



**Brunswick-Glynn County Joint Water and Sewer Commission  
1703 Gloucester Street, Brunswick GA 31520  
Thursday, July 11, 2019 at 11:00 AM  
Commission Meeting Room**

## **FACILITIES COMMITTEE MEETING AGENDA**

**COMMITTEE MEMBERS:**                      **Chairman Ben Turnipseed  
Commissioner Bob Duncan  
Commissioner Steve Copeland  
Interim Executive Director Andrew Burroughs**

### **PUBLIC COMMENT PERIOD**

*Public Comments will be limited to 3 minutes per speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. Individuals should sign in stating your name, address and the subject matter on which you wish to speak. Your cooperation in this process will be greatly appreciated.*

### **APPROVAL**

- 1. Minutes from June 19, 2019 Facilities Committee Meeting (*subject to any necessary changes*)**
- 2. Scarlett Federal Building, Old Easement Abandonment, New Easement Acceptance, and Grant of Encroachment – A. Burroughs**
- 3. Altama Avenue CIPP Project Approval – A. Burroughs**
- 4. PS4105 Basin Expansion Project Approval – A. Burroughs**
- 5. Academy Creek Roof Repair – A. Burroughs**
- 6. Surplus Equipment – A. Burroughs**

### **DISCUSSION**

- 1. Unserved Areas Study Overview – A. Burroughs**
- 2. Odor Control Study Overview – A. Burroughs**
- 3. Meter RFI Update – A. Burroughs**
- 4. Project Report – A. Burroughs**

### **MEETING ADJOURNED**

*All citizens are invited to attend.  
There is a possibility of a quorum of City or County Commissioners being present.*



**Brunswick-Glynn County Joint Water & Sewer Commission**  
**1703 Gloucester Street, Brunswick, GA 31520**  
**Commission Meeting Room**  
**Thursday, July 11, 2019 at 11:00 AM**

**FACILITIES COMMITTEE MINUTES**

- PRESENT:** Ben Turnipseed, Chairman  
Bob Duncan, Commissioner  
Andrew Burroughs, Interim Executive Director
- ALSO PRESENT:** Donald Elliott, Commissioner  
Cornell L. Harvey, Commissioner  
Todd Kline, Director of Engineering  
Janice Meridith, Exec. Commission Administrator
- ABSENT:** Steve Copeland, Commissioner
- MEDIA PRESENT:** Taylor Cooper, The Brunswick News  
Pamela Permar-Shierling, The Islander

Chairman Turnipseed called the meeting to order at 11:00 AM.

Chairman Turnipseed provided the invocation.

**PUBLIC COMMENT PERIOD**

There being no citizens that wished to address the Committee, Commissioner Turnipseed closed the Public Comment Period.

**APPROVAL**

**1. Minutes from Facilities Committee Meeting June 19, 2019**

Commissioner Duncan made a motion seconded by Chairman Turnipseed to approve the minutes from the Facilities Committee Meeting held on June 19, 2019. Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

**2. Scarlett Federal Building, Old Easement Abandonment, New Easement Acceptance, and Grant of Encroachment – A. Burroughs**

Andrew Burroughs provided an overview of the Scarlett Federal Building on Egmont Street and advised that the contractor performing the work had extended the building improvements construction over an existing water main. Even though an agreement was in place for the relocation of the water main, the contractor JK Lockwood Construction refused to relocate the water main prior to beginning the work. Mr. Burroughs noted that JWSC had to file a stop work order and the contractor finally stopped the construction and the water main was relocated. The final survey indicated that the wall Lockwood

constructed after the relocation extended farther than planned and encroached about 4 feet into the new easement area. Mr. Burroughs provided that at this point there is no effect on the water main. He advised that JWSC, in addition to the old easement abandonment and granting of the new easement, finds it necessary to grant the General Services Administration (GSA) an encroachment and he provided a copy of the survey and agreement for consideration.

Chairman Turnipseed made a motion seconded by Commissioner Duncan to move that the Facilities Committee approve that Scarlett Federal Building Easement Abandonment and Easement, and approve the subsequent Encroachment Agreement, and authorize the Chairman to execute the same and that these approvals be forwarded to the full Commission for approval. Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

### **3. Altama Avenue CIPP Project Approval– A. Burroughs**

Mr. Burroughs provided that JWSC has several crossings under Altama Avenue of which some have been TV'd and found to be very tuberculated. He added that given the issues and possible problems staff is requesting to do a two-step process. The first step will be to clean and TV the crossings under Altama to determine if they need to be CIPP repaired, and he added that the budget request would be for the case of if all the lines need to be repaired. Lines that run parallel to Altama Avenue have been TV'd and those found to be in poor condition will also be CIPP repaired. Mr. Burroughs provided a project estimate for the cleaning, CCTV work and CIPP repair of the Altama Avenue lines of \$623,074.03, including a 15% contingency. He also presented a Gantt chart timeline of the proposed project schedule which included the Altama Avenue lines and also the lines at Sea Palms which were previously TV'd and are in need of CIPP repair. Staff determined that it would be best to put out combined bid specs for the two projects together for the benefit of economies of scale. Sea Palms CIPP repair would be done first. The Altama lines can be TV'd at that same time, and then CIPP repaired after. Mr. Burroughs noted that based on the schedule as presented the project work can be expected to be completed in February of 2020. He added that the budget request for the Altama Avenue portion would be \$625,000.00 and that the Sea Palms budget of about \$561,000.00 is coming from the SPLOST V funding previously transferred to JWSC. The combined budget total is \$1,186,000.00.

Commissioner Duncan made a motion seconded by Chairman Turnipseed to move that the Facilities Committee approve project funding in the amount of \$625,000.00 for the Altama Avenue CIPP Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval.

Chairman Turnipseed requested that Todd Kline provide maps showing the locations of the lines for rehabilitation.

Commissioner Harvey inquired where the funding would come from for the Altama Avenue portion and Mr. Burroughs advised the funding would come from R&R Reserves, and that the funding for the two projects would be tracked separately and appropriately.

Commissioner Duncan noted his appreciation for the level of detail that was presented in the project estimate and the project schedule, and commented that this level of information and granularity builds confidence in supporting these projects.

Mr. Burroughs mentioned that this is the format to be used moving forward for all project requests.

Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

#### **4. PS4105 Basin Expansion Project Approval – A. Burroughs**

Mr. Burroughs advised that PS4105 is in the north mainland area along Cate Road and currently serves the residents in that area and the upstream portions serve the residential and commercial area at Exit 38. He noted that two Comprehensive Agreements are currently in place with different developers, one for Bergen Woods Apartment Complex and the other for the Saddle Brooke Subdivision. Mr. Burroughs added that with both of these coming online and the potential development at Exit 38 staff would like to add extra capacity in that basin to handle the future development in that area of about 200 to 300 REU's. Currently PS4107 a smaller pump station pumps into PS4105. PS4105 has a force main running alongside Cate Road which turns before the railroad track and runs under Interstate 95 and then discharges into PS4036 gravity basin. Mr. Burroughs provided that the purpose of this project would be to increase the pumping capacity of both PS4105 and 4107, and noted that both pump stations' force mains will require an upgrade as well as pumping and electrical upgrades at the stations. Along with providing more details of the upgrades, Mr. Burroughs added that the force main for PS4105 currently running under the interstate will be relocated. He then indicated the funding sources for the three portions of the complete project. The downstream lining project is requested to be funded from the R&R Reserve, and the two pump station projects will be funded by the CIF Reserve with the understanding that the two Comprehensive Agreements will provide \$496,000.00 worth of that funding. The combined project budget is \$2.25M with \$1M of that coming from R&R to do the CIPP portion and \$1.25M coming from the CIF Reserve to upgrade the two pump stations and the two force mains (with \$496K of that \$1.25M coming from the two Comprehensive Agreements). Mr. Burroughs provided the project estimate in details as well as a Gantt chart timeline of the proposed project schedule.

Commissioner Duncan made a motion seconded by Chairman Turnipseed to move that the Facilities Committee approve project funding in the amount of \$2,250,000.00 for the PS4105/4107 Expansion and Downstream Rehab Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval. Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

BT requested Mr. Burroughs to provide a map showing where the additional future sewer customers for those two pump stations will be coming from for the Commission Meeting.

#### **5. Academy Creek Roof Repair – A. Burroughs**

Mr. Burroughs advised that at the existing old DAF building which houses the SP&M Operations as well as the sewer inventory, the old style membrane roof is leaking heavily during rain events and even though it has been patched there is still water coming in. The request being made is to provide a project budget to replace that roof as well as all the drains from the top of the roof down for proper drainage. Mr. Burroughs noted that last year bids were received for this, however the bids received were all very different from each other in price ranges. He said that with an abundance of caution the estimated budget for the project would be \$300,000.00 even though it is very likely higher than what the actual cost will come in at. The funding source will be the R&R Reserve.

Commissioner Duncan made a motion seconded by Chairman Turnipseed to move that the Facilities Committee approve project funding in the amount of \$300,000.00 for the Academy Creek DAF Building Roof Replacement Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval.

Commissioner Duncan asked if after receiving new bids staff will come back with an update of the expected final cost and Mr. Burroughs advised they would. Mr. Burroughs also confirmed that any remaining budget would not be used to increase the scope of the job and would be applied back to the reserve it came from.

Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

**6. Surplus Equipment – A. Burroughs**

Mr. Burroughs provided a list of five vehicle or equipment assets that are no longer of use to the mission of the JWSC and discussed the current condition of each asset. The request is to identify the items on the list as surplus and to authorize their disposal in a manner most beneficial to the JWSC.

Commissioner Duncan made a motion seconded by Chairman Turnipseed to move that the Facilities Committee approve the list of items detailed above as surplus and for the approval to be forwarded to the full Commission for approval contingent upon Finance Committee approval. Motion carried 2-0-1. (Commissioner Copeland was absent for the vote.)

**DISCUSSION**

**1. Unserved Areas Study Overview – A. Burroughs**

Mr. Burroughs updated the committee on the Unserved Areas Study. JWSC has contracted with the engineering firm of Georgia Water Environmental Services to study three areas in Glynn County where JWSC currently does not have services and would like to potentially provide services to. These areas include the Arco Area, the area west of Hwy. 341 and north of Community Road (Ellis Point Area), and the area on the east side of Hwy. 341 over to Old Jesup Road. Mr. Burroughs provided that there are different concentrations of homes on these areas. The study is required to look at running water service and then providing sewer service in three possible manners including traditional gravity sewer, low pressure systems with grinder set-ups, as well as a step-system. He noted that with the exception of a few homes the Arco Area does have water services, however the septic systems are failing and gravity sewer may be a good option, and there could be grant funding available for this area too. This may be the first area looked at for providing sewer services. Mr. Burroughs indicated that there are about 450 homes in the Ellis Point Area that do not have water or sewer services, and also some commercial businesses. He noted that on the other side of Hwy. 341 there may not be enough of a density of potential customers in this area to provide services. A detailed report including cost studies was provided for the committee to review. There was additional discussion pertaining to JWSC sending letters to the residents and businesses in those potential areas to request responses regarding the potential services and infrastructure in their area as well as JWSC offering incentives to tie on.

**2. Odor Control Study Overview – A. Burroughs**

Mr. Burroughs provided that with the SPLOST V funding JWSC was able to complete an Odor Control Study of Academy Creek Wastewater Plant as well as the upstream pumping stations. A technical report prepared by Stantec with the results of the study was provided to the committee for their review. Mr. Burroughs provided a very detailed discussion of the results of the study and the recommendations. He noted that the number one recommendation from this project would be to install a large bioscrubber system at the plant's influent wetwell to treat H<sub>2</sub>S at the headworks as well as H<sub>2</sub>S released within the gravity sewer immediately upstream of the facility, where the H<sub>2</sub>S levels were the highest. This would be a two stage system with the first stage being a biological treatment with a second stage carbon polishing afterwards. He noted that the bioscrubber was already included in the plans for rehabbing Academy Creek and gave a thorough description of the recommended system. The committee further discussed various details and outcomes expected for an odor control system and solution for the near term and long term future.

**3. Meter RFI Update – A. Burroughs**

Mr. Burroughs provided that staff is preparing the Meter RFI. Staff originally was to place an RFP, however there have been some issues in preparing an RFP which have become challenging. There are issues as to how to scope the project appropriately due to a multitude of options available. Staff will


request information via an RFI prior to preparing the RFP and will apply the information gathered to ensure that the scope for the project RFP is correct. Responses are expected around October for a recommendation to be made.

**4. Project Report – A. Burroughs**

Mr. Burroughs and Mr. Kline provided an update on the current project report. Projects reported on included:

- Project 702 – North Mainland Sewer Improvements
- Project 703 – PS 4003 Decommission and Gravity Sewer
- Project 704 – Canal Road to Glynco
- Project 801 – FEMA Mitigation – Academy Creek
- Project 804 – Magnolia Water Improvements
- Project 805 – L Street Water Improvements
- Project 806 – Academy Creek Oxygen System Rehab
- Project 807 – SSI Phase II Smoke & Dye Testing
- Project 901 – LS3114 Upgrades Phase 1
- Project 903 – SR 27 Resurfacing
- Project 904 – LS4021 Improvements
- Project 905 – Village Storm Improvements Phase 1

There being no further committee business, Chairman Turnipseed adjourned the meeting at 12:10 p.m.

  
\_\_\_\_\_  
G. Ben Turnipseed, Chairman

Attest:  
  
\_\_\_\_\_  
Janice Meridith,  
Executive Commission Administrator



# Brunswick-Glynn County Joint Water and Sewer Commission

## Memo

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**To:** JWSC Facilities Committee

**From:** Charles A. Dorminy, J.D., LL.M.

**Date:** July 11, 2019

**Re:** Scarlett Easement Abandonment, Easement, and Encroachment

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### **Background**

In 2015, the General Services Administration of the Federal Government and the JWSC entered into an Agreement to relocate an existing water main located on the Property adjacent to the Scarlett Federal Building and Egmont Street to prevent damage to the water main during construction of certain enhancements and improvements on the Frank M. Scarlett Federal Building located at 805 Gloucester Street, Brunswick, Glynn County, Georgia. The Agreement included that the existing easement for the water main would be abandoned in favor of a new easement to be located outside of the proposed improvements, including the new wall that protects the Judges' and inmates entrance to the building to be constructed.

JK Lockwood Construction, despite being told by the GSA, JWSC, and their respective attorneys about the agreement to relocate the water main, refused to relocate the water main prior to beginning its work. Lockwood continued to perform construction to the Scarlett Federal Building, including building a elevator tower within feet of the water main, and put the water main at risk of being damaged.

We filed an injunction in state court. The Court entered a Temporary Restraining Order were restrained and enjoined from further construction to the exterior of the Scarlett Federal Building until after the relocation of the existing water main on the Property. Thereafter, the water main was relocated to an area outside of the wall.

In finalizing the transactions required by the Agreement, a survey was performed which showed that the wall that Lockwood constructed after the relocation extended farther than planned and thus encroaches just over 4 feet in the new easement area. Therefore, in addition to the easement abandonment and granting of the new easement, the JWSC also believes it necessary to grant the GSA an encroachment. The survey is included in your packet.

## **Overview of Proposal/Agreement**

The JWSC pursuant to the first document is abandoning the existing easement and simultaneously the GSA is granting another easement. Immediately thereafter, the JWSC is granting the GSA an encroachment to allow for the wall to remain in place.

## **Motion**

I hereby move that the Facilities Committee approve the Scarlett Federal Building Easement Abandonment and Easement, and approve the subsequent Encroachment Agreement, and authorize the Chairman to execute the same and that these approvals be forwarded to the full Commission for approval.



Prepared by and return to:

Sandra Balmer, Esq.  
GSA Office of General Counsel  
Southeast Sunbelt Region (LD4)  
77 Forsyth Street, Suite 600  
Atlanta, GA 30303

## **TERMINATION AND GRANT OF EASEMENT AGREEMENT**

**THIS TERMINATION AND GRANT OF EASEMENT AGREEMENT** (the “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION**, a body corporate and politic and a public corporation, established by a Local Act of the General Assembly of the State of Georgia, acting by and through its Commissioners (the “Commission”) and the **UNITED STATES OF AMERICA**, acting by and through the Administrator of General Services (“GSA”) under and pursuant to the powers and authority contained in the provisions of 40 U.S.C. 1314 (formerly 40 U.S.C. 319), and regulations and orders promulgated thereunder.

**WHEREAS**, GSA is the owner of certain land improved with the Frank M. Scarlett Federal Building (the “Scarlett Building”) in Brunswick, Georgia, which land is more

particularly described in Exhibit "A" attached hereto, and incorporated by reference herein (the "Property");

**WHEREAS**, the Property is subject to that certain Conveyance, Deed, Transfer and Grant of Easement Rights between the City of Brunswick and the Commission, dated June 30, 2010, recorded in Deed Book 2735, Page 1, in the land records for Glynn County, Georgia (the "Former Easement"), whereby the Commission has certain easement rights and privileges related to water and sewer lines running through the Property;

**WHEREAS**, in order to enhance the facilities for access, security, and delivery at the Scarlett Building, GSA made certain enhancements and improvements to the Property, including but not limited to a security wall (the "Enhancements"), which impacted the Former Easement;

**WHEREAS**, in order to facilitate construction of the Enhancements, it was necessary to relocate the water and sewer lines as hereinafter set forth; and

**WHEREAS**, GSA and the Commission worked together to cap and terminate the existing water main line in place. GSA, at its cost, procured and delivered materials to the Commission. The Commission, at its cost, installed (including any required demolition and backfill) a new water main line under the GSA-owned surface parking lot located on the corner of Egmont Street and Gloucester Street.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH:** that for and in consideration of the sum of Ten Dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Commission and GSA do hereby covenant and agree as follows, subject to the conditions contained herein:

**TERMINATION OF FORMER EASEMENT--**The Commission hereby terminates all of its interest in and to Former Easement in, on or under the Property.

**GRANT OF EASEMENT**—GSA does hereby grant to the Commission forever, a nonexclusive easement twenty (20) feet in width (the “Easement”) in and under the portion of the Property more particularly described in Exhibit “B” attached hereto and incorporated by reference herein, and depicted in Exhibit “B-1” (the “Easement Area”) for purposes of the installation, maintenance, operation, repair, replacement, and removal of the Commission’s water and sewer lines.

GSA reserves the use of said Easement and the Easement Area for any use not inconsistent herewith. The Commission’s use of the Easement shall not unreasonably interfere with GSA’s use of the Property or the Easement Area.

