

GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY AGENDA**Monday, January 9, 2023 - 4:00 P.M.**Department of Water Resources, Training Room
684 Winder Highway, Lawrenceville, Ga. 30045

Present:

B. Kerlin, JC Lan, B. Martin, C. Thompson
(W. Allick – Absent)

- I. Call to Order
- II. Approval of Agenda

**Action Approved: Motion: Thompson; Second: Lan; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson – Yes; Allick - Absent)**
- III. Approval of Minutes – December 5, 2022

**Action Approved: Motion: Lan; Second: Thompson; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson - Yes; Allick - Absent)**
- IV. Award of OS037-22, provision of products and services for the SUEZ ozone generator systems on an annual contract (January 18, 2023 through January 17, 2024), to SUEZ Treatment Solutions, Inc., base amount \$1,718,900.00.

**Action Approved: Motion: Lan; Second: Martin; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson - Yes; Allick - Absent)**
- V. Approval to renew OS034-20, purchase of products and services for Hach equipment on an annual contract (January 18, 2023 through January 17, 2024), with Hach Company, base amount \$600,000.00.

**Action Approved: Motion: Thompson; Second: Martin; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson - Yes; Allick - Absent)**
- VI. Approval to renew BL042-19, replacement of water meters, 2 inches and smaller, on an annual contract (May 8, 2023 through May 7, 2024), with UWS, Inc., base bid \$660,000.00.

**Action Approved: Motion: Martin; Second: Lan; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson - Yes; Allick - Absent)**
- VII. Approval/authorization for the Chairwoman to execute a Contract Item Agreement (CIA) with the Georgia Department of Transportation (GDOT), for utility relocations associated with the SR 140 Jimmy Carter Boulevard at SR13 Buford Highway intersection, GDOT P.I. 0015983, for an estimated cost of \$672,330.00. Subject to approval as to form by the Law Department.

Action Approved: Motion: Lan; Second: Thompson; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin - Yes; Thompson - Yes; Allick - Absent)

- VIII. Approval/authorization of a Supplemental Resolution approving the forms, terms and conditions and authorizing the execution, delivery, and performance of a Loan Agreement and Note relating to a loan from the Clean Water State Revolving Fund, administered by Georgia Environmental Finance Authority (GEFA), amount not to exceed \$50,000,000; and for other related purposes. Approved as to form by the Law Department.

Action Approved: Motion: Lan; Second: Martin; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin -Yes; Thompson - Yes; Allick - Absent)

- IX. Approval/Authorization for the Chairman of the Gwinnett County Water and Sewerage Authority to execute an Easement Stipulation Agreement between the Gwinnett County Water and Sewerage Authority and the Rowen Foundation, Inc. for the Rowen Phase I Development project. Subject to approval as to form by the Authority's attorney.

Action Approved: Motion: Thompson; Second: Martin; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin -Yes; Thompson – Yes; Allick - Absent)

- X. Comments

- XI. Executive Session for the purpose of discussing or voting to authorize negotiations to purchase, dispose of, or lease property.

TO GO INTO EXECUTIVE SESSION:

Action Approved: Motion: Martin; Second: Lan; Vote 4-0
(Kerlin- Yes; Lan - Yes; Martin -Yes; Thompson - Yes)

TO COME OUT OF EXECUTIVE SESSION:

Action Approved: Motion: Martin; Second: Thompson; Vote 4-0
(Kerlin - Yes; Lan - Yes; Martin -Yes; Thompson - Yes)

- XII. Adjourn

{Action: Unanimous Approval}

The January 9, 2023
Gwinnett County
Water and Sewerage
Authority meeting
will begin at
4:00pm



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Welcome
to the January 9, 2023
Gwinnett County
Water and Sewerage
Authority meeting

