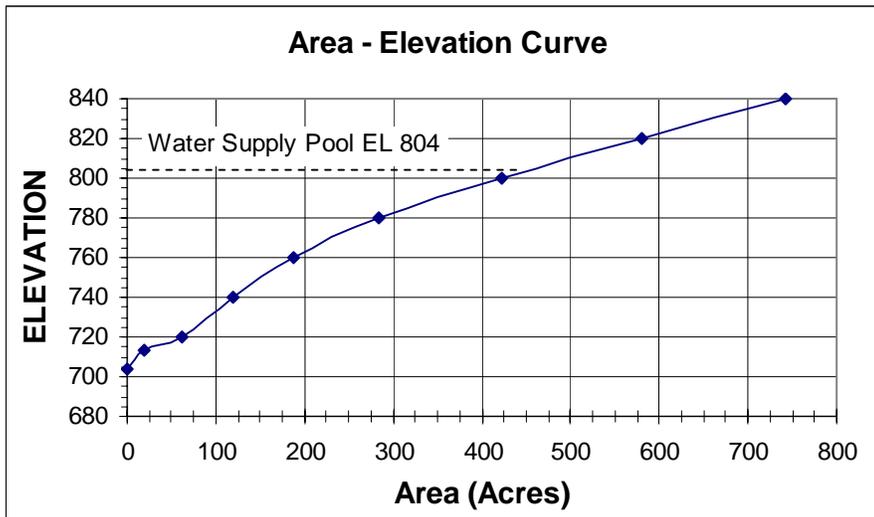
TABLES

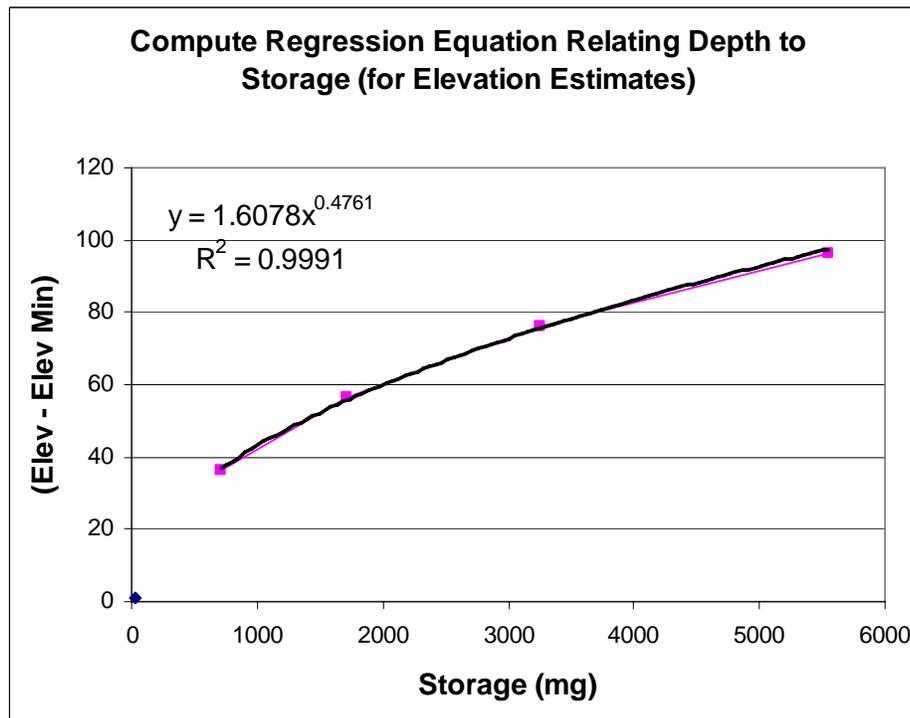
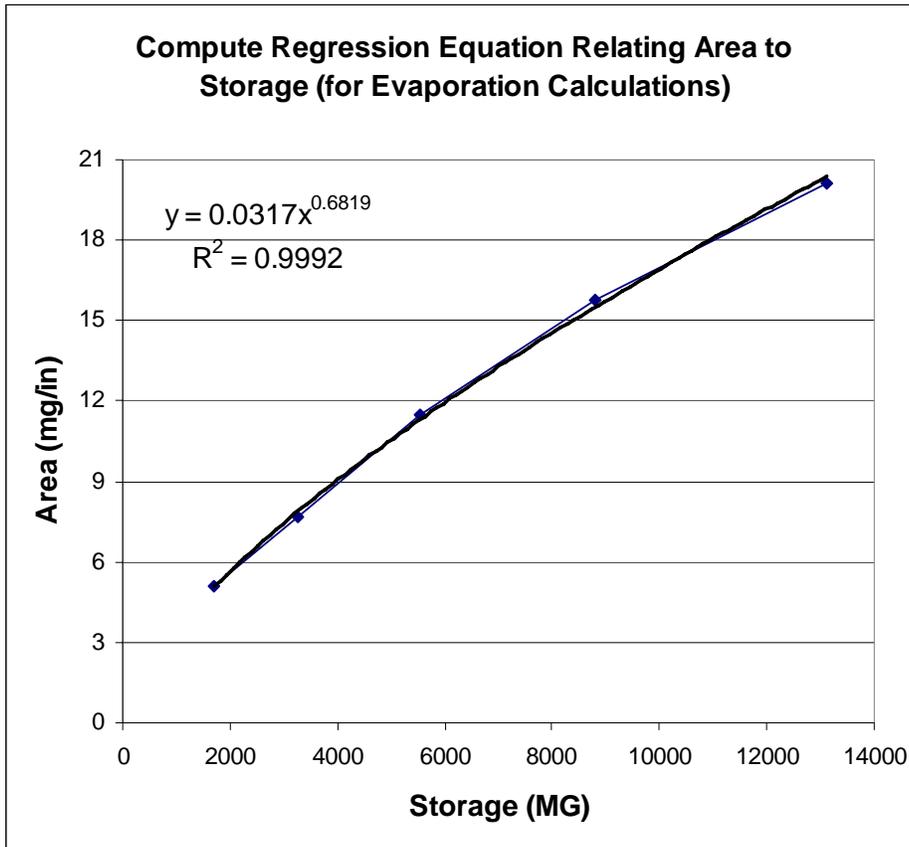
- Table A-1 Summary of Opinion of Probable Construction Costs for Pumping Facilities and Pipelines
- Table A-2 Opinion of Probable Construction Costs – River Intake and Pump Station
- Table A-3 Opinion of Probable Construction Costs – 30-inch Raw Water Line
- Table A-4 Opinion of Probable Construction Costs – Reservoir Inlet Structure
- Table A-5 Total Project Opinion of Cost

