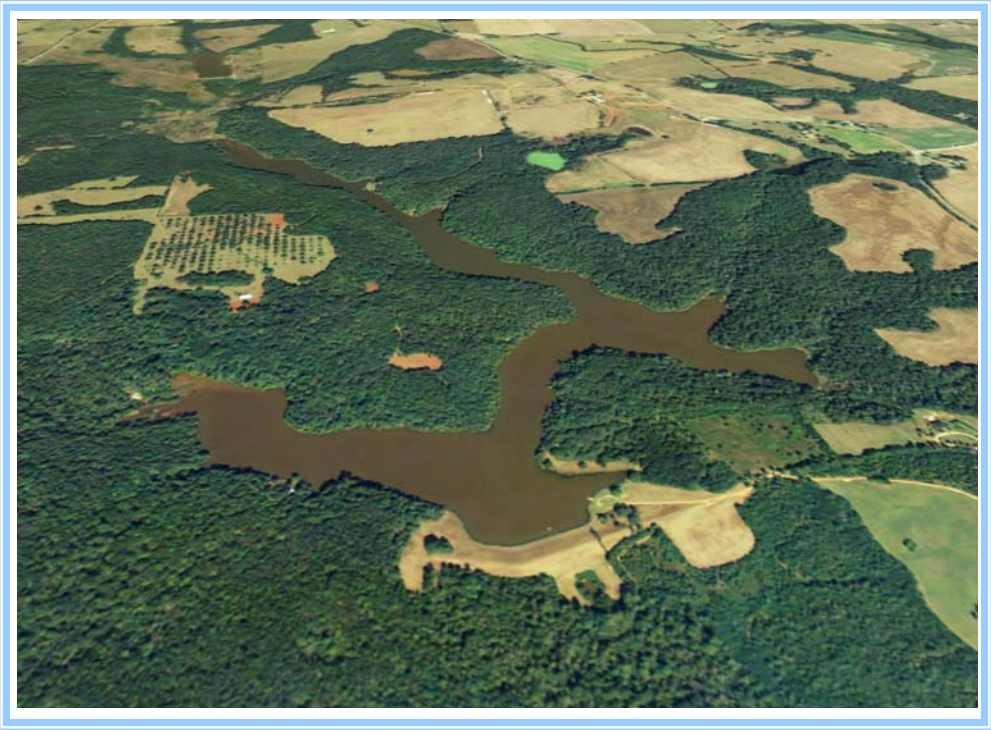
Water Supply Assessment for Tobesofkee Creek 70

Lamar County, Georgia



Prepared for:

Georgia State Soil and Water Conservation Commission

Prepared by:

Schnabel Engineering

Jordan Jones and Goulding

January 16, 2009

JORDAN JONES & GOULDING

Schnabel Engineering, LLC

TABLE OF CONTENTS

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. Eight additional structures were selected in 2008 for further study.

The following report summarizes the evaluation of the Tobesofkee Creek Structure Number 70, which is located in Lamar 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 550 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 1,063 acres of land will be impacted by the proposed reservoir and dam raising
- Approximately three structures will be impacted by the proposed reservoir and dam raising
- Three county roads will be impacted.
- For the modeled conditions, the drought of record in the Tobesofkee Creek basin is the current drought. For a water supply storage of approximately 3,000 million gallons and supplementation of natural reservoir inflow by pumped diversions (maximum 8 million gallons per day, mgd) from nearby Tobesofkee Creek, the safe yield of the reservoir is estimated to be 4.5 mgd.
- Approximately 62 acres of palustrine wetlands will be impacted by the proposed reservoir and dam raising
- Approximately 97 acres of lacustrine/palustrine open waters will be impacted by the proposed reservoir and dam raising
- Approximately 40,662 linear feet of lower perennial streams will be impacted by the proposed reservoir and dam raising
- Approximately 13,112 linear feet of intermittent streams will be impacted by the proposed reservoir and dam raising
- Review of existing cultural resources information indicated no identified cultural resource site within the maximum reservoir pool limits of Tobesofkee Creek 70.
- Review of available information did not indicate any primary or secondary trout streams, or 303(d) / 305(b) listed streams occurring within the maximum reservoir pool limits of Tobesofkee Creek 70.
- Review of existing threatened and endangered species information identified two federally and state protected species documented from Lamar and Monroe Counties, Georgia.
- Project cost is estimated in 2008 dollars at $93,000,000.

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.

INTRODUCTION

The project team of Schnabel Engineering South, LLC (Schnabel) and Jordan Jones and Golding (JJ&G) 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-eight 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-eight dams were further evaluated to identify project parameters. The additional evaluation included the following:

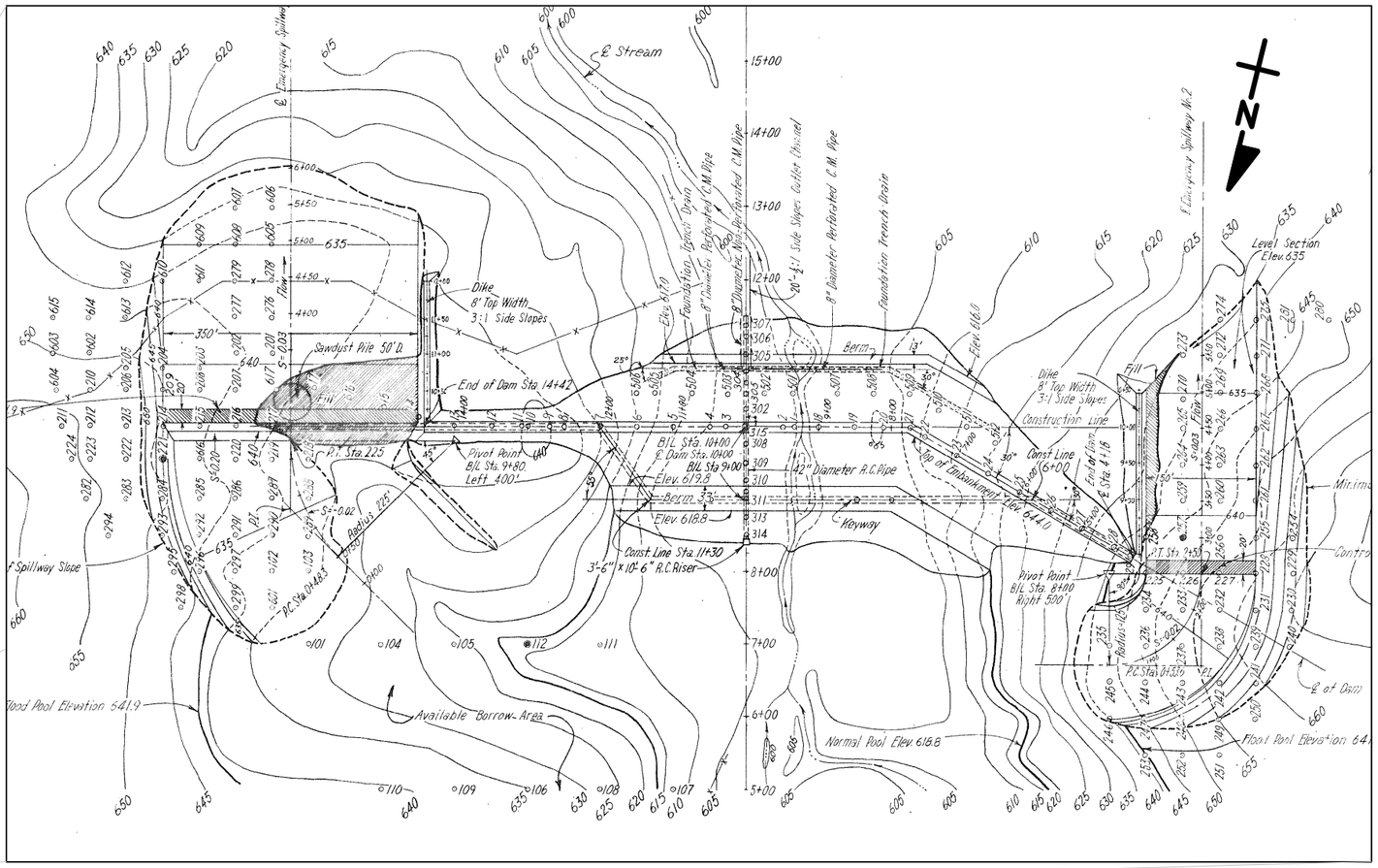
- More detailed yield analyses
- More detailed environmental evaluation
- Cost estimation of proposed modifications

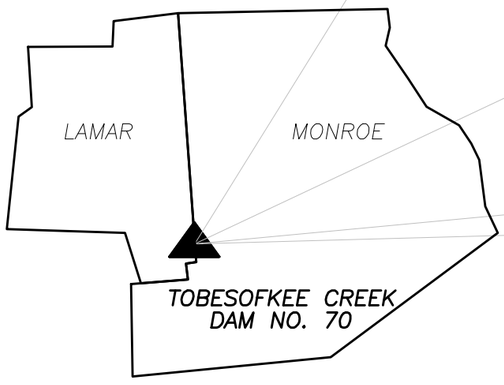
The Tobesofkee Creek Watershed Dam Number 70 in Lamar County, Georgia was one of the structures selected for further evaluation.

BACKGROUND

The subject dam, Tobesofkee Creek Watershed Dam Number 70 (Tobesofkee Creek Dam No. 70), is located on Little Tobesofkee Creek, approximately 1 mile northwest of the intersection of Little Tobesofkee Creek with Georgia Highway 83.

The existing dam was designed in 1961 and built in 1963. As designed, the dam had a crest elevation of 644 feet and impounded a reservoir that had a surface area of approximately 73.8 acres at a normal pool elevation of 618.8 feet. The crest of the emergency spillway was designed to be at elevation 641.9 feet. Figure 1 shows the location of the subject dam within the county as well as a plan view of the existing embankment and emergency spillway. 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 has classified the dam as a "Category II", or low-hazard, structure. When designed, the emergency spillway (now referred to as an auxiliary spillway) had a four 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. With the exception of engineering, land acquisition, and project administration, the dam was completed for a cost of approximately $87,516.





0 200 400

SCALE IN FEET

LAMAR & MONROE COUNTIES

N.T.S.

Schnabel Engineering

NRCS WATERSHED DAM ASSESSMENT
TOBESOFKEE CREEK DAM NO. 70

TYPICAL SECTION

PROJECT NO. 07170330.05
FIGURE 1

G:\2007 Jobs\07170330.05 Assessment\Tobesofkee Creek 70\CAD\Tobesofkee Creek 70 - FIGURE 1.dwg

Needs and Demand Evaluation

Population projections for Lamar 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
Lamar County

Year	Population Projection
2000	15,912
2005	16,378
2010	17,723
2015	18,789
2020*	20,198
2025*	21,713
2030*	23,342
2035*	25,092
2040*	26,974
2045*	28,997
2050*	31,172
2055*	33,510
2057*	34,515

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 Lamar County in 2000. According to the US Census, the population of Lamar County was 15,912 in 2000, while the water withdrawal was approximately 4.0 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). Of the 4 MGD demand, approximately 2.0 MGD was for a large textile industry that has closed since the 2000 study, leaving about 2 MGD of total water demand for the county. The City of Barnesville currently holds a surface water withdrawal permit from Edie Creek for 4.0 MGD, as well as a 1.0 MGD withdrawal permit from the Little Towaliga River and a 0.5 MGD permit from Big Towaliga Creek for a total of 5.5 MGD (numbers are reported in permitted monthly average).

The overall usage was calculated to be 126 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 4.3 MGD. This figure includes all unaccounted for water (UAW), and the assumption that and current industrial usage would increase with the increase in Lamar County population. Water withdrawal projections are shown in Table 2.

Table 2
Water Withdrawal Projection
Lamar County

Year	Water Withdrawal Projection (MGD)
2000	4.0
2005	2.1
2010	2.2
2015	2.4
2020	2.5
2025	2.7
2030	2.9
2035	3.2
2040	3.4
2045	3.7
2050	3.9
2055	4.2
2057	4.3

Population projections for Monroe County through the year 2025 were obtained from The Middle Georgia Joint Regional Plan and Comprehensive Economic Development Strategy (published in 2004). 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 3.

