Upper Oconee Basin Water Authority

Oconee County Administrative Building-North High Shoals Room

March 25, 2026 – 10:00 A.M.

Minutes

Attendees

Members:
John Daniell
Jim Dove
Marty Clark
Pat Graham
Joey Leslie
Mark Saxon
Harry Sims

Alternates:
Rolando Alvarez
Adam Layfield
Bill Nash

Others:
Amber Bailey, NEGRC
Melissa Braswell, Oconee County
Charles Ferguson, Atkinson Ferguson
Wes Geddings, Barrow County
Kari Giddens, Oconee County
William Harris, Rushton & Co
Kyle Holder, Jacobs
Tom Kelley, Jacobs
Eva Kennedy, NEGRC
Bill King, Barrow County
Adam Layfield, Oconee County
Rebecca Lindsay, Owner's Representative
Brian Skeens, Jacobs
Judy Smith, Jackson County
Al Sosebee, Jacobs
Erin Treadwell, Oconee County

Call to Order and Approval of January 28, 2026 Meeting Minutes

Chairman Pat Graham called the meeting to order.
Action: A motion to approve the January minutes was made by John Daniell and seconded by Mark Saxon. The motion passed unanimously.

Financial Report

Melissa Braswell, Oconee County Finance Director, presented the financial report for the period ending January 31, 2026.

Action: A motion to approve the Financial Report was made by Jim Dove and seconded by Harry Sims. The motion passed unanimously.

- **Rushton FY2025 Audit Report**
  William Harris of Rushton & Company presented the FY2025 audit report.
  Action: A motion to approve the Audit Report as presented was made by Harry Sims and seconded by Mark Saxon. The motion passed unanimously.

Treatment Plant Expansion Committee Report

Jim Dove gave a recap of items that had been discussed at the recent TPE meetings.
Action: No action was necessary.

Owners' Representative Report

Rebecca Lindsay presented several items that required approval by the Authority.

The Centimark roof Rehabilitation proposal was discussed.
Action: A motion to approve this proposal, at a cost not to exceed $137,142, was made by Jim Dove and seconded by Harry Sims. The motion passed unanimously.

The Nutter & Associates Sediments Sampling was discussed.
Action: A motion to approve the study, at a cost not to exceed $43,595, was made by Mark Saxon and seconded by Marty Clark. The motion passed unanimously.

The EMA Maintenance Proposal to perform a VFD assessment was discussed.
Action: A motion to approve the assessment for $52,000 was made by Harry Sims and seconded by Jim Dove. No action was necessary.

The Ardurra Flash Mix Business Case Evaluation was discussed.
Action: A motion to approve the evaluation for $32,000 was made by Jim Dove and seconded by Marty Clark. No action was necessary.

Water use projections from each county need to be submitted to Diana Jackson of Jacobs by April 15.
Action: No action was necessary.

Jacobs Task Order 01-04 was discussed.
Action: A motion to approve the amendment at a cost of $74,989 was made by Harry Sims and seconded by Bill Nash. The motion passed unanimously.

Jacobs Task Order 01-05 was discussed.
Action: A motion to approve the amendment to explore VFD alternatives for $59,175 was made by Mark Saxon and seconded by Harry Sims. The motion passed unanimously.

Operations & Management Report

Al Sosebee gave the Authority an update on procurement, maintenance, and activity at the treatment plant.
Action: No action was necessary.

Executive Session
There was no need for an Executive Session.

Public Comment
There were no public comments.

Other Business
The 2026-2027 Hydrologic Monitoring Partnership was discussed. A motion to approve the contract and authorize Chairman Graham to sign on behalf of the Authority was made by Jim Dove and seconded by Harry Sims. The motion passed unanimously.

Adjournment
Chairman Graham adjourned the meeting at 11:13 a.m.

_____ _____

Amber Bailey — Date of Approval

NEGRC Executive Assistant

Upper Oconee Basin Water Authority
Athens, Georgia

Statement of Net Position
January 31, 2026

Assets		Liabilities and Net Position	
Current Assets:		**Current Liabilities:**	
Operating Cash	$2,782,671	Accounts Payable	$70,033
Catastrophic Repair Account	$1,070,057	Due to Other Governments	$1,256,768
Capital Reserve Account	$2,103,146	Total Payable from Current Assets	$1,326,802
Capital Replacement Account	$1,002,724		
Capital Replacement Investment	$7,747,350	Bonds Payable, net	$ 3,345,970
Accounts Receivable	$396,906	Retainage Payable	$0
Due from other governments	$577,195	Total Payable from Restricted Assets	$3,345,970
Prepaid Expense	$88,411	**Total Current Liabilities**	**$4,672,772**
Total Current Assets	**$15,768,460**		
		Noncurrent Liabilities:	
Restricted Assets:		Revenue Bonds Payable - 2015	$3,070,000
Cash - Series 2015 Sinking Account	$1,247,552	Revenue Bonds Payable - 2024	$69,330,000
Cash - Series 2024 Sinking Account	$730,473	Less Unamortized Loss on Refunding	($210,096)
Cash - Series 2024 Construction Fund	$78,318,030	Plus Unamortized Premium	$6,182,686
Total Restricted Assets	**$80,296,055**	Arbitrage Payable	$189,416
		Total Noncurrent Liabilities	**$78,562,006**
Fixed Assets:			
Construction in Progress	$2,812,022	**Total Liabilities**	**$83,234,778**
Land and improvements	$6,615,104		
Buildings	$912,122	**Net Position**	
Dam and Reservoir	$38,313,346	Invested in capital assets,	$31,053,262
Treatment Plant	$19,251,453	Restricted for Capital Projects	$3,205,562
Treatment Plant Equipment	$3,323,325	Restricted for debt service	$1,411,207
Office Equipment	$12,877	Unrestricted	15,277,760.56
Computer Equipment	$326,116	**Total Net Position**	**$50,947,792**
Vehicles	$81,048		
Total Fixed Assets	**$71,647,412**		
Less Accumulated Depreciation	($33,529,359)		
Total Fixed Assets (Net)	**$38,118,053**		
Total Assets	**$134,182,569**	**Total Liabilities and Net Position**	**$134,182,569**

Upper Oconee Basin Water Authority

Athens, Georgia

Statement of Revenues, Expenses, and Changes in Net Position
January 31, 2026

	Current Period	Year to Date	Annual Budget	Remaining Budget	% of YTD Expended Budget
Operating Revenue:					
Charges for Water:					
Athens-Clarke County	-	-	62,470	62,470	0.0%
Barrow County	-	-	520,335	520,335	0.0%
Jackson County Authority	-	-	1,021,070	1,021,070	0.0%
Oconee County	-	-	749,839	749,839	0.0%
Operating Fees:					
Athens-Clarke County	20,735	20,735	244,052	223,317	8.5%
Barrow County	53,282	53,282	623,568	570,286	8.5%
Jackson County Authority	83,702	83,702	1,005,581	921,879	8.3%
Oconee County	53,826	53,826	646,885	593,059	8.3%
Operating Revenue	211,545	211,545	4,873,800	4,662,255	4.3%
Operating Expenses:					
Professional & Other Services					
Administrative - NEGRC	-	-	100,000	100,000	0.0%
Financial - OCBOC	-	-	18,000	18,000	0.0%
Owners Representative	8,333	8,333	100,000	91,667	8.3%
Legal	-	-	20,000	20,000	0.0%
Audit	-	-	23,000	23,000	0.0%
Arbitrage Review	1,000	1,000	1,000	-	100.0%
Website Maintenance	-	-	2,500	2,500	0.0%
Nelsnick Consulting	-	-	10,000	10,000	0.0%
Engineering	-	-	15,000	15,000	0.0%
Plant Management - Jacobs	-	-	1,602,000	1,602,000	0.0%
Insurance	-	-	183,000	183,000	0.0%
Bank Charges & Service Fees	143	143	500	357	28.7%
Education & Training	-	-	10,000	10,000	0.0%
Lab Expense	2,692	2,692	30,000	27,308	9.0%
Safety Program	-	-	3,000	3,000	0.0%
Repairs & Maintenance					
Landscape	4,432	4,432	70,000	65,568	6.3%
Plant Maintenance	(5,794)	(5,794)	250,000	255,794	-2.3%
Property Damage	2,884	2,884	-	(2,884)	
Vehicle Expense	-	-	10,000	10,000	0.0%
Supplies					
Chemicals	55,180	55,180	1,000,000	944,820	5.5%
Office	338	338	13,500	13,162	2.5%
Uniforms	-	-	7,800	7,800	0.0%
Utilities	98,841	98,841	1,363,000	1,264,159	7.3%
Miscellaneous					
Site County Payment	-	-	25,000	25,000	0.0%
Operating Expenses	168,049	168,049	4,857,300	4,689,251	3.5%
Non-Operating Revenues (Expenses):					
Recreation - Boat Ramp/Fishing Assessment	-	-	16,500	16,500	
Recreation - Boat Ramp/Fishing Maintenance	-	-	(16,500)	(16,500)	
Intergovernmental Revenue	-	-	352,500	352,500	
Interest income	6,653	6,653	48,000	41,347	
Other Expenditures					
Bear Creek Expansion Project	-	-	(202,100)	(202,100)	
SCADA System Improvements	-	-	(150,400)	(150,400)	
Depreciation	-	-	(1,395,358)	(1,395,358)	0.0%
Total Non-Operating Income/(Loss)	6,653	6,653	(1,347,358)	(1,354,011)	-0.5%
Debt Service					
Intergovernmental Revenue	319,147	319,147	3,210,600	2,891,453	9.9%
Interest income	1,102	1,102	10,000	8,898	11.0%
Bank Charge & Service Fees	-	-	(100)	(100)	0.0%
Series 2015 Principal	-	-	(2,920,000)	(2,920,000)	0.0%
Series 2015 Interest	-	-	(299,500)	(299,500)	0.0%
Fiscal Agent Fees	-	-	(1,000)	(1,000)	0.0%
Total Debt Service Income/(Loss)	320,249	320,249	-	(320,249)	
Debt Service - Bear Creek Expansion					
Intergovernmental Revenue	288,876	288,876	3,457,600	3,168,724	8.4%
Interest income	63,241	63,241	10,000	(53,241)	632.4%
Unrealized Gain/Loss on Investment	112,840	112,840	-	(112,840)	
Bank Charge & Service Fees	-	-	(100)	(100)	0.0%
Series 2024 Principal	-	-	-	-	
Series 2024 Interest	-	-	(3,466,500)	(3,466,500)	0.0%
Arbitrage Rebate Expense	-	-	-	-	
Fiscal Agent Fees	-	-	(1,000)	(1,000)	0.0%
Total Debt Service Bear Creek Income/(Loss)	464,957	464,957	-	(464,957)	
Capital Asset Renewal and Replacement Fund (CARRF)					
Intergovernmental revenue	109,110	109,110	1,309,299	1,200,189	8.3%
Interest income	25,004	25,004	120,000	94,996	20.8%
Bank Charge & Service Fees	-	-	(100)	(100)	0.0%
Lagoon Cleanout	-	-	(250,000)	(250,000)	0.0%
Reservoir Dredging	-	-	(2,000,000)	(2,000,000)	0.0%
Total CARRF Income/(Loss)	134,114	134,114	(820,801)	(954,915)	-16.3%
Net Income/(Loss)	969,471	969,471			
Net Position - January 1		49,978,321			
Net Position - January 31		50,947,792			

Upper Oconee Basin Water Authority

Athens, Georgia

Statement of Sources and Uses of Cash
January 31, 2026

	Current	YTD
Sources of Cash		
Athens-Clarke County	-	-
Barrow County	-	-
Oconee County	99,284	99,284
Jackson County Water & Sewer Authority	-	-
Interest	8,995	8,995
Other Income	-	-
Recreation - Boat Ramp/Fishing Maintenance	10,445	10,445
Total Receipts	118,724	118,724
Uses of Cash		
Plant Operating Expenses:		
Jacobs Services	255,987	255,987
Chemicals	64,392	64,392
Lab Expense	1,772	1,772
Landscape Expense	6,944	6,944
Office Expense	1,398	1,398
Outsourced Professional Services	-	-
Plant Maintenance	1,105	1,105
Safety Program	-	-
Training	259	259
Uniforms	-	-
Utilities	191,694	191,694
Vehicle Expense	222	222
Bank Charges	94	94
Capital Projects	250,962	250,962
Insurance	-	-
Professional Services	75,962	75,962
Site County Payment	22,300	22,300
Purchases of Long-lived Assets	-	-
Transfer to Investment	-	-
Recreation - Boat Ramp/Fishing Maintenance	10,445	10,445
Fiscal Agent Fees	-	-
Bond Interest Expense	-	-
Bond Principal Payment	-	-
Total Uses	883,537	883,537
Net Increase (Decrease) in Cash	(764,813)	(764,813)
Beginning Cash	9,701,436	9,701,436
Ending Cash	8,936,623	8,936,623

AUDIT REPORT

Upper Oconee Basin Water Authority

PRESENTED BY: William Harris, CPA

For the year ended December 31, 2025

March 25, 2026

RUSHTON

ACCOUNTING & BUSINESS ADVISORS | CERTIFIED PUBLIC ACCOUNTANTS

Audit Opinion

Unmodified Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Upper Oconee Basin Water Authority, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows for the fiscal year then ended.

