

Exhibit I. Carville Riverfront Development Potable Water Infrastructure Upgrade Letter & Maps

July 14, 2014

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

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

Dear Mr. Cavanaugh:

According to correspondence and interviews with Mr. Wayne Cagnolatti at East Iberville Water System and Mr. Ryan Scardina at Baton Rouge Water Company, the 723 Ac +/- Site located in St. Gabriel in Iberville Parish, Louisiana does not have direct access to an existing potable/process water line capable of providing the LED required minimum capacity to service the site. In order to meet the minimum certification standards of 250,000 gallons per day (GPD), it will be necessary to create a service connection by tying in to an 8" main water line east of the site on Highway 75.


The estimated cost for tapping into the existing 8" process water line available for water access operated by the East Iberville Water System will be approximately \$209,577.50. This estimate includes 2,750 linear feet (LF) of 8" PVC, 300 LF restrained joint water line, 75 LF of 16" steel casing, one (1) 8" gate valve, 1.5 tons ductile iron fittings, one (1) two-way fire hydrant with lead and valve, and costs associated with running the line beneath the roadway (removal of 25 square yards (s.y.) and 55 s.y. for restoration).

Please note this estimate does not include contingencies, engineering, required rights of way, environmental impacts, or operation and maintenance costs. This cost estimate was 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 180 days or less based on preliminary engineering judgment.

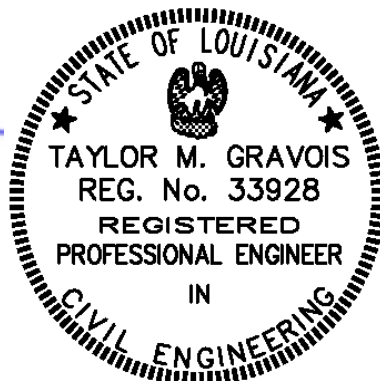
Thank you for the opportunity to assist you in this project. Should you have any questions or require additional information, feel free to contact me.

Sincerely,

CSRS, Inc.



Taylor M. Gravois, PE, PLS

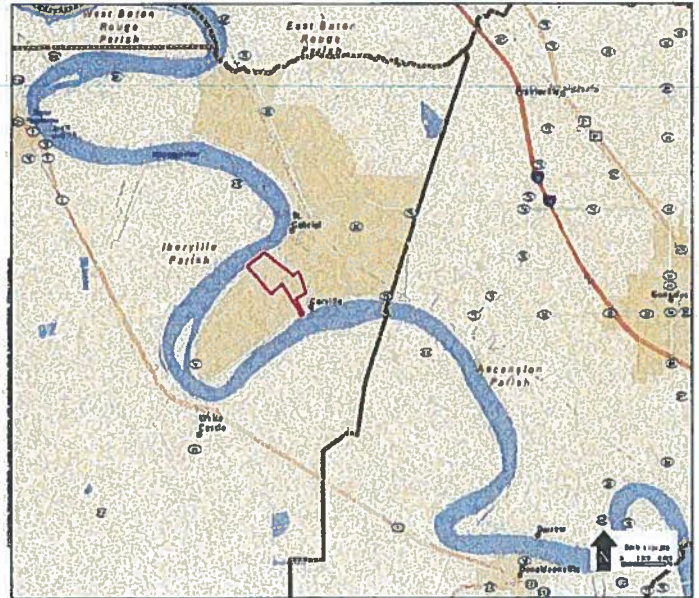


Water Utility Provider Survey (page 1 of 2)

Project ID 212161.010



Site Map 1



Site Map 2

Date:

4-04-2014

Provider Name:

EAST IBERVILLE WATER SYSTEM

Address:

Post Office Box 99

City:

PLAQUEMINE

State:

LA

Zip Code:

70764

Contact Information

Name:

Woody CAGNOLATTI

Phone:

225-687-5152

Email:

wcagnolatti@ibervilleparish.com

Title:

UTILITY MANAGER

Is potable or process water currently available at this site?

☒ Yes

☐ No

If no, please provide the distance in feet to the nearest potable or process water distribution line to service this site.

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

8"

What are the pressures of the water line at or nearest to this site?

Static

60 PSI

Residual

VARIES BASED ON DEMAND

Source of potable or process water (lake, well, other source)

PURCHASE FROM BATON ROUGE WATER (GROUND)

What is the total potable/process capacity of the existing water system in millions of gallons per day (MGD)

2.4

What is the current average daily use of the existing water system in millions of gallons per day (MGD)

1.1

What is the peak demand on the existing water system in millions of gallons per day (MGD)

2.3

What is the excess capacity of the existing water system in millions of gallons per day (MGD)

0.6

Capacity of closest elevated potable water storage tank (gallons)

400,000

Distance to closest elevated potable water storage tank in miles

8

Distance to appropriate booster station in miles

4.06

Is or will there be adequate pressure and flow at site to combat fires?

☐ Yes

☐ No

?

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.

WE ONLY SUPPLY WATER AND MAINTAIN THIS SYSTEM FOR IBERVILLE. WE CAN RUN A PUMP TEST FOR \$150. REQUEST SHOULD BE MADE TO IBERVILLE WATER.

