Upper Oconee Basin Water Authority

EXECUTIVE COMMITTEE MEETING
Oconee County Administration Building
7635 Macon Hwy, Watkinsville, GA
April 1, 2026 – 10:00 A.M.

Minutes

Attendees

Members:
Pat Graham (Chair)
John Daniell
Kelly Girtz

Alternates:
None.

Others:
Chip Ferguson, Attorney
Eva Kennedy, NEGRC Executive Director

Call to Order & Approval of July 23, 2025 Minutes

Chairman Pat Graham called the meeting to order. Members had reviewed the minutes prior to the meeting.

Action: John Daniell made a motion to approve the minutes, seconded by Kelly Girtz. The motion passed unanimously.

Owner's Representative Contract

Members discussed Lindsay Engineering Task Order No. 01, Amendment #1 (Owner's Management Services) and Task Order No. 02 (Owner's Management Services Extension for Year 2).

Action: Daniell made a motion to recommend approval of the Task Orders with the following revisions, seconded by Girtz:

- The UOBWA has paid or shall pay Lindsay Engineering a monthly fee or 8,333.33 for the first six months of the first year of the Agreement (May 21, 2025 through November 20, 2025) and a monthly fee of $25,000.00 for the second six months of the Agreement (November 21, 2025 through May 20, 2026).
- The UOBWA shall pay Lindsay Engineering a monthly fee of $12,500.00 for the second year of the Agreement (May 21, 2026 through May 20, 2027), which shall constitute all compensation for performance of the normal Owner's Management Services as well as for all services provided by Lindsay Engineering associated with the negotiation of a new operations contract for the reservoir and treatment plant.
- Any additional fees paid to Lindsay Engineering during Year 2 of the Agreement will be for special projects pursuant to a task order presented to, and approved by, the appropriate committee of the Authority.

The motion passed unanimously.

Other Business

Chairman Graham intends to reengage the Operations Committee and will circulate new committee membership assignments.

Adjournment

With no further business, the meeting was adjourned at 11:15 a.m.

Eva Kennedy
NEGRC Executive Director

07.22.26
Date of Approval

Task Order No. 01 Amendment #1 – Owner's Management Services

SCOPE:
Engineer's services for this Amendment to Task Order No. 1 are described as follows:

a. Continue providing ongoing support for scope items originally delineated in Task Order No. 1 (enumerated as items a through j therein).
b. Serve as liaison between UOBWA and its outside engineering consultants (currently Jacobs).
c. Serve as liaison between UOBWA and its utility service providers (e.g. Jackson EMC, Georgia Transmission).
d. Serve as liaison between UOBWA and USGS as-needed related to routine stream monitoring.
e. Participate in UOBWA Committee meetings and serve as liaison between the Committees and external engineering/technical/operations consultants.
f. Participate in budget planning including CAM and CARFF updates as applicable.
g. Develop, manage, and/or assist in developing procurement solicitations.
h. Assist in document control and website/domain update coordination, potentially including record document publishing to UOBWA shared (cloud) storage.
i. Coordinate with funding administrators and grant officers, in collaboration with UOBWA and its respective Committee members.
j. Prepare or facilitate updating of regulatory plans, policies, and permitting support documents.

COMPENSATION:
Original Task Order No. 1 reflected approximately one day (8 hours) per week of labor equating to a monthly fee of $8,333.33 for the Principal Engineer. This Amendment #1 extends that basis with an *additional* estimated average of two days (16 hours) per week proceeding from the Date of this Amendment, and at the Principal Engineer Standard Hourly Rate cited in Task Order No. 1. Thus, Owner and Engineer agree that the services under Task Order No. 1, as expanded in this Amendment #1, are estimated to require an average of approximately **three *total* days (24 hours) per week**. If labor demands are found by either party to warrant adjustment to these compensation assumptions as amended, these may be incorporated by future mutually-agreed amendment.

Proceeding from the Date of this Amendment, UOBWA shall pay Engineer on a Lump Sum Basis the monthly amount of $25,000.00, which will serve as compensation for the Engineer's Labor under Task Order No. 1 as herein amended.

TERM: This Amendment does not change the initial Term of Task Order No. 1 (one calendar year) which extends to May 20, 2026.

All provisions of this Amendment are as set forth in the Agreement dated May 21, 2025. The Effective Date of this Amendment is September 24, 2025.