Upper Oconee Basin Water Authority's Responsibilities

The financial statements are the responsibility of Upper Oconee Basin Water Authority's management.

Rushton's Responsibilities

As independent auditors for Upper Oconee Basin Water Authority, our responsibility is to express opinions on the fair presentation of the financial statements

Auditing Standards

We audited the Authority's financial statements in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States.

Statement of Net Position

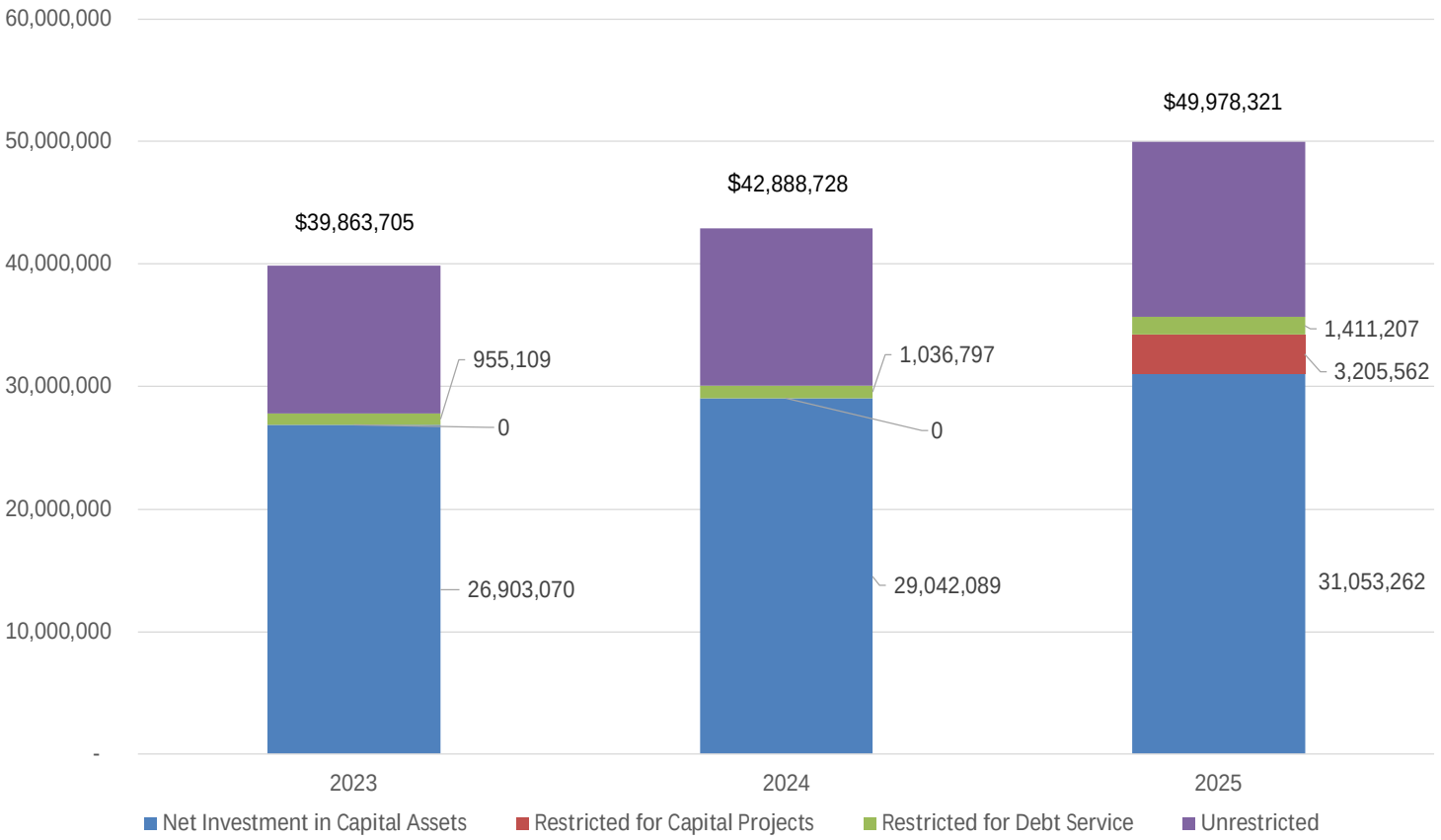
Assets

- Total assets increased $4,256,092
  - Unrestricted cash and cash equivalents increased $2,672,695
  - Settlement receivable increased $396,906
  - Restricted cash and cash equivalents increased $30,606,857
  - Restricted investments decreased $27,442,001
  - Intergovernmental receivables decreased $414,801
  - Capital assets, net decreased $1,561,830

Liabilities

- Total liabilities decreased $2,973,565
  - Bonds payable decreased $3,282,922
    - Principal payments of $2,785,000
    - Amortization of premium of $497,922
  - Accounts payable decreased $428,992
  - Intergovernmental payables increased $1,004,497
  - Arbitrage rebate increased $189,416
  - Interest payable decreased $415,116

Net Position – Last 3 Fiscal Years



Statement of Revenues, Expenses, and Changes in Net Position

Operating Revenues

- Operating revenues increased $3,630,991 (41.5%)
  - Athens-Clarke County decreased $42,105
  - Barrow County increased $1,157,472
  - Jackson County W&S Authority increased $1,692,597
  - Oconee County increased $822,927

Operating Expenses

- Operating expenses increased $620,914 (10.9%)
  - Chemicals decreased $140,304 (18.1%)
  - Professional fees increased $94,923 (237.7%)
  - Repairs and maintenance increased $558,795 (185.1%)
  - Utilities increased $60,646 (4.8%)

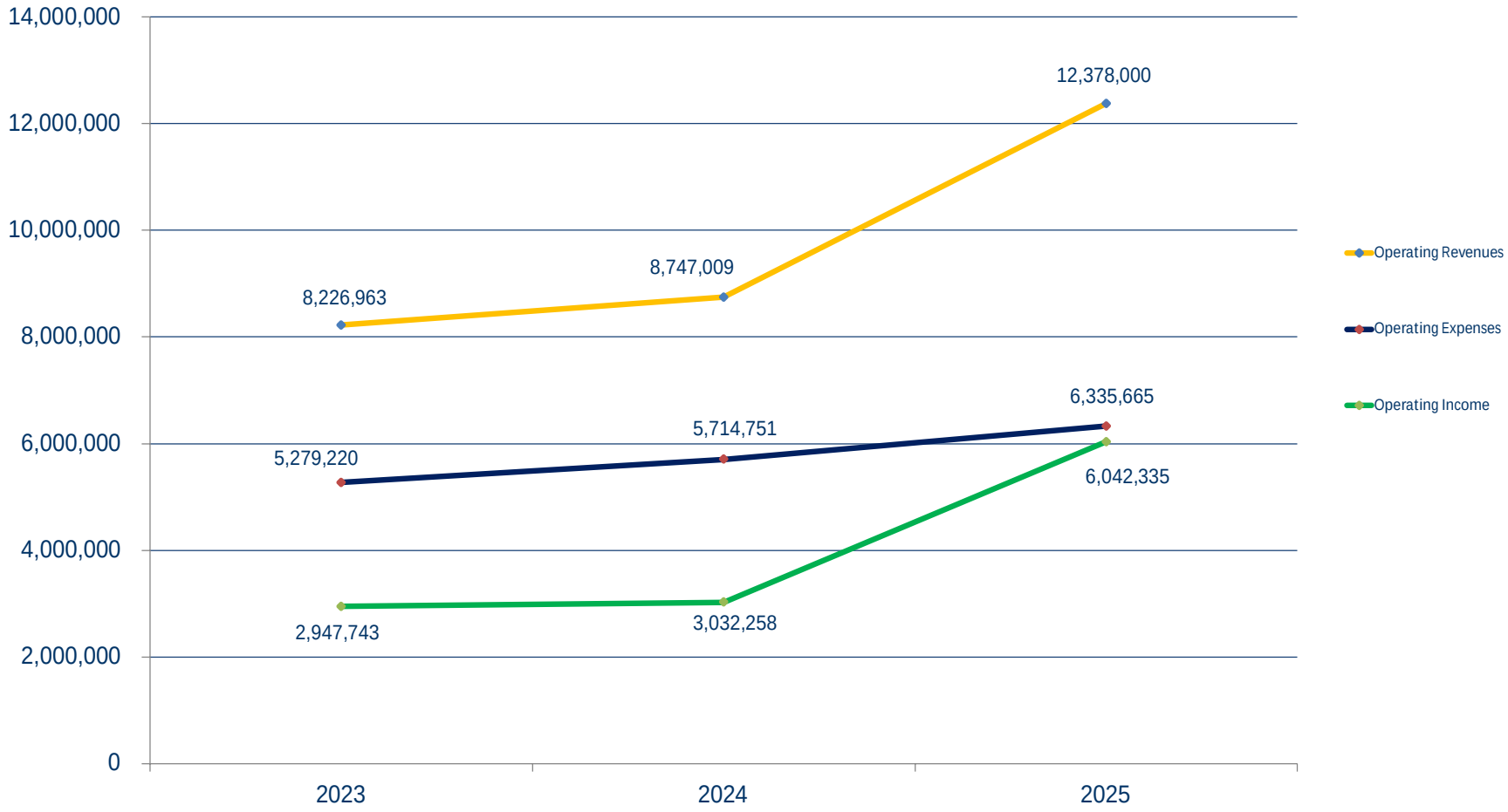
Operating Income (net of operating expenses)

- Net operating income for 2025 = $6,042,335
- Net operating income without depreciation = $7,437,537

Debt Service

Year	Principal	Interest	Total
2025	$ 2,785,000	$ 3,453,713	$ 6,238,713
2024	2,665,000	692,366	3,357,366
2023	2,570,000	604,313	3,174,313

Operating Revenue and Expenses– Last 3 Years



Report on Internal Control and Other Matters

In accordance with *Government Auditing Standards*, we have issued our report on our consideration of Upper Oconee Basin Water Authority's internal controls and our tests of compliance.

This report describes the scope of our testing of internal control and compliance, and the results of that testing, but is not intended to provide an opinion on the internal control or compliance

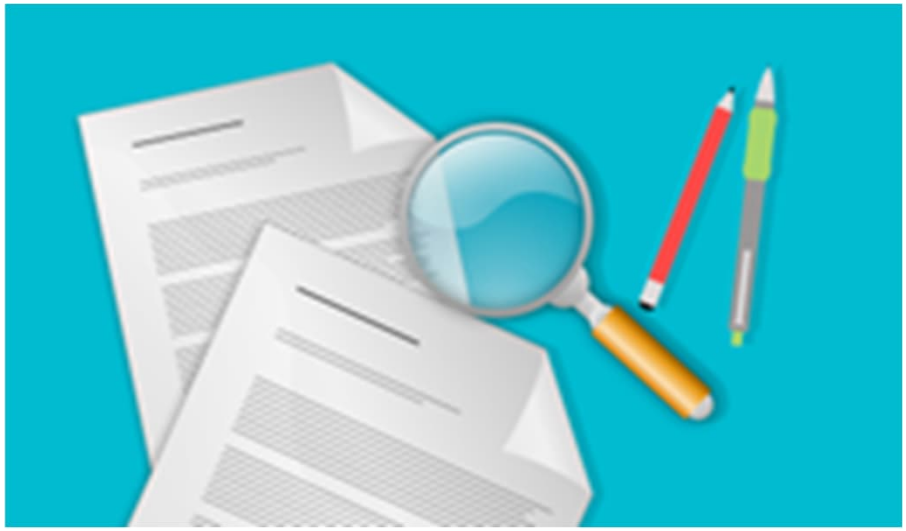
One material weakness and no significant deficiencies were noted in the internal controls of Upper Oconee Basin Water Authority. No instances of material noncompliance or other matters that are required to be reported were noted.

Required Communications

Auditor's Responsibilities

- To plan and perform the audit to obtain reasonable, rather than absolute, assurance that the financial statements are free of material misstatements
- To examine, on a test basis, evidence supporting the amounts and disclosures in the financial statements
- To assess the accounting principals used and significant estimates made by management, as well as evaluate the overall financial statement presentation

We believe our audit accomplishes these objectives.



Required Communications

Accounting Policies

- The significant accounting policies are described in Note 2 to the financial statements
- Implemented GASB Statement No. 102, *Certain Risk Disclosures,* during the current year.

