

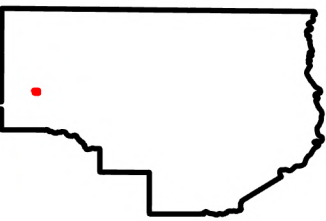
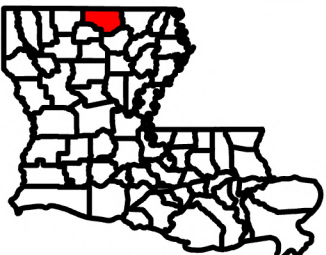
Exhibit M. BIDCO Site Wastewater Infrastructure Upgrade Letter & Map



BIDCO Site Wastewater Infrastructure Upgrade Letter & Map

Site Exhibit for
BIDCO Site
Union Parish, LA

NELA



Legend

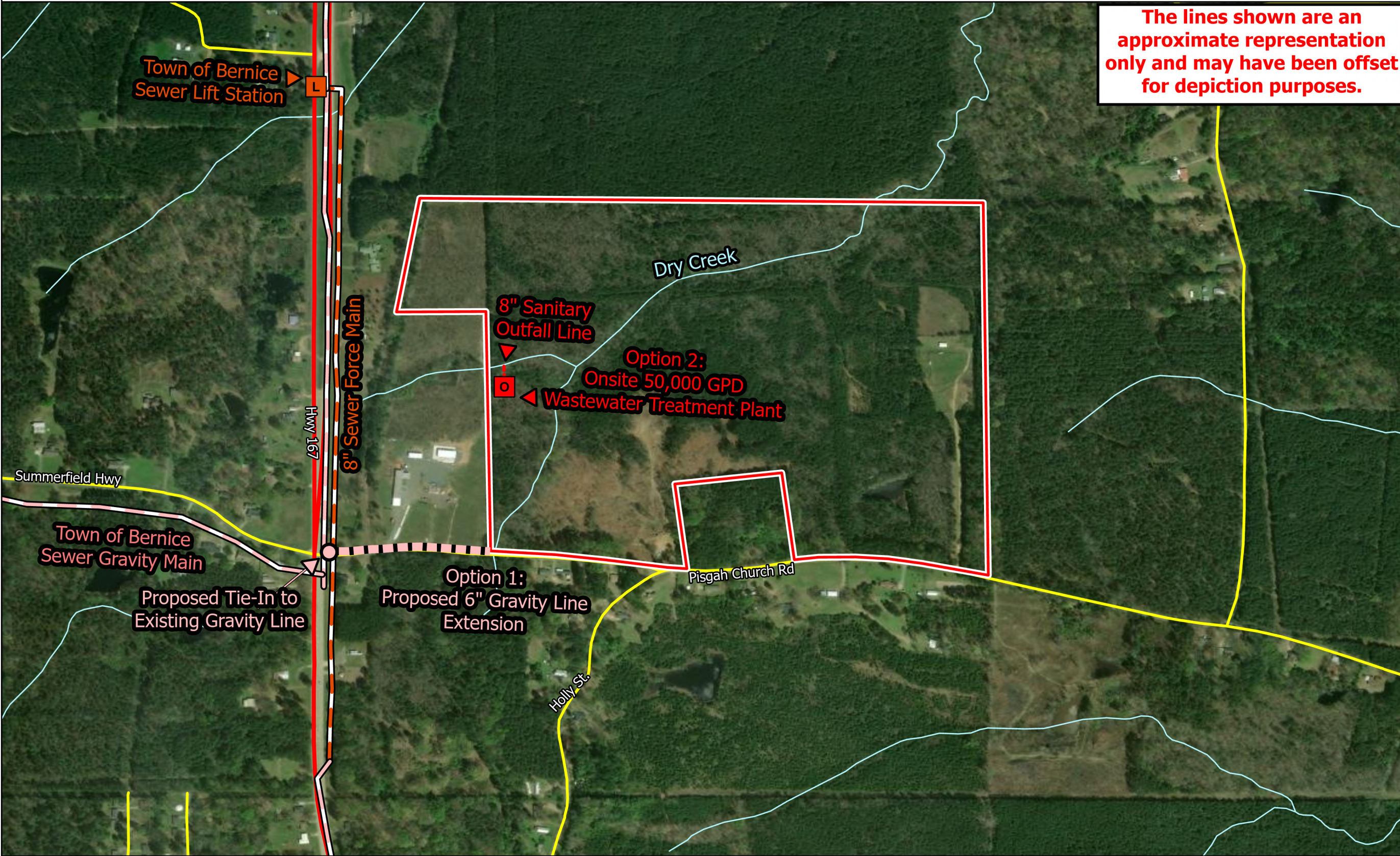
- BIDCO Site Boundary (±142.25 Ac)
- 8" Sewer Force Main
- Sewer Main
- Town of Bernice Sewer Lift Station
- Proposed 6" Gravity Line (± 950 LF)
- 50,000 GPD Onsite Wastewater Treatment Plant
- 8" Sanitary Outfall Line (±140 LF)
- Local Road
- Major Road
- US Highway