Access to the Easement over the adjoining Property of GSA is hereby granted for the purpose of, and so far as may be reasonably necessary for, the maintenance, operation, repair, replacement and removal of said lines, provided that the Commission shall obtain reasonable prior coordination and approval of the above activities by the GSA Building Manager and shall restore any area of the Property damaged or disturbed due to the above activities to good condition in the reasonable opinion of the GSA Building Manager.

The Commission will, to the extent permitted by applicable law, indemnify and save GSA harmless from any damages, injuries, losses, claims, demands or costs proximately caused by the fault or negligence of the Commission, its representatives, subcontractors, or agents in the installation, maintenance, operation, repair, replacement and/or removal of said utility and the equipment and facilities connected therewith, over and across the Easement and the Easement Area.

GSA may terminate the Easement granted in this Agreement, in whole or in part, upon notice to the Commission in the event there has been: (1) a failure to comply with any term or

condition of this Agreement by the Commission; (2) the Commission fails to use said facilities or the Easement for a consecutive two (2) year period for the purpose for which granted; or (3) an abandonment of the Easement. Written notice of such termination shall be given to the Commission, and the termination shall be effective as of the date of such notice.

The Commission hereby represents that it has the power and authority to terminate the Former Easement. GSA hereby represents that it has title to the above described Property and that it has the power and authority to grant this Easement by the above-cited Federal law.

[SIGNATURE PAGES TO FOLLOW]

WITNESS the hands and seals of the parties hereto as of the day and year first hereinabove set forth.

**BRUNSWICK-GLYNN COUNTY JOINT WATER AND SEWER COMMISSION**, a body corporate and politic and a public corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Signed this day of \_\_\_\_\_, 20\_\_  
in the presence of:

\_\_\_\_\_  
Witness

State of Georgia     )  
                                  )  
County of \_\_\_\_\_)

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, as the \_\_\_\_\_ of Brunswick-Glynn County Joint Water and Sewer Company, whose name is signed on the foregoing instrument and who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged before me on this day that being informed of the contents of the Termination and Grant of Easement Agreement, he/she executed the same voluntarily on the day first above written.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**UNITED STATES OF AMERICA**  
Acting by and through Administrator of  
General Services

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed this day of \_\_\_\_\_, 20\_\_  
in the presence of:

\_\_\_\_\_  
Witness

State of Georgia     )  
                                  )  
County of \_\_\_\_\_)

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby  
certify            that            \_\_\_\_\_,            as            the  
\_\_\_\_\_ of the Administrator of General Services for the  
United States of America, whose name is signed on the foregoing instrument and who is known  
to me (or satisfactorily proven) to be the person whose name is subscribed to the within  
instrument, and acknowledged before me on this day that being informed of the contents of the  
Termination and Grant of Easement Agreement, he/she executed the same voluntarily on the day  
first above written.

Given under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

**LEGAL DESCRIPTION OF ENTIRE PROPERTY**

All that tract or parcel of land lying and being in the City of Brunswick, Glynn County, Georgia and being a portion of the Egmont Street Right-of-Way (being a 45' right-of-way) between F Street (having a 45' right-of-way) and Gloucester Street (having a 90' right-of-way), and being more particularly described as follows:

BEGINNING at 1/2" rebar and cap found at the point of intersection of the northerly right-of-way line of Gloucester Street (having a 90' right-of-way) and the easterly right-of-way line of Egmont Street (having a 45' right-of-way), said point being the TRUE POINT OF BEGINNING; Thence, continue along the southerly terminus of the Egmont Street right-of-way line at Gloucester Street, South 72 degrees 10 minutes 13 seconds West, for a distance of 45.00 feet to a PK nail found at the intersection of the westerly right-of-way line of Egmont Street and the northerly right-of-way line of Gloucester Street, said PK nail being North 72 degrees 17 minutes 08 seconds East, a distance of 180.68 feet from a 1/2" rebar found at the intersection of the northerly right-of-way line of Gloucester Street and the easterly right-of-way line of Ellis Street (having a 45 right-of-way); Thence, departing the southerly terminus of the Egmont Street right-of-way line and continuing in a northerly direction along the westerly right-of-way line of Egmont Street, North 17 degrees 47 minutes 02 seconds West , for a distance of 145.00 feet to a 1/2" rebar set; Thence, departing said right-of-way line and continuing in an easterly direction, North 72 degrees 10 minutes 13 seconds East, for a distance of 45.00 feet to a 1/2" rebar set, said point being located on the easterly right-ofway line of Egmont Street (having a 45' right-of-way); Thence, continuing along said right-of-way line in a southerly direction, South 17 degrees 47 minutes 02 seconds East, for a distance of 145.00 feet to at 1/2" rebar and cap found, said point being the TRUE POINT OF BEGINNING.

Said parcel contains 6525 Square Foot of land or 0.1500 Acres.

**Exhibit "B"**

**LEGAL DESCRIPTION OF EASEMENT AREA**

Description of a 20 foot wide water main easement over, upon and across the United States of America property (Frank M. Scarlett Federal Building located in the 26<sup>th</sup> G.M. District, Brunswick, Glynn County, Georgia and being more particular described as follows:

Commencing at a ½" iron rod found at the intersection of the north right of way of Gloucester Street (90 feet wide, public) and the east right of way of Ellis Street (45 feet wide, public); thence North 72 degrees 16 minutes 06 seconds East along said north right of way of Gloucester Street a distance of 225.62 feet to a found 1<sup>1</sup> open top pipe, said point being the TRUE POINT OF BEGINNING; thence South 72 degrees 16 minutes 06 seconds West along said north right of way of Gloucester Street a distance of 30.81 feet to a point; thence North 31 degrees 47 minutes 32 seconds East a distance of 39.92 feet to a point; thence North 18 degrees 12 minutes 38 seconds West a distance of 97.87 feet to a point; thence South 82 degrees 13 minutes 25 seconds West a distance of 34.92 feet to a point; thence North 19 degrees 55 minutes 46 seconds West a distance of 15.20 feet a point in the southern terminus of Egmont Street (45 feet wide, public); thence North 72 degrees 16 minutes 06 seconds East along said southern terminus of Egmont Street a distance of 29.76 feet to a point; thence North 82 degrees 13 minutes 25 seconds East a distance of 25.45 feet to a point; thence South 18 degrees 12 minutes 38 seconds East a distance of 123.85 feet to a point; thence South 31 degrees 47 minutes 32 seconds West a distance of 25.81 feet to the POINT of BEGINNING and containing 3,703 square feet (0.085 acres) of land.



**Exhibit "B-1"**  
**Easement Area Depiction**

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**THOMAS W HURLEY**  
GA. REG. L.S. LIC. NO. 002468  
LAND SURVEY FIRM # 000051  
EMC ENGINEERING SERVICES, INC.  
10 CHATHAM CENTER SOUTH  
SUITE 100  
SAVANNAH, GEORGIA 31405  
(912) 232-6533

ELLIS STREET - 45' PUBLIC RW - ASPHALT SURFACE

N/F  
UNITED STATES OF AMERICA  
FRANK M. SCARLET  
FEDERAL BUILDING

304.90' TO A MNF IN THE SOUTH  
RW LINE OF "I" STREET  
EGMONT STREET  
45' PUBLIC RW  
ASPHALT SURFACE

N/F  
CITY OF BRUNSWICK  
"HILLERY SQUARE PARK"

- 1/2" IRF CAP      5/8" IRF
- REFERENCES:**  
1. PLAN OF THE CITY OF BRUNSWICK, GA  
2. DEED BOOK 3549, PAGE 370  
3. PLAT RECORDED AT DEED BOOK 3549, PAGE 374

GRID NORTH  
GSP EAST ZONE  
NAD83



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S72° 16' 06"W	30.81
L2	N31° 47' 32"E	39.92
L3	S82° 13' 25"W	34.92
L4	N19° 55' 46"W	15.20
L5	N72° 16' 06"E	29.76
L6	N82° 13' 25"E	25.45
L7	S31° 47' 32"W	25.81

NORWICH STREET - 90' PUBLIC RW - ASPHALT SURFACE

POC 1/2" IRF      180.65'

N 72°16'06"E 225.62' TO A 1/2" IRF IN  
THE EAST RW LINE OF ELLIS ST.