Accounting Estimates

- Estimates are an integral part of financial statement preparation by management. Most sensitive information:
  - Life expectancy of capital assets for depreciation

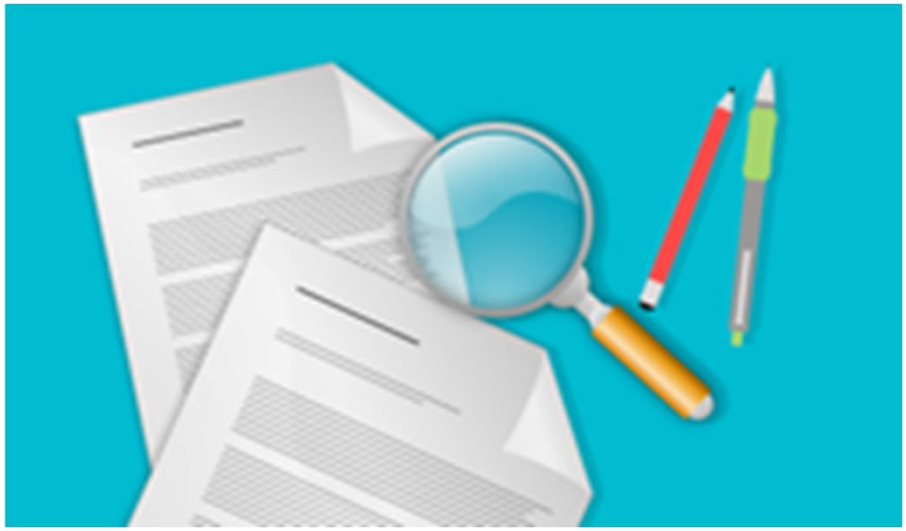
Required Communications

Corrected Audit Adjustments

- Audit adjustments were discussed and approved by management
- Adjustments were provided to and recorded by management

Uncorrected Audit Adjustments

- Schedule of uncorrected adjustments were provided to and approved by management
- The adjustments were evaluated and determined to be quantitatively and qualitatively immaterial, both individually and in the aggregate, to the financial statements



Required Communications

Disagreements with Management

- We are pleased to report no disagreements with management arose during the course of our audit

Difficulties Encountered in Performing the Audit

- We encountered no difficulties in dealing with management in performing and completing our audit

Management Representations

- We have requested and received written representations from management relating to the completeness and accuracy of the information included in the financial statements and other information requested by us during the audit

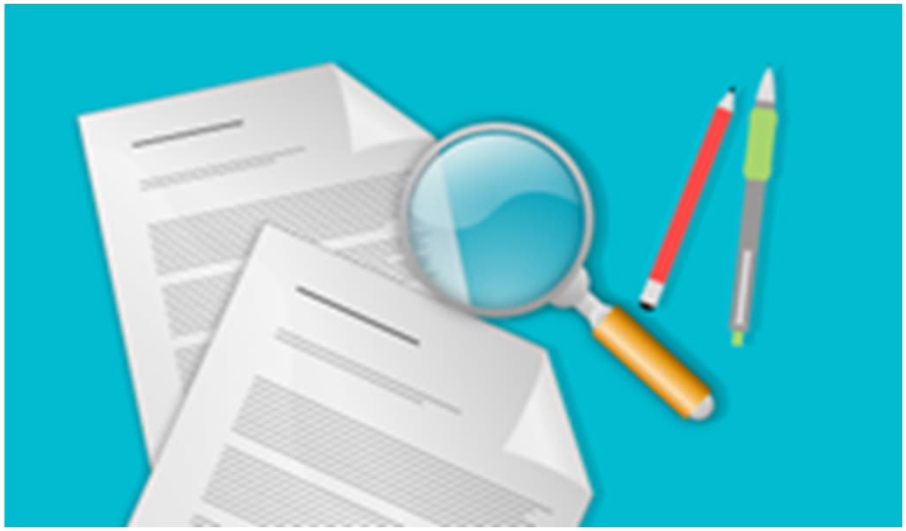
Management Consultations with Other Independent Accountants

- We are not aware of any consultations management had with other accountants about accounting or auditing matters

Required Communications

Other Audit Findings or Issues

- We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to the retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



Future Reporting Changes

GASB 103

The Governmental Accounting Standards Board (GASB) has issued Statement No. 103, *Financial Reporting Model Improvements*. Effective for the Authority for fiscal year ending December 31, 2026.

This Statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions.

This Statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as (1) subsidies received and provided, (2) contributions to permanent and term endowments, (3) revenues and expenses related to financing, (4) resources from the disposal of capital assets and inventory, and (5) investment income and expenses.

Future Reporting Changes

GASB 104

The Governmental Accounting Standards Board (GASB) has issued Statement No. 104, *Disclosure of Certain Capital Assets*. Effective for the Authority for fiscal year ending December 31, 2026.

This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures.

This Statement also requires additional disclosures for capital assets held for sale.

11-05 v-1

CENTIMARK CHANGE ORDER FORM

12 Grandview Circle, Canonsburg, PA 15317-8533 1-724-743-7777

CentiMark Job #: 2600134783

Change Order #: 1

Original CentiMark P.O. #: 8615

Change Order Date: 02/11/2026

Purchaser	Job Location
Name: UPPER OCONEE BASIN WATER AUTHORITY	Name: BEAR CREEK WT
Address: 476 SAVAGE RD	Address: 476 SAVAGE RD
City: BOGART	City: BOGART
State: GA Zip: 30622-2946	State: GA Zip: 30622-2946
Contact: ACCOUNTS PAYABLE MELLISA BRASSWELL	Phone: 770-725-4339
Phone: 770-725-4339	Builiding(s)/Section(s): Section 1 & 2

Description Of Work To Be Performed Under This Change Order

Per Proposal Dated:

Or as Follows:

Upgrade from a 10 Year Silicone Coating to a 20 year Silicone Coating for Sections 1 & 2.

Each Party Is Directed To Make The Following Changes In The Project Scope Of Work

Original Project Scope of Work Sum:	$43,993.00 ✓
Total of previous Change Orders:	$.00
This Change Order Increases/(decreases) the Project Scope of Work Sum by:	$7,100.00
New Project Scope of Work Total:	$51,093.00
The project completion will be by	Days

Purchaser - Approved and Accepted	CentiMark Corporation - Approved and Accepted
Authorized Signature	Authorized Signature
Pat Graham UOBWA Chairman	Printed Name and Title
Printed Name and Title	Date
3/25/26	
Date	

This Change Order is not valid until signed by both parties
All other terms and conditions of the Original Contract/PO shall remain in full force and effect.

CentiMark
Innovative Roofing and Flooring Solutions

Roof Assessment and Proposed Solution

Prepared On: 01/08/2026 Version: 430348.1.6

Prepared For:

Customer Information

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Attn: Tim Smith

Email: bogartboats@yahoo.com

Location Information

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Attn: Tim Smith

Email: bogartboats@yahoo.com

Prepared By:

Project Manager

Nick Richards
CentiMark Corporation
2471 Satellite Blvd
Duluth, GA 30096-580

Nick.Richards@centimark.com
Phone: 770-688-2450
Fax: 770-497-0819

NATIONAL ROOFING CONTRACTORS ASSOCIATION

Please visit us at www.centimark.com

See what makes CentiMark different

◂◂◂◂ Table of Contents ▸▸▸▸

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01/08/2026

Tim Smith
Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Dear Tim Smith,

I would like to take this opportunity to introduce you to **CentiMark**. As a full service contractor, we can help you address all of your roofing concerns.

We at **CentiMark** specialize in reroofing commercial, industrial and public buildings. With over 50 years experience, we are sensitive to the needs of manufacturing, retailing and the service markets. Many hotels, hospitals, chemical plants, paper mills, retail stores, and others are under the **CentiMark** roof assemblies. We understand the need to maintain production, safeguard stock, protect employees and guests and most important, address safety issues associated with reroof projects.

In addition to being the largest national roofing contractor, **CentiMark** can offer the financial stability it takes to stand behind its SINGLE SOURCE warranties. With over fifty local offices, we are ready to serve even your smallest needs. We have the capability, for multiple building owners, to provide each client with a planned program; this includes budgets, scope of work and recommendations for prioritizing over a multi-year plan. One of our financial strengths is being able to arrange payment plans to meet the needs of multiple building owners. As a **CentiMark** customer, you will receive a toll-free hotline number available seven (7) days a week, twenty-four (24) hours a day for your service needs.

CentiMark is a customer-oriented contractor. We offer many roofing systems and products to solve even the most difficult roofing problems. We are also available on a consultation basis as well as offering preventative maintenance programs to prolong the life of your existing roof. Additionally, **CentiMark's** flooring division is ready to provide protective coatings, floor resurfacing and other various repair materials to maintain the inside of your building.

With these advantages, we are pleased to offer you a risk proof system designed to meet the specific requirements for your building.

Sincerely,

Nick Richards

Senior Project Manager

◀◀◀◀ Drawing ▶▶▶▶

Area: Drawing

◀◀◀◀ Drawing ▶▶▶▶

Area: Drawing

◀◀◀ Overview Pictures ▶▶▶

Section: Section 3
Area: Overview
Caption: Roof Overview

Section: Section 4
Area: Overview
Caption: Roof Overview

Section: Section 4
Area: Overview
Caption: Roof Overview

Section: Section 4
Area: Overview
Caption: Roof Overview

Section: Section 4
Area: Overview
Caption: Roof Overview

◀◀◀◀ Defect Pictures ▶▶▶▶

Section: Section 1
Area: Defects
Caption: (Thermo) Seams - "Fish Mouths"

Description
Field of the roof-(Thermo) Seams - "Fish Mouths"

Impact
This condition can allow moisture entry into the building and roof system, causing damage to the building contents, and deterioration of the insulation, decking and the roof system.

Section: Section 1
Area: Defects
Caption: (Thermo) Seams - Open

Description
Field of the roof-(Thermo) Seams - Open

Impact
Open seams allow for moisture to enter the roof system, and may cause insulation and deck deterioration.

Section: Section 1
Area: Defects
Caption: (Thermo) Seams - "Fish Mouths"

Description
Field of the roof-(Thermo) Seams - "Fish Mouths"

Impact
This condition can allow moisture entry into the building and roof system, causing damage to the building contents, and deterioration of the insulation, decking and the roof system.

Section: Section 2
Area: Defects
Caption: (Thermo) Seams - "Fish Mouths"

Description
Field of the roof-(Thermo) Seams - "Fish Mouths"

Impact
This condition can allow moisture entry into the building and roof system, causing damage to the building contents, and deterioration of the insulation, decking and the roof system.

Section: Section 3
Area: Defects
Caption: (All) Drains - Debris Strainer - Clogged

Description
Accessories-(All) Drains - Debris Strainer - Clogged

Impact
Clogged debris strainers can result in insufficient drainage and contribute to flashing failure, roof leaks, moisture infiltration into the roof system, deck deflection, or a potential roof collapse during heavy rainfall or snow and ice melt periods.

Section: Section 3
Area: Defects
Caption: (All) Wall Counter-Flashing Failure

Description
Field of the roof-(All) Wall Counter-Flashing Failure

Impact
Failing flashings allow moisture into the building envelope. This can accelerate the failure of the roof system, insulation and decking.

Section: Section 3
Area: Defects
Caption: (All) Wet

Description
Defects-(All) Wet

Impact
Wet insulation often results in a reduced R-value, results in the oxidation of fasteners or metal decking and can become a source for future mold growth.

Section: Section 4
Area: Defects
Caption: Leaves/Debris on Field of Roof

Comments
Leaves/Debris on Field of Roof

Section: Section 4
Area: Defects
Caption: (All) Drains - Debris Strainer - Clogged

Description
Accessories-(All) Drains - Debris Strainer - Clogged

Impact
Clogged debris strainers can result in insufficient drainage and contribute to flashing failure, roof leaks, moisture infiltration into the roof system, deck deflection, or a potential roof collapse during heavy rainfall or snow and ice melt periods.

◀◀◀◀ Roof Condition Summary ▶▶▶▶

Section Condition Overview

Section	Sq. Footage	Leaks	Description
Section 3	365	Multiple	Failing
Section 1	4,155	Multiple	Very Poor
Section 2	5,406	Multiple	Very Poor
Section 4	3,130	Multiple	Very Poor
Section 5	1,960	Multiple	Very Poor

Roof Condition Summary

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Section: Section 3	**Sq. Footage:** 365	**Leaks:** Multiple

Core Analysis

Layer	Material	Thickness
Concrete Structural	Deck	6.0
ISO	Insulation	3.5
Thermoplastic Adhered	Thermoplastic	0.05

Core Comments: Roof Core

Roof Condition Summary: We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is failing and in need of replacement. The roof assembly is saturated and delaying the project will likely result in increased costs associated with extended deck replacement and other expenses due to replacement or removal of the current assembly.

MEMBRANE: The field of the roof has clearly reached the end of its life cycle. Previous repairs have been made and further attempts to repair this roof are not recommended.

DETAILS: The conditions of the roof details are poor. The roof is in need of being replaced.

INSULATION: The insulation has become saturated in identified areas. This moisture-laden material needs to be removed and replaced immediately to prevent further costly deterioration.

DECK: The structural deck of the roof appears to be in good condition from underside. There were no visible deficiencies noted that caused concern.

- (All) Wet - Wet insulation often results in a reduced R-value, results in the oxidation of fasteners or metal decking and can become a source for future mold growth.(see photo)

Roof Condition Summary

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Section: Section 1	**Sq. Footage:** 4,155	**Leaks:** Multiple

Core Analysis

Layer	Material	Thickness
Concrete Structural	Deck	6.0
ISO	Insulation	6.0
Thermoplastic Adhered	Thermoplastic	0.05

Core Comments: Roof Core

Roof Condition Summary: We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is in poor condition. A new roof installation is now recommended. This roofing work is suggested now to eliminate the risk of expensive tear off and potential deck replacement associated with continued repairs or re-roofing delays.

MEMBRANE: The field of the roof has obvious areas allowing moisture to enter into the roof assembly. These areas are in need of repairs and re-roofing needs to be considered. Analysis of the entire roof assembly, inclusive of moisture detection via core reports or non-destructive thermal imaging needs to be performed. Owners with roof systems that are in this condition need to be aware of the risks associated with saturated insulation and deck deterioration that manifest due to delayed roof replacement.

DETAILS: The details of the roof are in clear need of attention. Repairs should be made to many of the detail areas to prevent further moisture from entering into the roof system.