Date: 8/11/2025
Project Number: 222263
Drawn By: CFO
Checked By: EEB



The lines shown are an approximate representation only and may have been offset for depiction purposes.



General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. 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.
3. Transportation data from 2023 TIGER datasets via U.S. Census Bureau at <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>.
4. Aerial imagery is compiled from multiple different sources to create one cohesive image and may not reflect current ground condition.
5. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey.
6. Utility data was derived and digitized from information provided by the Town of Bernice.

July 9, 2025

Mr. Rob Cleveland
Grow NELA
100 Century Link
Monroe, LA 71203

BIDCO Site
Wastewater Infrastructure
Upgrade Letter & Map

RE: BIDCO Site
Wastewater Infrastructure Upgrade Letter & Map
CSRS Project No 216269

Dear Mr. Cleveland,

According to our utility research for the BIDCO Site, there is existing public wastewater infrastructure available for the site, but the closest wastewater line is approximately 950 feet west of the site. Based on recent discussions with the local utility provider and preliminary engineering estimates, there are two likely options to provide wastewater infrastructure to treat a minimum of 50,000 GPD in accordance with LED certification requirements.

- **Option 1:** Construct a pump station on the site and a new wastewater line to connect to the existing Town of Bernice wastewater gravity main west of site.
- **Option 2:** Construct a private on-site wastewater treatment facility.

Either of the two (2) options may be preferred for any future user of the site depending on the level of wastewater service required, ownership/maintenance responsibilities, construction schedule, and project effluent stream.

Option 1

The first option will be to connect to the existing Town of Bernice 8-inch gravity line. Option 1 will require the construction of a 950-foot 6-inch wastewater line to connect to the existing Town of Bernice 8-inch gravity line.

Option 2

If the future developer would rather have a private wastewater system, the second option would be to construct a private on-site wastewater treatment plant. The proposed wastewater treatment facility would have a total capacity of 50,000 GPD with no excess capacity. In addition to the treatment plant, a 140-foot 8-inch wastewater discharge line would be required to place the treated wastewater into a nearby outfall location. It is likely the treated wastewater could be discharged into a first order stream on site, dry creek that conveys water to Corney Bayou.

The treatment requirements for the proposed wastewater treatment facility are based on LDEQ's Sanitary Wastewater General Permit for less than 100,000 GPD, and it is assumed only domestic sanitary waste will be treated at the proposed wastewater treatment facility. The monitoring data will consist of fecal coliform (limit 200 to 400 MPN/100mL), biochemical oxygen demand (BOD – limit 30 to 45mg/L), turbidity (TSS – 30 to 45mg/L), average flow through treatment facility (limit 50,000 GPD), pH (limit – 6 to 9). If a project will require to discharge anything other than domestic waste (i.e. industrial waste) into the proposed wastewater facility, treatment requirements and monitoring data will have to be altered.

Estimated Costs


Based on preliminary engineering estimates, Option 1 is estimated to cost approximately \$300,000.00, and Option 2 is estimated to cost \$658,000.00.