OWNER: Upper Oconee Basin Water Authority

By: _____

Name/Title: _____

Date: _____

ENGINEER: Lindsay Engineering & Consulting, LLC

By: _____

Name/Title: Rebecca Lindsay, PE / President

Date: September 25, 2025

1. My comment that the VFDs should not be sole-sourced without at least securing pricing upfront resulted in the find that the VFD room was designed around a single compact VFD. Savings will be multiple millions of dollars regardless of which of the 3 options we end up with.
2. Jacobs Engineering is submitting Fee Worksheet documentation with Task Order proposals now, providing us with transparency in scoping / assumptions.
3. Date and deliverable commitments now clarified in Jacobs proposed Task Orders. Substantially increased Task Order detail and accountability.
4. Savings of PICS (Integrator) competition of over $300k, not including materials/equipment savings that we'll realize with the open-book pricing and direct allowance pass-through approach of the selected Integrator.
5. In the SCADA scoping review, we also eliminated an unnecessary $174k software that Jacobs had specified.
6. Eliminated Jacobs' "double scoping" of cyber and ASP services.
7. Negated Jacobs's $5M proposal for SDC by removing their Document Control role and proprietary software. In process of refining SDC scope to allow competition of inspection services, reducing Jacobs' core role to engineering support unless they win the inspection role competition.
8. Cleared up communication issues regarding reservoir management and enforcement responsibilities between Jacobs, Jackson County, and UOBWA. Held Jacobs accountable for their role in managing the reservoir.
9. Jacobs Engineering is now supporting Jacobs Ops as they should be. For example, their electrical engineer met with the EMC on-site recently to witness and begin troubleshooting the semi-weekly spikes causing HSPS shutdown. This evolved from the first major equipment failure I experienced – the transformer in one of the HSPS drives. When I got involved with the remedy plan for that failure, I identified that the replacement VFD controls had not been addressed. Saving from avoiding a controls conflict could be on the order of weeks of downtime and tens of thousands in equipment.
10. Managing of "credits" and incomplete work has been rebooted. On the Design side, I created a milestone detail file (itemizing what level of detail should be included with 30%, 60%, etc.) for clear expectations. We held off on the "100% design" submittal review as a result. Jacobs is now completing the outstanding work associated with the incomplete credits and the Comment Log, including construction sequencing. On the Ops side, I identified work elements such as the routine O&M Manual updating that Jacobs was not doing in accordance with their contract, such that they are now completing these efforts.

This has also stripped out double-billing issues with their efforts in the SDC phase of the Expansion.

11. Holding Jacobs accountable on schedule for their work as well as for the construction phase, i.e. by setting phased Substantial Completion deadlines such that the GC expedites critical work.

12. Jacobs had not performed any work on the Lagoon #3 analysis that was in the base design. Initially they suggested they had completed the work, but they could not show evidence of that. They suggested deferring it until the rest of the project was underway. I pushed back. We have a RW electrical ductbank adjacent to the new lagoon area that we identified as impacting the lagoon layout and protection of other utilities. We also deferred Jacobs' $75k proposal for re-design of the dichlorination system and will be delivering this internally for substantially less expense.

13. Jacobs was not thoroughly vetting alternatives despite being tasked to do so (such as Lime vs. Caustic, and CO2). They are now showing a diligence to taking responsibility of thorough analysis. Behind the scenes, this has dramatically improved their responsiveness on the VFD alternatives evaluation and hydraulic switchover. The savings we will realize in resiliency and capital and O&M cost reduction are substantial and beyond quantification.

14. Introduction of Ardurra team to provide alternatives review services related to flash mix. Ardurra was over $30k less expensive than Jacobs for this effort. An additional benefit (which is difficult to monetize) is that Jacobs sees a competitive firm working for us.

15. Had Jacobs Ops assume their employee-related direct expenses such as training, boots, and coffee. (Annual savings of estimated $50k.)

16. Recurring late fees eliminated in various accounts (phone, internet, copier service, etc.). Also eliminated a phone line that had not been in use for a long while, yet we were still paying for service.

17. I am closely coordinating with Ops and reviewing quotes in detail. For example, with the recent roofing proposals on the HSPS, we embarked on a 10-year warranty roof (which far exceeded any competitive quote). When we obtained quotes for additional buildings 1-5, I noticed those had a proposed 20-year warranty with very little additional unit cost from the 10-year build, so we are proceeding with a 20-year warranty for only $7,100 additional.

18. Identified vendor services such as "Luxury Landscaping" that Jacobs has not been competitively procuring; those are being prepared for solicitation.

19. Chemical optimization savings of $104,344 realized during the trial to-date (through February), from our analysis of the Alum vs. PACl coagulant.

20. Brad Lanning was replaced through Al's leadership, along with Jill and Kyle's involvement. And we are now seeing responsiveness and eager collaboration. Austin Powers might value this at One Million Dollars.

21. Jacobs Ops now submits monthly reports including review of KPIs, itemization of activities (including non-routine ones), staffing (names, licenses, hours), and Preventative and Corrective Maintenance.
22. Coordinated with Jacobs to update the EPA Risk and Resilience Assessment and Emergency Response Plan. Jacobs billed only 6 hours for this; tens of thousands less than what we incurred in these plans 5 years ago.
23. Identified potential financial recourse for the Reservoir Dredging issue, which is high-level estimated at $1.5M currently.
24. Just this past week, Jacobs proposed an Amendment #4 regarding the Crossover and an Amendment #5 regarding the VFD alternatives analysis. In Amendment #4, I caught an Exclusion that was inappropriate. In Amendment #5, I caught an HVAC-related item that Jacobs was scoping that had a negative ROI and had them delete it. Detailed review of Jacobs' proposed TOs has 100% of the time resulting in a better, clearer, turnkey scope.