

## Exhibit J. Schexnayder Site Wastewater Infrastructure Upgrade Map & Letter

August 21, 2014

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

Re. 1,000 Ac +/- Schexnayder Site Wastewater System Cost Estimate  
CSRS Job No. 213084.20.002 SC\_01

Dear Mr. Cavanaugh:

According to correspondence and interviews with Mr. Lionel Franklin, WWTP Supervisor for the City of Donaldsonville, the City's system is not capable of supporting the additional 250,000 gallons per day (GPD) certification requirement for the 1,000 Ac +/- Schexnayder Site located near Donaldsonville in Ascension Parish, Louisiana nor does wastewater infrastructure currently exist on site. While the City of Donaldsonville has capacity on paper, there is no actual excess capacity available as the existing excess is used for storm-water runoff to help reduce localized flooding. 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 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 a lateral drainage canal through a wastewater line constructed from the proposed treatment facility. Expected discharge limits of BOD<sub>5</sub>, TSS, NH<sub>3</sub>, and Phosphorous are 10/10/1/5 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 with effluent pump is estimated to be \$1,425,000.00 and includes four 48" manholes and 1,000 linear feet (LF) of 15" gravity sewer line that would discharge into the drainage canal, which is a blue line stream as shown on the topo quad map (see Exhibit S).

An alternate method of wastewater treatment is to construct the wastewater facility to discharge into the Mississippi River. The limits of the Mississippi River would be 30/30/2/5 mg/L BOD<sub>5</sub>, TSS, NH<sub>3</sub>, and Phosphorous respectively. The cost of this treatment and discharge alternative would be \$2,100,000.00, which includes the wastewater treatment facility with effluent pump, levee crossing, 9,250 LF 8" force main, 250 LF of 10" force main, 4 tons ductile iron fittings, ten 8" gate valves with boxes, and 3 air release valves. This method would require negotiating several crossing agreements to cross LA Hwy. 3089, LA Hwy. 18/Mississippi Street and the UP rail line.

Please note that these estimates do not include engineering, rights of way acquisition, environmental impacts and permitting 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. 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.

Taylor M. Gravois, PE, PLS

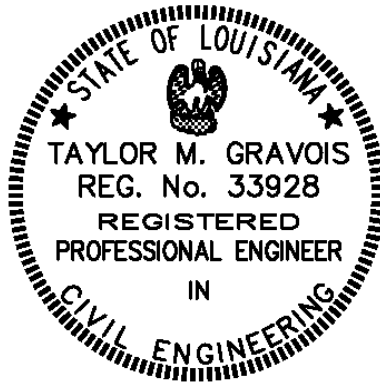




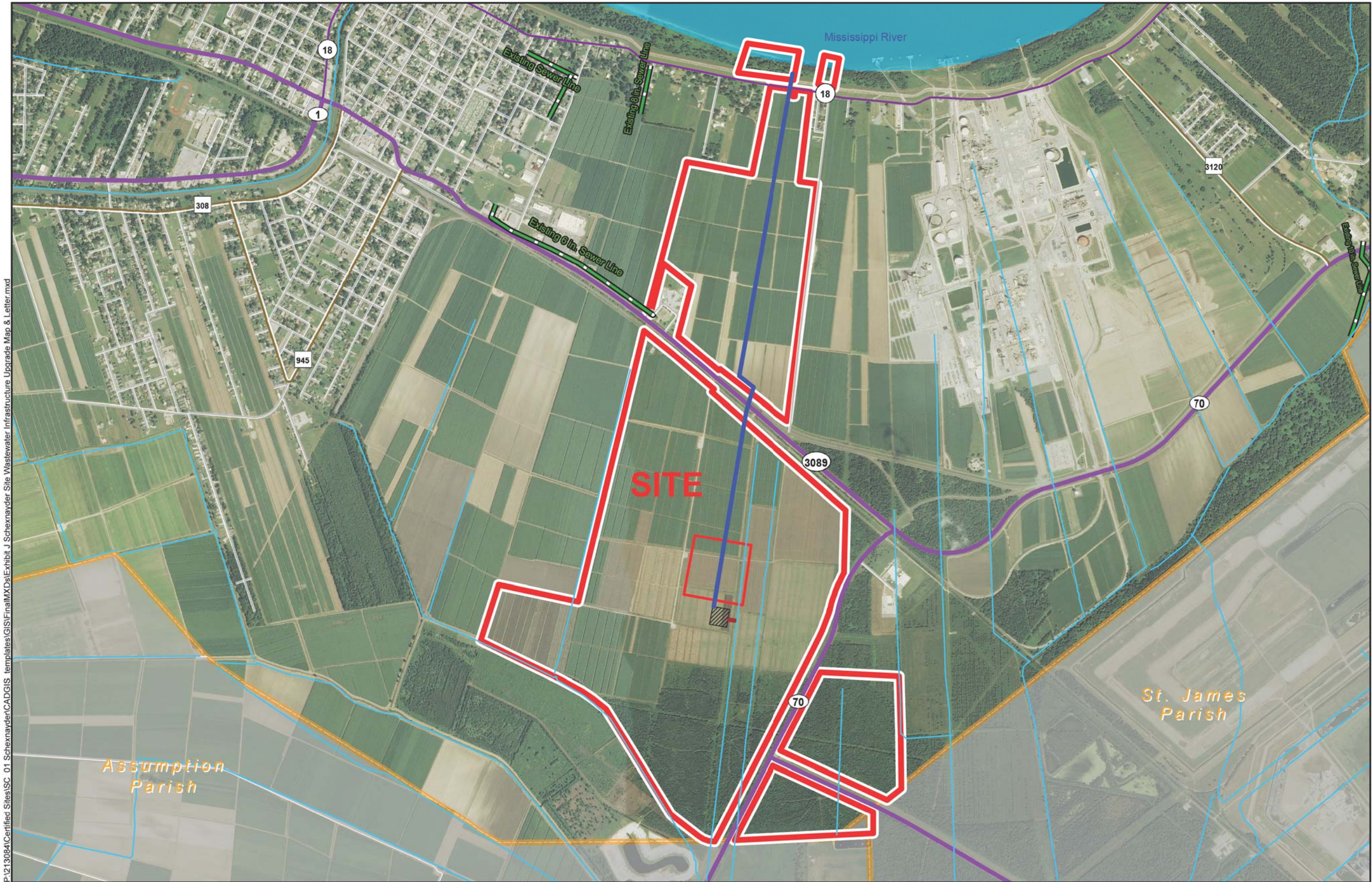
Exhibit J. Schexnayder Site Wastewater Infrastructure Upgrade Map & Letter