GLOUCESTER STREET - 90' PUBLIC RW - ASPHALT SURFACE

**SURVEY NOTES**

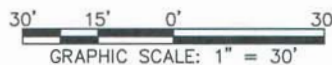
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**SURVEY DATA**

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Angular Error: 3" per angle  
Plat Closure: 1 / 36,046  
Adjusted by: Compass Rule  
Field equipment: Topcon PS103/Champion GPS  
eGPS network  
Field work completed on 07/11/16

**LEGEND**

- 1" OPEN TOP PIPE FOUND      ○ 1" OTP
- 5/8" IRON REBAR FOUND      ○ 5/8" IRF
- 1/2" IRON REBAR FOUND      ○ 1/2" IRF
- "MAG" NAIL FOUND      ○ MNF
- WATER VALVE      ΔWV
- WATER LINE      — W —



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- BRUNSWICK BRANCH -  
504 Gloucester Street  
Brunswick, Georgia 31520  
Phone: (912) 265-7636  
brunswick@emc-eng.com

**WATER MAIN EASEMENT PLAT**  
**FRANK M. SCARLET FEDERAL BUILDING**  
85 GLOUCESTER STREET  
26TH GMD, BRUNSWICK, GLYNN COUNTY, GEORGIA

PROJECT NO.:	15-5023.22
DRAWN BY:	CMY
DESIGNED BY:	N/A
SURVEYED BY:	RG/JH
SURVEY DATE:	07/11/2016
CHECKED BY:	TW
SCALE:	1" = 30'
DATE:	07/12/2016

ALBANY-ATLANTA-AUGUSTA  
BRUNSWICK-COLUMBUS-SAVANNAH  
STATESBORO-VALDOSTA

Prepared for:  
J.K. LOCKWOOD CONSTRUCTION COMPANY

## **ENCROACHMENT AGREEMENT**

**BRUNSWICK GLYNN COUNTY JOINT WATER SEWER COMMISSION**, its successors and assigns, hereinafter called Grantor, hereby grants to the United States of America, acting by and through the Administrator of General Services, its successors and assigns, hereinafter called Grantee, an encroachment upon an area within Grantor's current easement described as being a water and sewer line easement twenty (20) feet in width and extending across that certain Grantee owned property located at the corner of Egmont Street and Gloucester Street, Brunswick, Glynn County, Georgia, as shown on the Plat dated July 12, 2016, and attached hereto as Exhibit "A", and further described in the legal description attached hereto as Exhibit "B" (hereinafter "Easement").

**WHEREAS**, Grantee constructed certain security improvements, including a Security Wall (hereinafter "Security Wall") located at that certain parcel of land improved with the Frank M. Scarlett Building in Brunswick, Georgia (hereinafter "Property");

**WHEREAS**, said Security Wall was built partially within an area to be dedicated to the Grantor as an easement for water and sewer line infrastructure;

**WHEREAS**, the Grantor maintains design and construction standards that require an unencumbered easement prior to Grantor accepting any dedication of any water and sewer infrastructure or easements related thereto;

**WHEREAS**, Grantor has conditioned the dedication of the Easement upon Grantee entering into an encroachment agreement for the Easement to protect Grantor from liability for any subsequent damage to the Property and in lieu of the Grantee moving the Security Wall or the infrastructure within the Easement;

**WHEREAS**, the Easement was dedicated by Grantee and conditionally accepted by Grantor on \_\_\_\_\_, immediately prior to, and conditioned upon, the execution of this Encroachment Agreement;

**NOW THEREFORE**, the parties desire to enter into this Encroachment Agreement pursuant to the below outlined terms and conditions. The plans and specifications as submitted by Grantee meet Grantor's approval provided Grantee conforms to the following terms and conditions:

1. Grantee warrants that it has obtained all necessary approvals for the design and construction of the Security Wall from Glynn County and any other authority needed to accomplish the dedication and Encroachment.
2. Grantee agrees to coordinate any needed improvements or changes within the Encroachment Area with the Grantor in advance.
3. Grantee agrees to use said property within Grantor's Easement in such a manner as will not interfere with Grantor's water and sewer infrastructure installed therein.
4. Grantee agrees that the construction and encroachment into Grantor's Easement as herein provided shall in no way affect the validity of Grantor's Easement and shall in no way modify or restrict the use or rights of Grantor, its successors or assigns, in and to the Easement.
5. Grantee acknowledges and reaffirms Grantor's rights to said Easement and acknowledges that Grantor has conditionally accepted the dedication upon execution of the Encroachment Agreement.
6. The use of said property within said Easement by Grantee has been and shall be at the sole risk and expense of Grantee, and Grantor is specifically relieved of any responsibility

for damage to the encroaching Security Wall, Property, or any improvements installed within the Easement, resulting or occurring from the use of said Easement by Grantor.

7. Grantee agrees not to sue Grantor in relation to any such damage caused by Grantor in exercising its Easement rights.
8. Grantee hereby agrees and covenants not to use and will prohibit agents, employees and contractors of Grantee from using within said Easement any tools, equipment or machinery in such a manner as will do damage to Grantor's water and sewer infrastructure.
9. The Government will be responsible to the extent provided under applicable federal law for all claims resulting from the Grantee's use of the Easement. In accordance with the terms and subject to the conditions, limitations, and exceptions set forth in the Federal Tort Claims Act of 1948, as amended (28 U.S.C. Section 2671, et seq.) ("Tort Claims Act"), the Grantee shall be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of any employee of the Grantee while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Grantee's liability beyond that existing under the Tort Claims Act at the time of such act or omission, or to preclude the Grantee from using any defense available at law or in equity.
10. Grantee agrees to reasonably endeavor to notify in writing the subsequent purchaser of the Property of the existence of this Agreement.
11. This Agreement shall run with the land and be binding on any subsequent purchaser.

\_\_\_\_\_ **(Grantee)**

**BY:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Grantee hereby accepts the foregoing Agreement subject to the terms and conditions set forth above and in the event Grantee fails to perform as herein provided or fails to fully execute this document by \_\_\_\_\_, this Agreement and the Easement Dedication and Acceptance shall become void.

**BRUNSWICK GLYNN COUNTY JOINT WATER  
SEWER COMMISSION (Grantor)**

**BY:** \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Exhibit "A" - Plat of Easement

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



**THOMAS W HURLEY**  
 GA. REG. L.S. LIC. NO. 002468  
 LAND SURVEY FIRM # 000051  
 EMC ENGINEERING SERVICES, INC.  
 10 CHATHAM CENTER SOUTH  
 SUITE 100  
 SAVANNAH, GEORGIA 31405  
 (912) 232-6533

ELLIS STREET - 45' PUBLIC R/W - ASPHALT SURFACE

N/F  
 UNITED STATES OF AMERICA  
 FRANK M. SCARLET  
 FEDERAL BUILDING

N/F  
 UNITED STATES OF AMERICA  
 DEED BOOK 3549, PAGE 370

N/F  
 CITY OF BRUNSWICK  
 "HILLERY SQUARE PARK"

**REFERENCES:**

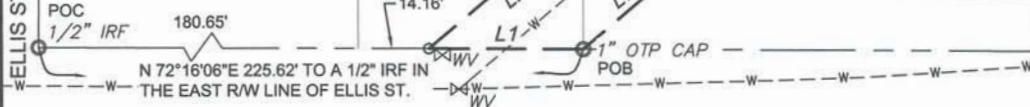
1. PLAN OF THE CITY OF BRUNSWICK, GA
2. DEED BOOK 3549, PAGE 370
3. PLAT RECORDED AT DEED BOOK 3549, PAGE 374

20' WATER MAIN EASEMENT  
 CENTERED ON WATER MAIN  
 3,703 S.F. (0.085 AC)

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S72° 16' 06"W	30.81
L2	N31° 47' 32"E	39.92
L3	S82° 13' 25"W	34.92
L4	N19° 55' 46"W	15.20
L5	N72° 16' 06"E	29.76
L6	N82° 13' 25"E	25.45
L7	S31° 47' 32"W	25.81

GRID NORTH  
 GSP - EAST ZONE  
 NAD83

NORWICH STREET - 90' PUBLIC R/W - ASPHALT SURFACE



GLOUCESTER STREET - 90' PUBLIC R/W - ASPHALT SURFACE

**SURVEY NOTES**

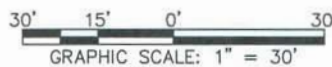
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ALBANY-ATLANTA-AUGUSTA  
 BRUNSWICK-COLUMBUS-SAVANNAH  
 STATESBORO-VALDOSTA

Prepared for:  
**J.K. LOCKWOOD CONSTRUCTION COMPANY**

## Exhibit "B"

### LEGAL DESCRIPTION OF EASEMENT AREA

Description of a 20 foot wide water main easement over, upon and across the United States of America property (Frank M. Scarlett Federal Building located in the 26<sup>th</sup> G.M. District, Brunswick, Glynn County, Georgia and being more particular described as follows:

Commencing at a ½" iron rod found at the intersection of the north right of way of Gloucester Street (90 feet wide, public) and the east right of way of Ellis Street (45 feet wide, public); thence North 72 degrees 16 minutes 06 seconds East along said north right of way of Gloucester Street a distance of 225.62 feet to a found 1<sup>1</sup> open top pipe, said point being the TRUE POINT OF BEGINNING; thence South 72 degrees 16 minutes 06 seconds West along said north right of way of Gloucester Street a distance of 30.81 feet to a point; thence North 31 degrees 47 minutes 32 seconds East a distance of 39.92 feet to a point; thence North 18 degrees 12 minutes 38 seconds West a distance of 97.87 feet to a point; thence South 82 degrees 13 minutes 25 seconds West a distance of 34.92 feet to a point; thence North 19 degrees 55 minutes 46 seconds West a distance of 15.20 feet a point in the southern terminus of Egmont Street (45 feet wide, public); thence North 72 degrees 16 minutes 06 seconds East along said southern terminus of Egmont Street a distance of 29.76 feet to a point; thence North 82 degrees 13 minutes 25 seconds East a distance of 25.45 feet to a point; thence South 18 degrees 12 minutes 38 seconds East a distance of 123.85 feet to a point; thence South 31 degrees 47 minutes 32 seconds West a distance of 25.81 feet to the POINT of BEGINNING and containing 3,703 square feet (0.085 acres) of land.