INSULATION: The insulation in the roof assembly appears to be in fine condition.

DECK: The structural deck of the roof appears to be in good condition from underside. There were no visible deficiencies noted that caused concern.

Roof Condition Summary

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Section: Section 2	**Sq. Footage:** 5,406	**Leaks:** Multiple

Core Analysis

Layer	Material	Thickness
Concrete Structural	Deck	6.0
ISO	Insulation	6.0
Thermoplastic Adhered	Thermoplastic	0.05

Core Comments: Roof Core

Roof Condition Summary: We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is in poor condition. A new roof installation is now recommended. This roofing work is suggested now to eliminate the risk of expensive tear off and potential deck replacement associated with continued repairs or re-roofing delays.

MEMBRANE: The field of the roof has obvious areas allowing moisture to enter into the roof assembly. These areas are in need of repairs and re-roofing needs to be considered. Analysis of the entire roof assembly, inclusive of moisture detection via core reports or non-destructive thermal imaging needs to be performed. Owners with roof systems that are in this condition need to be aware of the risks associated with saturated insulation and deck deterioration that manifest due to delayed roof replacement.

DETAILS: The details of the roof are in clear need of attention. Repairs should be made to many of the detail areas to prevent further moisture from entering into the roof system.

INSULATION: The insulation in the roof assembly appears to be in fine condition.

DECK: The structural deck of the roof appears to be in good condition from underside. There were no visible deficiencies noted that caused concern.

Roof Condition Summary

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Section: Section 4	**Sq. Footage:** 3,130	**Leaks:** Multiple

Core Analysis

Layer	Material	Thickness
Concrete Structural	Deck	6.0
ISO	Insulation	5.0
Thermoplastic Adhered	Thermoplastic	0.05

Core Comments: Roof Core

Roof Condition Summary: We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is in poor condition. A new roof installation is now recommended. This roofing work is suggested now to eliminate the risk of expensive tear off and potential deck replacement associated with continued repairs or re-roofing delays.

MEMBRANE: The field of the roof has obvious areas allowing moisture to enter into the roof assembly. These areas are in need of repairs and re-roofing needs to be considered. Analysis of the entire roof assembly, inclusive of moisture detection via core reports or non-destructive thermal imaging needs to be performed. Owners with roof systems that are in this condition need to be aware of the risks associated with saturated insulation and deck deterioration that manifest due to delayed roof replacement.

DETAILS: The details of the roof are in clear need of attention. Repairs should be made to many of the detail areas to prevent further moisture from entering into the roof system.

INSULATION: The insulation in the roof assembly appears to be in fine condition.

DECK: The structural deck of the roof appears to be in good condition from underside. There were no visible deficiencies noted that caused concern.

Roof Condition Summary

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Section: Section 5	**Sq. Footage:** 1,960	**Leaks:** Multiple

Core Analysis

Layer	Material	Thickness
Concrete Structural	Deck	6.0
ISO	Insulation	5.0
Thermoplastic Adhered	Thermoplastic	0.05

Core Comments: Roof Core

Roof Condition Summary: We strive to provide our customers with comprehensive information as to their overall roof condition and life expectancy. The roof is in poor condition. A new roof installation is now recommended. This roofing work is suggested now to eliminate the risk of expensive tear off and potential deck replacement associated with continued repairs or re-roofing delays.

MEMBRANE: The field of the roof has obvious areas allowing moisture to enter into the roof assembly. These areas are in need of repairs and re-roofing needs to be considered. Analysis of the entire roof assembly, inclusive of moisture detection via core reports or non-destructive thermal imaging needs to be performed. Owners with roof systems that are in this condition need to be aware of the risks associated with saturated insulation and deck deterioration that manifest due to delayed roof replacement.

DETAILS: The details of the roof are in clear need of attention. Repairs should be made to many of the detail areas to prevent further moisture from entering into the roof system.

INSULATION: The insulation in the roof assembly appears to be in fine condition.

DECK: The structural deck of the roof appears to be in good condition from underside. There were no visible deficiencies noted that caused concern.

◀◀◀◀ Construction Specification ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Specifications For CentiMark TPO Adhered System

Sections included: Section 1

Project Preparation:

Safety Related

Perform a pre-job meeting to determine jobsite logistics and safety requirements.

Furnish and install proper safety equipment in accordance with Centimark's written safety program.

Furnish and install warning lines to identified areas associated with ground related roofing activities.

Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:

Lacerate existing TPO membrane.

Core cuts will be performed to identify potential areas of wet insulation.

Remove areas identified as wet down to the structural deck and fill void with rigid insulation to level at a cost of $6.50 per square foot.

Removal of existing roof will be limited to an amount that can be replaced the same day.

Insulation Attachment:

Furnish and install a layer of 1" polyisocyanurate insulation, (R-Value = 5.6). This layer of insulation will be fully adhered to the prepared substrate utilizing an application of adhesive.

System Application:

Furnish and install **CentiMark** 60 mil reinforced, TPO roof membrane.

Position the TPO membrane over the prepared substrate and allow the membrane sufficient time to "relax" prior to installation.

Adhere the TPO membrane directly to the prepared surface.

The thermoplastic membrane seams will be overlapped a minimum of 5", then hot air welded together. Weld width shall be a minimum of 1.5" in width for automatic machine welding. Weld width shall be 2" in width for hand welding. Upon completion of welding, each seam shall be probed to ensure proper securement.

HVAC, Curbed Penetrations and Other Air Handling Unit Details

Furnish and install at the base of the unit 2 3/8" round seam plates to the field membrane. Adhere a second piece of thermoplastic membrane to the curb with bonding adhesive and install prefabricated universal corners for reinforcement.

: view instructional video

Pipes Less Than 6" In Diameter

Furnish and install new prefabricated thermoplastic pipe boot secured at the top with a stainless steel screw type clamp adhered to the field sheet.

Stacks Greater Than 6" In Diameter

Furnish and install a 60 mil, non-reinforced thermoplastic flashing, where applicable.

Miscellaneous Projections

Furnish and install thermoplastic flashings to the roof projections. Upon completion of welding, each seam shall be probed to ensure proper securement.

Furnish and install new white 24 gauge TPO coated metal pitch pan(s) and/or ChemCurb(s).

Sheet Metal Accessories:

Furnish and install new retrofit drain inserts into existing drains.

Furnish and install new Factory Mutual approved perimeter edging with continuous cleat. This metal edge system can be installed with wind rating approvals in excess of 200 mph. The color choice to be selected by owner from standard color chart.

Standard Operating Procedures:

Employee Professionalism

All work shall be performed in a safe, professional manner in compliance with Centimark policy.

Core samples of suspect existing roof systems will be taken to an independent laboratory for the testing of asbestos content (ACRM). **CentiMark** can provide removal of ACRM for an additional investment.

Permits

CentiMark will supply the necessary permits for the project.

Nightly Tie-In's

Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List

Conduct a post job walk through for final sign-off of our job completion form.

Warranty

Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through **CentiMark's** comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship. If your roof leaks at any time during the warranty period, we will provide complete warranty service.

Quote Name	Section Name	Length
Oconee WA Bldgs 1-5 - 1/8/26	Section 1	20

: view instructional video

Exclusions

CentiMark Corporation disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking skylights, HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall CentiMark be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

Please know that CentiMark Corporation is not an architect, engineering or design professional, and consequently assumes no responsibility for any such services. The proposed scope of work has been submitted upon your specific request. Unless otherwise noted specifically in the proposed scope of work, you acknowledge that the following options are not included in the contract price, including: safety accessories; increased insulation; or enhanced roof draining upgrades such as added drains, emergency overflow scuppers, sloped/tapered insulation or larger gutters and downspouts. Please let us know if you would like to review or include any of these options.

◀◀◀◀ Construction Specification ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Specifications For CentiMark Silicone Coating System

Sections included: Section 2

Project Preparation:

Safety Related

Perform a pre-job meeting to determine jobsite logistics and safety requirements.

Furnish and install proper safety equipment in accordance with Centimark's written safety program.

Furnish and install warning lines to identified areas associated with ground related roofing activities.

Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:

Scrape and remove any loose debris, old coatings, or previous repairs in the proposed areas, as needed.

Clean the surface using a pressure washer with a minimum 2000 P.S.I. pressure.

The roof will be spot cored for deteriorated/wet insulation. If any is found, it will be removed and replaced at a unit price of $6.50 per square foot. Areas of removal will be approved by an Owner's representative

System Application:

Make repairs to all cuts, scrapes, tears in membrane with compatible PVC membrane.

Furnish and install 3 course mastic to all seams.

Furnish and install Unisil HS silicone at a rate of 3 gallons per 100 square feet.

Sheet Metal Accessories:

Furnish and install new retrofit drain inserts into existing drains.

Standard Operating Procedures:

Employee Professionalism

All work shall be performed in a safe, professional manner in compliance with Centimark policy.

Permits

CentiMark will supply the necessary permits for the project.

Nightly Tie-In's

: view instructional video

Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List

Conduct a post job walk through for final sign-off of our job completion form.

Warranty

Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through **CentiMark's** comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship. If your roof leaks at any time during the warranty period, we will provide complete warranty service.

Quote Name	Section Name	Length
Oconee WA Bldgs 1-5 - 1/8/26	Section 2	20

Exclusions

CentiMark Corporation disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking skylights, HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall CentiMark be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

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◀◀◀◀ Construction Specification ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Specifications For CentiMark Silicone Coating System

Sections included: Section 4

Project Preparation:

Safety Related

Perform a pre-job meeting to determine jobsite logistics and safety requirements.

Furnish and install proper safety equipment in accordance with Centimark's written safety program.

Furnish and install warning lines to identified areas associated with ground related roofing activities.

Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:

Scrape and remove any loose debris, old coatings, or previous repairs in the proposed areas, as needed.

Clean the surface using a pressure washer with a minimum 2000 P.S.I. pressure.

The roof will be spot cored for deteriorated/wet insulation. If any is found, it will be removed and replaced at a unit price of $6.50 per square foot. Areas of removal will be approved by an Owner's representative.

System Application:

Make repairs to all cuts, scrapes, tears in membrane with compatible PVC membrane.

Furnish and install 3 course mastic to all seams.

Furnish and install Unisil HS silicone at a rate of 3 gallons per 100 square feet.

Sheet Metal Accessories:

Furnish and install new retrofit drain inserts into existing drains.

Standard Operating Procedures:

Employee Professionalism

All work shall be performed in a safe, professional manner in compliance with Centimark policy.

Permits

CentiMark will supply the necessary permits for the project.

Nightly Tie-In's

: view instructional video

Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List

Conduct a post job walk through for final sign-off of our job completion form.

Warranty

Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through **CentiMark's** comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship. If your roof leaks at any time during the warranty period, we will provide complete warranty service.

Quote Name	Section Name	Length
Oconee WA Bldgs 1-5 - 1/8/26	Section 4	20

Exclusions

CentiMark Corporation disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking skylights, HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall CentiMark be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

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◀◀◀◀ Construction Specification ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Specifications For CentiMark Silicone Coating System

Sections included: Section 5

Project Preparation:

Safety Related

Perform a pre-job meeting to determine jobsite logistics and safety requirements.

Furnish and install proper safety equipment in accordance with Centimark's written safety program.

Furnish and install warning lines to identified areas associated with ground related roofing activities.

Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:

Scrape and remove any loose debris, old coatings, or previous repairs in the proposed areas, as needed.

Clean the surface using a pressure washer with a minimum 2000 P.S.I. pressure.

The roof will be spot cored for deteriorated/wet insulation. If any is found, it will be removed and replaced at a unit price of $6.50 per square foot. Areas of removal will be approved by an Owner's representative.

System Application:

Make repairs to all cuts, scrapes, tears in membrane with compatible PVC membrane.

Furnish and install 3 course mastic to all seams.

Furnish and install Unisil HS silicone at a rate of 3 gallons per 100 square feet.

Sheet Metal Accessories:

Furnish and install new retrofit drain inserts into existing drains.

Standard Operating Procedures:

Employee Professionalism

All work shall be performed in a safe, professional manner in compliance with Centimark policy.

Permits

CentiMark will supply the necessary permits for the project.

Nightly Tie-In's

: view instructional video

Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List

Conduct a post job walk through for final sign-off of our job completion form.

Warranty

Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through **CentiMark's** comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship. If your roof leaks at any time during the warranty period, we will provide complete warranty service.

Quote Name	Section Name	Length
Oconee WA Bldgs 1-5 - 1/8/26	Section 5	20

Exclusions

CentiMark Corporation disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking skylights, HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall CentiMark be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

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◀◀◀◀ Construction Specification ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Specifications For CentiMark TPO Adhered System

Sections included: Section 3

Project Preparation:

Safety Related

Perform a pre-job meeting to determine jobsite logistics and safety requirements.

Furnish and install proper safety equipment in accordance with Centimark's written safety program.

Furnish and install warning lines to identified areas associated with ground related roofing activities.

Store roofing materials in accordance with good roofing practices. Material placement will be to distribute weight loads throughout the entire roof area.

Surface Preparation:

Remove and dispose of existing roof down to structural deck.

Removal of existing roof will be limited to an amount that can be replaced the same day.

Insulation Attachment:

Furnish and install a layer of 3.5" polyisocyanurate insulation, (R-Value = 20.5). This layer of insulation will be fully adhered to the prepared substrate utilizing an application of adhesive.