Table 3
Population Projection
Monroe County

Year	Population Projection
2000	21,757
2005	23,275
2010	24,736
2015	26,249
2020	27,828
2025	29,471
2030*	31,283
2035*	33,207
2040*	35,250
2045*	37,418
2050*	39,719
2055*	42,161
2057*	43,199

Data Source: from Georgia Population Projections by the Office of Planning and Budget
**Population Calculated based on yearly % growth from 2000-2025*

Water demand projections were calculated based on population projections and water withdrawal data for Monroe County in 2000. According to the US Census, the population of Monroe County was 21,757 in 2000, while the water withdrawal was 2.9 MGD based on the document "Water Use in Georgia by County for 2000", (Information Circular 106, Julia Fanning, USGS, Atlanta, 2003). The City of Forsyth currently holds a surface water withdrawal permit from Tobesofkee Creek for 3.0 MGD, as well as a 1.5 MGD withdrawal permit from Rocky Creek (numbers are reported in permitted monthly average).

The overall usage was calculated to be 133 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 5.7 MGD. This figure includes all UAW, and the assumption that industrial usage would increase with the increase in Monroe County population. Water withdrawal projections are shown in Table 4.

Table 4
Water Withdrawal Projection
Monroe County

Year	Water Withdrawal Projection (MGD)
2000	2.9
2005	3.1
2010	3.3
2015	3.5
2020	3.7
2025	3.9
2030	4.2
2035	4.4
2040	4.7
2045	5.0
2050	5.3
2055	5.6
2057	5.7

Aggregate Population and Withdrawal Data

Since the reservoir has the potential to serve both Lamar and Monroe Counties, the aggregated data is presented in the two following tables:

Table 5
Combined Population Projection

Year	Population Projection
2000	37,669
2005	39,653
2010	42,459
2015	45,038
2020	48,026
2025	51,184
2030*	54,625
2035*	58,299
2040*	62,224
2045*	66,415
2050*	70,891
2055*	75,671
2057*	77,714

Data Source: from Georgia Population Projections by the Office of Planning and Budget
**Population Calculated based on yearly % growth from 2000-2025*

Table 6
Combined Water Withdrawal Projection

Year	Water Withdrawal Projection (MGD)
2000	6.9
2005	5.2
2010	5.5
2015	5.9
2020	6.2
2025	6.6
2030	7.1
2035	7.6
2040	8.1
2045	8.7
2050	9.2
2055	9.8
2057	10.0

Proximity to Surface Water Intakes

There are no known downstream surface water intakes from Tobesofkee Creek 70.

ENGINEERING FACTORS

Proposed Dam

The proposed dam, which will incorporate the existing dam, will have a crest elevation of 665 feet, an auxiliary spillway elevation of 651 feet, and a water supply pool elevation of 645 feet. The proposed dam will impound a reservoir that has a surface area of approximately 550 acres and storage volume of approximately 3 billion gallons (BG) at the water supply pool elevation. A plan view of the proposed reservoir is shown in Figure 2.

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 3'-6" by 10'-6" interior dimension reinforced concrete riser with a 42-inch diameter reinforced concrete low-level outlet pipe and an auxiliary spillway in the form of a 240-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 where 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. 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. For this reason, it has been assumed that the dam will be required to pass the full PMP storm event.

The proposed dam and flood pool will:

- Impact three structures
- Require the purchase of 1,052 acres from 49 parcels
- Require the purchase of 11 acres of easement area for state required buffer
- Impact three local/county roads

Figure 3 displays the proposed reservoir area as well as the buffer and affected parcels. The nine 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 2
Proposed Reservoir Area Map

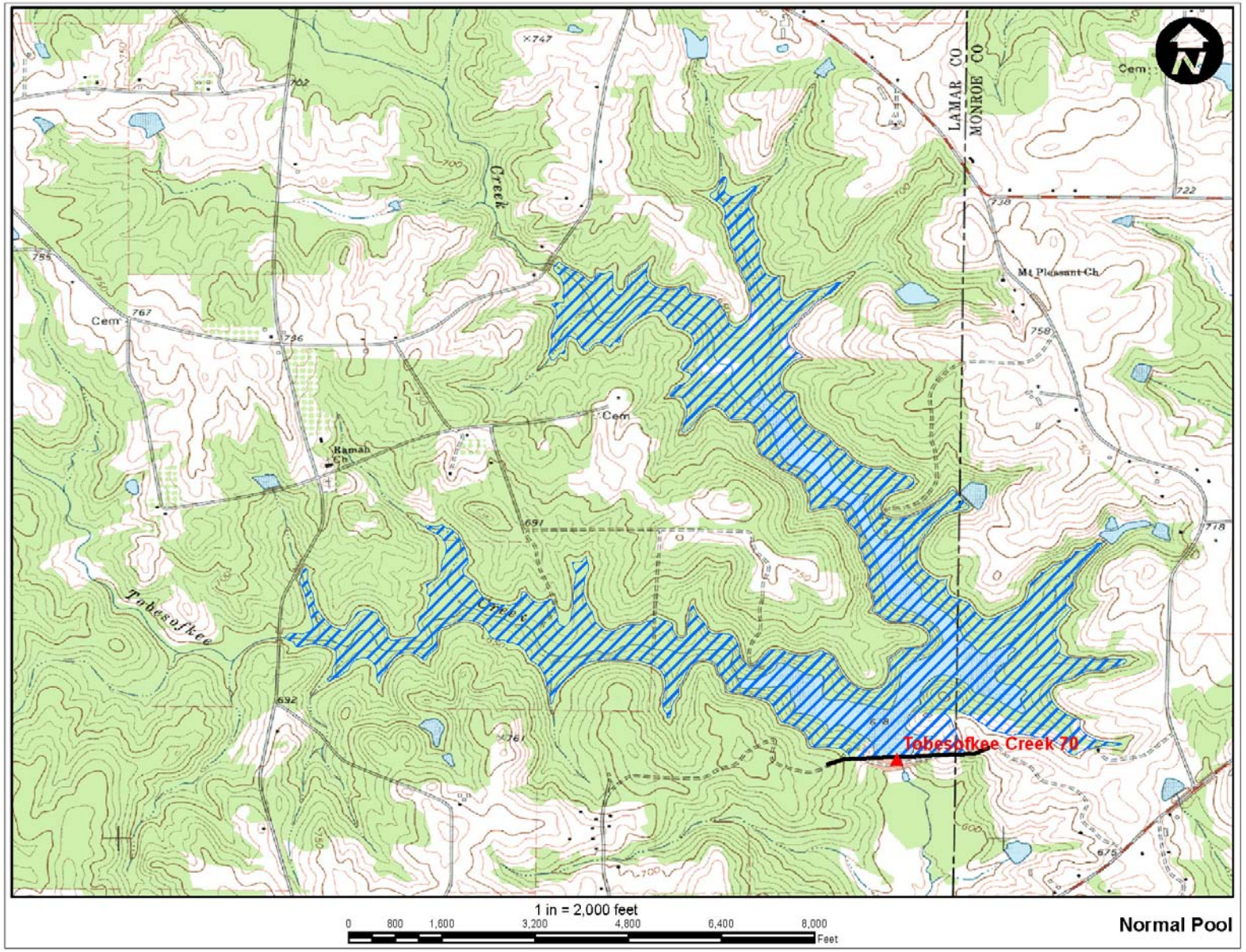
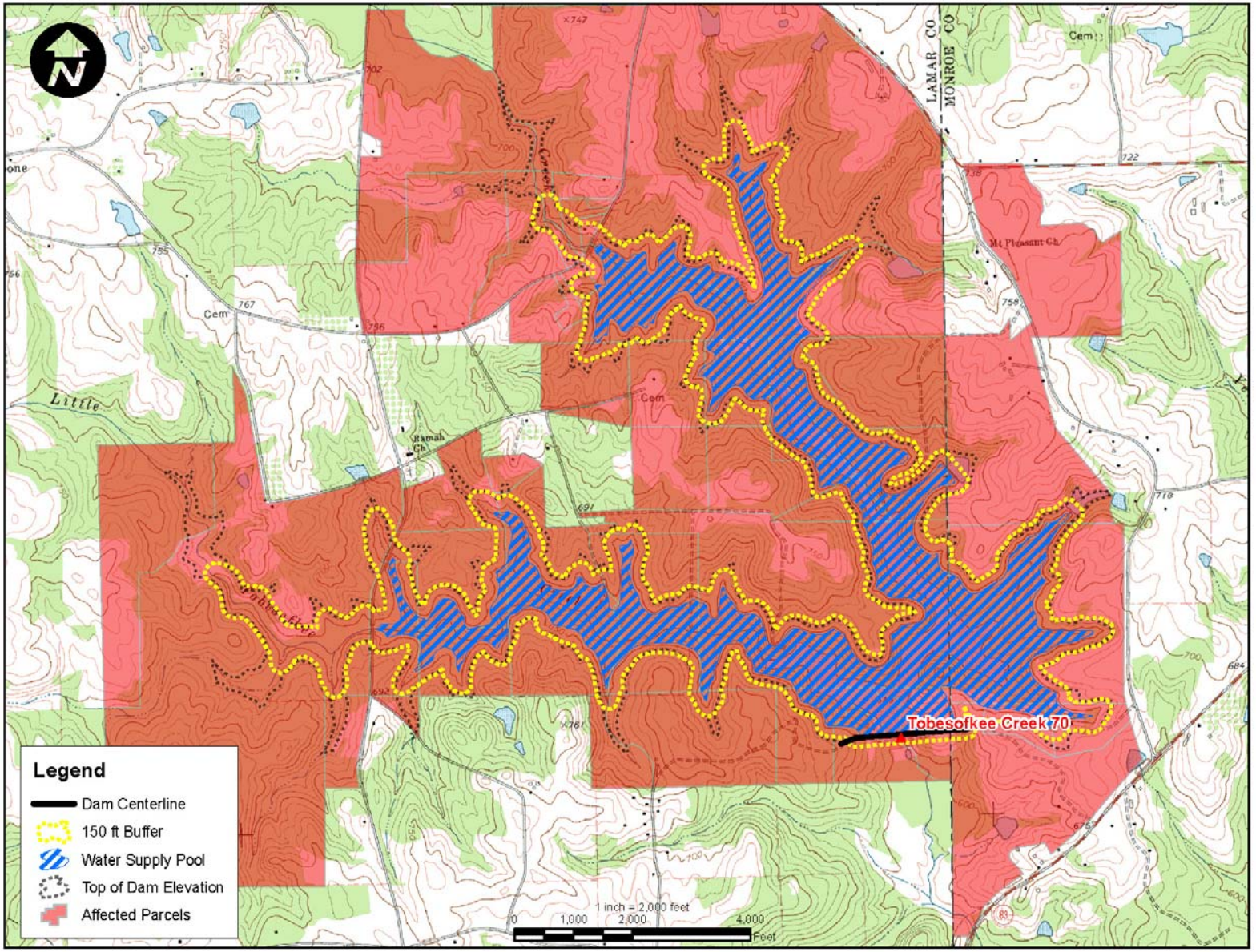


Figure 3
Land Acquisition and Buffer Areas



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. The drought of record for the Tobesofkee Creek basin is the current drought; however the current drought does not yet exhibit recovery. Therefore the safe yield presented in this study was based on the current drought, extended with hypothetical flow data. Safe yield 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 (MIF) 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

Stream gages with long-term unimpaired records are not available in the Tobesofkee Creek basin. Therefore, a correlation was investigated between a Tobesofkee Creek gage and the Flint River near Griffin gage. However, the natural flow in the Flint River has been significantly altered by upstream withdrawals and discharges. Therefore, we utilized the unimpaired flow data set developed for the Upper Flint River Basin[1] and used by the Corps of Engineers in their HEC-5 modeling.[2] The "Unimpaired Flow" is a product of the ACT/ACF Comprehensive Water Resources Study, developed by the Federal Government and the states of Alabama, Florida and Georgia. Unimpaired flows are defined as "historically observed flows adjusted for human influence by accounting for the construction of surface water reservoirs and for withdrawals and returns to serve municipal, industrial, thermal power, and agricultural water uses."[3] The time period of the original data set extended from January 1939 to December 1993. The Corps of Engineers, Mobile District, extended the data set to include the January 1994 to December 2001 period.[4] The following table is a summary of the data used in the analysis.