# Brunswick-Glynn County Joint Water and Sewer Commission

## Memo

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**To:** JWSC Facilities Committee  
**From:** Andrew Burroughs, Interim Executive Director  
**Date:** July 11, 2019  
**Re:** **APPROVAL** – Altama Avenue CIPP Project Approval

---

### **Background**

There are multiple gravity sewer crossings under Altama Avenue that are aged. Many of these are not in good condition and are in need of structural rehab in order to eliminate a potential problem from occurring on a heavily traveled thoroughfare in Brunswick. Staff has concerns with cleaning and televising these lines without bypass setups in place. As such, staff would like to have these crossings cleaned and televised to inspect for structural condition. Given the age and material (VCP and DIP) of these lines, it is likely that each of these lines will need CIPP rehab.

There are also lines that run parallel to Altama Avenue that have been televised in the past and scored a PACP Structural Score of 4 or 5. This indicates that the likelihood of failure of these lines is elevated. These lines are not recommended to be recleaned and televised separate of the steps necessary to prepare the lines for CIPP rehab.

### **Staff Report**

Staff proposes creating a project out of the Repair & Replacement Reserve to clean, inspect, and rehab these Altama Avenue crossings as well as simply rehab the parallel segments that are in need of attention. These lines have been prioritized based upon recommendation from SP&M staff and are included on SP&M's immediate needs list.

A project estimate is attached for your reference with unit costs based on recent projects.

### **Recommended Action**

Staff recommends that a project be approved to perform CIPP sewer rehab along Altama Avenue in the Brunswick and North Mainland service districts. The estimated budget for this project will be \$625,000.00. Staff recommends that this funding come from the R&R Reserve.

### **Recommended Motion**

***"I make a motion that the Facilities Committee approve project funding in the amount of \$625,000.00 for the Altama Avenue CIPP Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval."***

### **Enclosures:**

Project Estimate  
Potential Project Schedule






**ALTAMA AVENUE CLEAN, CCTV, AND CIPP PROJECT**  
**BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION**  
**1703 GLOUCESTER STREET**  
**BRUNSWICK, GA 31520**  
**PROJECT ESTIMATE**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>ITEM 1 MISCELLANEOUS</b>					
a	Mobilization	1	LS	\$ 25,000.00	\$ 25,000.00
b	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
c	Bypass Pumping	4	WEEKS	\$ 15,000.00	\$ 60,000.00
d	Permitting	1	LS	\$ 15,000.00	\$ 15,000.00
<b>ITEM 2 CLEAN AND CCTV</b>					
a	8" Sewer Gravity Main	1,204	LF	\$ 3.00	\$ 3,612.00
b	10" Sewer Gravity Main	466	LF	\$ 3.00	\$ 1,398.00
c	12" Sewer Gravity Main	102	LF	\$ 3.00	\$ 306.00
d	15" Sewer Gravity Main	382	LF	\$ 3.50	\$ 1,337.00
e	24" Sewer Gravity Main	89	LF	\$ 4.50	\$ 400.50
<b>ITEM 3 CIPP Rehab (If Necessary)</b>					
a	8" Sewer Gravity Main	1,208	LF	\$ 50.00	\$ 60,400.00
b	10" Sewer Gravity Main	466	LF	\$ 75.00	\$ 34,950.00
c	12" Sewer Gravity Main	102	LF	\$ 75.00	\$ 7,650.00
d	15" Sewer Gravity Main	382	LF	\$ 100.00	\$ 38,200.00
e	18" Sewer Gravity Main	313	LF	\$ 100.00	\$ 31,300.00
f	24" Sewer Gravity Main	1,825	LF	\$ 130.00	\$ 237,250.00
SUB-TOTAL					\$ 541,803.50
CONTINGENCY 15%					\$ 81,270.53
TOTAL					\$ 623,074.03



ID	Task Name	Duration	Duration Type	Start	Finish	Budget	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
0	<b>Altama and Sea Palms CIPP</b>	<b>218 days</b>	<b>Calendar Days</b>	<b>Mon 7/8/19</b>	<b>Mon 2/10/20</b>	<b>\$1,186,000.00</b>										
1	<b>1 Project Planning</b>	<b>72 days</b>	<b>Calendar Days</b>	<b>Mon 7/8/19</b>	<b>Tue 9/17/19</b>	<b>N/A</b>										
2	1.1 Bid Spec Creation	15 days	Work Days Only	Mon 7/8/19	Fri 7/26/19	N/A										
3	1.2 Facilities Committee	1 day	Work Days Only	Thu 7/11/19	Thu 7/11/19	N/A										
4	1.3 Finance Committee	1 day	Work Days Only	Wed 7/24/19	Wed 7/24/19	N/A										
5	1.4 Full Commission	1 day	Work Days Only	Thu 7/25/19	Thu 7/25/19	N/A										
6	1.5 Advertisement	30 days	Calendar Days	Wed 7/31/19	Thu 8/29/19	N/A										
7	1.6 Bid Award	1 day	Work Days Only	Fri 9/6/19	Fri 9/6/19	N/A										
8	1.7 Contract Signing	6 days	Work Days Only	Mon 9/9/19	Mon 9/16/19	N/A										
9	1.8 Project Kickoff	1 day	Work Days Only	Tue 9/17/19	Tue 9/17/19	N/A										
10	1.9 Notice to Proceed	1 day	Work Days Only	Tue 9/17/19	Tue 9/17/19	N/A										
11	<b>2 Sea Palms CIPP</b>	<b>114 days</b>	<b>Calendar Days</b>	<b>Tue 9/17/19</b>	<b>Wed 1/8/20</b>	<b>\$561,000.00</b>										
12	2.1 ROW Permitting	5 days	Work Days Only	Tue 9/17/19	Mon 9/23/19	N/A										
13	2.2 Order CIPP Bags	30 days	Calendar Days	Tue 9/17/19	Wed 10/16/19	N/A										
14	2.3 Basin 2011 CIPP	30 days	Work Days Only	Thu 10/17/19	Wed 11/27/19	\$290,000.00										
15	2.4 Basin 2012 CIPP	20 days	Work Days Only	Mon 12/2/19	Tue 12/31/19	\$230,000.00										
16	2.5 Basin 2032 CIPP	5 days	Work Days Only	Thu 1/2/20	Wed 1/8/20	\$41,000.00										
17	<b>3 Altama CCTV</b>	<b>28 days</b>	<b>Calendar Days</b>	<b>Tue 9/17/19</b>	<b>Mon 10/14/19</b>	<b>\$45,000.00</b>										
18	3.1 ROW Permitting	5 days	Work Days Only	Tue 9/17/19	Mon 9/23/19	N/A										
19	3.2 Clean & CCTV	5 days	Work Days Only	Tue 9/24/19	Mon 9/30/19	\$45,000.00										
20	3.3 Review Video/Recommend	10 days	Work Days Only	Tue 10/1/19	Mon 10/14/19	N/A										
21	<b>4 Altama CIPP</b>	<b>117 days</b>	<b>Calendar Days</b>	<b>Thu 10/17/19</b>	<b>Mon 2/10/20</b>	<b>\$580,000.00</b>										
22	4.1 Order CIPP Bags	30 days	Calendar Days	Thu 10/17/19	Fri 11/15/19	N/A										
23	4.2 Altama CIPP	20 days	Work Days Only	Tue 1/14/20	Mon 2/10/20	\$580,000.00										

Project: Altama and Sea Palms CIPP  
Date: Mon 7/8/19

Task  Summary  Project Summary 



# Brunswick-Glynn County Joint Water and Sewer Commission

## Memo

**To:** JWSC Facilities Committee  
**From:** Andrew Burroughs, Interim Executive Director  
**Date:** July 11, 2019  
**Re:** **APPROVAL** – PS 4105/4107 Expansion and Downstream Rehab Project Approval

### **Background**

The JWSC has entered into two comprehensive agreements for necessary expansion work associated with the Bergen Woods and Saddlebrooke developments. The Bergen Woods agreement outlined improvements necessary for PS 4105 to be able to handle the peak flows when the new apartment complex is completed. The Wade Journey Homes (Saddlebrooke) comprehensive agreement allows for the purchase of 41 CIFs in upstream basins with the CIFs being earmarked to downstream improvements necessary. At the Commission meeting where the Wade Journey Homes comprehensive agreement was approved, it was reported that there are additional potential developments in the area that would require future improvements to the downstream assets. Estimated CIFs from currently comprehensive agreements is \$496,400. Staff reported that an additional 200-300 REUs worth of capacity needed to be added above the Wade Journey lots.

Currently, PS 4107 pumps into PS 4105 which pumps underneath I95 and discharges into the PS 4036 gravity basin. The station requires an increase in force main diameter to handle additional flow. The length of the current force main is significant and increases the necessary head for pumping. Staff believes that the force main from PS 4105 can be rerouted to a different portion of the PS 4036 gravity basin that would cut the length of the force main by a third.

Staff had the downstream gravity system televised by Southeast Pipe earlier this year to determine the condition of the lines which would receive the flow from the relocated force main.

### **Current Status and Needs**

As part of the Bergen Woods comprehensive agreement, it was determined that the current pumping capacity of PS 4107 is 747 gpm and that the improved capacity of PS 4105 necessary to handle the Bergen Woods flow is 800 gpm. An additional 300 REUs of capacity would add 202 gpm of flow at peak. Also included in the addition is an allotment for half of the needed flow for the Tradewinds Industrial Park at 486 gpm. Therefore, the pumping flow rates need to increase 688 gpm at each of these stations. The new flow rates should be 1435 gpm at PS 4107 and 1488 gpm at PS 4105. To allow for this, both pump stations force mains will require an upgrade as well as pumping and electrical upgrades at the stations.