Proposed Wastewater Upgrade  
Schexnayder Site  
Ascension Parish, LA



LEGEND

- Site Boundary (1,000 Acres +/-)
- Sample 25-Acre Site Pad
- Distribution Line
- Sewer
- Wastewater Treatment Options
  - MS River Discharge Option
  - Drainage Canal Discharge Option
- Sample Wastewater Treatment Plant
- Existing Roadway
  - 4-Lane State Highway
  - Urban State Highway
  - Rural State Highway
  - Local Roads
- Stream
- Waterbody
- Parish Boundary



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](http://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.



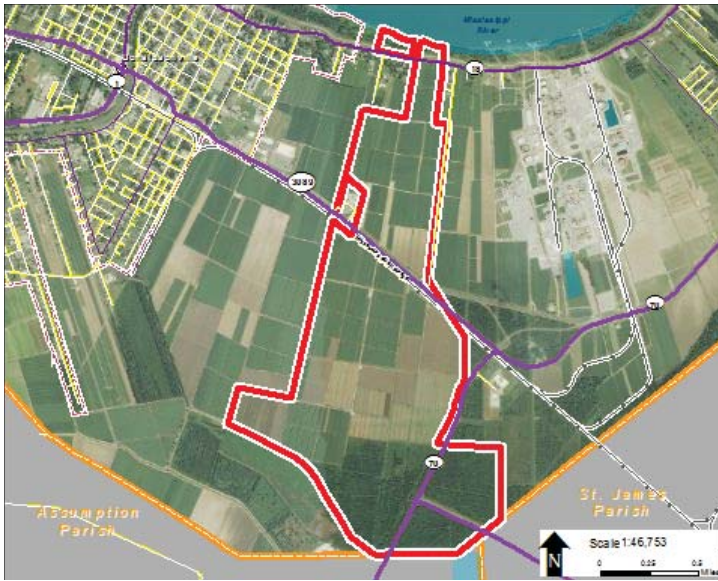
Date: 8/21/2014  
Project Number: 213084.20.002  
Drawn By: MMS  
Checked By: TMG

**CSRS**  
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6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
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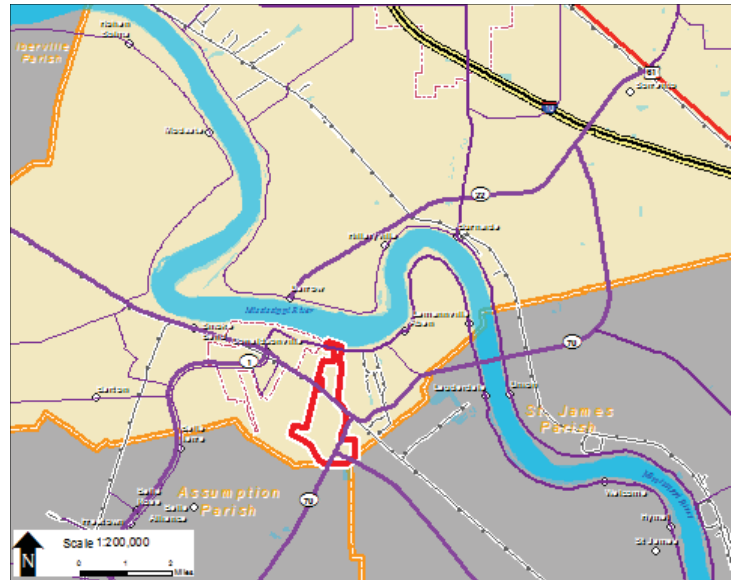


# Wastewater Utility Provider Survey (page 1 of 2)

Project ID 213084.20.002



Site Map 1



Site Map 2

Date: 07/16/2014

Provider Name: City of Donaldsonville Utilities

Address: 609 Railroad Ave

City: Donaldsonville

State: LA Zip Code: 70346

## Contact Information

Name: Lionel Franklin

Phone: (225) 717-1507

Email: lw.franklin@yahoo.com

Title: WWTP Supervisor

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?