---

[1] *ACT/ACF Comprehensive Water Resources Study, Surface Water Availability, Volume I, Unimpaired Flow*, July 8, 1997.
[2] Draft *Upper Flint River, Future Water Use Cumulative Impact to Water Availability*, March 2003.
[3] Ibid, p. 17.
[4] *Extended Unimpaired Flow Report January 1994 – December 2001 for the Alabama-Coosa-Tallapoosa and Apalachicola Chattahoochee Flint (ACT/ACF) River Basins,* April 2004.

Table 7
Gage Summary

USGS Gage	Gage Name	Record Period	Drainage Area (mi^2)	Notes
02344500	Flint River near Griffin (USGS)	03/01/1937 – Present (utilized 2002 – present)	272	S, A1, A2
02344500 adjusted	Flint River near Griffin (COE Unimpaired Flow)	01/01/1939 – 12/31/2001	272	S, A2
02213300	Tobesofkee Creek near Forsyth	Periodic Field Measurements 1954 - 2005	27.7	C

S – gage used in safe yield simulation
A1 – flow adjusted to account for alteration of natural flow by upstream users
A2 – flow adjusted based on correlation with nearby gage
C – gage used for correlation only

To extend the Flint River data from 2002 to present, a comparison of the USGS data with the COE data indicated that an average adjustment of 40 cfs was used in the development of the COE's unimpaired data during the latest years in that record. Therefore, approximate unimpaired flow for the years 2002 – 2008 was developed by adding 40 cfs to the stream flow data as recorded at the USGS Flint River gage.

As noted previously, because the Flint River and Tobesofkee Creek are located in different basins, and also because they differ in size and level of development, a correlation of the two gages was performed, and a regression based adjustment was applied to the Flint River flows (Figure A-1, Appendix). Based on this correlation, which used dates of periodic daily measurements at the Tobesofkee Creek gage (which is located about one mile upstream of the proposed diversion site), an adjustment factor of 1.14 was applied to the Flint River flows. The adjusted Flint River flow was then used to simulate streamflows in the safe yield study for the combined 69 year record period.

The combined gage record includes four major droughts (1954-56, 1986-88, 1999-2002, 2007 - present). Since there is insufficient data to model the full extent of the current drought, streamflow data was extended into the future (2009 – 2012) using data from 2001- 2004. Comparison of the 2008 flows have closely tracked those of 2000, thus extension of the flows beyond 2008 using the 2001-2004 drought data is considered reasonable. Therefore the estimated safe yield and pumping capacities presented in this study were based in part on the current drought, extended with hypothetical flow data.

The diversion pump station was assumed to be located where Route 83 crosses Tobesofkee Creek. The straight line pipe distance between the dam and diversion location was estimated at 4.1 miles.

The following drainage areas were used in the analysis:

- Dam Site (Little Tobesofkee Creek): 16.0 mi^2
- Diversion (Tobesofkee Creek): 35.7 mi^2

The pumped diversion location and watershed are shown in Figure 4. 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 14 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). Additional depth to maintain existing flood storage volume (3645 Ac-ft, or 1188 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 8 summarizes the various reservoir elevations and approximate storage volumes. Calculation of stage-area and stage-storage curves is presented as Figure A-2 in the Appendix. Figure 5 below is the stage-storage curve for the reservoir.

Figure 4
Watershed Location Map

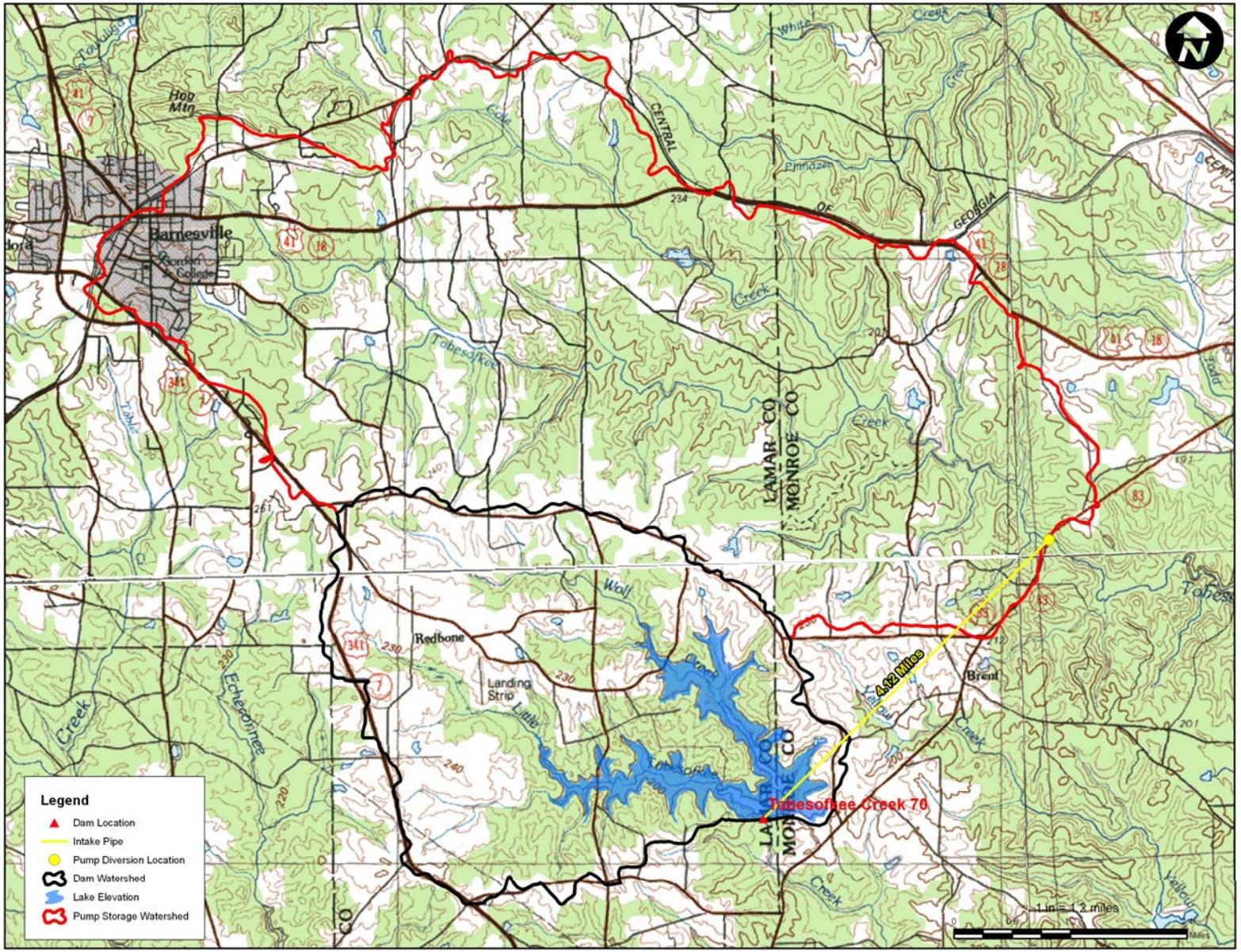
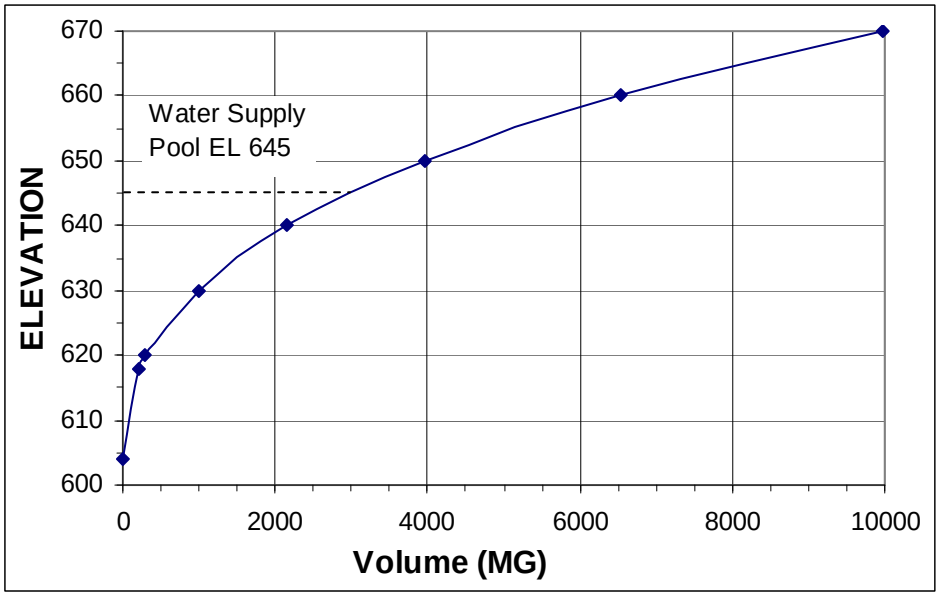


Table 8
Summary of Reservoir Data

Stage	Elevation	Volume (Million Gallons)
Maximum Pool (Top of Dam)	665	8,000
Flood Pool (Auxiliary Spillway Crest)	651	4,200
Water Supply Pool	645	3,000

Figure 5
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 Tobesofkee Creek 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 Tobesofkee Creek (noted below).
4. A minimum in-stream flow (MIF) of 30% AAF at the diversion pump station (Tobesofkee Creek) was used.

5. Allowance for a downstream withdrawal on Tobesofkee Creek by the City of Forsyth would increase let-by requirements at the proposed diversion site. In addition to the MIF, the model provided for a prorated let-by at the proposed pump station (PS) with the following characteristics:

Permitee:	City of Forsyth
Downstream Withdrawal:	3.0 mgd
Drainage Area:	42 mi^2
Prorated Let-by (PS):	2.55 mgd

6. No upstream permitted 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-3, Appendix).
10. Streamflow data from the USGS gages was adjusted as described above, then 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:

Ending Storage = (Beginning Storage) + (Natural Inflow) + (Pumped Inflow) – (Water Supply) – (Evaporation) – (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.

SAFE YIELD RESULTS

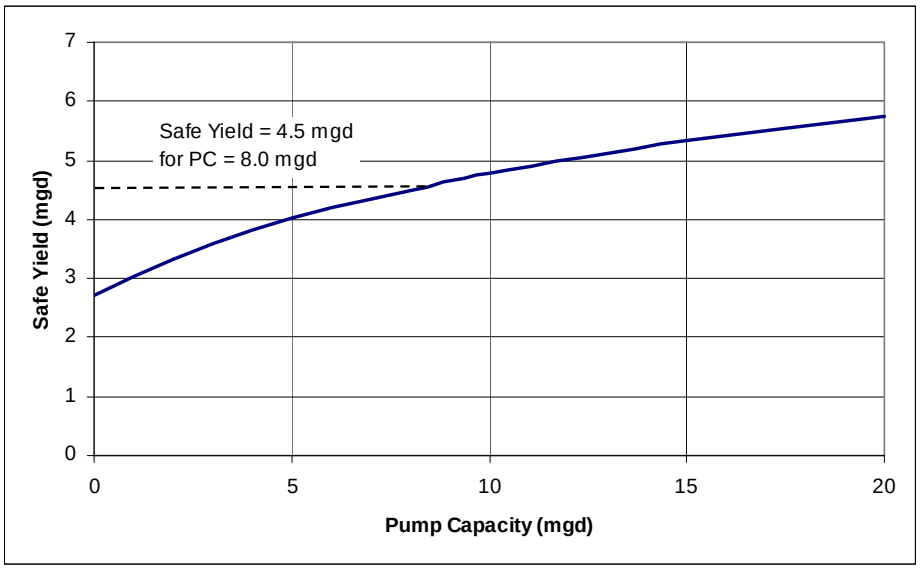
Incorporating the above assumptions, the estimated safe yield of the site was computed. The results of the safe yield analysis are presented in Table 9 and Figure 6. It should be noted that these estimated safe yield values are based on USGS topographic mapping. The estimates could vary significantly based on more detailed mapping, which would be required as part of a final safe yield analysis. Based on a preliminary comparison with the original NRCS design drawings, the USGS topographic mapping appears to over-estimate storage. In addition, the final safe yield analysis should incorporate the most recent stream flow data to more accurately reflect the effects of the current drought on project safe yield. The table below presents the estimated safe yield and refill time for a range of pump capacities.