Please mute your
phone unless
speaking



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OS037-22
**SUEZ TREATMENT
SOLUTIONS OZONE
GENERATOR SYSTEMS**

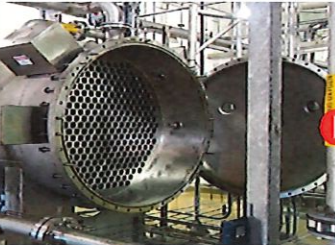


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WHAT THIS
CONTRACT COVERS





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Products and Services
Related to SUEZ Ozone
Generator Systems:

- PRODUCTS
- SERVICES
- EQUIPMENT



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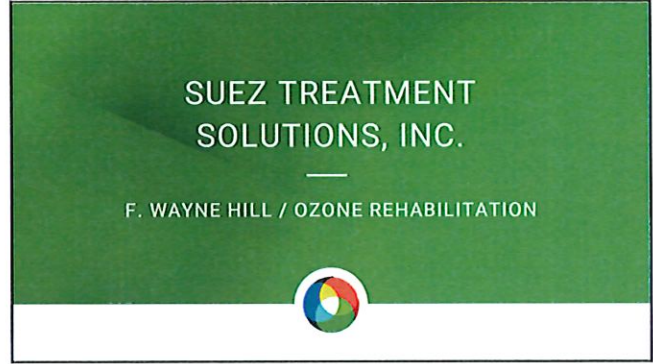
WHO USES
THIS CONTRACT