### **Proposed Solution**

Based on the CCTV footage provided by Southeast Pipe, it is likely that all non-plastic pipe downstream should be rehabbed as part of this project. The improvements to the pump stations and force mains is described below:

Station	Current hP	Current Capacity	Force Main Diameter	Force Main Length
4107 Existing	10	667	8	500
4107 Proposed	30	1,435	12	500
4105 Existing	20	590	8	7,725
4105 Proposed	50	1,488	12	5,200

Staff's project estimate for the station and force main improvement portion of the work is \$1,250,000 which would be funded from the Capital Improvement Fund Reserve. The detailed breakdown of this can be found in the attached project estimate. Unit costs from recently bid projects in our area were used for the estimate. Please note that \$300,000 of this estimate is for two railroad jack and bores estimated at \$500 per linear foot for a 24" casing. As stated above, \$496,400 in CIFs would be coming from previous comprehensive agreements.

Staff's project estimate for the downstream rehab portion of the work is \$1,000,000 which would be funded from the Repair & Replacement Reserve. The unit costs for this portion of the work reflect pricing received on the recent SPLOST bid as well as costs from recent bids from nearby utilities. For reference, the average bid price for 30" CIPP on the SPLOST project was \$173/LF. This portion of the project not only helps handle the downstream flow from the rerouted force main, but will reduce I&I in the area.

A copy of the project estimate is attached with the combined project budget being \$2,250,000.

**Recommended Action**

Staff recommends that a project be approved to perform downstream rehab and pump station improvements for PS 4105 and 4107 to provide additional capacity for sewer service in the North Mainland service district. The estimated budget for this project will be \$2,250,000.00. Staff recommends that \$1,250,000 come from the Capital Improvement Fund Reserve and \$1,000,000 come from the Repair & Replacement Reserve.

**Recommended Motion**

*"I make a motion that the Facilities Committee approve project funding in the amount of \$2,250,000.00 for the PS 4105/4107 Expansion and Downstream Rehab Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval."*

***Enclosures:***

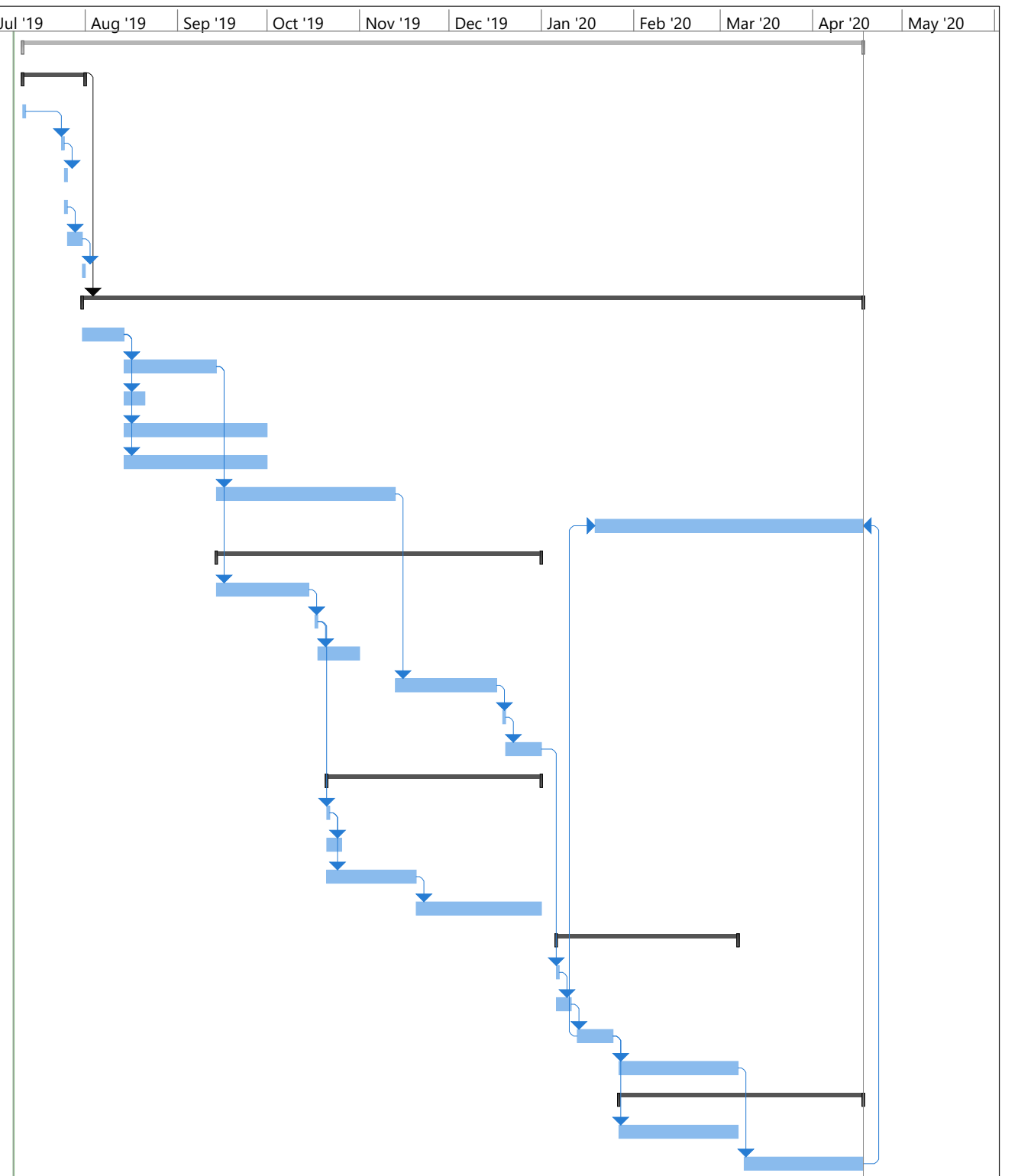
Project Estimate  
Potential Project Schedule



**PS4105/4107 Expansion Project**  
**BRUNSWICK-GLYNN JOINT WATER & SEWER COMMISSION**  
**1703 GLOUCESTER STREET**  
**BRUNSWICK, GA 31520**  
**PROJECT ESTIMATE**

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b	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
c	Bypass Pumping	4	WEEKS	\$ 15,000.00	\$ 60,000.00
d	Permitting	1	LS	\$ 50,000.00	\$ 50,000.00
<b>ITEM 2</b>	<b>PUMP STATION 4107 IMPROVEMENTS</b>				
a	Pumps (likely 30 hP)	2	Each	\$ 25,000.00	\$ 50,000.00
b	Panels	2	Each	\$ 25,000.00	\$ 50,000.00
c	Valves	6	Each	\$ 5,000.00	\$ 30,000.00
d	Miscellaneous Fittings	1	LS	\$ 10,000.00	\$ 10,000.00
e	12" C900 PVC Force Main (4107)	500	LF	\$ 60.00	\$ 30,000.00
f	Force Main Valves	2	Each	\$ 5,000.00	\$ 10,000.00
g	Miscellaneous Fittings	1	LS	\$ 10,000.00	\$ 10,000.00
<b>ITEM 3</b>	<b>PUMP STATION 4105 IMPROVEMENTS</b>				
a	Pumps (likely 50 hP)	2	Each	\$ 45,000.00	\$ 90,000.00
b	Panels	2	Each	\$ 25,000.00	\$ 50,000.00
c	Valves	6	Each	\$ 5,000.00	\$ 30,000.00
d	Miscellaneous Fittings	1	LS	\$ 20,000.00	\$ 20,000.00
e	12" C900 PVC Force Main (4105)	5,200	LF	\$ 60.00	\$ 312,000.00
f	Jack and Bore RR Crossings	600	LF	\$ 500.00	\$ 300,000.00
g	Force Main Valves	2	Each	\$ 5,000.00	\$ 10,000.00
h	Miscellaneous Fittings	1	LS	\$ 10,000.00	\$ 10,000.00
<b>ITEM 4</b>	<b>CIPP Rehab (If Necessary)</b>				
a	18" Sewer Gravity Main	3,093	LF	\$ 100.00	\$ 309,300.00
b	24" Sewer Gravity Main	1,723	LF	\$ 130.00	\$ 223,990.00
c	30" Sewer Gravity Main	667	LF	\$ 175.00	\$ 116,725.00
				SUB-TOTAL	\$ 1,822,015.00
				ENGINEERING	\$ 150,000.00
				CONTINGENCY 15%	\$ 273,302.25
				<b>TOTAL</b>	<b>\$ 2,245,317.25</b>