Table 9
Safe Yield Summary

Pump Capacity (mgd)	Estimated Safe Yield (mgd)	Refill Time* (years)
0	2.7	5
2	3.3	5
4	3.8	3
6	4.2	3
8	4.5	3
10	4.8	3
15	5.3	3

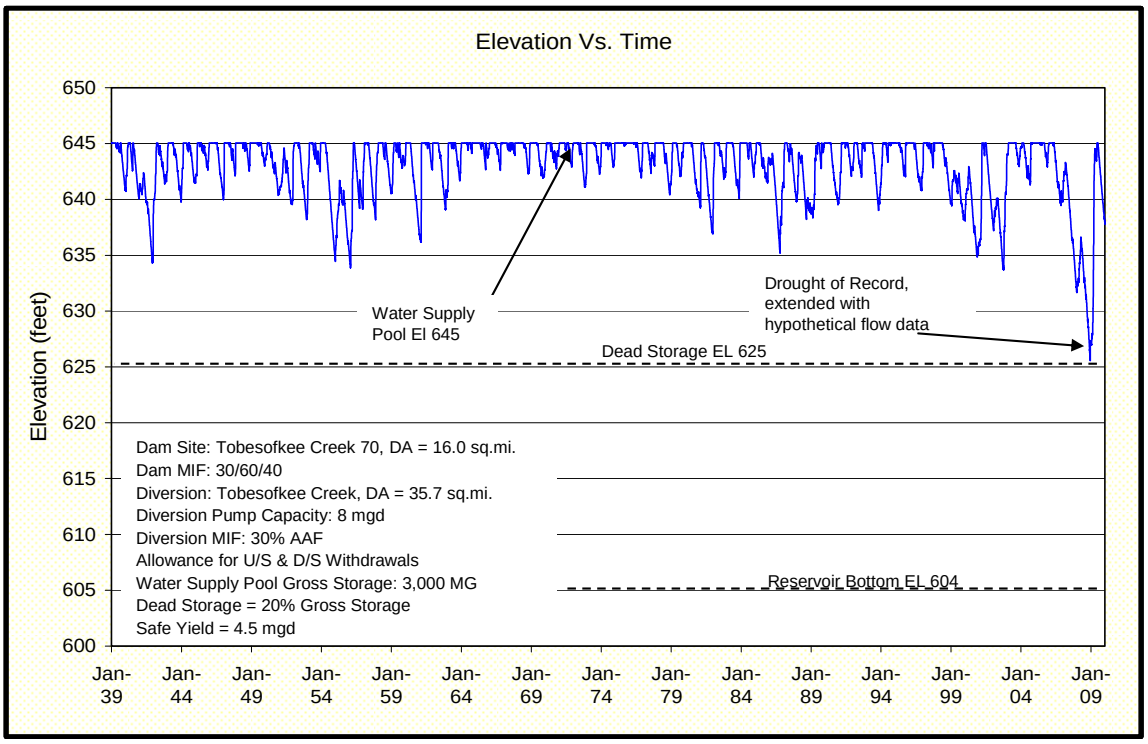
*Refill time is the time from start of drawdown until complete refill to water supply pool

Figure 6
Estimated Safe Yield vs Pump Capacity



As presented in Figure 6, 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 and pump capacity combination were selected from the above graph. The estimated safe yield for this project is approximately 4.5 mgd for a pump capacity of 8 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 7.

Figure 7
Reservoir Elevation vs.Time



ENVIRONMENTAL CONSIDERATIONS

Preliminary Studies

To evaluate the potential environmental impacts, permitting and compensatory mitigation associated with Tobesofkee Creek 70, preliminary ecological studies were conducted by JJG ecologists. These studies consisted of a desktop survey to estimate wetlands, streams, and open waters (i.e. jurisdictional waters) occurring within the project area. All estimates of jurisdictional waters, permitting requirements, and compensatory mitigation requirements/cost estimates presented herein are very general and preliminary in nature. Detailed field studies would be necessary to definitively determine the number of jurisdictional waters and permitting requirements.

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. In addition, current aerial maps were used to identify jurisdictional resources not indicated in any USGS or NWI data. Observations were transcribed into an ArcView GIS database for analysis. Preliminary estimates of jurisdictional waters occurring within the Tobesofkee Creek 70 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 reviews determined that approximately 62 acres of palustrine wetlands and approximately 97 acres of lacustrine/palustrine open waters exist within the Tobesofkee Creek 70 project area. These systems are primarily associated with Little Tobesofkee Creek, Wolf Creek and several unnamed tributaries to Little Tobesofkee Creek and Wolf Creek within the proposed reservoir pool limits. 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 reviews indicate that approximately 40,662 linear feet of lower perennial streams and approximately 13,112 linear feet of intermittent streams are located within the maximum reservoir pool limits of Tobesofkee Creek 70. Ephemeral streams were not identified due to the preliminary nature of the studies. Refer to Figure 8 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 Tobesofkee Creek 70. The Tobesofkee Creek Structure 70 dam is listed; however, based on existing GIS database resources, this feature is not identified within the maximum reservoir pool limits. 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 two federally and state protected species documented from Lamar and Monroe Counties, Georgia. These species consist of two faunal species. The Georgia Department of Natural Resources – Non-game Conservation Section does not list the occurrence of any federally and state protected species within the maximum reservoir pool limits of Tobesofkee Creek 70. Specialized aquatic surveys would be required to definitively determine the presence/absence of the Altamaha shiner within the project area. Refer to Table 10 for a summary of protected species located in Lamar and Monroe Counties and potential habitat for these species within the maximum reservoir pool limits.

Figure 8
Jurisdictional Areas Location Map

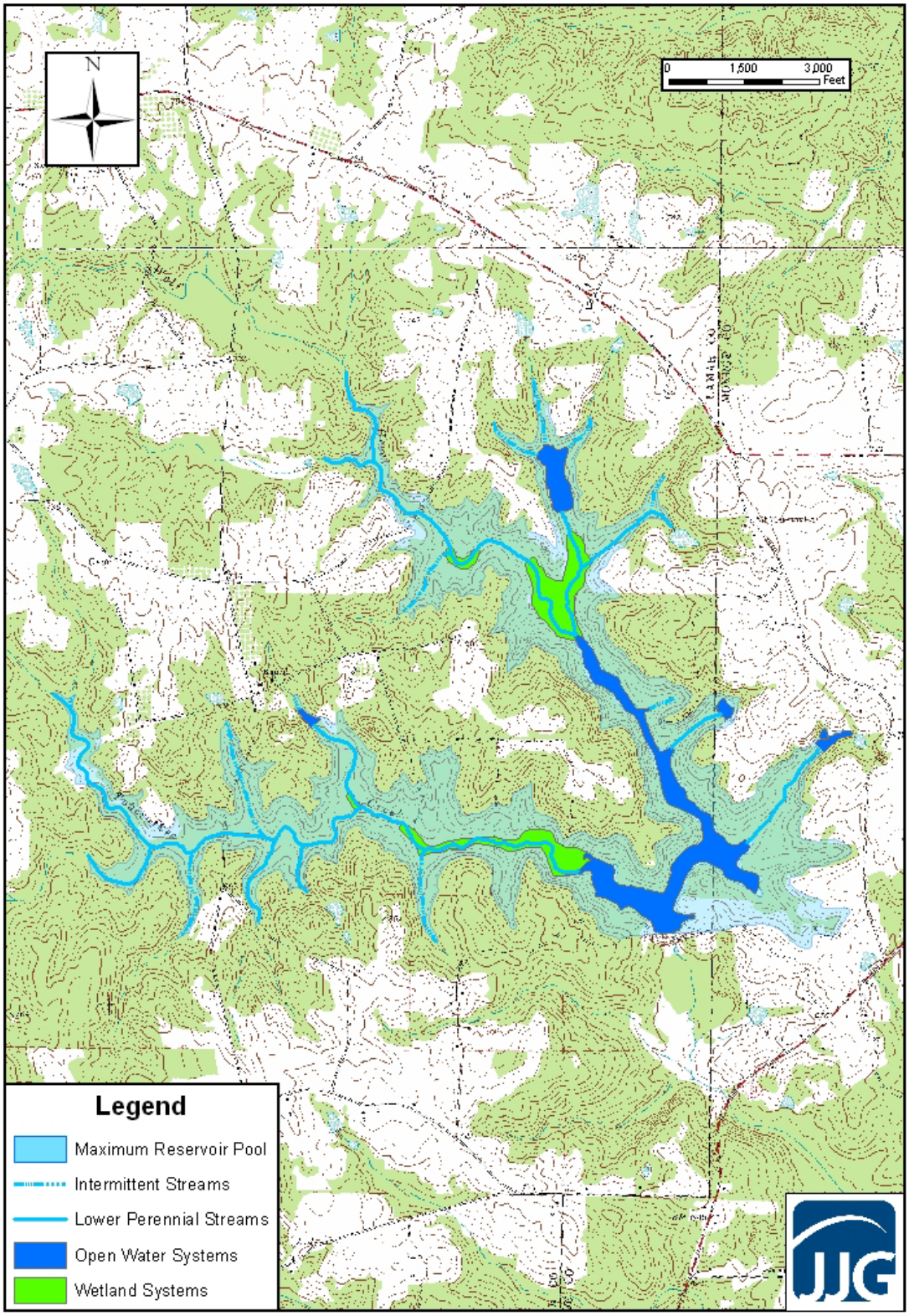


Table 10
Summary of Protected Species for Lamar and Monroe Counties, Georgia

Scientific Name	Vernacular Name	Federal Status	State Status	Habitat Present (Yes/No)	Preferred Habitat
Faunal					
Haliaeetus leucocephalus	bald eagle	DL	T	Yes	forages along rivers, estuaries, and impoundments
Cyprinella xaenura	Altamaha shiner	NA	T	Yes	small tributaries and rivers in pools with rocky to sandy substrates; Upper Altamaha river drainage

T= threatened, DL= delisted, NA= not applicable

Trout Streams

Review of available resources indicated no primary or secondary trout streams are located within the maximum reservoir pool limits of Tobesofkee Creek 70.

303(d) and 305(b) Listed Streams

Review of available resources indicates that there are no 303(d) listed streams within the maximum reservoir pool limits of Tobesofkee Creek 70.

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 and 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 USACE, Savannah District issued 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, preparation of an IP would begin along with the preparation of a formal application. 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 the 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 five 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 Tobesofkee Creek 70, 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. An "average" factor for jurisdictional areas associated with Tobesofkee Creek 70 was 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 Tobesofkee Creek 70 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.

Utilizing the 2004 SOP and the approximated acreage and linear feet of jurisdictional waters located within the Tobesofkee Creek 70 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 Tobesofkee Creek 70. Refer to Table 11 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 water needs 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 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 9 and 10.