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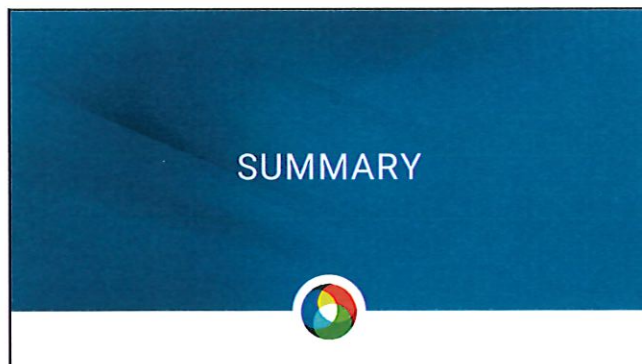
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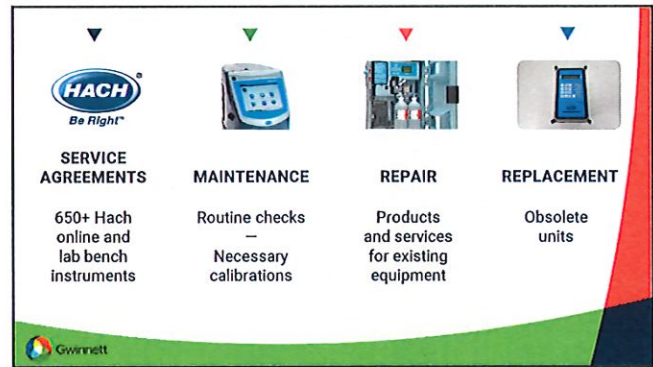
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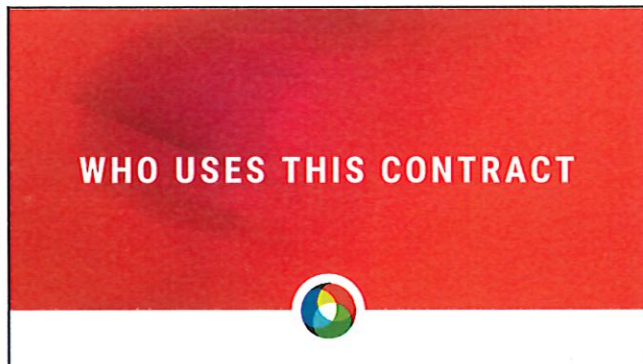
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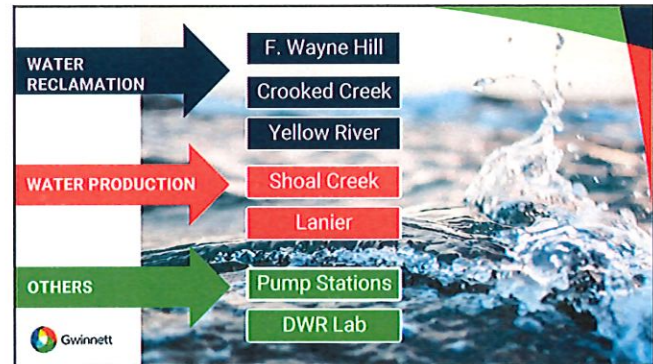
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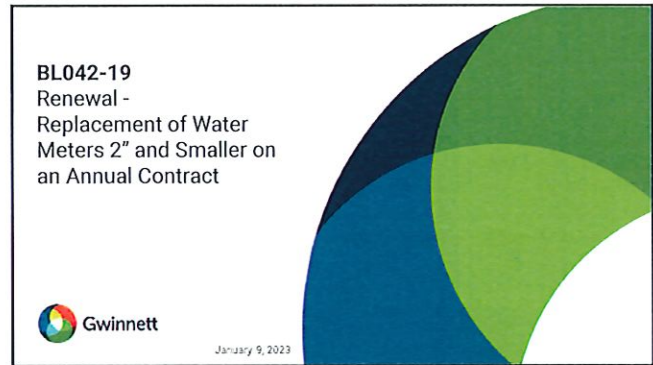
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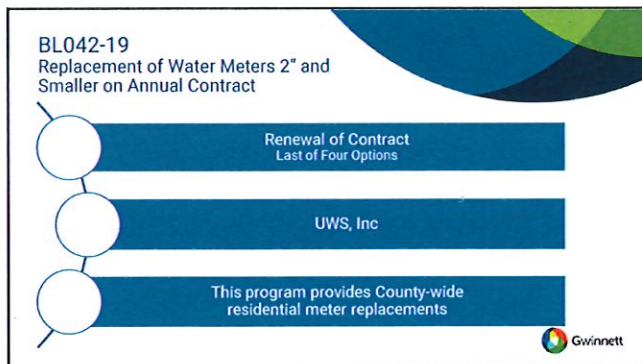
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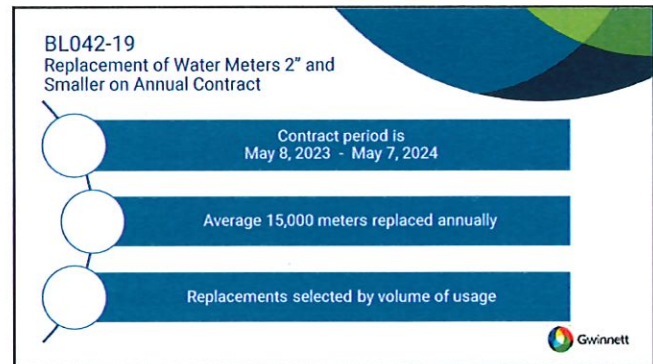
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BL042-19
Replacement of Water Meters 2" and Smaller on Annual Contract

- Requested contract amount \$ 660,000
- Request was increased to cover the expected meter replacements
- 5% increase in unit rates

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BL042-19
Replacement of Water Meters 2" and Smaller on Annual Contract

Questions ?

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GDOT's SR 140 Jimmy Carter Blvd @ SR 13 Buford Highway Operational Improvements/GCDWR Utility Relocations

Contract Item Agreement (CIA)
January 9, 2023

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Commission Districts

- Commission District: 1 - Carden
- GDOT's SR 140 Jimmy Carter Blvd @ SR 13 Buford Highway Operational Improvements/GCDWR Utility Relocations

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Project Location

- GDOT's SR 140 Jimmy Carter Blvd @ SR 13 Buford Highway Operational Improvements/GCDWR Utility Relocations