System Application:

Furnish and install **CentiMark** 60 mil reinforced, TPO roof membrane.

Position the TPO membrane over the prepared substrate and allow the membrane sufficient time to "relax" prior to installation.

Adhere the TPO membrane directly to the prepared surface.

The thermoplastic membrane seams will be overlapped a minimum of 5", then hot air welded together. Weld width shall be a minimum of 1.5" in width for automatic machine welding. Weld width shall be 2" in width for hand welding. Upon completion of welding, each seam shall be probed to ensure proper securement.

HVAC, Curbed Penetrations and Other Air Handling Unit Details

Furnish and install at the base of the unit 2 3/8" round seam plates to the field membrane. Adhere a second piece of thermoplastic membrane to the curb with bonding adhesive and install prefabricated universal corners for reinforcement.

Furnish and install a 30" wide TPO protective mat at rooftop access points.

Pipes Less Than 6" In Diameter

Furnish and install new prefabricated thermoplastic pipe boot secured at the top with a stainless steel screw type clamp adhered to the field sheet.

Stacks Greater Than 6" In Diameter

Furnish and install a 60 mil, non-reinforced thermoplastic flashing, where applicable.

Miscellaneous Projections

Furnish and install thermoplastic flashings to the roof projections. Upon completion of welding, each seam shall be probed to ensure proper securement.

Furnish and install new white 24 gauge TPO coated metal pitch pan(s) and/or ChemCurb(s).

Sheet Metal Accessories:

Furnish and install new retrofit drain inserts into existing drains.

Furnish and install new Factory Mutual approved perimeter edging with continuous cleat. This metal edge system can be installed with wind rating approvals in excess of 200 mph. The color choice to be selected by owner from standard color chart.

Standard Operating Procedures:

Employee Professionalism

All work shall be performed in a safe, professional manner in compliance with Centimark policy.

Core samples of suspect existing roof systems will be taken to an independent laboratory for the testing of asbestos content (ACRM). **CentiMark** can provide removal of ACRM for an additional investment.

Permits

CentiMark will supply the necessary permits for the project.

Nightly Tie-In's

Depending on new roof system being installed, temporary water cut-offs are to be constructed at the end of each working day to protect the newly installed roof system and building interior.

Clean Up

All work premises will be cleaned daily during the construction process and at the completion of the project.

Job Acceptance and Punch List

Conduct a post job walk through for final sign-off of our job completion form.

Warranty

Upon purchase of the roofing system, you become entitled to receive the benefits of single source responsibility through **CentiMark's** comprehensive written warranty. This warranty protects your roof against defects in materials or workmanship. If your roof leaks at any time during the warranty period, we will provide complete warranty service.

Quote Name	Section Name	Length
Oconee WA Bldgs 1-5 - 1/8/26	Section 3	20

Exclusions

CentiMark Corporation disclaims any and all responsibility for pre-existing conditions including, but not limited to: structural damage or deficiencies, clogged drains, mold growth, excessive standing water, removal of hazardous material or other hidden deficiencies such as; damaged or leaking skylights, HVAC units/conduits, electrical or gas lines. This proposal does not cover, and in no case shall CentiMark be liable for, the removal of, or damage to, HVAC units/conduits, gas lines, water lines, electric lines, or conduits, whether located above, below, or in the roof system, lightning protection systems, landscaping, communication cable, communication devices, or other devices, including recalibration of satellites. It is the building owner's financial obligation to provide corrective measures.

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◀◀◀◀ Executive Proposal Summary ▶▶▶▶

Oconee Water Authority
476 Savage Rd
Bogart, GA 30622-2946

Quote	Section	Sq Ft.	System	Warranty*	Price
Oconee WA Bldgs 1-5 - 1/8/26					$137,142
	Section 3	365	TPO Adhered	20 years	
	Section 1	4,155	TPO Adhered	20 years	
	Section 2	5,406	Silicone Coating	20 years	
	Section 4	3,130	Silicone Coating	20 years	
	Section 5	1,960	Silicone Coating	20 years	
* Roof system warranties protect your roof against defects in materials or workmanship for the specified period as outlined in the CentiMark Non-Prorated Limited Roof Warranty or the manufacturer's warranty.					

_____ _____

CentiMark Project Manager Signature Date

For internal use only, ID # 430348
Version: 430348.1.6

Standard terms: One-third (1/3) of the contract price due at the job start and the balance due net thirty (30) upon job completion, unless otherwise agreed to in the contract document. Projects greater than $250,000 may be subject to progress payments. (Special terms are available upon request)

CentiMark Corporation reserves the right to adjust pricing based on industry wide price increases. Due to supply chain pressures and various material shortages, the roofing industry is currently experiencing unprecedented volatility. This is affecting both material costs and delivery schedules.

Based on the above, the pricing provided can only be held firm for 30 days after the proposal date.

If, during the performance of the contract, the price of material significantly increases, through no fault of CentiMark, the price shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 5 percent experienced by CentiMark from date of contract signing. Such price increases shall be documented through supplier notices, quotes, invoices or receipts. Where the delivery of material is delayed, through no fault of CentiMark, as a result of shortage or unavailability of material, CentiMark shall not be liable for any additional costs or damages associated with such delay.

This quote does not include any supplemental deck attachment as may be required by Factory Mutual Global (FM). Please note that should FM and/or you require such deck attachment, additional costs will be estimated and added as a separate item to the overall cost of this project.

Valid from 01/08/2026

CENTIMARK SALES AGREEMENT

12 Grandview Circle - Canonsburg, PA 15317-8533 1-724-743-7777

Job Number: **Reference Number:**

PURCHASER	JOB LOCATION
Name: Oconee Water Authority	Name: Oconee Water Authority
Address: 476 Savage Rd	Address: 476 Savage Rd
City: Bogart	City: Bogart
State: GA Zip: 30622-2946	State: GA Zip: 30622-2946
Contact: Tim Smith	Phone: 706 540-1226
Phone: 706 540-1226	Section(s):

SCOPE OF WORK

Per Proposal Dated: As per scope of work referenced in AP# 430348 Version: 430348.1.6

And/or as follows:

SALES INFORMATION, PAYMENT TERMS and WARRANTY

Purchase Price:	Warranty to be issued in the name of:
Purchase PO #:	1.
Sales Rep: JOHN RICHARDS	2.
Office Location: Duluth, GA	Warranty Length/Yrs:
Phone: 770 688-2450	Payment Terms:
	Purchaser to initial acknowledgement of Payment Terms: _____

PURCHASING CREDIT INFORMATION - REQUIRED

Bank Name:	Account #:
Address:	Contact:
Phone:	City :

Trade References:

1. Trade Reference:		Phone:	
Address:	City:	State:	Zip:
2. Trade Reference:		Phone:	
Address:	City:	State:	Zip:
3. Trade Reference:		Phone:	
Address:	City:	State:	Zip:

PURCHASER AUTHORIZATION AND ACCEPTANCE

By my signature below, I certify that I have authority to bind the Purchaser and have had the opportunity to review the terms of this Agreement, including those set forth on the second page attached hereto and incorporated herein. On behalf of the Purchaser, I understand and accept said terms and agree to be bound thereby; and acknowledge that a sample copy of the Warranty (if applicable) has been provided for my review. I also authorize the release of credit information to CentiMark Corporation.

Approved and accepted by Purchaser	Printed Name and Title	Date

CENTIMARK SALES AGREEMENT

12 Grandview Circle - Canonsburg, PA 15317-8533 1-724-743-7777

This Sales Agreement confirms the purchase of the services and work described in the CentiMark Corporation Proposal to the Purchaser and the Sales Agreement. The Scope of Work ("Work") is limited to what is stated in the Proposal and Sales Agreement. Unless specifically stated otherwise, the Purchase Price does not include the cost of performing the Work with union labor or at prevailing wage rates; nor does it include removal or abatement of any hazardous materials, including but not limited to asbestos. In addition, unless specifically stated on the face herein, there is no warranty of any kind either expressed or implied.

Purchaser acknowledges that CentiMark Corporation ("CentiMark") has not performed any engineering, architectural or other such analysis of the structure upon which the Work is performed, and that CentiMark has not and shall not perform any consulting services, or in any way represent itself as a consultant. Moreover, Purchaser acknowledges that, if required it is responsible for obtaining any structural, engineering or other architectural analysis of the building(s) on which the Work is to be performed.

Unless otherwise stipulated on the face herein, the Payment Terms covering this Sales Agreement are: One third (1/3) down payment with balance due net 10 days from invoice. In the event Purchaser fails to pay any balance when due; then the entire balance shall immediately be due and payable. A Service Charge of one percent (1%) per month will be added to all balances past due thirty days, except that if a lesser amount is mandated by any controlling law, then the rate shall prevail. This purchase is subject to credit approval by CentiMark and Purchaser hereby gives CentiMark express authority to check the credit references of the Purchaser. **CENTIMARK CORPORATION DOES NOT ACCEPT CREDIT CARDS** as a method of payment.

Any disputes or actions relating to or arising out of the Work to be performed pursuant to this Sales Agreement shall be exclusively governed by the laws of the Commonwealth of Pennsylvania. Jurisdiction and venue of any and all causes of action or proceeding arising out of or relating to this Agreement shall be vested in the state or federal courts in Washington County, Pennsylvania. Purchaser irrevocably waives any objections it now has or may hereafter have to the convenience, fairness, or propriety of this venue.

The performance of the Work contemplated by this Sales Agreement shall be governed solely by the Terms and Conditions stated herein, and no other terms and conditions, order acknowledgement or purchase order or any other documentation furnished by the Purchaser shall be construed as an acceptance of any terms or conditions contained in such document which are inconsistent with the Terms and Conditions stated herein, unless accepted in writing by a Corporate Officer of CentiMark.

Purchaser agrees that it has informed CentiMark of all current and non-CentiMark Corporation warranties in effect for the roof covered under this Sales Agreement. Purchaser shall indemnify, protect and hold CentiMark harmless from any claims (including court costs and legal fees) damages, actions or injuries, or the termination of a non-CentiMark Corporation warranty, arising from the performance by CentiMark Corporation of the Work. To the extent noted on the face of the Sales Agreement, the exclusive warranty to be provided by CentiMark to Purchaser will be the CentiMark Corporation Non-Prorated Limited Warranty for the length of time stated on the face of this Sales Agreement, which terms and conditions shall exclusively govern all warranty matters between CentiMark and the Purchaser herein. To be valid, any changes to the Warranty must be specifically approved in writing by a Corporate Officer of CentiMark Corporation.

NOTICE

PURCHASER ACKNOWLEDGES AND AGREES THAT MOISTURE MAY HAVE ENTERED INTO THE BUILDING PRIOR TO CENTIMARK'S PERFORMANCE OF THE WORK HEREUNDER, WHICH MAY HAVE RESULTED IN MOLD GROWTH. CENTIMARK DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DAMAGE TO PERSONS OR PROPERTY ARISING FROM OR RELATED TO THE PRESENCE OF MOLD, LICHEN, ALGAE, MILDEW, FUNGI, MICROBE, SPORE, MICROBE SPORE, MYCOTOXIN OR OTHER SIMILAR MICROBIAL CONDITION (MOLD) IN THE BUILDING. BY ACCEPTING THE AGREEMENT, PURCHASER AGREES TO THE FOLLOWING: 1) RELEASES CENTIMARK FROM ANY AND ALL CLAIMS PURCHASER AND PURCHASER'S INSURER, EMPLOYEES, TENANTS AND/OR ANY OTHER BUILDING OCCUPANT OR INVITEE MAY HAVE AS A RESULT OF SUCH MOLD GROWTH; AND 2) AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CENTIMARK FROM ANY AND ALL PENALTIES, ACTIONS, LIABILITIES, COSTS, EXPENSES AND DAMAGES ARISING FROM OR RELATING DIRECTLY OR INDIRECTLY TO THE PRESENCE OF MOLD ON OR IN THE BUILDING.

_____ INITIAL PAGE 2

Sample Warranties

[Silicone With SPF]

NON-PRORATED LIMITED ROOF WARRANTY - ACRYLIC SYSTEMS AND ROOF COATINGS

I. WHAT THIS WARRANTY COVERS:

(a) CentiMark Corporation (CentiMark) warrants to the Purchaser (PA) that CentiMark will repair any leaks resulting from defects in the materials or workmanship in the roof services (Services) performed by CentiMark, to the building listed above, for the period of time noted above, from the Warranty Date. If CentiMark determines that the leaks in the roof are caused by defects in the materials or workmanship supplied by CentiMark, Purchaser's remedies and CentiMark's liability shall be limited to CentiMark's repair of the roof. The issue of CentiMark's services performed under this Warranty shall not extend the original cost of the roofing Services to the Purchaser.

(b) Purchaser shall notify CentiMark of the need for service within twenty-four (24) hours after its discovery and shall confirm this notice in writing within seven (7) calendar days thereafter. In response to this notice, CentiMark will arrange to inspect the roof system and,

(i) If the leaks are the responsibility of CentiMark under this Warranty, CentiMark will take prompt, appropriate action to return the roof system to a watertight condition, or;

(ii) If the leaks are not the responsibility of CentiMark under this Warranty, CentiMark may, at the Purchaser's request, advise the Purchaser within a reasonable time of the minimum repairs that CentiMark believes are required to return the roof system to a watertight condition. If the Purchaser, at its expense, promptly has such repairs made to the roof system by or with the approval of CentiMark, this Warranty will remain in effect for the unexpired portion of its term. Failure to make these repairs in a timely and reasonable fashion will void any further obligation of CentiMark under this Warranty as to the damaged portion of the roofing system.