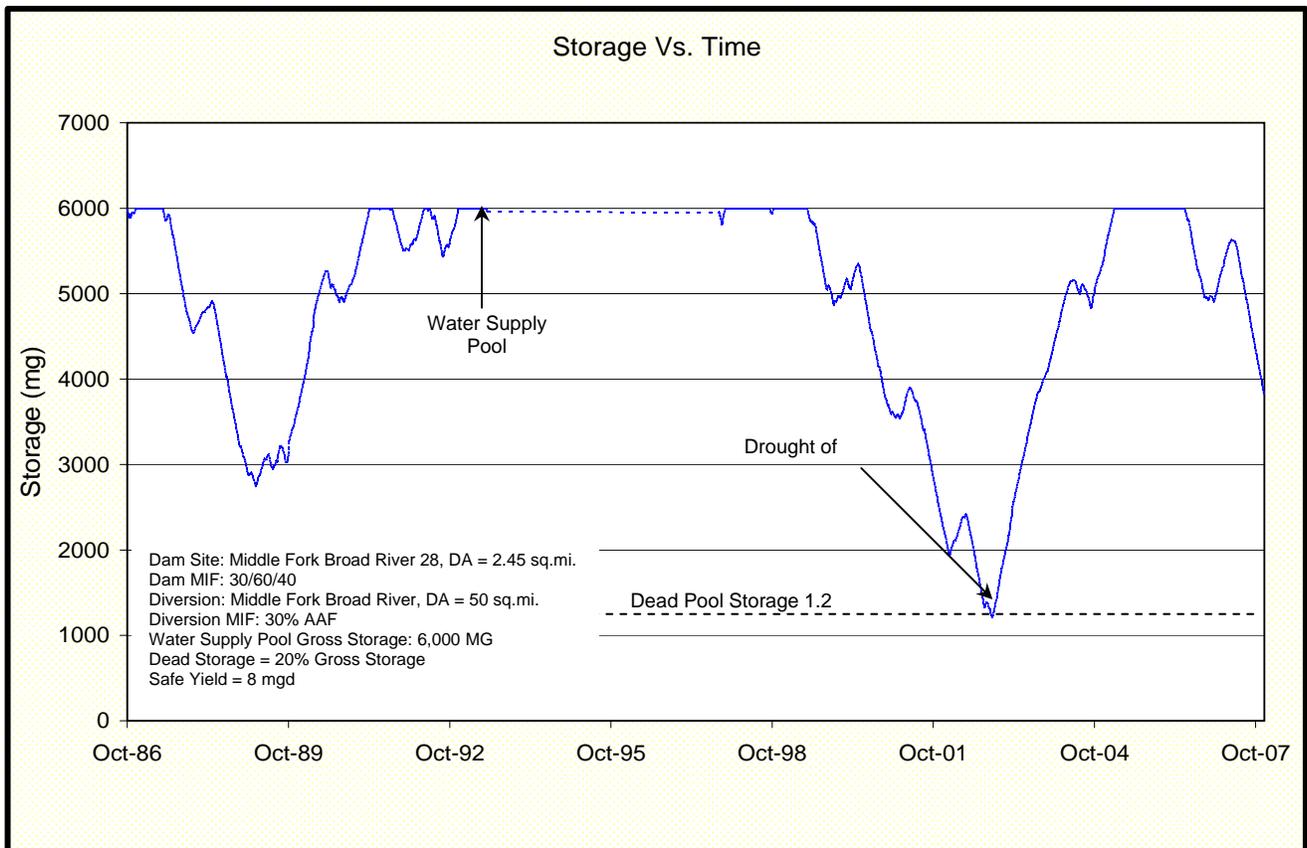