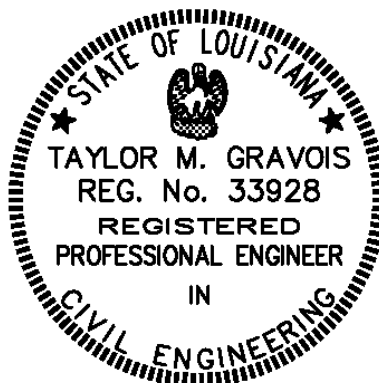
Please note these estimates do not include cost for engineering, requiring rights of way, environmental impacts, operating/maintaining infrastructure, or infrastructure to deliver waste to treatment facility. The cost estimates were prepared with the best information available at the time of certification. The actual costs can vary based on the availability of material, site conditions and labor availability. This plan can be executed within a reasonable timetable of 18 months or less based on preliminary engineering judgment.

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

Respectfully,

CSRS, Inc.


Taylor Gravois, PE, PLS



BIDCO Site- Option 1
Wastewater Infrastructure Upgrade Letter & Map
Job No.216269

Rough Order of Magnitude Cost Estimate						
Item No.	Description	Unit	Est. Quantity	Unit Price	Extension	
1	Open Trench Excavation	L.F.	950	\$ 125.00	\$	118,750.00
2	6" Gravity Line	L.F.	950	\$ 100.00	\$	95,000.00
4	Ductile Iron Fittings	Tons	1	\$ 8,850.00	\$	8,850.00
5	Air Release Valve for Force Main	Each	1	\$ 7,500.00	\$	7,500.00
Subtotal:					\$	230,100.00
20% Contingency₁:					x 1.20	
Rough Order of Magnitude (ROM):					\$	300,000.00

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of certification.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.

BIDCO Site- Option 2
Wastewater Upgrade Rough Order of Magnitude Cost Estimate
Project Number: 222263

Rough Order of Magnitude Cost Estimate					
Item No.	Description	Unit	Est. Quantity	Unit Price	Total
1	Proposed Sewer Treatment Plant	Each	1	\$500,000.00	\$ 500,000.00
2	Proposed 8-inch Sanitary Sewer Line	L.F.	140	\$ 60.00	\$ 8,400.00
3	Proposed Sewer Manholes	Each	2	\$ 9,000.00	\$ 18,000.00
Subtotal:					\$ 526,400.00
25% Contingency₁:					x 1.25
Rough Order of Magnitude (ROM):					\$ 658,000.00

Notes:	
1	Estimates does not include environmental consulting, permitting, utility coordination, ROW acquisition, and engineering design fees.
2	This cost estimate has been prepared based on the information and assumptions available at the time of its preparation. Actual costs may vary due to a variety of factors, including but not limited to changes in project scope, site conditions, market conditions, unforeseen events, and variations in design or construction. The estimate is provided for informational purposes only. The engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by this office.
3	The quantities in this Schedule of Items are estimates based on conceptual plans and are subject to change.
4	Since the engineer has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Engineer cannot and does not guarantee that proposals, bids, or acutal construction costs will not vary from their opinions or estimates of construction costs.
5	Sewer Cost Estimate assumes average 50,000 GPD
6	This estimate does not include cost associated with state and local permtting costs.
7	This cost estimate only includes the treatment of sanitary / domestic wastewater. Treatment of process or industrial wastewater is not included.

BIDCO Site Wastewater Infrastructure Upgrade Letter & Map

WASTEWATER UTILITY PROVIDER QUESTIONNAIRE

Site Name	CSRS Project ID
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BIDCO

222263-19

Date	MAY 12, 2025
Provider Name	TOWN OF BERNICE
Address	P. O. BOX 633
City	BERNICE
State	LA
Zip Code	71222

Name (Preparer)	SHELBY KELLEY
Phone	318-285-9071
Email	Bernice1750@bellsouth.net
Title	SEWER SUPERINTENDENT

Is wastewater collection currently available at this site?

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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Is there a force main at or near the site?

YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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What is the distance in feet to the closest wastewater collection line to service this site?

200 FEET

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

8 INCH

Does this line have enough excess capacity to allow an additional 175 gpm average daily flow?

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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NPDES permit number of sewer provider:

LA0034568 AI#40778

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

500 THOUSAND

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

.85 MGD

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

.75 MGD

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

1.0 MGD

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

1.2 MGD

What are the pre-treatment requirements to discharge to the wastewater system? If lengthy, please provide a separate document.

OIL SEPARATER AND GREASE TRAP

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.

NO

Please provide a map of existing utility assets near site. A KMZ file and pdf of site location is attached for your use.