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

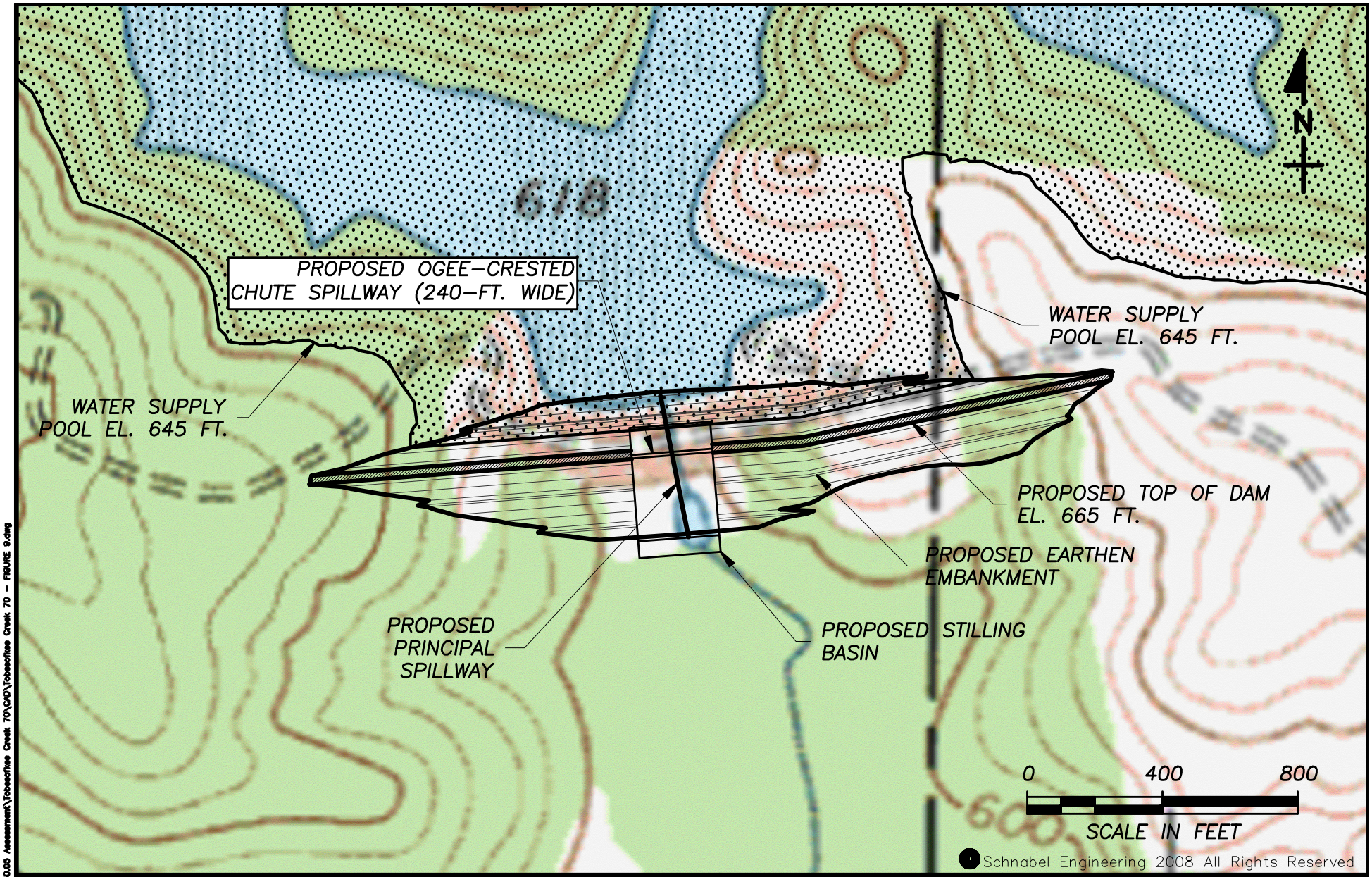
Mobilization and demobilization is a lump sum item estimated at 6 percent of the unit rate sum of the construction items.

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.



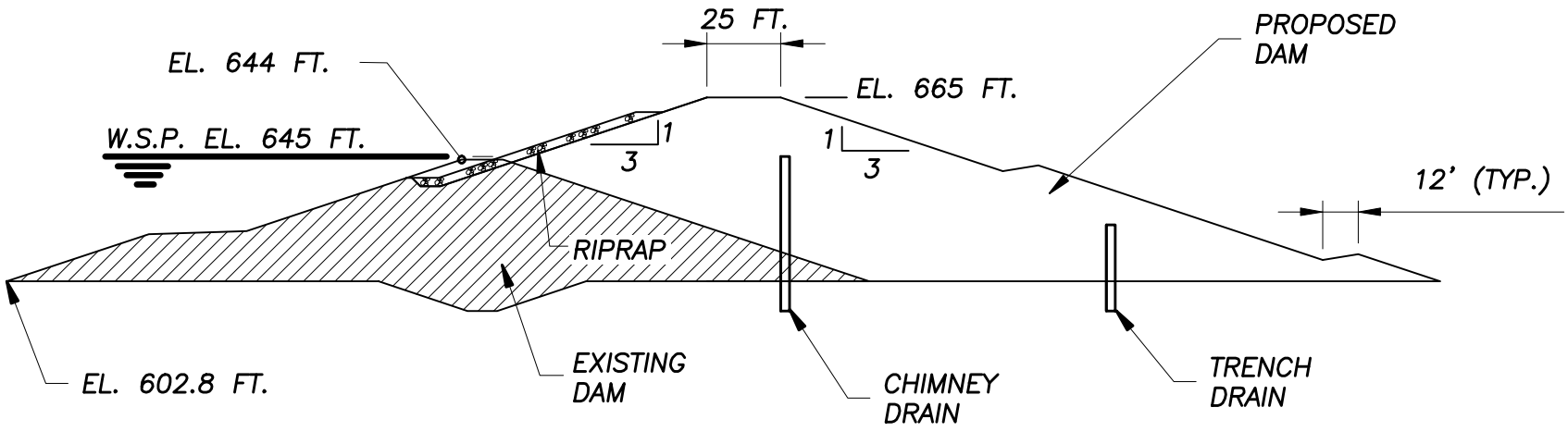
Schnabel Engineering

NRCS WATERSHED DAM ASSESSMENT
TOBESOFKEE CREEK DAM NO. 70

PROPOSED PLAN VIEW

PROJECT NO. 07170030.05
FIGURE 9

G:\2007 Jobs\07170030.05 Assessment\Tobesofkee Creek 70\CAD\Tobesofkee Creek 70 - FIGURE 9.dwg



0 60 120

SCALE IN FEET

Schnabel Engineering

NRCS WATERSHED DAM ASSESSMENT
TOBESOFKEE CREEK DAM NO. 70

TYPICAL SECTION

PROJECT NO. 07170030.05
FIGURE 10

G:\2007 Jobs\07170030.05 Assessment\Tobesofkee Creek 70\CAD\Tobesofkee Creek 70 – FIGURE 10.dwg

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

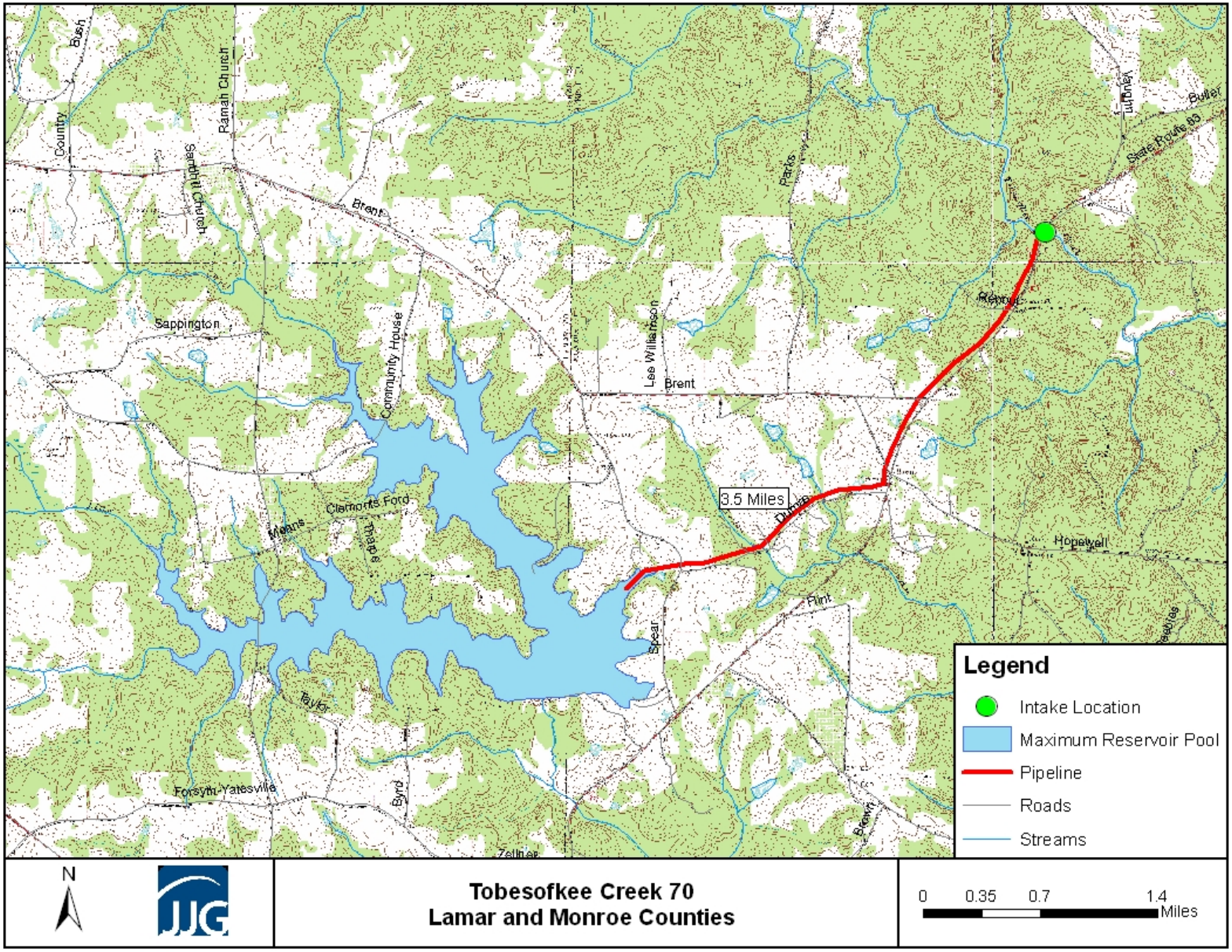
To construct the proposed project, three roads will be impacted. These roads may need to be raised, relocated, or modified to accommodate the new reservoir; however, no consideration was given to the relocation of the roads in this study. A more detailed evaluation would need to be performed to evaluate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

Pump Station and Pipeline Cost Estimation

The pump storage location for Tobesofkee Creek Reservoir 70 is located on Tobesofkee Creek at the State Route 83 crossing as shown in Figure 11. The reservoir is located approximately 3 miles southwest on Little Tobesofkee Creek. With a normal pool elevation of 645 feet, Reservoir 70 has an average day yield of approximately 4.5 MGD. A 24-inch pipeline was selected to carry water from the pump storage location to the reservoir. This pipeline is approximately 3.5 miles in length and will pump water from the storage location elevation of 540 feet, to the 645 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.

Three 3.5-MGD pumps were selected at the pump storage location to pump water to the reservoir, giving a firm pumping capacity of 7-MGD. An access road will need to be constructed in order to construct and maintain the pumping station on Tobesofkee Creek. This road will only need to run approximately 250 feet from State Route 83. The cost opinion for these components is found in the appendix.

Figure 11
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 11
Tobesofkee Creek 70 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	61.78 A	414	$3,105,000
Intermittent Stream	13,112 l.f.	99,652	$8,968,680
Lower Perennial Stream	40,662 l.f.	516,408	$46,476,720
Open Water	97.01 A	553	$4,147,500
Total	**158.79 acres / 53,774 lf**	**967 wetland / 616,060 stream****	**$62,697,900**

*Cost is based on recent quotes from banks within the Upper Ocmulgee 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 mitigation guidelines established by the US Army Corps of Engineers.