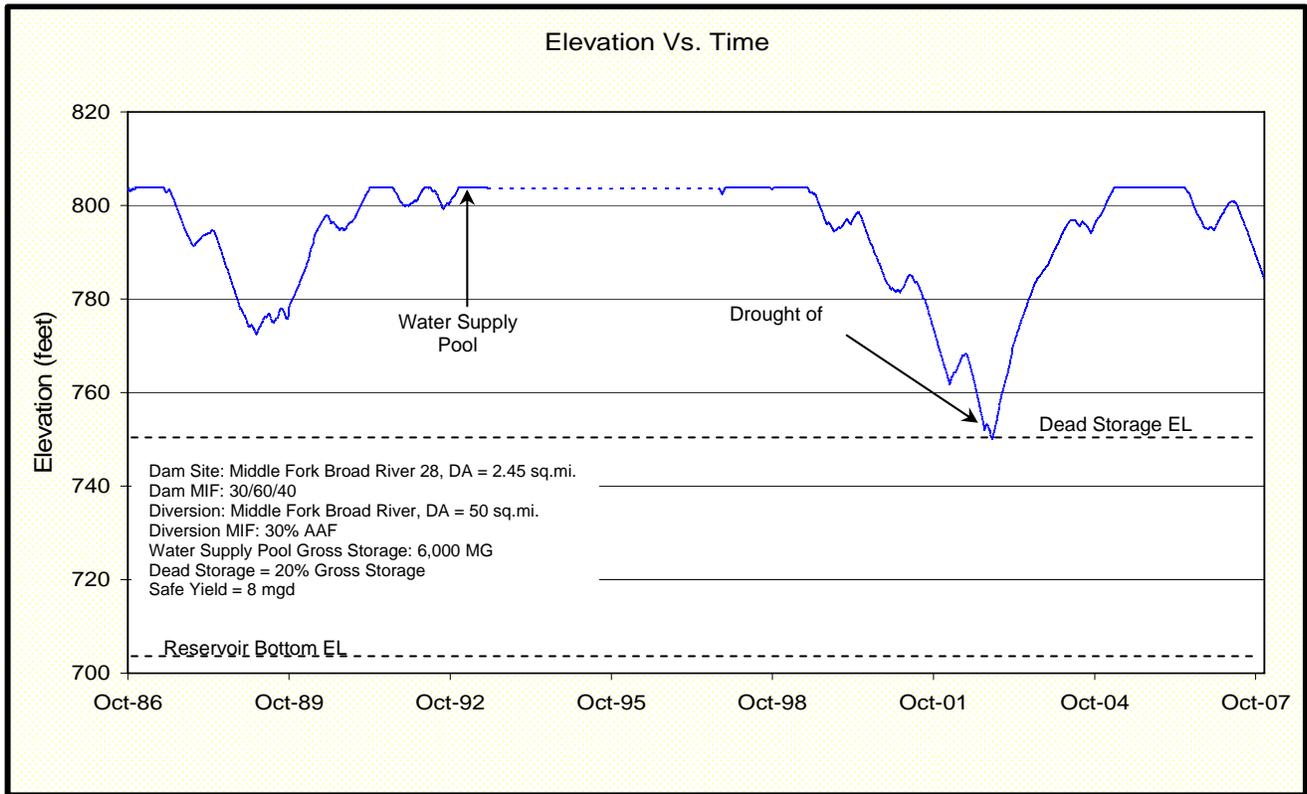
Figure A-1