0

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

6

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

NPDES permit number of sewer provider

LA0043931

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

1.5

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

0.75

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

0.8

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

0

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

The system cannot currently accept additional discharge as the existing excess is maintained to accommodate run-off surface water/ rainfall to help control flash flooding. All new developments are encouraged to supply their own treatment solution so as not to over-tax the present City-maintained system. The closest pump station is at the school, but was designed only to serve the school with no excess capacity.

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.

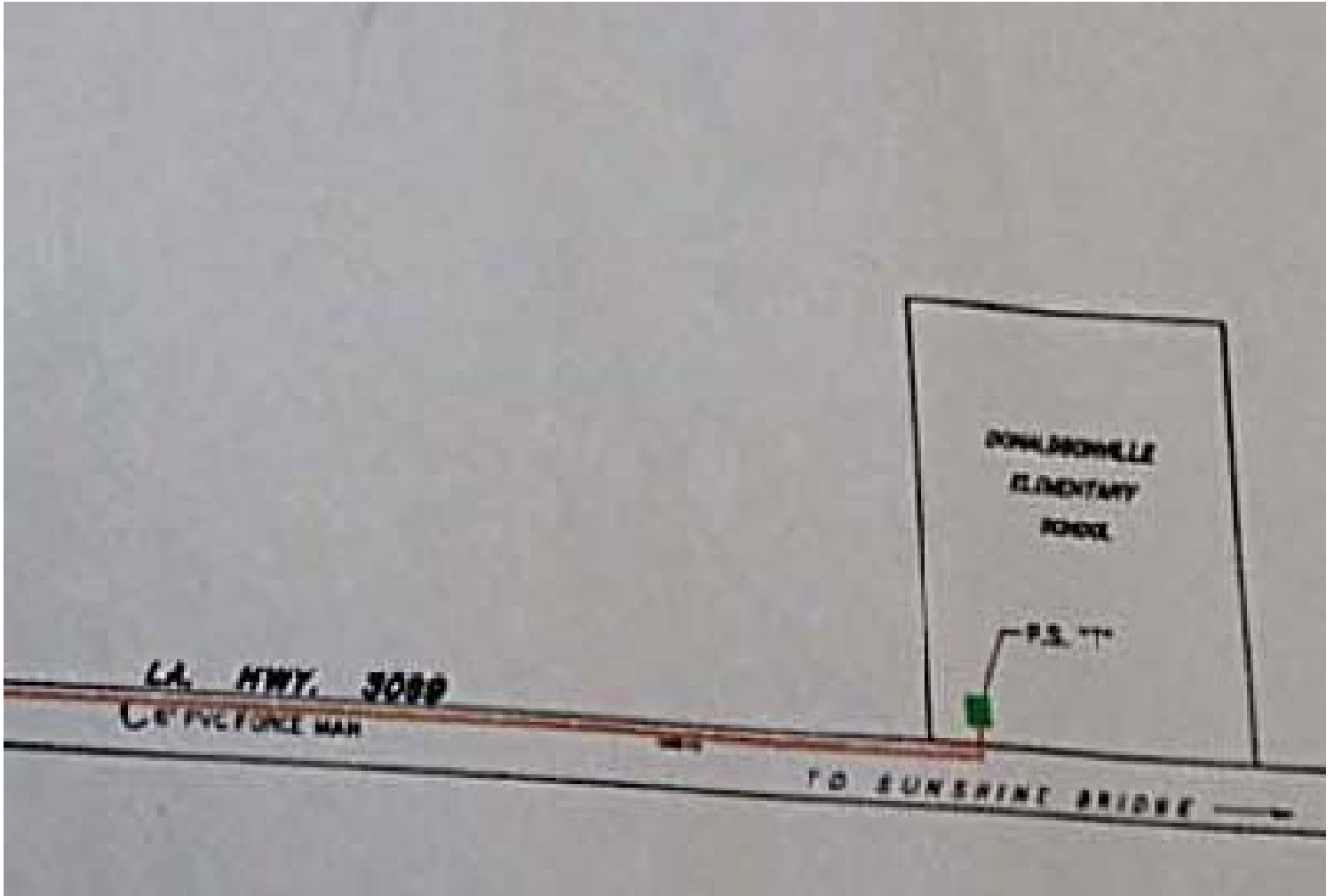
There is no funding in place to support improvements; however, discussions are underway regarding needed upgrades for the master plan update.

## Wastewater Utility Provider Survey (page 2 of 2)

Project ID 213084.20.002

If improvements are planned, can this plan be executed within a reasonable timetable such as 180 days or less?

☐ Yes ☐ No



Map of Existing Waste Water utility assets at Site (click in area to insert image)

Submit by Email