ID	Task Name	Duration	Duration Type	Start	Finish	Budget	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
0	<b>PS 4105 and 4107 Expansion</b>	<b>276 days</b>	<b>Calendar Days</b>	<b>Thu 7/11/19</b>	<b>Fri 4/17/20</b>	<b>\$2,250,000.00</b>												
1	<b>1 Project Planning</b>	<b>21 days</b>	<b>Calendar Days</b>	<b>Thu 7/11/19</b>	<b>Wed 7/31/19</b>	<b>N/A</b>												
2	1.1 Facilities Committee	1 day	Work Days Only	Thu 7/11/19	Thu 7/11/19	N/A												
3	1.2 Finance Committee	1 day	Work Days Only	Wed 7/24/19	Wed 7/24/19	N/A												
4	1.3 Full Commission	1 day	Work Days Only	Thu 7/25/19	Thu 7/25/19	N/A												
5	1.4 Engineering Selection	1 day	Work Days Only	Thu 7/25/19	Thu 7/25/19	N/A												
6	1.5 Contract Signing	5 days	Work Days Only	Fri 7/26/19	Tue 7/30/19	N/A												
7	1.6 Notice to Proceed	1 day	Work Days Only	Wed 7/31/19	Wed 7/31/19	N/A												
8	<b>2 Engineering</b>	<b>256 days</b>	<b>Calendar Days</b>	<b>Wed 7/31/19</b>	<b>Fri 4/17/20</b>	<b>\$150,000.00</b>												
9	2.1 Preliminary Engineering Report	10 days	Work Days Only	Wed 7/31/19	Tue 8/13/19	N/A												
10	2.2 Review CCTV/Prepare Bid Specs	30 days	Work Days Only	Wed 8/14/19	Fri 9/13/19	N/A												
11	2.3 Force Main Route Survey	5 days	Work Days Only	Wed 8/14/19	Tue 8/20/19	N/A												
12	2.4 Railroad Permitting	47 days	Calendar Days	Wed 8/14/19	Mon 9/30/19	N/A												
13	2.5 EPD Permitting	47 days	Calendar Days	Wed 8/14/19	Mon 9/30/19	N/A												
14	2.6 100% Design	60 days	Work Days Only	Sat 9/14/19	Tue 11/12/19	N/A												
15	2.7 Construction Admin	90 days	Work Days Only	Sun 1/19/20	Fri 4/17/20	N/A												
16	<b>3 Procurement</b>	<b>105 days</b>	<b>Calendar Days</b>	<b>Sat 9/14/19</b>	<b>Tue 12/31/19</b>	<b>N/A</b>												
17	3.1 Advertise CIPP	31 days	Calendar Days	Sat 9/14/19	Mon 10/14/19	N/A												
18	3.2 Award CIPP	1 day	Work Days Only	Thu 10/17/19	Thu 10/17/19	N/A												
19	3.3 Contract Signing	10 days	Work Days Only	Fri 10/18/19	Thu 10/31/19	N/A												
20	3.4 Advertise Construction	32 days	Calendar Days	Wed 11/13/19	Mon 12/16/19	N/A												
21	3.5 Award Construction	1 day	Work Days Only	Thu 12/19/19	Thu 12/19/19	N/A												
22	3.6 Contract Signing	10 days	Work Days Only	Fri 12/20/19	Tue 12/31/19	N/A												
23	<b>4 CIPP Downstream</b>	<b>68 days</b>	<b>Calendar Days</b>	<b>Mon 10/21/19</b>	<b>Tue 12/31/19</b>	<b>\$1,000,000.00</b>												
24	4.1 Notice to Proceed	1 day	Work Days Only	Mon 10/21/19	Mon 10/21/19	N/A												
25	4.2 ROW Permitting	5 days	Work Days Only	Mon 10/21/19	Fri 10/25/19	N/A												
26	4.3 Order CIPP Bags	30 days	Calendar Days	Mon 10/21/19	Tue 11/19/19	N/A												
27	4.4 CIPP	30 days	Work Days Only	Wed 11/20/19	Tue 12/31/19	\$1,000,000.00												
28	<b>5 Force Main Improvements</b>	<b>61 days</b>	<b>Calendar Days</b>	<b>Mon 1/6/20</b>	<b>Fri 3/6/20</b>	<b>\$770,000.00</b>												
29	5.1 Notice to Proceed	1 day	Work Days Only	Mon 1/6/20	Mon 1/6/20	N/A												
30	5.2 ROW Permitting	5 days	Work Days Only	Mon 1/6/20	Fri 1/10/20	N/A												
31	5.3 4107 Force Main Installation	10 days	Work Days Only	Mon 1/13/20	Fri 1/24/20	\$55,000.00												
32	5.4 4105 Force Main Installation	30 days	Work Days Only	Mon 1/27/20	Fri 3/6/20	\$715,000.00												
33	<b>6 PS Improvements</b>	<b>82 days</b>	<b>Calendar Days</b>	<b>Mon 1/27/20</b>	<b>Fri 4/17/20</b>	<b>\$330,000.00</b>												
34	6.1 PS 4107 Improvements	30 days	Work Days Only	Mon 1/27/20	Fri 3/6/20	\$140,000.00												
35	6.2 PS 4105 Improvements	30 days	Work Days Only	Mon 3/9/20	Fri 4/17/20	\$190,000.00												



Project: PS 4105 and 4107 Expansion  
Date: Mon 7/8/19

Task  Summary  Project Summary



# Brunswick-Glynn County Joint Water and Sewer Commission

## Memo

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**To:** JWSC Facilities Committee  
**From:** Andrew Burroughs, Interim Executive Director  
**Date:** July 11, 2019  
**Re:** **APPROVAL** – Academy Creek Roof Repair

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### **Background**

The old DAF building at Academy Creek houses SP&M operations and the wastewater inventory. The building has an existing single ply membrane roof that leaks during rain events. The leaks are particularly bad in the warehouse area, which prevents the storage of certain items in these areas. Last year, staff contracted with a local roofing company to attempt to patch the roof to prevent further leaks, but this was unsuccessful. At this point, the best course of action is to install a new roof on the building to stop the leaks.

When the staff got quotes to patch the roof last year, inquiries were made to determine replacement costs for the roof. While replacing the roofing, the roof drains would be replaced as well. The quotes from last year ranged from \$150,000 - \$300,000. To be safe with the budget of this project, staff would like to budget for the upper end of the quotes and accept bids for the work to be accomplished.

### **Recommended Action**

Staff recommends that a project be approved to replace the roof on the Academy Creek DAF building. The estimated budget for this project will be \$300,000.00. Staff recommends that this funding come from the R&R Reserve.

### **Recommended Motion**

***"I make a motion that the Facilities Committee approve project funding in the amount of \$300,000.00 for the Academy Creek DAF Building Roof Replacement Project and that this project funding approval be forwarded to the full Commission for approval contingent upon Finance Committee approval."***



# Brunswick-Glynn County Joint Water and Sewer Commission

## Memo

**To:** JWSC Facilities Committee  
**From:** Andrew Burroughs, Interim Executive Director  
**Date:** July 11, 2019  
**Re:** **APPROVAL** – Surplus Equipment

### **Background**

Staff has determined the following vehicle or equipment assets to no longer be of use to the mission of the JWSC.

<b>ASSET ID</b>	<b>YEAR / MAKE / MODEL</b>	<b>SURPLUS REASON</b>
WDE-106	2006 Bobcat 442 Excavator	Insufficient reach to meet day-to-day needs, no longer utilized in operations
WDE-102	2004 John Deere Clam Bucket	Asset not utilized in JWSC operations, bucket has been replaced and is in use
WDD-104	2007 Chevrolet 3500	Legacy Equipment from JWSC creation, asset not utilized and fully depreciated
WWTD-103	1997 Ford Aerostar Van	Legacy Equipment from JWSC creation, asset not utilized and fully depreciated
WWTD-109	1998 Ford F-250 Truck	Legacy Equipment from JWSC creation, asset not utilized and fully depreciated

### **Recommended Action**

Staff recommends declaring the items identified on the above listing as surplus and authorizing their disposal in a manner most beneficial to the JWSC.

### **Recommended Motion**

***"I make a motion that the Facilities Committee approve the list of items detailed above as surplus and for the approval to be forwarded to the full Commission for approval contingent upon Finance Committee approval."***