Middle Fork Broad River 28
Area and Storage Curves

Elev.	Area Acres	Area mg/in	Inc. Vol. A-FT	Cumulative Vol	
				A-FT	M Gal.
704	0.0	0	0	0	0
713	19.3	1	90	90	29
720	61.9	2	284	374	122
740	118.6	3	1805	2179	710
760	188.3	5	3069	5248	1710
780	283.6	8	4720	9968	3248
800	421.9	11	7055	17023	5548
820	580.7	16	10026	27049	8815
840	742.0	20	13226	40275	13126







WATERSHED DAM ASSESSMENT - MIDDLE FORK BROAD RIVER 28
Banks County, Georgia (7194-001)
OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE - CONCEPTUAL LEVEL TABLE A-1
Summary by Division

Division	01 - River Intake and Pump Station and Access Road			02 - 30 - inch Raw Water Force Main and Venturi Vault		03 - Reservoir Inlet Structure	TOTAL	% of Total	
1			\$0.62	\$0.16	\$0.05	\$0.83	8.88%	MIDDLE FORK BROAD RIVER 28:	
2			\$0.99	\$0.00	\$0.04	\$1.04	11.08%		
3			\$0.81	\$0.02	\$0.27	\$1.09	11.67%		
4			\$0.07	\$0.00	\$0.00	\$0.07	0.76%		
5			\$0.02	\$0.00	\$0.00	\$0.02	0.24%		
6			\$0.00	\$0.00	\$0.00	\$0.00	0.00%		
7			\$0.01	\$0.00	\$0.00	\$0.01	0.16%		
8			\$0.03	\$0.00	\$0.00	\$0.03	0.32%		
9			\$0.05	\$0.00	\$0.00	\$0.05	0.53%		
10			\$0.00	\$0.00	\$0.00	\$0.00	0.00%		
11			\$1.10	\$0.00	\$0.06	\$1.15	12.31%		
12			\$0.00	\$0.00	\$0.00	\$0.00	0.00%		
13			\$0.00	\$0.00	\$0.00	\$0.00	0.00%		
14			\$0.09	\$0.00	\$0.00	\$0.09	0.98%		
15			\$0.41	\$1.53	\$0.01	\$1.95	20.84%		
16			\$0.90	\$0.06	\$0.00	\$0.95	10.14%		
17			\$0.17	\$0.02	\$0.00	\$0.19	2.05%		
Structure Contingency			\$0.53	\$0.00	\$0.00	\$0.53	5.63%		
Markup			\$0.96	\$0.30	\$0.09	\$1.35	14.40%		
Structure Total (without Contingency)			\$6.77	\$2.08	\$0.53	\$9.37	100.00%		
Project Contingency			\$2.03	\$0.62	\$0.16	\$2.81	30.00%		
Structure Total (with Contingency)			\$8.80	\$2.70	\$0.68				
All Figures are in Millions	PROJECT TOTAL						\$12.18 M *		