II. WHAT THIS WARRANTY DOES NOT COVER:

This Warranty is not a maintenance agreement or insurance policy, therefore, routine inspections and maintenance are the Purchaser's responsibility (see reverse side of this document). This Warranty does not obligate CentiMark to repair the roof system, or any part of the roof system, in the event of:

(a) Damage to the roof by any acts of negligence, accidents, misuse or abuse created by Purchaser or persons other than CentiMark, or beyond CentiMark's control, or outside the reasonable use, treatment or purpose of the roof, or damaging events or conditions, including but not limited to vandalism, malicious mischief, civil disobedience, acts of war, petroleum or other chemical attack, the existence, growth or presence of mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or similar microbial condition, attack by insects, rodents or other vermin, storage of materials of any kind on the roof, cling objects falling on to the roof, or abusive roof traffic, or damage to the roof by fire, casualty, natural phenomenon or act of God, including but not limited to lightning, windspeeds in excess of 55 mph when measured at 33 above grade, hail, hurricanes, tornadoes, earthquakes, sandstorms;

(b) Damage to the roof because of failure of any material used as the base over which the roof is applied, unless provided by CentiMark, or damage to the roof because of any materials, assemblies or components used in, adjacent to or in contact with the roof system which were not furnished by CentiMark;

(c) Damage to the roof because of settlement, distortion, failure or cracking of the structure to which the roof system is attached, roof deck, walls or foundation of the building, defects or failures of any other part of the building structure, or damage to the roof because of moisture entering the roof system through the walls or any other part of the building structure;

(d) Damage resulting from changes in the building usage which add stresses to the roof system different than those observable at the time this Warranty was originally issued;

(e) Alterations, additions or modifications to the roof by persons other than CentiMark or without the prior written approval of CentiMark;

(f) Damage to other roofs because of Purchaser's failure to fulfill Purchaser's obligations under this Warranty;

(g) Damage to the roof resulting from live-mix or other roof systems;

(h) Discoloration, changes in the visual appearance or other aesthetics;

(i) Damage resulting from standing water (ponding), or improper drainage of normal rainfall (i.e. drainage which permits an substantial water to drain from the roof within 48 hours.);

(j) Damage to the roof resulting from PV (photovoltaic) system installation including, but not limited to, leaks resulting from penetrations for rack systems or resulting from the performance of the PV system;

(k) Accelerated weathering due to PV installation and any color effect to the roofing system as a result of the PV install.

III. OBLIGATIONS OF THE PURCHASER UNDER THIS WARRANTY:

It is the obligation of the Purchaser to fulfill its duties and attend to its responsibilities both as stated elsewhere in this Warranty and as follows. The failure of Purchaser to perform any of its obligations under this Warranty shall terminate any liability of CentiMark for any warranty obligations of any nature whatsoever.

(a) Purchaser shall pay all invoices issued by CentiMark for installation, materials, and services, in full and when due, and shall not offset any claims that the Purchaser may allege against CentiMark against any amounts due on CentiMark's invoices. If Purchaser fails to pay all outstanding invoices in full and when due, and/or claims any offset against any invoices, then Purchaser shall not be entitled to any warranty protection or services.

(b) Purchaser shall follow the maintenance program set forth on the reverse side of this Warranty.

(c) Purchaser shall provide CentiMark access to the building during business hours to make inspections.

(d) Purchaser shall obtain prior written authorization from CentiMark to make alterations or repairs to or through the roof installed by CentiMark, or to place upon, or attach to the roof, objects such as, but not limited to, structures, fixtures, relocation of roof mounted heaters, HVAC units, curb size, pipe penetration, ventilator, or utilities.

(e) Purchaser shall not change the use of the building and/or the facilities contained within the building to such a manner which would be detrimental to and/or cause a deterioration of the roof system.

IV. EXCLUSIVITY OF WARRANTY AND LIMITATION OF REMEDIES:

(a) CENTIMARK EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER IMPLIED WARRANTY. THIS EXPRESS LIMITED WARRANTY CONTAINS THE SOLE AND EXCLUSIVE WARRANTY AND REMEDY OF PURCHASER AGAINST CENTIMARK. THERE IS NO EXPRESS WARRANTY OTHER THAN THAT STATED IN THIS WARRANTY.

(b) This Warranty does not cover, and in no case shall CentiMark be liable for, any special, incidental or consequential damages based on breach of warranty, breach of contract, negligence, strict liability, tort or other legal theory. Such excluded damages include, but are not limited to: loss of profits, savings or revenue; cost of substitute equipment, facilities or services; business interruption; the claims of third parties including customers; the cost of repairing and/or replacing other property when the roof Services do not perform as warranted; damage to the PV system; and any and all other incidental or consequential damages. Incidental and consequential damages shall not be recoverable even if the remedies or actions provided herein are determined to have failed of their essential purposes.

(c) Purchaser assumes all risk in connection with the existence, growth or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or other similar microbial condition in, through or around the roof, roofing system, or building at any time. This Warranty does not apply to, and in no event shall CentiMark be liable for, any claim, bodily injury, loss, cost, expense or damage arising out of or relating to, in whole or in part, the existence, growth or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or similar microbial condition in, through or around the roof, roofing system or building at any time.

(d) This Warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for re-issuance of the Warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a CentiMark representative and fees will apply to any re-issuance. CentiMark reserves the right, at its sole discretion, to refuse to reissue this Warranty.

V. TIME LIMIT FOR BRINGING SUIT:

ANY ACTION BY PURCHASER TO ENFORCE ANY CLAIMS AGAINST CENTIMARK MUST BE COMMENCED WITHIN ONE (1) YEAR FROM THE DATE THAT A DEFECT IN MATERIALS OR WORKMANSHIP, OR OTHER BREACH OR ANY OTHER CLAIM IS DISCOVERED OR REASONABLY SHOULD HAVE BEEN DISCOVERED.

VI. MISCELLANEOUS:

(a) If at any time CentiMark does not enforce any of the terms, conditions or limitations stated in this Warranty, CentiMark shall not have waived the benefit of said term, condition or limitation and can enforce it at any time. This Warranty is extended only to the original Purchaser identified hereon and is not transferable. It is not intended nor shall it be construed to create rights in any third party.

(b) This Warranty is issued at the Corporate offices of CentiMark Corporation in Canonsburg, Pennsylvania, and accordingly is governed by Pennsylvania law. Jurisdiction and venue of any dispute arising under or pursuant to the terms of this Warranty shall be vested in courts sitting in Washington County, Pennsylvania.

(c) This Warranty Agreement is understood to be the complete and exclusive warranty agreement between the Purchaser and CentiMark, superseding all prior agreements, whether oral or written, and all other communications between the parties relating to the subject matter of this Warranty. Any additional or contradictory warranty terms or conditions stated in Purchaser's purchase order/acceptance documentation or other written communication shall not be valid or binding upon CentiMark under any circumstances, unless specifically adopted and approved by written response from CentiMark; the failure of CentiMark to respond shall be deemed a denial of any such additional terms or conditions. No representative of CentiMark has the authority to make any representations or promises about the Warranty or the performance of our services that differ from this written Warranty. Changes to this Warranty may only be made by a CentiMark Corporate Officer.

09/2017

CENTIMARK

12 Grandview Circle, Canonsburg, Pennsylvania 15317 **Nationwide:** 1-800-558-4100 **24 Hour Emergency:** 1-800-254-0853 www.CentiMark.com

NON-PRORATED LIMITED ROOF WARRANTY

- MAINTENANCE PROGRAM

In order to continue the coverage of this Warranty, the following Maintenance Program must be implemented by the Purchaser.

There are a number of items not covered by this Warranty that are the responsibility of the Purchaser. In order to ensure that your CentiMark roof system will continue to perform, you must examine and maintain these items on a regular basis:

1. Maintain a file for your records on this roof. Include this Warranty, invoices, and subsequent logs of all inspections performed and repairs made to the roof.
2. Inspect your roof at least semiannually. This is best done in the spring and in the fall. It is also a good idea to examine the roof for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.

When checking the roof:

1. Remove any debris, such as leaves, small branches, dirt, rocks, etc. that have accumulated.
2. Clean gutters, downspouts, drains and the surrounding areas to avoid clogging. Make certain they allow water to flow off the roof.
3. Examine the areas that abut the roof such as masonry, counterflashing, caulking, mortar joints and any loose stone or coping.
4. All metal curbs and pipes, counterflashing and other similar maintenance items must be kept watertight at all times. Examine all metal flashings and valleys for rust and damage.
5. Examine the edges of the roof and all rooftop equipment such as air conditioners, evaporative coolers, antennas, etc.
6. Check the building exterior for settlement or movement.
7. Examine protective coatings for cracked, flaked or blistered areas.

Protecting your investment:

1. If ponding occurs, either implement a system or supplement your existing system with drains or other drainage mechanisms.
2. Do not permit petroleum products, such as oil, gasoline or solvents, or kitchen, manufacturing and other industrial wastes and grease, or any other liquids containing petroleum products or derivatives, on the roof system. These products could adversely affect the roof system.
3. Avoid unnecessary rooftop traffic. Approved walk pads should be installed in areas that require regular foot traffic for maintenance.
4. Before installing rooftop devices in or through the roof, such as air conditioning units, vents, etc., or before erecting an addition to your building, contact your CentiMark representative for coordination of the installation with the CentiMark roof system.
5. Do not use any unapproved materials to repair damage to the roof system. Such products may adversely affect the system. If temporary emergency repairs are necessary immediately, approved materials are EPDM butyl flashing tapes applied with EPDM Primer or urethane-based caulking. CentiMark must be immediately notified if such action is taken.
6. Remember that CentiMark must perform all repairs to the CentiMark roof system or approve in advance any repairs made by another contractor to the CentiMark roof system.
7. If you experience a roof leak, call your CentiMark representative.

05/2017

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NON-PRORATED LIMITED ROOF WARRANTY – THERMOPLASTIC & PVC ROOF SYSTEMS

I. WHAT THIS WARRANTY COVERS:

(a) CentiMark Corporation (CentiMark) warrants to the Purchaser ONLY that CentiMark will repair any leaks resulting from defects in the materials or workmanship in the roof services (Services) performed by CentiMark on the building noted above, for the period of time noted above, from the Warranty Date. If CentiMark determines that the leaks in the roof are caused by defects in the materials or workmanship supplied by CentiMark, Purchaser's remedies and CentiMark's liability shall be limited to CentiMark's repair of the roof. The price of CentiMark's services performed under this Warranty shall not exceed the original cost of the roofing Services to the Purchaser.

(b) Purchaser shall notify CentiMark of the need for service within twenty-four (24) hours after its discovery and shall confirm this notice in writing within seven (7) calendar days thereafter. In response to this notice, CentiMark will arrange to inspect the roof system and,

(i) If the leaks are the responsibility of CentiMark under this Warranty, CentiMark will take prompt, appropriate action to return the roof system to a watertight condition, or,

(ii) if the leaks are not the responsibility of CentiMark under this Warranty, CentiMark may, at the Purchaser's request, advise the Purchaser within a reasonable time of the minimum repairs that CentiMark believes are required to return the roof system to a watertight condition. If the Purchaser, at its expense, promptly has such repairs made to the roof system by or with the approval of CentiMark, this Warranty will remain in effect for the unexpired portion of its term. Failure to make these repairs in a timely and reasonable fashion will void any further obligation of CentiMark under this Warranty as to the damaged portion of the roofing system.

II. WHAT THIS WARRANTY DOES NOT COVER:

This Warranty is not a maintenance agreement or insurance policy, therefore routine inspections and maintenance are the Purchaser's responsibility (see reverse side of this document). The Warranty does not obligate CentiMark to repair the roof system, or any part of the roof system, in the event of:

(a) Damage to the roof by any acts of negligence, accidents, misuse or abuse caused by Purchaser or persons other than CentiMark, or beyond CentiMark's control, or outside the reasonable use, treatment or purpose of the roof, or damaging events or conditions, including but not limited to vandalism, malicious mischief, civil disobedience, acts of war, petroleum or other chemical attack, the existence, growth, or presence of mold, lichen, algae, mildew, fungi, microbe, spore, mycotoxin or other similar microbial condition, attack by insects, rodents or other vermin, storage of materials of any kind on the roof, wind blown objects, falling on to the roof, or abusive roof traffic, or damage to the roof by fire, casualty, natural phenomenon or act of God, including but not limited to lightning, windspeeds in excess of 50 mph when measured at 33 above grade, hail, hurricanes, tornadoes, earthquakes, sandstorms.

(b) Damage to the roof because of failure of any material used as the base over which the roof is applied unless provided by CentiMark's or damage to the roof because of any material, assemblies or components used in, adjacent to or in contact with the roof system which were not furnished by CentiMark.

(c) Damage to the roof because of settlement, distortion, failure or cracking of the structure to which the roof system is attached (roof deck, walls or foundation of the building), defects or failures of any other part of the building structure, or damage to the roof because of moisture entering the roof system through the walls or any other part of the building structure.

(d) Damage resulting from changes in the building usage which add stresses to the roof system different than those prevailing at the time this Warranty was originally issued.