RYAN SCARDINA
BATON ROUGE WATER CO

Exhibit I. Carville Riverfront Development Potable Water Infrastructure Upgrade Letter & Maps

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

Client:
BRAC



Iberville Parish

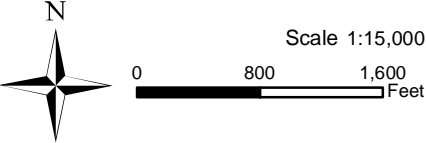
EXISTING WATER UTILITIES

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



P:\212161\Sites Under Contract\010 - Fenton (Carville) Industrial Park (AKA Kinder Morgan)\CAD\GIS templates\GIS\723Ac_10WaterUtility_20140430.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 <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.



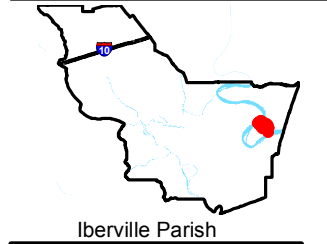
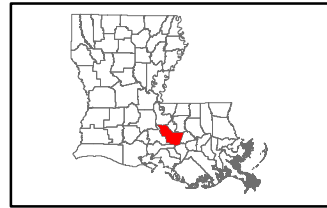
Baton Rouge Area Chamber.	
Date:	4/30/2014
Project Number:	212161.010
Drawn By:	MMS
Checked By:	TMG

CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
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www.csrsonline.com

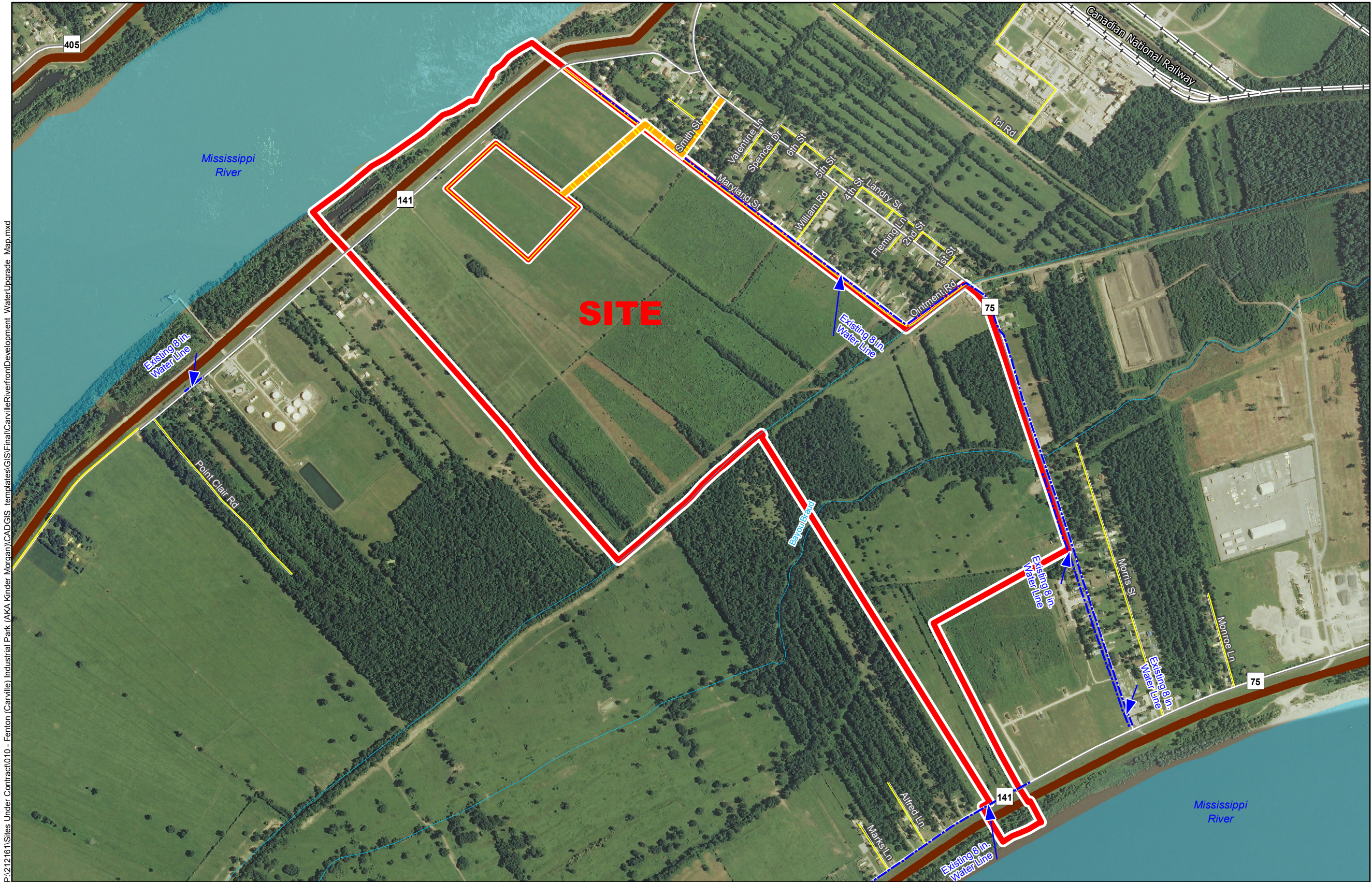
Exhibit I. Carville Riverfront Development Potable Water Infrastructure Upgrade Letter & Maps

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

Client:
BRAC



- PROPOSED WATER UPGRADE**
- Legend**
- Site Boundary
 - Sample 25-Acre Site Pad
 - Existing Water
 - Proposed Water
- 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 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. Proposed potable water 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.
5. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.



Scale 1:14,405
0 770 1,540 Feet



Date: 7/15/2014
Project Number: 212161.010
Drawn By: MMS
Checked By: TMG