* Millions of Dollars

**WATERSHED DAM ASSESSMENT - MIDDLE FORK BROAD RIVER 28
Banks County, Georgia (7194-001)**

01
DECEMBER 2007

**OPINION OF PROBABLE CONSTRUCTION COST - CONCEPTUAL LEVEL
01 - River Intake and PS**

TABLE A-2

No.	Spec. Sect.	Description	Unit	Qty	Labor \$\$		Material \$\$		Equipment \$\$		Subcontractor \$\$		Total	
					Unit	Total	Unit	Total	Unit	Total	Unit	Total		
01 - Middle Fork Broad River 28: River Intake and Pump Station					4 - Channel Intake Pump Station					Pump Station Firm Capacity is 15MGD				
Div 1														
1	1000	General Conditions	LS	1		\$224,000		\$177,000		\$223,600		\$0	\$624,600	
Div 2														
2	2200	Earth Work	LS	1	\$21,200.00	\$21,200	\$10,800.00	\$10,800	\$5,249.00	\$5,250	\$317,400.00	\$317,400	\$354,650	
3		Access Road	LF	2000		\$0		\$0		\$0	\$110.00	\$220,000	\$220,000	
4		Creek Crossing	EA	2		\$0		\$0		\$0	\$50,000.00	\$100,000	\$100,000	
5	2831	10' Galv. Chain Link Fence	LF	4000		\$0		\$0		\$0	\$30.00	\$120,000	\$120,000	
6	2831	Dewatering / Pre-Excavation Preparation	LS	1	\$50,000.00	\$50,000	\$20,000.00	\$20,000	\$100,000.00	\$100,000	\$30,000.00	\$30,000	\$200,000	
Div 3														
7	3250	Water Stop	LF	500	\$1.25	\$630	\$2.00	\$1,000		\$0		\$0	\$1,630	
8	3300	Concrete Bridge	SF		\$2.00	\$0		\$0	\$3.50	\$0	\$20.00	\$0	\$0	
9	3300	Concrete	LS	1	\$257,028.00	\$257,030	\$471,054.00	\$471,050	\$78,280.00	\$78,280	\$0.00	\$0	\$806,360	
Div 4														
10	4210	Brick Veneer	SF	3280		\$0		\$0		\$0	\$14.50	\$47,560	\$47,560	
11	4220	Concrete Masonry Unit - Reinforced	SF	3280		\$0		\$0		\$0	\$7.25	\$23,780	\$23,780	
Div 5														
10	5524	Aluminum Handrail	LF	200	\$6.00	\$1,200	\$35.00	\$7,000	\$2.90	\$580		\$0	\$8,780	
11		Ladder	VF	20	\$50.00	\$1,000	\$150.00	\$3,000	\$15.00	\$300		\$0	\$4,300	
12	5530	Aluminum Grating Landing	SF	32	\$10.00	\$320	\$45.00	\$1,440	\$10.00	\$320		\$0	\$2,080	
13	5530	Aluminum Grating	SF	240	\$10.00	\$2,400	\$20.00	\$4,800		\$0		\$0	\$7,200	
Div 6														
Div 7														
14		Membrane Roofing	SF	1500		\$0		\$0		\$0	\$5.00	\$7,500	\$7,500	
15		Dampproofing - Walls	SF	3280		\$0		\$0		\$0	\$0.56	\$1,840	\$1,840	
16		1" Rigid Insulation - Walls	SF	3280		\$0		\$0		\$0	\$1.07	\$3,510	\$3,510	
17	7210	Walls - Core Fill Foam Insulation (12" CMU)	SF	3280		\$0		\$0		\$0	\$0.61	\$2,000	\$2,000	
Div 8														
18	8120	Hollow Metal Doors, Hardware, and Frames - Single	EA	10	\$150.00	\$1,500	\$400.00	\$4,000		\$0		\$0	\$5,500	
19	8120	Hollow Metal Doors, Hardware, and Frames - Double	EA	2	\$150.00	\$300	\$800.00	\$1,600		\$0		\$0	\$1,900	
20		Windows	LS	1	\$3,000.00	\$3,000	\$8,000.00	\$8,000	\$1,000.00	\$1,000		\$0	\$12,000	
21	8331	Roll Up Aluminum Door (10'x12')	EA	2	\$800.00	\$1,600	\$4,500.00	\$9,000	\$50.00	\$100		\$0	\$10,700	
Div 9														
22	9900	Painting	LS	1		\$0		\$0		\$0	\$50,000.00	\$50,000	\$50,000	
Div 10														
Div 11														
23		Screens	EA	4	\$3,500.00	\$14,000	\$200,000.00	\$800,000	\$500.00	\$2,000		\$0	\$816,000	
24		Eductors	EA	20	\$200.00	\$4,000	\$2,500.00	\$50,000	\$50.00	\$1,000		\$0	\$55,000	
25		Pumps (5 MGD, 114 Feet Static Head)	EA	4	\$4,500.00	\$18,000	\$51,000.00	\$204,000	\$1,000.00	\$4,000		\$0	\$226,000	
Div 12														
Div 13														
Div 14														
26		Bridge Crane	LS	1	\$5,000.00	\$5,000	\$85,000.00	\$85,000	\$1,500.00	\$1,500		\$0	\$91,500	
Div 15														
27	15062	Ductile Iron Pipe	LS	1	\$11,195.00	\$11,200	\$197,359.83	\$197,360	\$2,840.00	\$2,840	\$0.00	\$0	\$211,400	
28		PVC Piping	LS	1	\$1,250.00	\$1,250	\$8,000.00	\$8,000	\$750.00	\$750		\$0	\$10,000	
29		Valves	LS	1	\$10,000.00	\$10,000	\$100,000.00	\$100,000	\$2,000.00	\$2,000	\$0.00	\$0	\$112,000	
30		HVAC and Plumbing	LS	1		\$0		\$0		\$0	\$80,000.00	\$80,000	\$80,000	
Div 16														
31	16000	Electrical	LS	1		\$0		\$0		\$0	\$520,000.00	\$520,000	\$520,000	
32		CCTV Allowance	LS	0		\$0		\$0		\$0		\$0	\$0	
33		Ductbank	LF	2500		\$0		\$0		\$0	\$150.00	\$375,000	\$375,000	
Div 17														
34	17000	Instrumentation	LS	1		\$0		\$0		\$0	\$170,000.00	\$170,000	\$170,000	
		Contingency	LS	10%		\$63,000		\$216,000		\$42,000		\$207,000	\$528,000	
		Subtotals				\$690,630		\$2,379,050		\$465,520		\$2,275,590	\$5,810,790	