(e) Alterations, additions or modifications to the roof by persons other than CentiMark without the prior written approval of CentiMark.

(f) Damage to the roof because of Purchaser's failure to fulfill Purchaser's obligations under this Warranty.

(g) Damage to the roof resulting from tie-ins to other roof systems.

(h) Discoloration, changes in the visual appearance or other aesthetics.

(i) Damage to the roof resulting from Photovoltaic system installation including, but not limited to, loss resulting from penetrations for rack systems or resulting from the performance of the PV system.

(j) Accelerated weathering due to PV installation and any other effect to the roofing system as a result of the PV install.

III. OBLIGATIONS OF THE PURCHASER UNDER THIS WARRANTY:

It is the obligation of the Purchaser to fulfill its duties and attend to its responsibilities both as stated elsewhere in this Warranty and as follows. The failure of Purchaser to perform any of its obligations under this Warranty shall terminate any liability of CentiMark for any warranty obligations of any nature whatsoever.

(a) Purchaser shall pay all invoices issued by CentiMark for installation, materials, and services, in full and when due, and shall not offset any claims that the Purchaser may allege against CentiMark against any amounts due on CentiMark's invoices. If Purchaser fails to pay all outstanding invoices in full and when due, and/or claims any offset against any invoices, then Purchaser shall not be entitled to any warranty inspection or services.

(b) Purchaser shall follow the maintenance program set forth on the reverse side of this Warranty.

(c) Purchaser shall provide CentiMark access to the building during business hours to make inspections.

(d) Purchaser shall obtain prior written authorization from CentiMark to make alterations or repairs to or through the roof membrane by CentiMark, or to place upon, or attach to the roof, objects such as, but not limited to, structures, fixtures, relocation of roof mounted equipment, HVAC units, curb type, pipe penetrations, ventilators, or utilities.

(e) Purchaser shall not change the use of the building and/or the facilities contained within the building in such a manner which would be detrimental to and/or causes deterioration of the roof system.

(f) Purchaser shall be responsible, at his sole cost and expense, for the removal and reinstallation of the PV system to allow CentiMark to inspect and/or make any repairs to the roof system under this Warranty.

IV. EXCLUSIVITY OF WARRANTY AND LIMITATION OF REMEDIES:

(a) CENTIMARK EXPRESSLY DISCLAIMS ALL SURETIES OR IMPLIED WARRANTIES INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER IMPLIED WARRANTY. THIS EXPRESS LIMITED WARRANTY CONTAINS THE SOLE AND EXCLUSIVE WARRANTY AND REMEDY OF PURCHASER AGAINST CENTIMARK. THERE IS NO EXPRESS WARRANTY OTHER THAN THAT STATED IN THIS WARRANTY.

(b) This Warranty does not cover, and in no case shall CentiMark be liable for, any special, incidental or consequential damages based on breach of warranty, breach of contract, negligence, strict liability, tort or other legal theory. Such excluded damages include, but are not limited to, loss of profits, savings or revenue, cost of substitute equipment, facilities or services, business interruption, the claims of third parties including customers, the cost of repairing and/or replacing other property when the roof Services do not perform as warranted, damage to the PV system, and any and all other incidental or consequential damages. Incidental and consequential damages shall not be recoverable even if the remedies or actions provided herein are determined to have failed of their essential purposes.

(c) Purchaser assumes all risk in connection with the existence, growth or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin, or other similar microbial condition in, through or around the roof, roofing system, or building at any time. This Warranty does not apply to, and in no event shall CentiMark be liable for, any claim, bodily injury, loss, cost, expense or damage arising out of or relating to in whole or in part, the existence, growth, or presence of any mold, lichen, algae, mildew, fungi, microbe, spore, microbe spore, mycotoxin or similar microbial condition in, through or around the roof, roofing system or building at any time.

(d) This Warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for re-issuance of the Warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a CentiMark representative and fees will apply to any re-issuance. CentiMark reserves the right, at its sole discretion, to refuse to reissue this Warranty.

V. TIME LIMIT FOR BRINGING SUIT:

ANY ACTION BY PURCHASER TO ENFORCE ANY CLAIMS AGAINST CENTIMARK MUST BE COMMENCED WITHIN ONE (1) YEAR FROM THE DATE THAT A DEFECT IN MATERIALS OR WORKMANSHIP, OR OTHER BREACH OR ANY OTHER CLAIM IS DISCOVERED OR REASONABLY SHOULD HAVE BEEN DISCOVERED.

VI. MISCELLANEOUS:

(a) If at any time CentiMark does not enforce any of the terms, conditions or limitations stated in this Warranty, CentiMark shall not have waived the benefit of said term, condition or limitation and can enforce it at any time. This Warranty is extended only to the original Purchaser identified herein and is not transferable. It is not intended nor shall it be construed to create rights to any third party.

(b) This Warranty is issued at the Corporate offices of CentiMark Corporation in Canonsburg, Pennsylvania, and accordingly is governed by Pennsylvania law. Jurisdiction and venue of any dispute arising under or pursuant to the terms of this Warranty shall be vested in courts sitting in Washington County, Pennsylvania.

(c) This Warranty Agreement is understood to be the complete and exclusive warranty agreement between the Purchaser and CentiMark, superseding all prior agreements, whether oral or written, and all other communications between the parties relating to the subject matter of this Warranty.

Any additional or contradictory warranty terms or conditions stated in Purchaser's purchase order/acceptance documentation or other written communication shall not be valid or binding upon CentiMark under any circumstances, unless specifically accepted and approved by written response from CentiMark; the failure of CentiMark to respond shall be deemed a denial of any such additional terms or conditions. No representative of CentiMark has the authority to make any representations or promises about the Warranty or the performance of our services not offer from this written Warranty. Changes to this Warranty may only be made by a CentiMark Corporate Officer.

12 Grandview Circle, Canonsburg, Pennsylvania 15317 **Nationwide:** 1-800-558-4100 **24 Hour Emergency:** 1-800-254-0853 www.CentiMark.com

NON-PRORATED LIMITED ROOF WARRANTY

- MAINTENANCE PROGRAM

In order to continue the coverage of this Warranty, the following Maintenance Program must be implemented by the Purchaser.

There are a number of items not covered by this Warranty that are the responsibility of the Purchaser. In order to ensure that your CentiMark roof system will continue to perform, you must examine and maintain these items on a regular basis:

1. Maintain a file for your records on this roof. Include this Warranty, invoices, and subsequent logs of all inspections performed and repairs made to the roof.
2. Inspect your roof at least semiannually. This is best done in the spring and in the fall. It is also a good idea to examine the roof for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.

When checking the roof:

1. Remove any debris, such as leaves, small branches, dirt, rocks, etc. that have accumulated.
2. Clean gutters, downspouts, drains and the surrounding areas to avoid clogging. Make certain they allow water to flow off the roof.
3. Examine the areas that abut the roof such as masonry, counterflashing, caulking, mortar joints and any loose stone or coping.
4. All metal curbs and pipes, counterflashing and other similar maintenance items must be kept watertight at all times. Examine all metal flashings and valleys for rust and damage.
5. Examine the edges of the roof and all rooftop equipment such as air conditioners, evaporative coolers, antennas, etc.
6. Check the building exterior for settlement or movement.
7. Examine protective coatings for cracked, flaked or blistered areas.

Protecting your investment:

1. If ponding occurs, either implement a system or supplement your existing system with drains or other drainage mechanisms.
2. Do not permit petroleum products, such as oil, gasoline or solvents, or kitchen, manufacturing and other industrial wastes and grease, or any other liquids containing petroleum products or derivatives, on the roof system. These products could adversely affect the roof system.
3. Avoid unnecessary rooftop traffic. Approved walk pads should be installed in areas that require regular foot traffic for maintenance.
4. Before installing rooftop devices in or through the roof, such as air conditioning units, vents, etc., or before erecting an addition to your building, contact your CentiMark representative for coordination of the installation with the CentiMark roof system.
5. Do not use any unapproved materials to repair damage to the roof system. Such products may adversely affect the system. If temporary emergency repairs are necessary immediately, approved materials are EPDM butyl flashing tapes applied with EPDM Primer or urethane-based caulking. CentiMark must be immediately notified if such action is taken.
6. Remember that CentiMark must perform all repairs to the CentiMark roof system or approve in advance any repairs made by another contractor to the CentiMark roof system.
7. If you experience a roof leak, call your CentiMark representative.

February 19, 2026 (updated)

Lindsay Engineering & Consulting

Subject: Bear Creek Water Treatment Plant
Rapid Mix Review and Comparative Evaluation

Dear Rebecca Lindsay, PE:

Ardurra is pleased to submit this proposal to the Upper Oconee Basin Water Authority (UOBWA) for providing a review of rapid mixing and comparative evaluation for mechanical mixing versus a jet diffused rapid mix system for the proposed expansion of the Bear Creek Water Treatment Plant (BCWTP).

Project Understanding:

The BCWTP Expansion to 42 million gallons per day (MGD) project recently reached the 100% design milestone. The project is being designed for UOBWA by Jacobs. The goal of the project is to expand the capacity of BCWTP from 21-MGD to 42-MGD.

The current design proposes two (2) independent treatment trains at BCWTP with individual mechanical mixed rapid mix basins, flocculation tanks, and filters. This configuration results in two (2) separate water qualities in each treatment train and is dependent on modulating valves in the raw water force-main to split flow between the trains.

In the Summer of 2024, Jacobs prepared a rapid mix alternatives analysis that considered the following alternates:

1. Two Separate Rapid Mix Tanks (Proposed Design)
2. Common Rapid Mix Tanks
3. Common Static Mixer

Jacobs' analysis concluded that the Two Separate Rapid Mix Tanks were the best alternate, but the Owner and Owner's Representative would like to consider a fourth alternate for Jet Diffused Rapid Mixing. Ardurra was requested to provide services as an independent 3rd party to complete the alternatives analysis of the jet diffused rapid mix system.

Scope of Services:

Ardurra will review the rapid mixing requirements for the project and prepare a comparative analysis of the proposed design alternatives: Two Separate Mechanical Mixing Tanks versus Jet Diffused Rapid Mixing. Ardurra's analysis shall review the following components:

- Determine the appropriate design criteria for the rapid mixing alternatives based on current and potential flows, coagulant chemicals, conditioning chemicals, and performance metrics for pretreatment including turbidity removal, TOC/NOM removal, DBP precursor removal, etc.
- Determine optimal location for jet diffusion rapid mix system and propose a conceptual design of the system.
- Compare the advantages and disadvantages to each alternate considered.
- Develop anticipated capital costs and operations & maintenance costs for the mechanical mixing design and proposed jet diffusion rapid mix system to develop a fair comparison.
- Present a 20-year present worth analysis for the mechanical mixing design and the jet diffusion rapid mix system.
- Present conceptual Maintenance of Plant Operations (MOPO) plan for construction.
- Evaluate the comparison of the rapid mixing alternatives considering factors that shall include cost, MOPO during construction, operational requirements and expectations, and performance metrics.

Assumptions:

- Jacobs proposed design will not be evaluated, only compared to the jet diffusion rapid mix system. All calculations, anticipated costs, present worth analysis of the proposed design will be provided to Ardurra upon request.
- Jacobs preliminary jet diffusion rapid mix system will be provided to Ardurra.
- Ardurra will consider proposed changes to the coagulants and stabilizing chemicals utilized onsite (alum to PACl, caustic to lime) when evaluating the rapid alternatives.
- One site visit will be required for the work to be completed.
- No in-person workshops will be required, but Ardurra will need to discuss the alternatives with BCWTP Operators.

February 19, 2026

Deliverables & Schedule:

Ardurra will provide the following deliverables for this evaluation on the timeline presented from notice to proceed:

- Conceptual jet diffusion design – 10 working days.
- Draft Technical Memorandum – 10 working days.
- Final Technical Memorandum. – 10 working days following draft approval.

Fee & Expenses:

Ardurra proposes a fee of $32,000.00 to prepare the evaluation requested.

Very truly yours,

Joe Downey, P.E.
South Region Director, Ardurra

TASK ORDER NO. 01
AMENDMENT NO. 04

BEAR CREEK WATER TREATMENT PLANT
EXPANSION TO 42 MGD

UPPER OCONEE BASIN WATER AUTHORITY
AND
JACOBS ENGINEERING GROUP INC.

VERSION: FINAL00

TASK ORDER NO. 01
AMENDMENT NO. 04

BEAR CREEK WATER TREATMENT PLANT
EXPANSION TO 42 MGD

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services dated January 25, 2023, Owner and Engineer agree as follows:

1. TASK ORDER DATA

Effective Date of Task Order Amendment:	
Owner:	Upper Oconee Basin Water Authority
Engineer:	Jacobs Engineering Group Inc.
Specific Project (title)	Bear Creek Water Treatment Plant Expansion to 42 MGD – Design and Bidding Phase Services (Project)
Specific Project (description):	Engineering Design and Construction Contract Bidding Services for Expansion of the Existing 21 MGD Bear Creek Water Treatment Plant to 42 MGD
Amendment No. 4 (description)	Include in the Project the Design and Bidding of Crossover Connection Piping, Flow Measurement, and Pressure Control on the Discharge of the existing and future High Service Pump Stations, including pump operation evaluation and hydraulic modeling.
Related Task Orders	Task Order No. 1 as Supplemented by this Amendment No. 04 Task Order No. 1 Amendments No. 1, No. 2, & No. 3 Superseded by this Task Order Amendment: none
Version	Final00

2. BASELINE INFORMATION

A. Background

The Upper Oconee Basin Water Authority (Owner) owns the Bear Creek Reservoir and Water Treatment Facilities located at 476 Savage Road in Bogart, Georgia. The facilities have been in operation since 2001 and includes the Middle Oconee River Pump Station, Bear Creek Reservoir, Reservoir Dam, Reservoir Pump Station, Water Treatment Plant (WTP) and High Service Pump Station (HSPS). The Facilities serve four Member Governments (MGs) that consist of Barrow County, Jackson County, Oconee County, and the Unified Government of Athens-Clarke County (ACC).