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Project Description

- GDOT:**
 - Roadway operational improvements (new walls, sidewalks, storm drains, traffic lanes, and a raised concrete median)
 - Impacts to Gwinnett County's existing water and sewer facilities that must be relocated
- Gwinnett County:**
 - Relocate 975 linear feet of ductile iron water main
 - Relocate 116 linear feet of ductile iron sewer main
 - Includes abandoning, adjusting and relocating associated water & sewer appurtenances

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Benefits of Project


- Will allow GDOT to advertise their project with Gwinnett County's utility work included in the roadway contract
- Gwinnett County's water and sewer assets impacted by the road improvements will be adjusted or relocated
- Lower construction cost for Gwinnett County

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Project Schedule


Anticipated Construction Award to Proceed	<ul style="list-style-type: none"> • GDOT's Bid Award N/A at this point of time • GDOT construction LET Date July 2023
Anticipated Substantial Completion	<ul style="list-style-type: none"> • N/A at this point of time. To be determined by GDOT
Anticipated Final Completion	<ul style="list-style-type: none"> • N/A at this point of time. To be determined by GDOT




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Bids Received

Contractor	Total Bid Price
TBD Bid by GDOT	TBD



- GCDWR's Engineer's Estimate \$672,330.00 @ 2nd submission design



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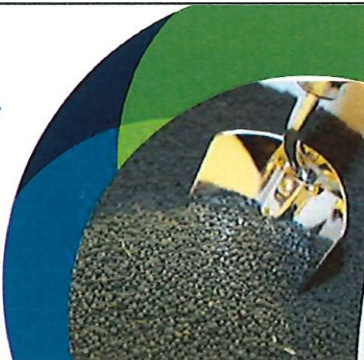

Questions?



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Biosolids Dryer GEFA Loan


Thursday, May 18, 2023

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Agenda

- Biosolids Problem Statement
- Biosolids Dryer
- Project Funding
- GEFA Loan



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F. Wayne Hill Water Resources Center

Provides Wastewater Treatment for over 50% of County
Provides Biosolids Treatment for over 80% of County

Biosolids produced at Yellow River WRF are treated at F. Wayne Hill WRC

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Problem Statement

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Problem Statement

Every week the F. Wayne Hill WRC produces over 1,250 wet tons of biosolids that must be disposed in an environmentally sound and cost-effective manner.

Municipal landfill disposal was the preferred choice. Increased cost of landfill disposal and reduced landfill space for wet solids, like biosolids, required disposal alternatives.

Identify the most reliable, environmentally sound, and cost-effective disposal option for now and into the future.

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Strategic Priority

One of the goals for this project is to meet the Commissioners' Strategic Priorities by:

- Maintaining financial stability
- Reducing service delivery cost
- Providing a sustainable solution

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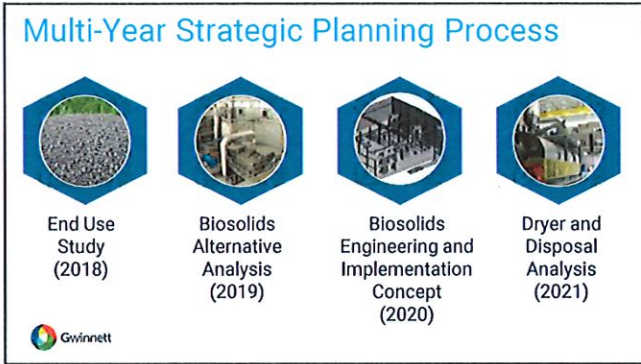
Increasing Costs

- FWH unit costs for disposal almost tripled:
 - 2018 \$32.13/wet ton
 - 2019 \$89.00/wet ton (new contract)
 - 2022 \$95.57/wet ton
 - Predict \$143/wet ton in future (based on feedback from Waste Management)
- Current unit costs from other utilities
 - City of Atlanta - \$123/wet ton
 - South Cobb - \$129/wet ton (Denali)
 - Forsyth - \$110/wet ton (Waste Eliminators)
- FWH spent over \$6.3M in 2022 for biosolids disposal

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Biosolids Dryer

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Conceptual level cost estimate: Biosolids dryer

Cost Breakdown	
Construction	\$72,122,818
Contingency	\$12,622,943
Engineering/Inspection	\$12,994,201
Administrative/Legal	\$2,260,039
Total Project Cost	\$100,000,000

This is a very conservative cost estimate assuming costs will significantly increase over project duration, actual estimated cost was \$88M in 2022.