				Assumptions:									
Sales Tax @				7.0%	\$166,500	Assumes that EPD will allow withdrawal from this source							
Labor Burden @				30.0%	\$207,200	15 foot wide Asphalt access road with 10-foot high fence							
Bonds On Subs @				1.5%	\$34,100	Pump Station firm capacity is 15MGD							
Subtotal					\$6,218,590	Pump Station has a 4 channel intake							
Fee @				7.0%	\$435,300	Pump Station footprint is approximately 100 feet by 50 feet							
Insurance & Bonds @				1.7%	\$113,100	Pump Station main building footprint is approximately 35 feet by 47 feet							
Estimated Construction Cost					\$6,766,990	Pump Station main building also houses the electrical room and is made of brick and block							
						A Transformer is being provided by the Utility Company at the access road entrance							
						Estimate DOES NOT include easements acquisitions, land acquisitions, withdrawal permits or mitigations required to build the pump station							

WATERSHED DAM ASSESSMENT - (7194-001)
MIDDLE FORK BROAD RIVER 28
OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE - CONCEPTUAL LEVEL
 02 - 30-inch Raw Water Line

02
 DECEMBER 2007

TABLE A-3

No.	Spec. Sect.	Description	Unit	Qty	Labor \$\$		Material \$\$		Equipment \$\$		Subcontractor \$\$		Total
					Unit	Total	Unit	Total	Unit	Total	Unit	Total	
02 - 30-inch Raw Water Line with Venturi Vault													
Div 1													
1	1000	General Conditions	LS	1		\$58,000		\$41,600		\$57,600		\$0	\$157,200
Div 2													
2	2125	Erosion and Sedimentation Control Maintenance - with Unit Bid	MTH			\$0		\$0		\$0		\$0	\$0
3		Dewatering	LS			\$0		\$0		\$0		\$0	\$0
4	2510	Asphalt Concrete Pavement - with Unit Bid	LS			\$0		\$0		\$0		\$0	\$0
5	2523	Concrete Sidewalk and Curbs - with Unit Bid	LS			\$0		\$0		\$0		\$0	\$0
Div 3													
6	3300	Miscellaneous Concrete (Venturi Vault)	LS	1	\$1,500.00	\$1,500	\$12,500.00	\$12,500	\$1,000.00	\$1,000	\$0.00	\$0	\$15,000
Div 4													
Div 5													
Div 6													
Div 7													
Div 8													
Div 9													
Div 10													
Div 11													
Div 12													
Div 13													
Div 14													
Div 15													
7		30" DIP	Depth	7		Depth of Cover	4						
8		30" Pipe Excavation - Earth (compacted volume)	CY	10526	\$0.75	\$7,895		\$0	\$3.00	\$31,579		\$0	\$39,474
9		30" Pipe Excavation - Trench Rock (compacted volume)	CY	3509		\$0		\$0		\$0	\$35.00	\$122,808	\$122,808
10		Trench Box	LF	10600		\$0	\$1.00	\$10,600		\$0		\$0	\$10,600
11		30" DIP Pressure Class 200	LF	9250	\$7.67	\$70,911	\$80.26	\$742,368	\$2.50	\$23,125		\$0	\$836,404
12		30" Pipe Bedding (compacted volume)	CY	2159	\$1.00	\$2,159	\$13.00	\$28,070	\$1.00	\$2,159		\$0	\$32,389
13		30" Pipe Backfill (compacted volume)	CY	9949	\$1.00	\$9,949		\$0	\$4.00	\$39,795		\$0	\$49,744
14		Import Backfill Materials (loose volume, assume 10% swell)	CY	635		\$0	\$13.00	\$8,260		\$0		\$0	\$8,260
15		Haul off Rock (assume 15% swell) - with Unit Bid	CY	4035		\$0		\$0		\$0	\$15.00	\$60,527	\$60,527
16		30" 90-degree Bend	EA	3	\$190.00	\$570	\$5,340.60	\$16,022	\$50.00	\$150		\$0	\$16,742
17		30" 45-degree Bend	EA	0	\$190.00	\$0	\$4,181.40	\$0	\$50.00	\$0		\$0	\$0
18		30" 22.5-degree Bend	EA	2	\$190.00	\$380	\$3,709.44	\$7,419	\$50.00	\$100		\$0	\$7,899
19		30" 11.25-degree Bend	EA	4	\$190.00	\$760	\$3,436.20	\$13,745	\$50.00	\$200		\$0	\$14,705
20		30" DIP Pressure Class 200 RJ	LF	1350	\$9.17	\$12,374	\$109.82	\$148,262	\$2.50	\$3,375		\$0	\$164,012
21													
22		Earthwork Calculations				\$0		\$0		\$0		\$0	\$0
23		Pipe Excavation - Total Compacted Volume	CY	14035		\$0		\$0		\$0		\$0	\$0
24		Rock - Total Compacted Volume (assume 25% of excavation)	CY	3509		\$0		\$0		\$0	\$37.00	\$129,825	\$129,825
25		Pipe Bedding - Total Compacted Volume	CY	2159		\$0		\$0		\$0		\$0	\$0
26		Pipe Backfill - Total Compacted Volume Needed	CY	9949		\$0		\$0		\$0		\$0	\$0
27		On-Site Backfill Material Available - Compacted Volume	CY	10526		\$0		\$0		\$0		\$0	\$0
28		Materials for Disposal - Compacted Volume	CY	578	\$5.00	\$2,888		\$0	\$5.00	\$2,888		\$0	\$5,776
29													
30		Air Release Valve and Manhole (3 each)	LS	1	\$2,200.00	\$2,200	\$26,400.00	\$26,400	\$1,800.00	\$1,800	\$0.00	\$0	\$30,400
31													
Div 16													
32	16000	Electrical	LS	1		\$0		\$0		\$0	\$55,000.00	\$55,000	\$55,000
Div 17													
33	17000	Venturi Meter	LS	1	\$1,000.00	\$1,000	\$10,500.00	\$10,500	\$500.00	\$500		\$0	\$12,000
34	17000	Instrumentation	LS	1		\$0		\$0		\$0	\$10,000.00	\$10,000	\$10,000
		Contingency	LS	0%		\$0		\$0		\$0		\$0	\$0
		Subtotals				\$170,585		\$1,065,746		\$164,272		\$378,160	\$1,778,763
Assumptions:													
Sales Tax @				7.0%		\$74,600	Estimate DOES NOT include easements acquisitions, land acquisitions or mitigations required to build the pump station						
Labor Burden @				30.0%		\$51,200	Assumed 25% of the excavated material is rock						
Bonds On Subs @				1.5%		\$5,700							
Subtotal						\$1,910,263							
Fee @				7.0%		\$133,700							
Insurance & Bonds @				1.7%		\$34,700							
Estimated Construction Cost						\$2,078,663	\$196 per LF						

