

Exhibit J. Carville Riverfront Development Wastewater Infrastructure Upgrade Letter & Maps

April 30, 2014

Mr. Jim Cavanaugh
Baton Rouge Area Chamber
564 Laurel Street
Baton Rouge, LA 70801

Re. 723 Ac +/- Site in St. Gabriel Wastewater System Cost Estimate
CSRS Job No. 212161.010

Dear Mr. Cavanaugh:

According to correspondence and interviews with Mr. Clarence Friendship of St. Gabriel Public Works Department, the City's system is not capable of supporting the additional 250,000 gallons per day (GPD) certification requirement for the 723 Ac +/- Site located in St. Gabriel in Iberville Parish, Louisiana nor does wastewater infrastructure currently exist on site. Therefore, in order to meet the minimum sanitary sewer / wastewater capacity of 250,000 GPD, a wastewater treatment facility will need to be constructed on site.

Before the individual industry discharges to either of the proposed treatment facility, pretreatment requirements necessitate strengths less than or equal to 200 mg/L 5-day Biological Oxygen Demand (BOD) and 200 mg/L Total Suspended Solids. After treatment at the wastewater treatment facility, treated wastewater then may be discharged to the lateral drainage canal to Bayou Manchac via a wastewater line constructed from the proposed treatment facility. Expected discharge limits are BOD₅, TSS, NH₃, and Phosphorous are 10/10/15 mg/L, respectively. Providing service for a total capacity of 250,000 GPD would yield a peak demand of approximately 250,000 GPD with no excess capacity.

The construction cost of this new wastewater treatment facility is estimated to be \$1,000,000.00 plus \$300,000.00 for an effluent pump station, \$247,500.00 for 4,900 linear feet (LF) discharge line to the drainage canal, and \$57,500.00 for 100 LF of steel casing running beneath future rail site for a total cost of \$2,122,612.50.

An alternate method of wastewater treatment is to construct the wastewater treatment facility to discharge into the Mississippi River. The limits for a Mississippi River discharge would be 30/30/2/5 mg/L BOD₅, TSS, NH₃, and Phosphorous respectively. The cost of this treatment and discharge alternative would be \$1,488,750.00, which includes the effluent pump station and levee crossing.

Please note that these estimates do not include contingencies, engineering, rights of way acquisition, environmental impacts and permitting or operation and maintenance costs. These cost estimates were prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. Both plans can be executed within a reasonable timetable of 180 days based on preliminary engineering judgment.



CSRS, INC.

6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808

Phone: (225) 769-0546

Fax: (225) 767-0060

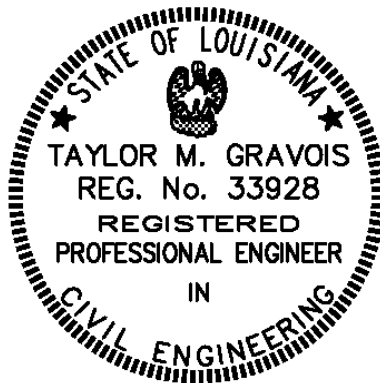
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

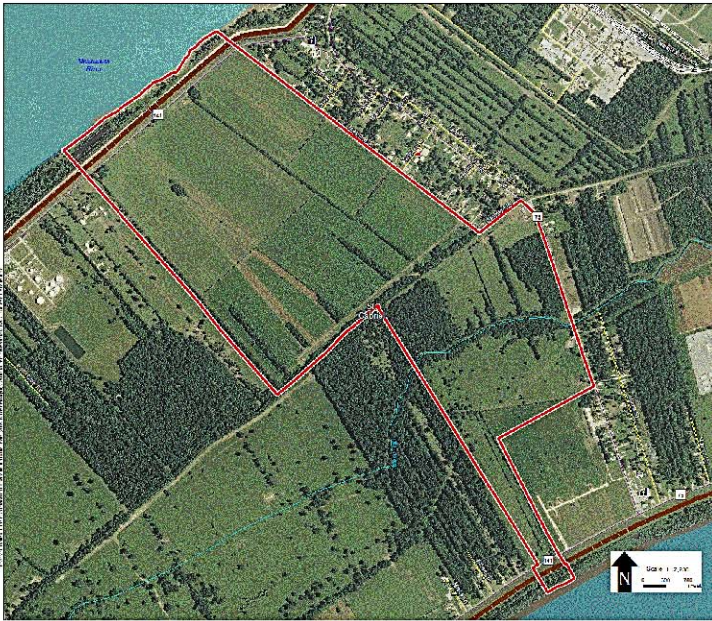
Sincerely,

CSRS, Inc.