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Key Recommendations

Dryer is preferred technology

- 10-to-15-year payback period
- Reliable, long-term disposal option
- Provides potential for beneficial reuse
 - Produces highest quality (Class A) product
 - Diverts 116,000 yd³ waste from landfills
 - Equivalent to trash from 110,000 residents

Build dryer at F. Wayne Hill sized for both Yellow River and FWH solids

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Project Scope

- Dryer system
- Two dried solids storage silos
- Dryer building with odor control

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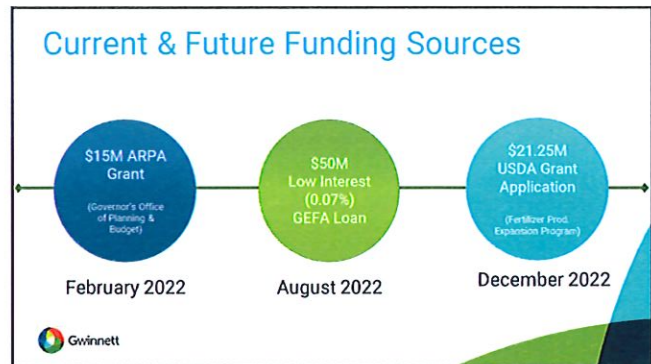
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Project Funding

Financial Viability

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Why Utilize GEFA Loans?



ARPA
Reporting requirements are similar to GEFA reporting requirements reducing project overhead for GEFA loan management



GEFA Rates
Current 15-year rates are exceptional at 0.07%



Bond Rates
For 2023, interest rates are estimated to be 3%+



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GEFA Loan




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GEFA Loan


- At their meeting in August, the Georgia Environmental Finance Authority approved a \$50 million loan to Gwinnett County for the construction of the biosolid dryer.
- Loan will be a 15-year term (after construction) at a 0.07% interest rate
 - County received a 1% rate reduction for being a Water First community
 - Loan is a draw loan; the County will only pay interest on the amount that has been utilized



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Debt Service

- After Construction, annual debt service is expected to be \$3.3 million/year
- Total interest expense is projected to be approximately \$350,000 over the life of the loan
- 1% origination fee



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Questions ?




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Easement Stipulation Agreement for the Rowen Phase 1 Development

Gwinnett County Water and Sewerage Authority, and Rowen Foundation, Inc.



January 9, 2023

Gwinnett County Water and Sewerage Authority



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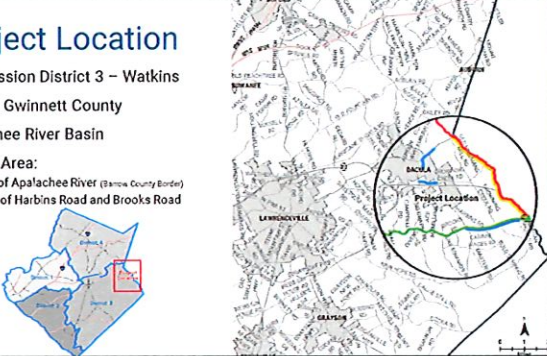
Eastern Regional Infrastructure (ERI) and Rowen Phase 1 Infrastructure Project Updates

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Project Location

- Commission District 3 – Watkins
- Eastern Gwinnett County
- Apalachee River Basin
- Project Area:
 - West of Apalachee River (Barrow County Border)
 - North of Harbins Road and Brooks Road