WATERSHED DAM ASSESSMENT - (7194-001)
MIDDLE FORK BROAD RIVER 28
OPINION OF PROBABLE CONSTRUCTION COST - CONCEPTUAL LEVEL
 03 - Reservoir Inlet Structure

03
 DECEMBER 2007

TABLE A-4

No.	Spec. Sect.	Description	Unit	Qty	Labor \$\$		Material \$\$		Equipment \$\$		Subcontractor \$\$		Total
					Unit	Total	Unit	Total	Unit	Total	Unit	Total	
03 - Reservoir Inlet Structure													
Div 1													
1	1000	General Conditions	LS	1		\$18,000		\$14,500		\$18,300		\$0	\$50,800
Div 2													
2	2200	Earth Work	LS	1	\$5,000.00	\$5,000	\$2,639.00	\$2,640	\$4,926.00	\$4,930	\$31,300.00	\$31,300	\$43,870
Div 3													
3	3250	Water Stop	LF	500	\$1.25	\$630	\$2.00	\$1,000		\$0		\$0	\$1,630
4	3300	Concrete	LS	1	\$82,952.00	\$82,950	\$159,839.00	\$159,840	\$26,200.00	\$26,200	\$0.00	\$0	\$268,990
Div 4													
Div 5													
7	5524	Aluminum Handrail	LF		\$6.00	\$0	\$35.00	\$0	\$2.90	\$0		\$0	\$0
8		Ladder	VF		\$50.00	\$0	\$150.00	\$0	\$15.00	\$0		\$0	\$0
9	5530	Aluminum Grating Landing	SF		\$10.00	\$0	\$45.00	\$0	\$10.00	\$0		\$0	\$0
10	5530	Aluminum Grating	SF		\$10.00	\$0	\$20.00	\$0	\$0	\$0		\$0	\$0
Div 6													
Div 7													
Div 8													
Div 9													
10	9900	Painting	LS			\$0		\$0		\$0		\$0	\$0
Div 10													
Div 11													
11		Sluice Gates and Operators	EA	2	\$2,500.00	\$5,000	\$25,000.00	\$50,000	\$1,000.00	\$2,000		\$0	\$57,000
Div 12													
Div 13													
Div 14													
Div 15													
12	15062	Ductile Iron Pipe	LS	1	\$1,000.00	\$1,000	\$8,500.00	\$8,500	\$500.00	\$500		\$0	\$10,000
Div 16													
13	16000	Electrical	LS			\$0		\$0		\$0	\$70,000.00	\$0	\$0
Div 17													
14	17000	Instrumentation	LS			\$0		\$0		\$0	\$25,000.00	\$0	\$0
Contingency													
			LS	0%		\$0		\$0		\$0		\$0	\$0
Subtotals						\$112,580		\$236,480		\$51,930		\$31,300	\$432,290
					7.0%	\$16,600							
					30.0%	\$33,800							
					1.5%	\$500							
						\$483,190							
					7.0%	\$33,800							
					1.7%	\$8,800							
Estimated Construction Cost						\$525,790							