Estimated Project Construction Cost

The total project cost is estimated at $93,000,000. 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

TABLES

Figure A-1

Tobesofkee Creek near Forsyth (USGS 02213300)
vs
Flint River near Griffin (COE Unimpaired)

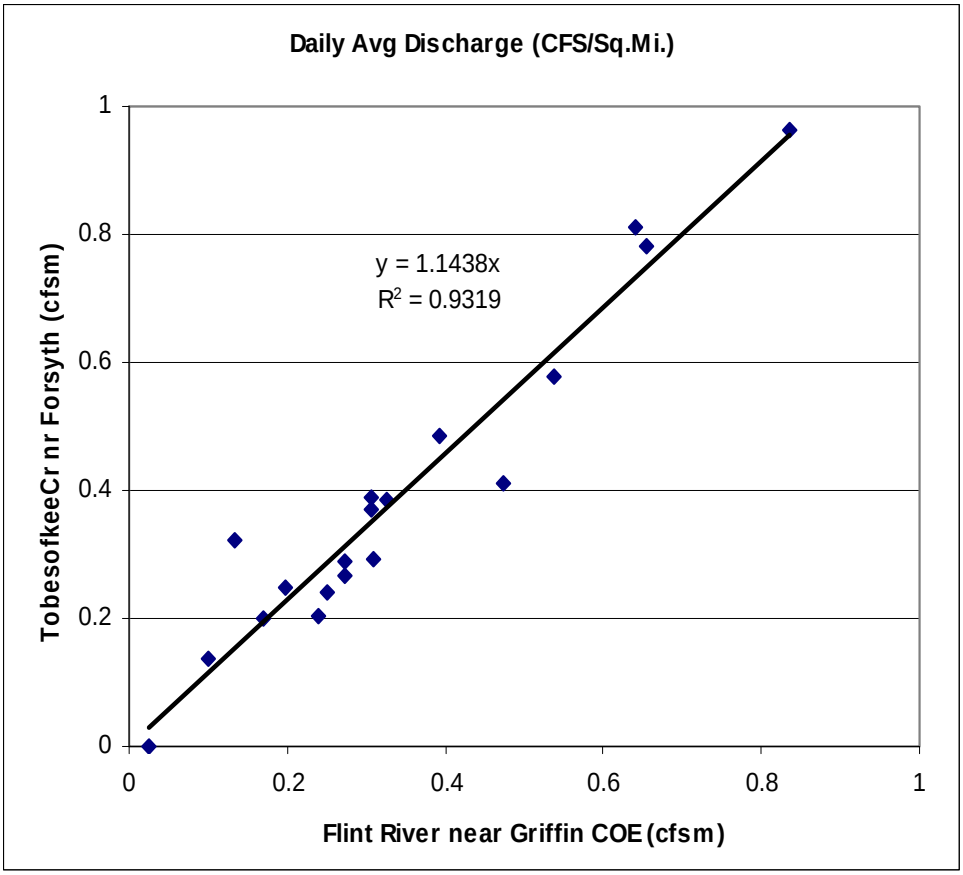
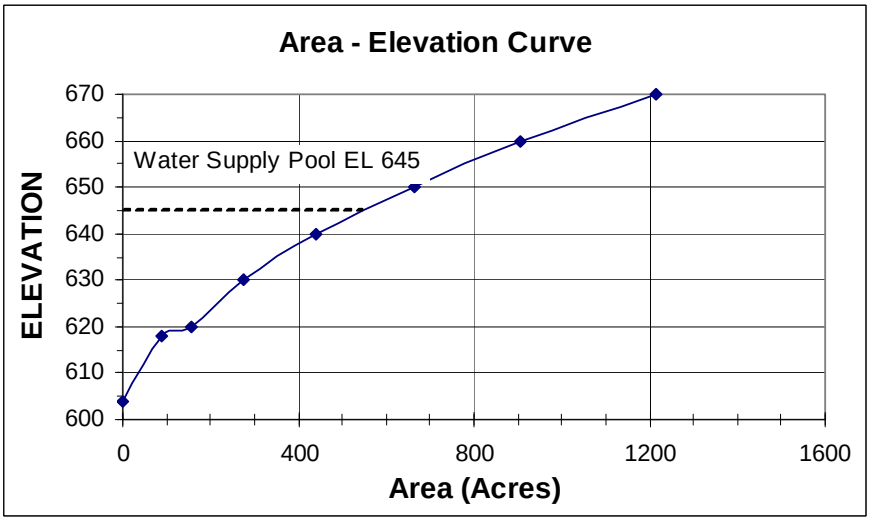
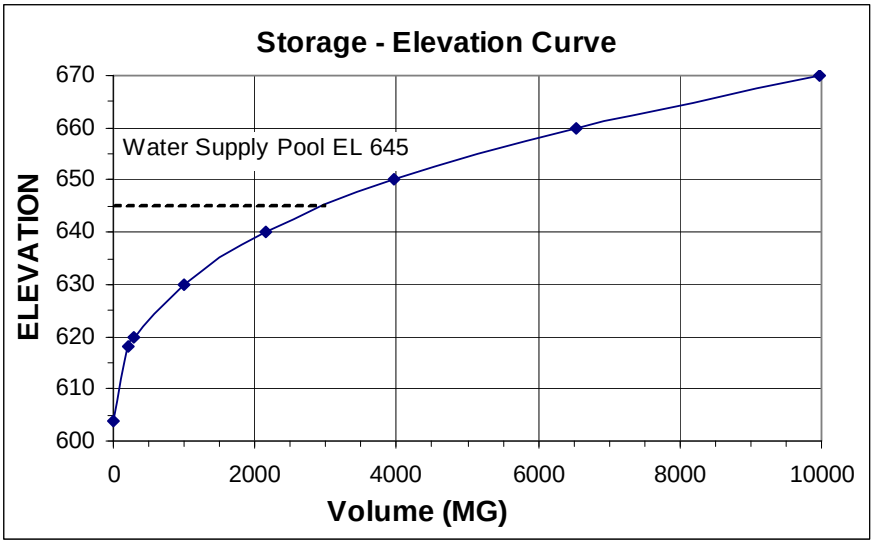


Figure A-2

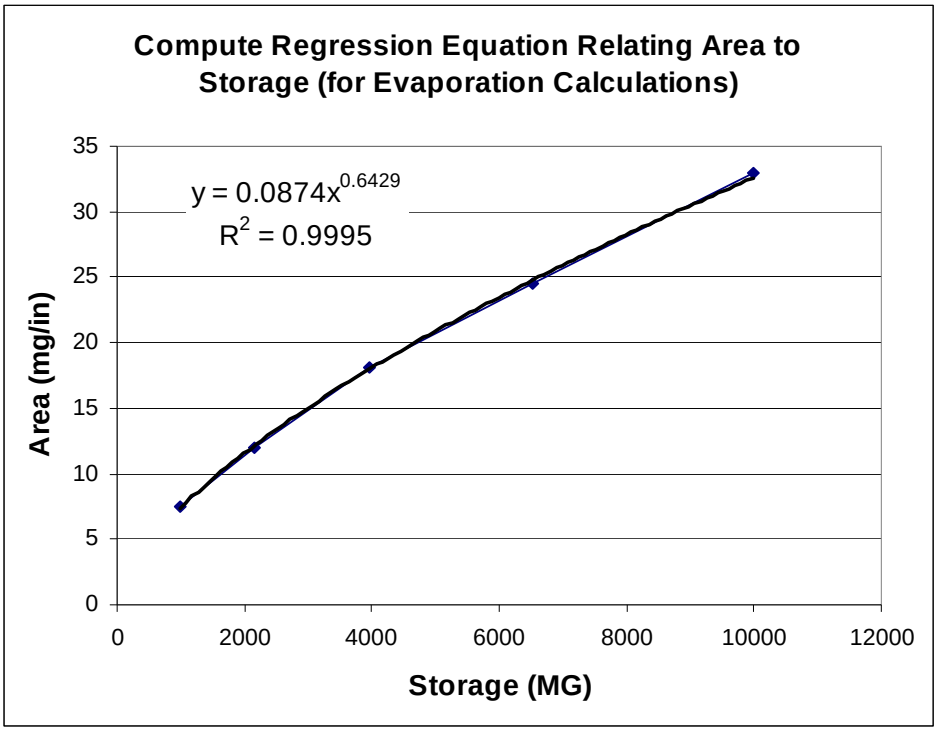
Tobesofkee Creek 70
Area and Storage Curves

Elev.	Area Acres	Area mg/in	Inc. Vol. A-FT	Cumulative Vol A-FT	Cumulative Vol M Gal.
604	0.0	0	0	0	0
618	90.7	2	635	635	207
620	158.6	4	249	884	288
630	276.1	7	2173	3057	996
640	441.0	12	3585	6642	2165
650	665.4	18	5532	12174	3968
660	905.3	25	7854	20028	6527
670	1212.9	33	10591	30619	9979