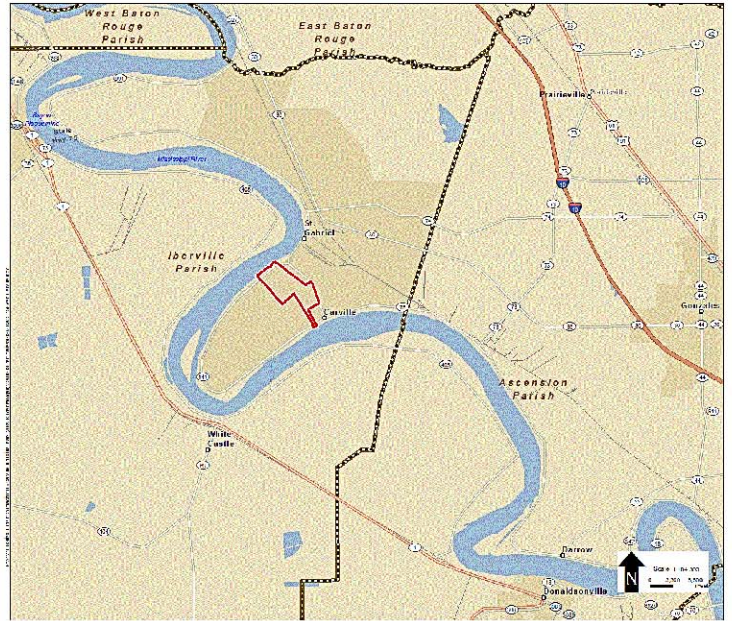
A handwritten signature in blue ink, appearing to read 'Taylor M. Gravois', is written over the printed name.

Taylor M. Gravois, PE, PLS





Site Map 1



Site Map 2

Date: 03/21/2014

Provider Name: City of St. Gabriel

Address: 5035 Iberville St.

City: St. Gabriel

State: LA Zip Code: 70776

Contact Information

Name: Clarence Friendship

Phone: (225) 642-9600

Email: clarence@stgabriel.us

Title: Senior Wastewater Technician

Is wastewater collection currently available at this site? ☐ Yes ☒ No Is there a force main at or near the site? ☐ Yes ☒ No

What is the distance in feet to the closest wastewater collection line to service this site?

1000

What is the size (inches in diameter) of the nearest line?

8

What is the total capacity of the nearest lift station in gallons per day

5000

What is the total capacity of the wastewater system in gallons per day

260,000

What is the current average daily use of the existing wastewater system in gallons per day

130,000

What is the peak load on the existing wastewater system in gallons per day

158,000

What is the excess capacity of the existing wastewater system in gallons per day

140,000

What are the pre-treatment requirements to discharge to the wastewater system?

None. At this time the City is not permitted to accept industrial wastewater only household sanitary wastes, therefore no pretreatment is required.

Is a plan underway to improve services at or near this site within the next year? If so, please provide anticipated upgrades, location, and time for implementation.

None at this time.

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Project:
Site Exhibit for
723 Ac +/- Site in St. Gabriel
Iberville Parish, LA

Client:
BRAC



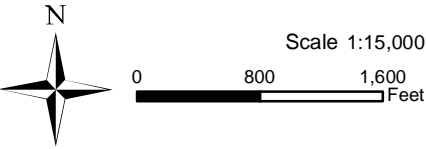
Iberville Parish

EXISTING WASTEWATER UTILITIES
Legend

- Site Boundary
- Existing Utilities
 - Sewer
- Existing Roadway
 - Rural State Highway
 - Local Roads
- Railroad
- Levee
- Stream
- Waterbody



General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <http://ftp2.census.gov/geo/tiger/TIGER2013>.
3. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.
4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Baton Rouge Area Chamber

Date:	4/30/2014
Project Number:	212161.010
Drawn By:	MMS
Checked By:	TMG

CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsonline.com

Exhibit J. Carville Riverfront Development Wastewater Infrastructure Upgrade Letter & Maps

Project:
Site Exhibit for
Carville Riverfront Development
Iberville Parish, LA

Client:
BRAC



Iberville Parish

SAMPLE WASTEWATER UPGRADES

Legend

- Site Boundary
- Sample 25-Acre Site Pad
- Existing Utilities
 - Sewer
- Proposed Wastewater Line
 - Drainage to Local Canal
 - Drainage to MS River
- Future Railroad Right of Way/Servitude
 - Conveyance Book 0556 Entry 019
- Existing Roadway
 - Rural State Highway
 - Local Roads
 - Railroad
 - Levee
 - Stream
 - Waterbody



Date: 7/14/2014
Project Number: 212161.010
Drawn By: MMS
Checked By: TMG

CSRS
IMAGINE SHAPE DELIVER
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P:\212161\Sites Under Contract\010 - Fenton (Carville) Industrial Park (AKA Kinder Morgan)\CADD\GIS templates\GIS\Final\CarvilleRiverfrontDevelopment_WWWaterUpgrade_Map.mxd

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp2.census.gov/geo/tiger/TIGER2013.
 3. Proposed wastewater upgrade shown is for representational purposes only, depicting the intent of the cost estimate provided with this exhibit to meet LED minimum requirements, and is subject to revision.
 4. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:15,000
0 800 1,600 Feet