TABLE A-5

Middle Fork Broad River Dam No. 28**TOTAL PROJECT OPINION OF COST**

<u>Item No.</u>	<u>Description of Work</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1.	Mobilization and Demobilization	1	Job	Lump Sum	\$1,555,298.76
2.	Erosion & Sediment Control	1	Job	Lump Sum	\$518,432.92
3.	Control of Water	1	Job	Lump Sum	\$777,649.38
4.	Clearing	451	Ac	2,500.00	\$1,127,500.00
5.	Clearing & Grubbing	51	Ac	\$5,000.00	\$255,000.00
6.	Earth Fill	2,382,329	Cu-Yd	\$4.00	\$9,529,316.00
7.	Drain Fill	48,665	Cu-Yd	\$75.00	\$3,649,875.00
8.	Excavation, Common	124,356	Cu-Yd	\$5.00	\$621,780.00
9.	Riprap	31,677	Ton	\$75.00	\$2,375,775.00
10.	Permanent Turf Establishment	51	Ac	\$2,000.00	\$102,000.00
11.	Concrete, Class 4000 (reinforced)	8,894	Cu-Yd	\$850.00	\$7,559,900.00
12.	Concrete, Class 3000 (mass)	177	Cu-Yd	\$400.00	\$70,800.00
13.	30-Inch RCP	943	Feet	\$400.00	\$377,200.00
14.	Principal Spillway Riser	1	Lump Sum	\$252,500.00	\$252,500.00
<u>Dam Construction Cost Estimate</u>					<u>\$28,773,027.06</u>
15.	36-Inch Pipeline	1	Lump Sum	\$2,080,000.00	\$2,080,000.00
16.	Cascading Structure	1	Lump Sum	\$530,000.00	\$530,000.00

17.	Pumping Station (Including Raw Water Pumps and Access Road)	1	Lump Sum	<u>\$6,770,000.00</u>	<u>\$6,770,000.00</u>
	Pump Station and Pipeline Cost Estimate				<u>\$9,380,000.00</u>
18.	Land Acquisition	513	Ac	<u>\$20,000.00</u>	<u>\$10,260,000.00</u>
19.	Easement Acquisition	111	Ac	<u>\$12,000.00</u>	<u>\$1,332,000.00</u>
20.	Building Acquisition	9	Buildings	<u>\$200,000</u>	<u>\$1,800,000.00</u>
	Land Acquisition Cost Estimate				<u>\$13,392,000.00</u>
21.	Wetland	238	Credits	<u>\$7,500.00</u>	<u>\$1,785,000.00</u>
22.	Intermittent Stream	29,610	Credits	<u>\$90.00</u>	<u>\$2,664,900.00</u>
23.	Lower Perennial Stream	164,960	Credits	<u>\$90.00</u>	<u>\$14,846,400.00</u>
24.	Open Water	177	Credits	<u>\$7,500.00</u>	<u>\$1,327,500.00</u>
	Impacts and Overall Mitigation Cost Estimate				<u>\$20,623,800.00</u>
	<u>Construction, Land Acquisition, Mitigation Estimate</u>				<u>\$72,168,827.06</u>
	<u>Contingency at 25%</u>				<u>\$18,042,206.77</u>
	<u>Professional Services at 15% *</u>				<u>\$10,825,324.06</u>
	<u>Total Project Estimate</u>				<u>\$101,036,357.88</u>
	<u>Suggested Project Estimate</u>				<u>\$101,000,000.00</u>

*Professional services include but are not limited to engineering, construction management legal, appraisals, and environmental consulting.