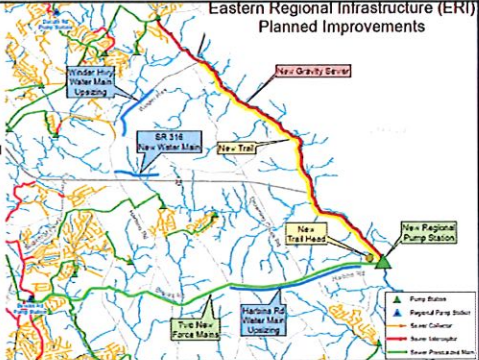


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ERI Project Details

Eastern Regional Infrastructure (ERI) Planned Improvements


- **Sewer Infrastructure**
 - 6 miles of new gravity sewer
 - 14-MGD new regional pump station
 - Two new parallel 7-mile force mains
- **Water Infrastructure**
 - 5 miles of new/up-sized water mains
- **Trail System**
 - 5 miles of new trail
 - New trailhead



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Benefits

- **SEWER SERVICE**
 - Provides sewer to currently unserved area of Gwinnett County (including Rowen)
 - Sized to ultimately serve over 13,000 acres
 - Allows for future decommissioning of up to 11 pump stations
- **WATER SERVICE**
 - Sized to serve future commercial and industrial development
 - Provides the required fire protection
- **TRAILS & TRAILHEAD**
 - Improve mobility and access (BOC priority) / make communities a better place to live
 - Encourage healthy lifestyles / protect the environment
- **ENVIRONMENTAL STEWARDSHIP / INNOVATION**

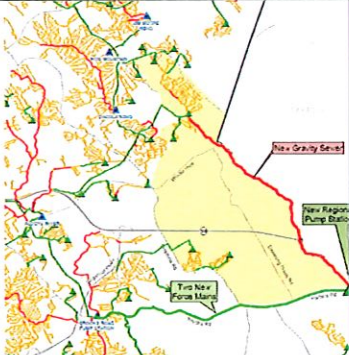


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Expanded Sewer Service

ERI Sewer Service Area—7,920 Acres (yellow shading)

- 878 acres existing sewer area
- 7,042 acres future sewer area
- 1,942 septic & developable parcels



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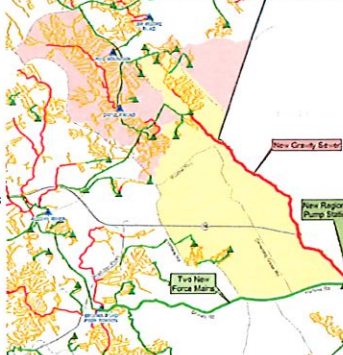
Future Sewer Service Area

ERI Sewer Service Area—7,920 Acres (yellow shading)

- 878 acres existing sewer area
- 7,042 acres future sewer area
- 1,942 septic & developable parcels

Future Sewer Service Area—5,625 Acres (pink shading)

- 3,543 acres existing sewer area
- 2,082 acres future sewer area
- 770 septic & developable parcels



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Future Sewer Service Area

ERI Sewer Service Area—7,920 Acres (yellow shading)

- 878 acres existing sewer area
- 7,042 acres future sewer area
- 1,942 septic & developable parcels

Future Sewer Service Area—5,625 Acres (pink shading)

- 3,543 acres existing sewer area
- 2,082 acres future sewer area
- 770 septic & developable parcels

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Schedule / Key Dates

Procurement and Award Dates

- January 13, 2021: Advertised / Request for Proposal—Design Build
- April 12/20, 2021: WSA and BOC Approval
- June 3, 2021: Notice to Proceed—JDS, Inc. Design-Build Team
- November 9, 2021: Groundbreaking

Completion Dates

- December 31, 2023: Milestone 1 Final Completion (Gravity sewer, Pump Station, Force Mains, Water Mains)
- March 3, 2024: Milestone 2 Final Completion (Trails, Owner-Directed Work)