Tobesofkee Creek 70 Figure A-3



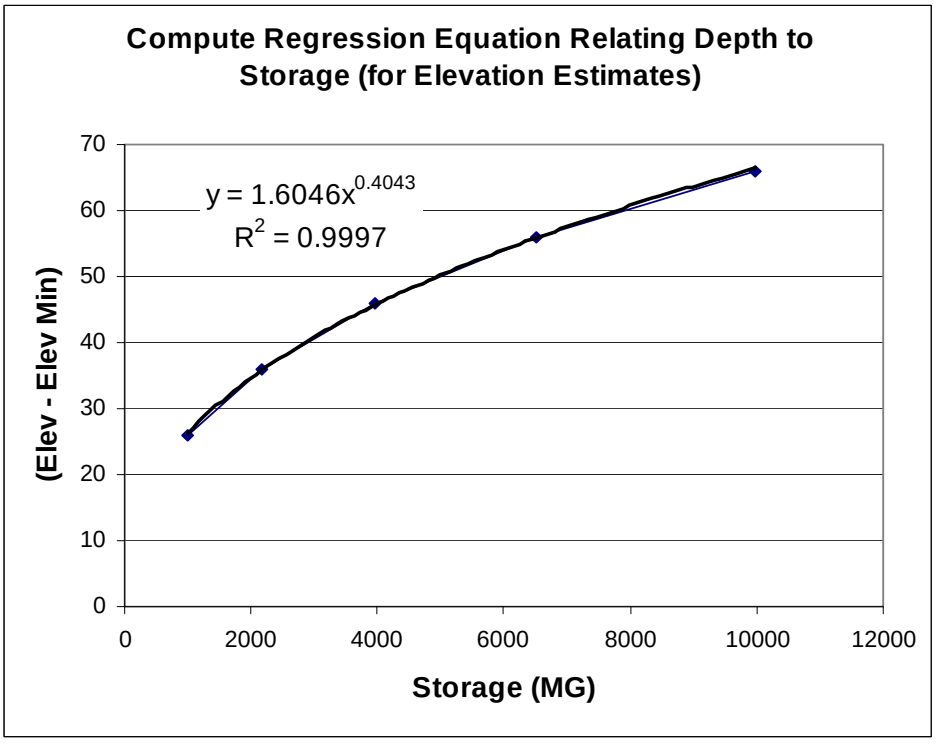
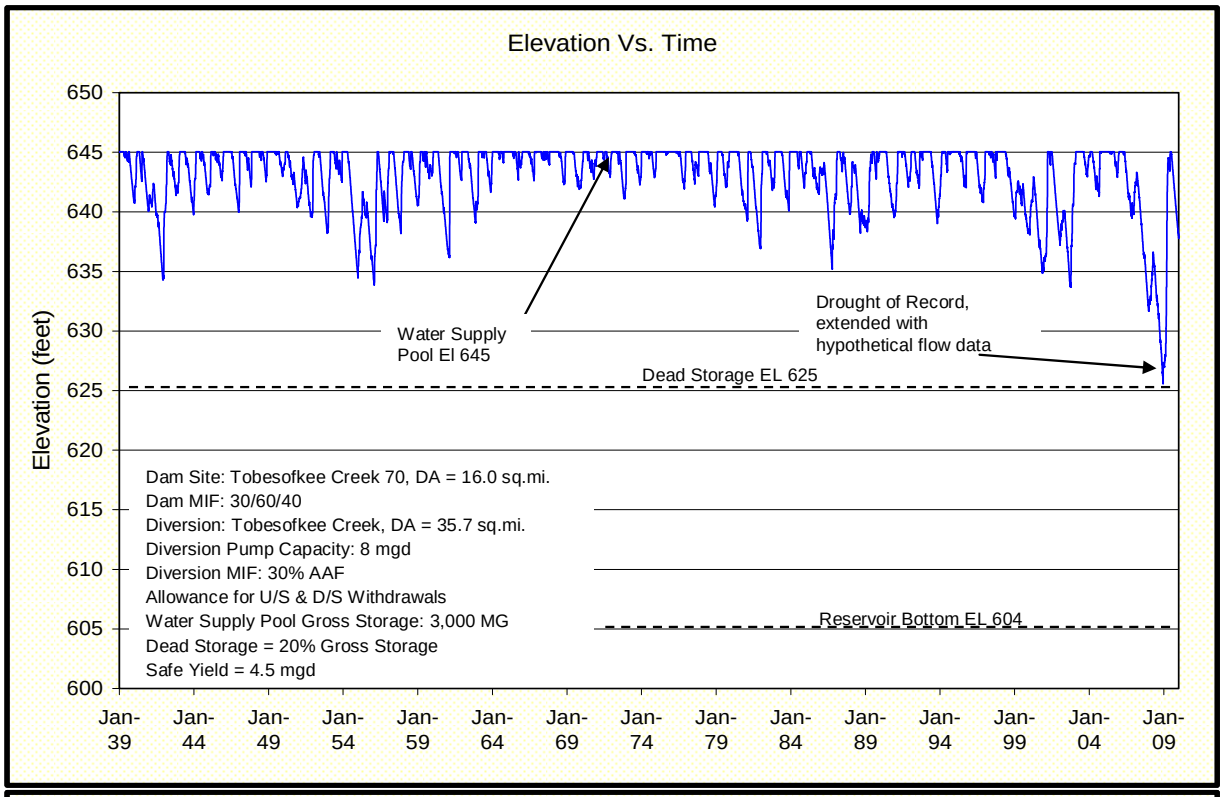
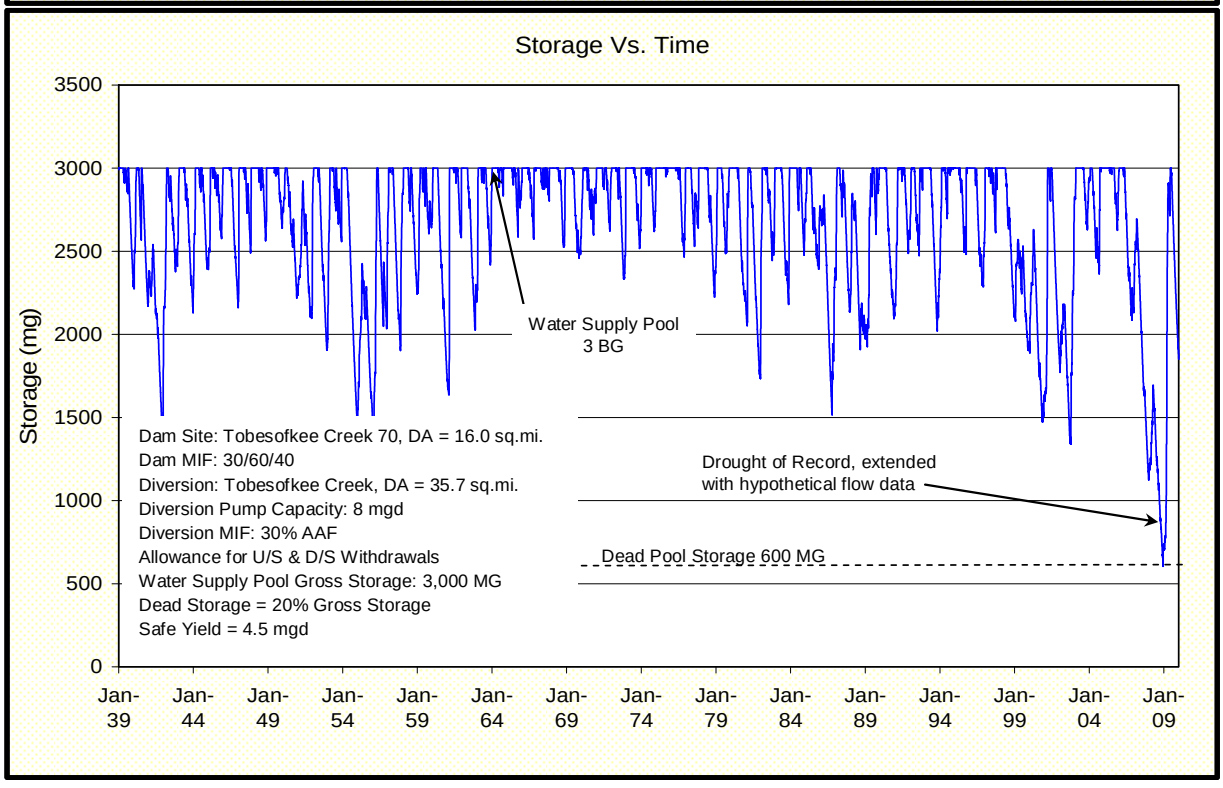


Figure A-4

Tobesofkee Creek 70





WATERSHED DAM ASSESSMENT - TOBESOFKEE CREEK 70

Lamar and Monroe County, Georgia (7194-002)

OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE - CONCEPTUAL LEVEL

Summary by Division

Table A-1

Division	01 - Intake and Pump Station and Access Road	02 - 24 - inch Raw Water Force Main and Venturi Vault	03 - Reservoir Inlet Structure	TOTAL	% of Total
1	$0.56	$0.27	$0.05	$0.88	8.30%
2	$0.60	$0.44	$0.04	$1.09	10.22%
3	$0.75	$0.02	$0.24	$1.00	9.40%
4	$0.11	$0.00	$0.00	$0.11	1.01%
5	$0.02	$0.00	$0.00	$0.02	0.21%
6	$0.00	$0.00	$0.00	$0.00	0.00%
7	$0.02	$0.00	$0.00	$0.02	0.20%
8	$0.03	$0.00	$0.00	$0.03	0.28%
9	$0.05	$0.00	$0.00	$0.05	0.47%
10	$0.00	$0.00	$0.00	$0.00	0.00%
11	$1.36	$0.00	$0.03	$1.39	13.04%
12	$0.00	$0.00	$0.00	$0.00	0.00%
13	$0.00	$0.00	$0.00	$0.00	0.00%
14	$0.12	$0.00	$0.00	$0.12	1.09%
15	$0.37	$2.16	$0.02	$2.56	24.00%
16	$0.60	$0.07	$0.05	$0.71	6.71%
17	$0.19	$0.03	$0.02	$0.24	2.24%
Structure Contingency	$0.72	$0.15	$0.02	$0.89	8.34%
Markup	$0.93	$0.52	$0.10	$1.54	14.50%
Structure Total (without Contingency)	$6.43	$3.65	$0.57	$10.65	100.00%
Project Contingency	**$1.93**	**$1.09**	**$0.17**	**$3.20**	**30.00%**
Structure Total (with Contingency)	**$8.36**	**$4.74**	**$0.74**		

All Figures are in Millions

PROJECT TOTAL $13.85 M

TOBESOFKEE CREEK 70

Maximum Reservoir Safe Yield:

4.5 MGD

RWPS Firm Pumping Capacity:

8.0 MGD

RWFM Pipe Diameter: 24-inches

WATERSHED DAM ASSESSMENT - (7194-002)
TOBESOFKEE CREEK 70
OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE - CONCEPTUAL LEVEL

01
DECEMBER 2008
Table A-2

No.	Spec. Sect.	Description	Unit	Qty	Labor $$		Material $$		Equipment $$		Subcontractor $$		Total
					Unit	Total	Unit	Total	Unit	Total	Unit	Total	
01 - Tobesofkee Creek 70: River Intake and Pump Station					**3 - Channel Intake Pump Station**				**Pump Station Firm Capacity is 8.0 MGD**				
		Div 1											
1	1000	General Conditions	LS	1		$202,000		$160,300		$202,500		$0	$564,800
		Div 2											
2	2200	Earth Work	LS	1	$18,000.00	$18,000	$10,900.00	$10,900	$13,055.00	$13,060	$298,300.00	$298,300	$340,260
3		Access Road	LF	250		$0		$0		$0	$110.00	$27,500	$27,500
4	2831	10' Galv. Chain Link Fence	LF	1200		$0		$0		$0	$30.00	$36,000	$36,000
5	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											
6	3250	Water Stop	LF	500	$1.25	$630	$2.00	$1,000		$0		$0	$1,630
7	3300	Concrete Bridge	SF		$2.00	$0		$0	$3.50	$0	$20.00	$0	$0
8	3300	Concrete	LS	1	$228,927.00	$228,930	$445,530.00	$445,530	$71,000.00	$71,000	$0.00	$0	$745,460
		Div 4											
9	4210	Brick Veneer	SF	3760		$0		$0		$0	$17.50	$65,800	$65,800
10	4220	Concrete Masonry Unit - Reinforced	SF	3760		$0		$0		$0	$11.00	$41,360	$41,360
		Div 5											
9	5524	Aluminum Handrail	LF	200	$6.00	$1,200	$35.00	$7,000	$2.90	$580		$0	$8,780
10		Ladder	VF	20	$50.00	$1,000	$150.00	$3,000	$15.00	$300		$0	$4,300
11	5530	Aluminum Grating Landing	SF	64	$10.00	$640	$45.00	$2,880	$10.00	$640		$0	$4,160
12	5530	Aluminum Grating	SF	160	$10.00	$1,600	$20.00	$3,200		$0		$0	$4,800
		Div 6											
		Div 7											
13		Membrane Roofing	SF	1260		$0		$0		$0	$10.00	$12,600	$12,600
14		Dampproofing - Walls	SF	3760		$0		$0		$0	$0.56	$2,110	$2,110
15		1" Rigid Insulation - Walls	SF	3760		$0		$0		$0	$1.07	$4,020	$4,020
16	7210	Walls - Core Fill Foam Insulation (12" CMU)	SF	3760		$0		$0		$0	$0.61	$2,290	$2,290
		Div 8											
17	8120	Hollow Metal Doors, Hardware, and Frames - Single	EA	10	$150.00	$1,500	$400.00	$4,000		$0		$0	$5,500
18	8120	Hollow Metal Doors, Hardware, and Frames - Double	EA	2	$150.00	$300	$800.00	$1,600		$0		$0	$1,900
19		Windows	LS	1	$3,000.00	$3,000	$8,000.00	$8,000	$1,000.00	$1,000		$0	$12,000
20	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											
21	9900	Painting	LS	1		$0		$0		$0	$50,000.00	$50,000	$50,000
		Div 10											
		Div 11											
22		Screens / Spray Water System and Strainer	EA	3	$3,500.00	$10,500	$247,500.00	$742,500	$500.00	$1,500		$0	$754,500
23		Eductors	EA	18	$200.00	$3,600	$3,500.00	$63,000	$50.00	$900		$0	$67,500
24		Pumps (3.5 MGD, 320 Feet TDH)	EA	3	$3,500.00	$10,500	$175,000.00	$525,000	$1,000.00	$3,000		$0	$538,500
		Div 12											
		Div 13											
		Div 14											
25		Bridge Crane	LS	1	$5,000.00	$5,000	$110,000.00	$110,000	$1,500.00	$1,500		$0	$116,500
		Div 15											
26	15062	Ductile Iron Pipe	LS	1	$11,065.00	$11,070	$181,988.03	$181,990	$2,995.00	$3,000	$0.00	$0	$196,060
27		PVC Piping	LS	1	$1,250.00	$1,250	$8,000.00	$8,000	$750.00	$750		$0	$10,000
28		Valves	LS	1	$8,200.00	$8,200	$83,400.00	$83,400	$5,200.00	$5,200	$0.00	$0	$96,800
29		HVAC and Plumbing	LS	1		$0		$0		$0	$70,000.00	$70,000	$70,000
		Div 16											
30	16000	Electrical	LS	1		$0		$0		$0	$550,000.00	$550,000	$550,000

WATERSHED DAM ASSESSMENT - (7194-002)
TOBESOFKEE CREEK 70
OPINION OF PROBABLE CONSTRUCTION COST ESTIMATE - CONCEPTUAL LEVEL