**PROJECT REPORT**

Financial Data as of 06-30-2019

Proj #	Project Name	Original Project Estimate	Proj Mgr.	Concept Design	Detail Design	Construction	BOC APPROVED FUNDING & SOURCE(1)							BUDGET VS. EXPENDITURES					PROJECT STATUS				
							R&R Reserve	CIF Reserve	SPLOST	Total Approved Funds	Purchase Orders Issued	BOC Approved Change Orders	Total PO+CO	EXPENDITURES				BALANCE		Current Phase Completion	Next Phase Length of Time	Total Project Anticipated Completion	Status
														Expenditures Paid to POs	Remaining Encumbrances	Expenditures Misc.	Total Expenditures	Uncommitted \$\$\$ (App Fund - Exp)	% Approved Budget Available				
232	SR-99 Water Main Extension	2,200,000	T. Kline	EMC	RGA / EMC	Seaboard		2,200,000		2,200,000	1,263,167	287,693	1,550,860	1,478,971	177,373	282,572	1,938,916	261,084	11.87%	TBD	TBD	TBD	JWSC potholing existing utilities for onsite GDOT mtg to move forward. Change Order will be necessary to complete Ph.1.
417	Ridgewood Water Production Facility	1,000,000	T. Kline	JWSC	RGA	TBD	1,000,000		1,000,000	0	0	0	0	104,450	65,943	170,393	829,607	82.96%	TBD	TBD	TBD	Construction admin awarded to Elmo A. Richardson, Jr., P.E, LLC. Bid doc kick off meeting scheduled for 06.17.19.	
501	Alder Circle/Sea Palms W&S Improvement	300,000	T. Kline/ A. Burroughs	JWSC	EMC	TBD	35,300		178,599	213,899	45,296	14,550	59,846	45,546			45,546	168,353	78.71%	TBD	TBD	TBD	SPLOST V funded. Reallocated to other Sea Palms East water improvements. WM crossing @ Frederica/Colonial - COMPLETE.
602	Holly Street/Sea Palms W&S Improvements	650,000	T. Kline/ A. Burroughs	JWSC	HHNT	TBD	46,000		561,795	607,795	46,700	0	46,700	41,963	0	41,963	565,832	93.10%	TBD	TBD	TBD	Reallocating to collection system rehab; possibly Sea Palms East & West.	
702	North Mainland Sewer Improvements	14,900,000	T. Kline	JWSC/ EMC	T&H	TBD		11,700,000	3,200,000	14,900,000	3,918,587	286,264	4,204,851	4,264,433	606,911	0	4,871,344	10,028,656	67.31%	Winter 2019	180 days	Fall 2020	Div I (CIPP Sewer) pre-bid meeting held on 06.4.2019. Bids due on 06.18.19.
703	PS 4003 Decommission and Gravity Sewer	3,300,000	T. Kline	JWSC	HGB	TBD			3,300,000	3,300,000	248,599	0	248,599	26,710	218,274	7,204	252,188	3,047,812	92.36%	Winter 2019	120 days	Fall 2020	EOR has provided 3 options for wetwell modifications. Staff has requested profiles of proposed options prior to confirmation/recommendation.
704	Canal Road to Glynco 12" Watermain Loop	1,200,000	T. Kline	JWSC	JWSC	TBD		1,200,000		1,200,000	48,000	0	48,000	48,000	0	0	48,000	1,152,000	96.00%	TBD	TBD	TBD	Design at concept stage. Utilize surplus 12" C900 PVC material. Connect Glynco Pkwy. to Canal Rd. loop; JWSC engr. & const. Installation under Altamaha Canal complete.
801	FEMA Hazard Mitigation-Academy Creek	3,188,000	A. Burroughs	Haggerty	TBD	TBD	3,188,000			3,188,000	33,908		33,908	28,083	0	96,079	124,162	3,063,838	96.11%	TBD	TBD	TBD	Awaiting FEMA decision.
804	Magnolia Water Improvements	1,150,000	T. Kline	JWSC	City of BWK / EMC	TBD	1,150,000			1,150,000	117,050	0	117,050	44,684	72,366	0	117,050	1,032,950	89.82%	Winter 2019	270 days	Winter 2019	City Project/contract. EOR completing bid docs and EOPC for waterline route in shoulder. City has determined JWSC 50/50 cost sharing for paving. Need to compare estimates and finalize bidding options.
805	L Street Water Improvements	650,000	T. Kline	JWSC	City of BWK / EMC	Georgia Asphalt Producers	787,334			787,334	751,780	0	751,780	71,956	679,824	0	751,780	35,554	4.52%	Winter 2019	180 days	Fall 2019	Construction in process. WM installation revised to obtain separation from existing gas main, structures and existing water main. Meeting held with Pinova to discuss WM crossing at entrance.
806	Academy Creek Oxygen System Rehab	650,000	A. Burroughs	HGB	HGB	A&G / Matheson	1,040,000			1,040,000	1,012,002	0	1,012,002	713,978	288,486	0	1,002,464	37,536	3.61%	July 2019	N/A	July 2019	Waiting on programming of LELs and connection of Tank 1 to new system
807	SSI Phase II Smoke & Dye Testing	150,000	E. Zettler	TBD	TBD	McKim & Creed	150,000			150,000	119,656	0	119,656	94,556	0	0	94,556	55,444	36.96%	Spring 2019	30 Days	Fall 2019	Field work completed. Awaiting final report.
9019	Lift Station 3114 Upgrades Phase 1	60,000	K. Young	JWSC	JWSC	JWSC		60,000		60,000	53,600	0	53,600	53,756	0	0	53,756	6,244	10.41%	Spring 2019	TBD	Spring 2019	GA Power is scheduled to install the new transformer as soon as Tuesday July 2. All hardware is ready for power swap. Bypass is setup for the transition. Testing of equipment to follow upgraded service 480/200amp cutover. No cost to JWSC.
9034	SR 27 Resurfacing from Yellow Bluff Creek to US 25	77,000	T. Kline	JWSC/GDOT	GDOT	GDOT	102,000			102,000	77,250	24,750	102,000	0	0	0	0	102,000	100.00%	TBD	TBD	TBD	Budget adjusted 06/20
904	Lift Station 4021 Improvements	275,000	T. Kline	JWSC	JWSC	TBD		275,000		275,000	0	0	0	0	0	0	0	275,000	100.00%	TBD	TBD	Summer 2019	In-House Engineering in progress. Staff evaluating options for duplex or triplex pump setup.
905	Glynn County Village Storm Improvements Phase 1	60,000	T. Kline	JWSC	GWES/ GlynnCo	Hiers/Griffin Utility	60,000			60,000	60,000	0	60,000	0	60,000	0	60,000	0	0.00%	Winter 2019	60 days	Winter 2019	Construction Complete. Finalizing shared costs with County.
906	Water Pollution Rehab-Academy & Dunbar	15,000,000	A. Burroughs	JWSC	GMC	TBD			1,480,647	16,480,647	0	0	0	0	0	0	0	16,480,647	100.00%	March 2020	270 days	Fall 2021	Kickoff held 06/24/19, NTP dated 7/1/19
907	Sewer Expansion Study - Brunswick	60,000	A. Burroughs	JWSC	GWES	TBD	60,000			60,000	17,636	0	17,636	8,703	8,933	0	17,636	42,364	70.61%	June 2019	60	June 2019	Complete, awaiting final billing
909	PS 4105 CCTV and Cleaning	48,000	A. Burroughs	JWSC	--	Southeast Pipe	48,000			48,000	48,494	0	48,494	46,912	1,582	0	48,494	-494	-1.03%	June 2019	60	June 2019	Complete
<b>TOTALS</b>							<b>7,666,634</b>	<b>15,435,000</b>	<b>8,721,041</b>	<b>46,822,675</b>	<b>7,861,725</b>	<b>613,257</b>	<b>8,474,982</b>	<b>6,968,251</b>	<b>2,218,199</b>	<b>451,798</b>	<b>9,638,248</b>	<b>37,184,427</b>	<b>79.42%</b>				

UNSOLICITED PROPOSALS	DESCRIPTION	Concept	Application	Preliminary Engineering	Comprehensive Agreement	Project	Capital Fees Generated	STATUS
Sinclair S/D residential development (SSI)	121 Lot S/D; proposed improvements to PS2056 and force main.	Complete	Complete	Complete	Complete	*	*	Development still in planning review with Glynn County.
Bergen Woods Apartments	Proposed 252 apartment development; PS4105 and force main improvements.	Complete	Complete	Complete	Complete	*	*	Waiting on offsite forcemain & PS improvement plans for approval.
Frederica Township	Downstream upgrades to accommodate 200 additional lots; cooperative w/ Sinclair U.P.	Complete	Complete	Complete	Complete	*	*	Waiting on offsite forcemain & PS improvement plans for approval.
Oak Grove/Carolina Partners	Force main improvements to serve proposed development on Oak Grove Island.	Complete	Complete	Complete	Under review	*	*	Executed.
Saddlebrook Subdivision / Wade Journey Homes	Improve PS4105 sewer capacity for the addition of 41 new homes	Complete	Complete	Complete	Complete	*	*	Executed. Capital fees paid.
Hillpointe LLC Apts. (link to Proj 904)	Improve PS4056 & 4059 for proposed 240 unit apt. complex 3061 Old Cypress Mill Rd.	Complete	Under review			*	*	Application under review.
Boomers Bakery (fmr. Pumpkin Patch) W& FM extension	Extend W&S from Friendly Exp #71 to 341; obtain easement	In discussions				*	*	In discussions with developer to obtain easement access to US341.

#N/A

**BULL PEN (Proposed)**

Glynn County Village Storm Improvements- Phase II  
 JWSC 2020 SPLOST projects  
 Opportunity project with Glynn County to replace/upgrade sections of W&S in common with areas of storm improvements.  
 Proposed list under Staff/BOC review.



<b><u>COMPLETED</u></b>		
213 NM WTP NPDES Permit	418 Southport Water Production Facility	705 Hautala to Old Jesup Watermain Loop
225 CMMS System Upgrade	419 Canal Rd to Old Jesup W/S Improvements	706 Dunbar Creek WWTP Project Evaluation
301 SCADA Upgrade Project	424 Low Pressure Sewer Design-Community Rd	707 Academy Creek WWTP Project Evaluation
304 SSI Village Area Water Improvements	425 Low Pressure Sewer Design-Epworth Acres	708 Academy Creek WWTP Odor Control
319 Urbana	503 Canal Crossing W/S Improvements	709 Mainland Sewer Transmission Sys Cap
421 Mansfield	504 Canal Rd Pump Station	710 LF 2002 Upgrades
403 SCADA Upgrade	505 Lift Station 2032 and Forcemain	802 VT SCADA
409 LS 2030 and FM Rehab	701 PS 4048 Force Main Improvements	803 SSI Sanitary Sewer Flow Monitoring
413 Frederica/Atlantic Sewer & FM Rehab	702 (P1) North Mainland Sewer Improvements	902 Friendly Express
416 Hampton Water Production Facility		909 CCTV Pump Station 4105 Reroute