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Project Status

- Construction Status as of 12/31/2022 (19 months since NTP)
 - 19.22 miles of Water & Sewer Pipe Installed - 84% complete
 - Water Mains – 100% complete (4.2 miles installed)
 - Force Mains – 98% complete (12.1 miles installed)
 - Gravity Sewer – 48% complete (2.92 miles installed)
 - Pump Station - 55% complete

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Financials

- Water & Sewer funded by the 2020 Water and Sewer Bond
- Trails and Trailhead funded by the 2017 SPLOST
- Total not to exceed \$125,011,275
 - \$104,546,447 – Water and Sewer
 - \$ 1,000,000 – Stormwater
 - \$ 19,464,828 – Trail
- Expenditures as of Dec-31-2022: \$84,107,852 (67%)
 - \$ 81,135,337 – Water and Sewer
 - \$ 211,338 – Stormwater
 - \$ 2,761,176 – Trail

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Team

GWINNETT COUNTY
DWR PM: Rich Schoeck
DoCS PM: Glenn Boorman

Support from P&D, DoSS, DOT, Law, Communications

Gwinnett Inspectors
Anthony Hogan
Marty Martin
Josh Black
Engineering Strategies, Inc.
Precision Planning, Inc.

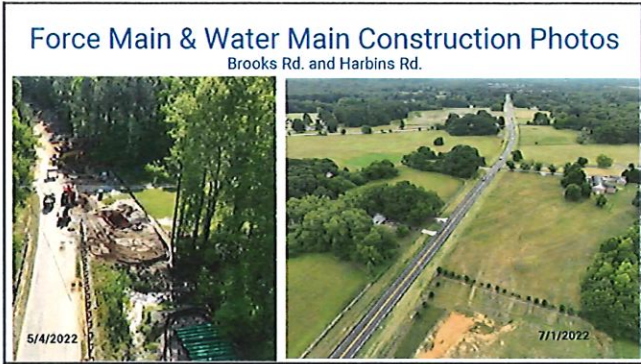
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Force Main & Water Main Construction Photos

Harbins Rd.

12/22/2021 1/13/2022

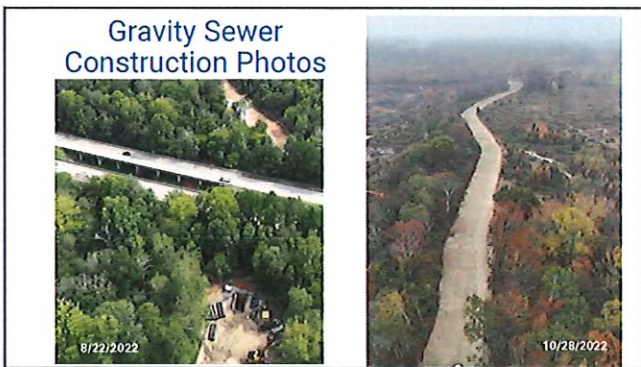
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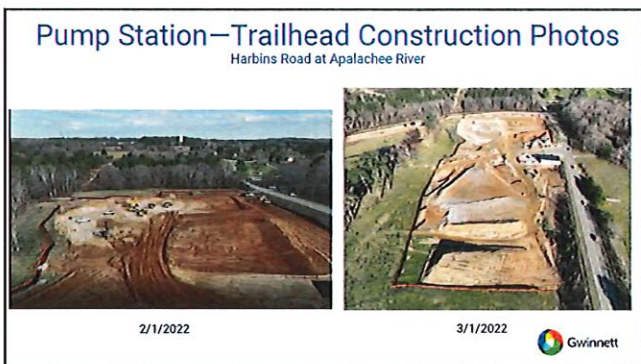
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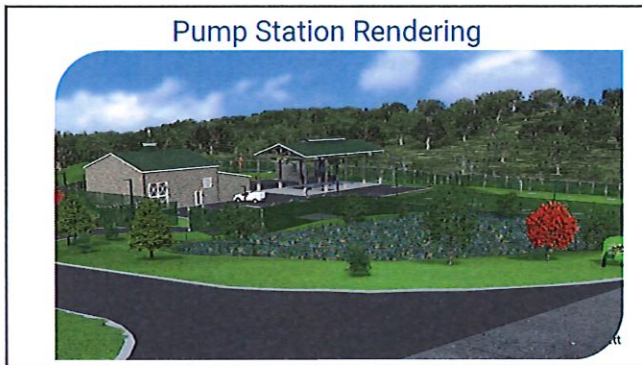
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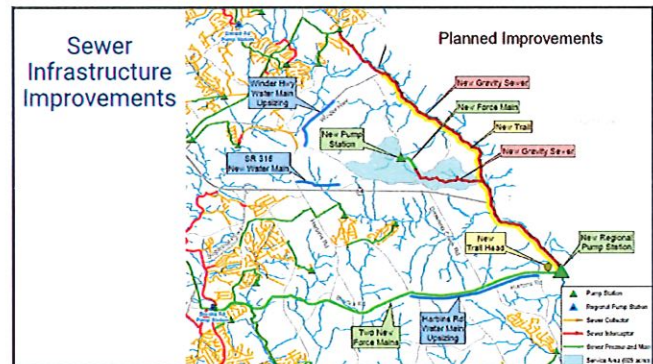
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Rowen Phase I Infrastructure