No.	Spec. Sect.	Description	Unit	Qty	Labor $$ Unit	Labor $$ Total	Material $$ Unit	Material $$ Total	Equipment $$ Unit	Equipment $$ Total	Subcontractor $$ Unit	Subcontractor $$ Total	Total
01 - Tobesofkee Creek 70: River Intake and Pump Station					**3 - Channel Intake Pump Station**				**Pump Station Firm Capacity is 8.0 MGD**				
31		CCTV Allowance	LS	0		$0		$0		$0		$0	$0
32		Ductbank	LF	350		$0		$0		$0	$150.00	$52,500	$52,500
		Div 17											
33	17000	Instrumentation	LS	1		$0		$0		$0	$185,000.00	$185,000	$185,000
		Contingency	LS	15%		$84,000		$359,000		$61,000		$214,000	$718,000
		Subtotals				$644,520		$2,749,300		$466,030		$1,641,480	$5,501,330

Sales Tax @	**7.0%**	$192,500
Labor Burden @	**30.0%**	$193,400
Bonds On Subs @	**1.5%**	$24,600
Subtotal		$5,911,830
Fee @	**7.0%**	$413,800
Insurance & Bonds @	**1.7%**	$107,500
Estimated Construction Cost		**$6,430,000**

Assumptions:

Assumes that EPD will allow withdrawal from this source
15 foot wide Asphalt access road with 10-foot high fence
Pump Station firm capacitty is 15MGD
Pump Station has a 3 channel intake
Pump Station footprint is approximately 100 feet by 40 feet
Pump Station main building footprint is approximately 35 feet by 35 feet
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 - (7194-002)
TOBESOFKEE CREEK 70
OPINION OF PROBABLE CONSTRUCTION COST - CONCEPTUAL

02
DECEMBER 2008
Table A-3

No.	Spec. Sect.	Description	Unit	Qty	Labor $$		Material $$		Equipment $$		Subcontractor $$		Total
					Unit	Total	Unit	Total	Unit	Total	Unit	Total	
02 - 24-inch Raw Water Line with Venturi Vault													
		Div 1											
1	1000	General Conditions	LS	1		$98,000		$70,700		$97,900		$0	$266,600
		Div 2											
2	2125	Erosion and Sedimentation Control Maintenance	LS	1		$0		$0		$0	$267,900.00	$267,900	$267,900
3		Bore and Jack Road Crossing (36")	LF	150		$0		$0		$0	$400.00	$60,000	$60,000
4	2510	Asphalt Concrete Pavement (5% of length)	LS	1		$0		$0		$0	$96,300.00	$96,300	$96,300
5	2523	Driveway Replacement (20 total)	LS	1		$0		$0		$0	$16,500.00	$16,500	$16,500
		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		**24" DIP**	**Depth**	**6**		**Depth of Cover**	**4**						
8		24" Pipe Excavation - Earth (compacted volume)	CY	15400	$0.75	$11,550		$0	$3.00	$46,200		$0	$57,750
9		24" Pipe Excavation - Trench Rock (compacted volume)	CY	5133		$0		$0		$0	$35.00	$179,667	$179,667
10		Trench Box	LF	18480		$0	$1.00	$18,480		$0		$0	$18,480
11		24" DIP Pressure Class 250	LF	14880	$6.00	$89,250	$77.00	$1,145,745	$2.50	$37,200		$0	$1,272,195
12		24" DIP Pressure Class 250 RJ	LF	3600	$6.00	$21,593	$100.10	$360,356	$2.50	$9,000		$0	$390,949
13		24" Pipe Bedding (compacted volume)	CY	3422	$1.00	$3,422	$17.00	$58,178	$1.00	$3,422		$0	$65,022
14		24" Pipe Backfill (compacted volume)	CY	14961	$1.00	$14,961		$0	$4.00	$59,843		$0	$74,804
15		Import Backfill Materials (loose volume, assume 10% swell)	CY	0		$0	$13.00	$0		$0		$0	$0
16		Haul off Rock (assume 15% swell) - with Trench Rock	CY	5903		$0		$0		$0		$0	$0
17		24" 90-degree Bend	EA	4	$127.20	$509	$4,600.30	$18,401	$50.00	$200		$0	$19,110
18		24" 45-degree Bend	EA	5	$127.20	$636	$3,042.39	$15,212	$50.00	$250		$0	$16,098
19		24" 22.5-degree Bend	EA	5	$127.20	$636	$3,150.13	$15,751	$50.00	$250		$0	$16,637
20		24" 11.25-degree Bend	EA	4	$127.20	$509	$3,152.50	$12,610	$50.00	$200		$0	$13,319
21												$0	
22		Earthwork Calculations				$0		$0		$0		$0	$0
23		Pipe Excavation - Total Compacted Volume	CY	20533		$0		$0		$0		$0	$0
24		Rock - Total Compacted Volume (assume 25%)	CY	5133		$0		$0		$0		$0	$0
25		Pipe Bedding - Total Compacted Volume	CY	3422		$0		$0		$0		$0	$0
26		Pipe Backfill - Total Compacted Volume Needed	CY	14961		$0		$0		$0		$0	$0
27		On-Site Backfill Material Available - Compacted Volume	CY	15400		$0		$0		$0		$0	$0
28		Materials for Disposal - Compacted Volume	CY	439	$5.00	$2,196		$0	$5.00	$2,196		$0	$4,391
29													
30		Air Release Valve and Manhole (4 each)	LS	1	$1,700.00	$1,700	$33,000.00	$33,000	$1,100.00	$1,100	$0.00	$0	$35,800
31													
		Div 16											
32	16000	Electrical	LS	1		$0		$0		$0	$65,000.00	$65,000	$65,000
		Div 17											
33	17000	Venturi Meter	LS	1	$1,250.00	$1,250	$24,000.00	$24,000	$500.00	$500		$0	$25,750
34	17000	Instrumentation	LS	1		$0		$0		$0	$7,500.00	$7,500	$7,500

WATERSHED DAM ASSESSMENT - (7194-002)
TOBESOFKEE CREEK 70
OPINION OF PROBABLE CONSTRUCTION COST - CONCEPTUAL

No.	Spec. Sect.	Description	Unit	Qty	Labor $$ Unit	Labor $$ Total	Material $$ Unit	Material $$ Total	Equipment $$ Unit	Equipment $$ Total	Subcontractor $$ Unit	Subcontractor $$ Total	Total
02 - 24-inch Raw Water Line with Venturi Vault													
		Contingency	LS	5%		$12,000		$88,000		$13,000		$34,000	$147,000
		Subtotals				$259,711		$1,872,933		$272,261		$726,867	$3,131,773
		Sales Tax @		**7.0%**		$131,100							
		Labor Burden @		**30.0%**		$77,900							
		Bonds On Subs @		**1.5%**		$10,900							
		Subtotal				$3,351,673							
		Fee @		**7.0%**		$234,600							
		Insurance & Bonds @		**1.7%**		$61,000							
		Estimated Construction Cost				**$3,650,000**							

Assumptions:

DOES NOT include easements acquisitions, land acquisitions or mitigations required to construct the raw water transmission main

Assumed 25% of the excavated material is rock

$143 per LF (pipe only)
$198 per LF (total cost)

WATERSHED DAM ASSESSMENT - (7194-002)
TOBESOFKEE CREEK 70
OPINION OF PROBABLE CONSTRUCTION COST - CONCEPTUAL LEVEL

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		$19,000		$15,200		$19,100		$0	$53,300
		Div 2											
2	2200	Earth Work	LS	1	$5,000.00	$5,000	$2,600.00	$2,600	$4,926.00	$4,930	$31,300.00	$31,300	$43,830
		Div 3											
3	3250	Water Stop	LF	500	$1.25	$630	$2.00	$1,000		$0		$0	$1,630
4	3300	Concrete	LS	1	$82,809.00	$82,810	$132,738.00	$132,740	$22,300.00	$22,300	$0.00	$0	$237,850
		Div 4											
		Div 5											
		Div 6											
		Div 7											
		Div 8											
		Div 9											
		Div 10											
		Div 11											
5		Sluice Gates and Operators	EA	1	$2,500.00	$2,500	$25,000.00	$25,000	$1,000.00	$1,000		$0	$28,500
		Div 12											
		Div 13											
		Div 14											
		Div 15											
6	15062	Ductile Iron Pipe	LS	1	$940.00	$940	$18,603.77	$18,600	$460.00	$460	$0.00	$0	$20,000
		Div 16											
7	16000	Electrical	LS	1		$0		$0		$0	$47,000.00	$47,000	$47,000
		Div 17											
8	17000	Instrumentation	LS	1		$0		$0		$0	$20,000.00	$20,000	$20,000
		Contingency	LS	5%		$6,000		$10,000		$2,000		$5,000	$23,000
		Subtotals				$116,880		$205,140		$49,790		$103,300	$475,110

Sales Tax @	**7.0%**	$14,400
Labor Burden @	**30.0%**	$35,100
Bonds On Subs @	**1.5%**	$1,500
Subtotal		$526,110
Fee @	**7.0%**	$36,800
Insurance & Bonds @	**1.7%**	$9,600
Estimated Construction Cost		**$570,000**

Table A-5

Tobesofkee Creek 70

TOTAL PROJECT OPINION OF COST

Item . No.	Description of Work	Estimated Quantity	Unit	Unit Price	Amount
1.	Mobilization and Demobilization	1	Job	Lump Sum	$755,273.55
2.	Erosion & Sediment Control	1	Job	Lump Sum	$251,757.85
3.	Control of Water	1	Job	Lump Sum	$377,636.78
4.	Clearing	550	Ac	2,000.00	$1,100,000.00
5.	Clearing & Grubbing	20	Ac	$3,500.00	$70,000.00
6.	Earth Fill	517,591	Cu-Yd	$2.50	$1,293,977.50
7.	Drain Fill	11,309	Cu-Yd	$50.00	$565,450.00
8.	Excavation, Common	16,300	Cu-Yd	$3.25	$52,975.00
9.	Riprap	17,906	Ton	$65.00	$1,163,890.00
10.	Permanent Turf Establishment	20	Ac	$2,000.00	$40,000.00
11.	Concrete, Class 4000 (reinforced)	9,339	Cu-Yd	$850.00	$7,938,150.00
12.	Concrete, Class 3000 (mass)	139	Cu-Yd	$400.00	$55,600.00
13.	42" Inch RCP	426	Feet	$475.00	$202,350.00
14.	Principal Spillway Riser	1	Lump Sum	$105,500.00	$105,500.00
	Dam Construction Cost Estimate				**$13,972,560.68**
15.	24-Inch Pipeline	1	Lump Sum	$3,650,000.00	$3,650,000.00
16.	Cascading Structure	1	Lump Sum	$570,000.00	$570,000.00

17.	Pumping Station (Including Raw Water Pumps and Access Road)	1	Lump Sum	$6,430,000.00	$6,430,000.00
	Pump Station and Pipeline Cost Estimate				**$10,650,000.00**
18.	Land Acquisition	1,052	Ac	$5,000.00	$5,260,000.00
19.	Easement Acquisition	11	Ac	$3,000.00	$33,000.00
20.	Building Acquisition	3	Buildings	$200,000	$600,000.00
	Land Acquisition Cost Estimate				**$5,893,000.00**
21.	Wetland	414	Credits	$7,500.00	$3,105,000.00
22.	Intermittent Stream	99,652	Credits	$90.00	$8,968,680.00
23.	Lower Perennial Stream	516,408	Credits	$90.00	$46,476,720.00
24.	Open Water	553	Credits	$7,500.00	$4,147,500.00
	Impacts and Overall Mitigation Cost Estimate				**$62,697,900**
	Construction, Land Acquisition, Mitigation Estimate				**$93,213,461**
	Suggested Project Estimate				**$93,000,000**

The above suggested project cost estimate does not include contingencies or professional services.
Professional services should be considered at not less than 15 percent of the suggested project cost estimate
Cost contigencies should be considered at not less than 25 percent of the suggest projet cost estimate
Prices are in 2008 U.S. Dollars