- Additional trunkline sewer along Turkey Creek
 - 3-AGD pump station
 - 0.3 miles force main (14-inch)
 - 1.4 miles gravity sewer (24-inch)
- Serves 600 acres
- Construction to start 4Q2023 with completion in 2024-2025
- Rowen will construct upstream infrastructure

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Easements

ERI:

- 6 Easements – Rowen Signed
- 1 Easement – Pending northern trail design

Rowen Phase 1:

- 5 Easements + 1 Fee Simple – Rowen-Signed
- 3 Easements – Tanner – In progress

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Rowen Foundation Inc. Easements

- Easement Stipulation Agreement
- Requested by Rowen's Counsel
- 7 Stipulations

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Easement Stipulation Agreement

- The WSA acknowledges that there are existing easements ("Existing Easements") running over, under, across and through the Foundation's property within which the WSA will have access pursuant to the Easements. The WSA shall be responsible for obtaining all consents necessary from the holders of the Existing Easements to encroach into the Existing Easements. The WSA further acknowledges that the rights granted to the WSA pursuant to the Easements are subject to the rights of the City of Buford with respect to its gas line installed on the Foundation's property.
- The Foundation acknowledges that any future easements granted by the Foundation will be granted subject to the rights granted to the WSA pursuant to the Easements.
- If used to provide access to the Easements, the WSA shall take reasonable steps to ensure that the gate providing access to the private road off of Turkey Crossing remains locked when not in use by the WSA.
- The WSA shall repair any damage to the property caused by the WSA or the WSA's employees, contractors, licensees and invitees in the course of the exercise of the rights granted to the WSA under the Easements.

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Easement Stipulation Agreement, cont.

- The WSA agrees to pay when due all bills incurred by or on behalf of the WSA for labor, materials or services pertaining to the property and agrees to remove by payment or bond any liens or claims of lien filed against the property as a result of failure of such bills to be paid when due.
- The WSA will require its contractors to provide the Foundation with a certificate of insurance naming the Foundation as additional insured in accordance with the Insurance Requirements for Third Parties, attached hereto as Exhibit "B", and naming the other entities identified in #6 of the attached as additional insureds and certificate holders.
- This Agreement constitutes the entire written agreement between the parties hereto as to all matters contained herein. All subsequent changes to this Agreement must be in writing and signed by both parties. This Agreement is for the benefit of the parties hereto only and is not intended to benefit any third party or to give rise to any duty or causes of action for any third party. No provision in this Agreement is intended to nor shall it be construed to in any way waive immunities or protections provided to either the WSA or the Foundation by the Constitution and laws of the State of Georgia. This Agreement shall be construed and interpreted under the laws of the State of Georgia.

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Questions?

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