The WTP was designed for an initial treatment capacity of 21 million gallons per day (mgd) as permitted by the Georgia Environmental Protection Division Drinking Water Program (GA EPD), with provisions for future expansion. The current withdrawal limit of the reservoir is 79.0 mgd maximum day to all four MGs, including a combined allocation of 44.25 mgd to Barrow, Jackson, and Oconee Counties.

As authorized in Task Order No. 01, the Engineer is designing an expansion to the WTP that will increase its maximum capacity to 42 mgd.

This Task Order No. 01, Amendment No. 04 modifies the original Task Order No. 01 as described herein. The modifications contained in this Amendment are a result of discussions held between the Owner and the Engineer in multiple meetings over the course of the Initial Design Phase activities conducted to date under Task Order No. 1.

B. Project Understanding

This section of Task Order No. 1 remains unchanged except as follows:

Expanding the Bear Creek WTP from 21 mgd to 42 mgd will include the following additional work:

High Service Pumping Piping Crossover Connection – Hydraulic Evaluation and Design

- The objective of the work is to plan and design a piping crossover connection in the finished water piping downstream of both the existing and new High Service Pump Stations (HSPS) that will allow crossover pumping from either the Jackson County pump set to the Barrow/Oconee distribution system or the Barrow/Oconee pump set to the Jackson County distribution system. The piping would be arranged to allow crossover pumping from the existing HSPS on a temporary basis during construction should construction sequencing require shutdown of either of the pump sets and, after construction completion, to allow crossover pumping from the new HSPS should an emergency condition require shutdown of one of the pump sets. The arrangement of the crossover system would include flow measurement and pressure control. Hydraulic modeling would be conducted to determine pump operational parameters and to evaluate pressure control requirements since the characteristics of each pump set would not otherwise provide ideal pressure for the crossover receiving distribution system. Recommended improvements might include changes within the individual distribution systems that would be handled by the MGs. Underground elements of the system will be housed in concrete vaults if site conditions permit.
- This objective will be accomplished by execution of the following tasks:
    - Hydraulic Model Development – Develop a hydraulic model of the existing HSPS pumping system including the cross-over pumping scenario. Update the existing model for the new HSPS to include the cross-over pumping scenario.
    - Hydraulic Modeling Scenarios – Perform pump hydraulic analysis using these models for the following operational scenarios:
        - Crossover pump operation of the existing HSPS during construction on a temporary basis
        - Crossover pump operation of the new HSPS for emergency crossover operation on a permanent basis
        - Meet with the Owner to discuss the outcome of these modeling scenarios. The MGs will include in these meetings their individual consulting engineers who have prepared their distribution systems' hydraulic models. These consultants will provide input on the effect of crossover

pumping on these distribution systems, including acceptable pressures and flows for emergency operation. Two of these meetings are included in this Amendment.

- Based on the results of these modeling scenarios, Engineer will make recommendations for the arrangement of pressure control and other components of the crossover system. Owner will review these recommendations and provide approval prior to the commencement of the following design steps.
- Engineer will document these recommendations and Owner approval in a Technical Memorandum.

- Perform the design of the crossover piping system and incorporate the design into the construction contract documents for the Project, as follows:
  - Prepare drawings and technical specifications for the crossover piping system, including yard piping, electrical, process and instrumentation diagrams, civil, structural, and details and schedules and incorporate this work into the Final Review set of documents for submittal to the Owner for review.
  - Within two weeks of submittal of the Final Review set, receive written comments from the Owner. Meet with the Owner (Teams meeting) to review comments.
  - Incorporate review comments into the drawings and technical specifications and incorporate these updated drawings and technical specifications into the final bidding set of construction contract documents for the Project.
  - This Work Item includes one meeting to review the Final Review set of drawings and technical specifications. No other meetings are included.

Assumptions

- This Amendment does not include any design modifications to the new or existing HSPS pump stations.
- The description of the work and the related compensation amounts in this Amendment No. 4 are based on the assumption that this work will be incorporated into the currently in-progress work for developing a single construction contract for the Project.
- This Amendment is based on the assumption that the work described in this Amendment No. 4 will be done by the Engineer in calendar year 2026.
- No update to the Preliminary Engineering Report, previously approved by the Georgia Environmental Protection Division (EPD), will be made. Design changes made under this Amendment will be handled with EPD by the submittal of the final drawings to EPD for review.

3. SERVICES OF ENGINEER ("SCOPE")

This section is unchanged except the following items are modified as follows:

Task 3 – Design Phase Services

Design phase services are modified to include the design of the crossover piping system as described under Project Understanding.

Task 4 – Permitting Assistance

Task 4 is modified to include the work described under Project Understanding.

Task 6 – Bid Phase Services

Task 6 is modified to include the work described under Project Understanding.

4. DELIVERABLES SCHEDULE

The following deliverables are added to this section:

- Technical Memorandum that describes the results of the HSPS hydraulic modeling – Hydraulic modeling and completion of the Technical Memorandum will be done by May 15, 2026.
- Completion of Final Review documents and biddable construction contract documents – Completion of the Final Review documents will be done by July 24, 2026 for Owner review. The remainder of the schedule will be as shown in Task Order Schedule below. Engineer will develop and submit for Owner review a more detailed schedule for completion of the Project through bidding and construction contract award.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

This section is unchanged.

6. TASK ORDER SCHEDULE

The following schedule applies to this Task Order Amendment. For the Engineer to maintain this schedule, this Amendment No. 4 must be authorized by the Owner (executed Amendment and written Notice to Proceed) no later than March 31, 2026.

Execution Task	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
Task 1 - Project Management							
Task 2 - Survey & Geotechnical Services							
Task 3 - Design Phase Services							
Task 3.3 - Contract Document Preparation - Final Review and Bid Documents							
Task 4 - Permitting Assistance							
Task 6 - Bid Phase Services							

7. ENGINEER'S COMPENSATION

Replace Paragraph B with the following:

B. Owner shall pay Engineer for services rendered under Task Order No. 01, including changes described in this Amendment No. 4 and including previously approved Amendments, as defined in the following Table 1:

Table 1 – Changes to Task Order No. 01 Lump Sum Amount

Description of Service	Original Amount	Amendment No. 1 Changes	Amendment No. 2 Changes	Amendment No. 3 Changes (Work Item 3A)	Amendment No. 4 Changes	Revised Amount	Basis of Compensation
Task 1 – Project Management	$122,000	$59,680	$14,500	$47,064	$4,132	$247,376	Lump Sum
Task 2 – Survey and Geotechnical Services	$95,000	$0	$0	$33,800		$128,800	Lump Sum
Task 3 – Design Phase Services							
3.1 – Initial Design (PER and 30 %)	$785,132	$136,480	$0			$921,612	Lump Sum
3.2 – Design Development (60%)	$649,421	$110,420	$0			$759,841	Lump Sum
3.3 – Contract Document Preparation (Final Review Set) and Bid Documents	$600,984	$181,920	$74,800	$88,919	$70,857	$1,017,480	Lump Sum
Task 4 – Permitting Assistance	$9,200	$0	$0	$0	$0	$9,200	Lump Sum
Task 5 – Funding Assistance	$8,300	$0	$0	$0	$0	$8,300	Lump Sum
Task 6 – Bid Phase Services	$28,242	$0	$0	$0	$0	$28,242	Lump Sum
TOTAL COMPENSATION (items 1 through 6)	**$2,298,279**	**$488,500**	**$89,300**	**$169,783**	**$74,989**	**$3,120,851**	**Lump Sum**

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

This section is unchanged.

9. EXHIBITS AND ATTACHMENTS:

A. Exhibit A to Task Order Amendment No. 1 – Modifications to Engineer's Services Under Task Order No. 1.

EXHIBIT A, MODIFICATIONS TO ENGINEER'S SERVICES UNDER TASK ORDER NO. 1

This exhibit is unchanged.

Execution of this Task Order No. 01 Amendment No. 04 by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

Owner:	Engineer:
Upper Oconee Basin Water Authority	Jacobs Engineering Group Inc.
By:	By:
Print Name: Pat Graham	Print Name: Brian Skeens
Title: Chairman U.O.B.W.A.	Title: Manager of Projects
	Engineer's License or Firm's Certificate No. (if required): PEF000350
	State of: Georgia

DESIGNATED REPRESENTATIVE FOR TASK ORDER:	DESIGNATED REPRESENTATIVE FOR TASK ORDER:
Name: Rebecca Lindsay	Name: Tom Kelley
Title: Owner's Representative	Title: Project Manager
Address:	Address: 10 Tenth Street NW Suite 1400 Atlanta, Georgia 30309
E-Mail Address: rebecca@lindsay-engineering.com	E-Mail Address: tom.kelley@jacobs.com
Phone: 678-300-9789	Phone: 678-898-2037
Date:	Date:

TASK ORDER NO. 01
AMENDMENT NO. 05

BEAR CREEK WATER TREATMENT PLANT
EXPANSION TO 42 MGD

UPPER OCONEE BASIN WATER AUTHORITY
AND
JACOBS ENGINEERING GROUP INC.

VERSION: FINAL00

TASK ORDER NO. 01
AMENDMENT NO. 05

BEAR CREEK WATER TREATMENT PLANT
EXPANSION TO 42 MGD

In accordance with Paragraph 1.01, Main Agreement, of the Agreement Between Owner and Engineer for Professional Services dated January 25, 2023, Owner and Engineer agree as follows:

1. TASK ORDER DATA

Effective Date of Task Order Amendment:	
Owner:	Upper Oconee Basin Water Authority
Engineer:	Jacobs Engineering Group Inc.
Specific Project (title)	Bear Creek Water Treatment Plant Expansion to 42 MGD – Design and Bidding Phase Services (Project)
Specific Project (description):	Engineering Design and Construction Contract Bidding Services for Expansion of the Existing 21 MGD Bear Creek Water Treatment Plant to 42 MGD
Amendment No. 5 (description)	Modify the design of the Project to change the current variable frequency drive (VFD) arrangement for the High Service Pump Station (HSPS) from the current configuration to a new configuration as described herein
Related Task Orders	Task Order No. 1 as Supplemented by this Amendment No. 05 Task Order No. 1 Amendments No. 1, No. 2, No. 3, & No. 4 Superseded by this Task Order Amendment: none
Version	Final00

2. BASELINE INFORMATION

A. Background

The Upper Oconee Basin Water Authority (Owner) owns the Bear Creek Reservoir and Water Treatment Facilities located at 476 Savage Road in Bogart, Georgia. The facilities have been in operation since 2001 and includes the Middle Oconee River Pump Station, Bear Creek Reservoir, Reservoir Dam, Reservoir Pump Station, Water Treatment Plant (WTP) and High Service Pump Station (HSPS). The Facilities serve four

Member Governments (MGs) that consist of Barrow County, Jackson County, Oconee County, and the Unified Government of Athens-Clarke County (ACC).

The WTP was designed for an initial treatment capacity of 21 million gallons per day (mgd) as permitted by the Georgia Environmental Protection Division Drinking Water Program (GA EPD), with provisions for future expansion. The current withdrawal limit of the reservoir is 79.0 mgd maximum day to all four MGs, including a combined allocation of 44.25 mgd to Barrow, Jackson, and Oconee Counties.

As authorized in Task Order No. 01, the Engineer is designing an expansion to the WTP that will increase its maximum capacity to 42 mgd.

This Task Order No. 01, Amendment No. 05 modifies the original Task Order No. 01 as described herein. The modifications contained in this Amendment are a result of discussions held between the Owner and the Engineer in multiple meetings over the course of the Initial Design Phase activities conducted to date under Task Order No. 1.

B. Project Understanding

This section of Task Order No. 1 remains unchanged except as follows:

Expanding the Bear Creek WTP from 21 mgd to 42 mgd will include the following additional work:

Design Change – Modify the Configuration of the High Service Pump Station Pump Speed Control

The objective of the work is to plan and design a change in the speed control arrangement for the HSPS pumps.

At buildout, the new HSPS will contain a total of twelve pumps—six pumps to serve Jackson County and six pumps to serve Barrow/Oconee Counties. On each side, five pumps will be installed initially with the sixth pump being installed in the future as demands increase. On the Jackson County side, the pump horsepower arrangement will be as follows:

Pump No.	Motor Horsepower
1	300
2	300
3	800
4	800
5	800
6 (future)	800

On the Barrow/Oconee side, the pump horsepower arrangement will be as follows:

Pump No.	Motor Horsepower
1	400
2	400
3	1250
4	1250
5	1250
6 (future)	1250

The current design is for each of these twelve pumps to be equipped with an individual variable frequency/speed drive (VFD).

Through consideration of alternative pump speed control arrangements, the Owner desires to change the current VFD arrangement to one of the following setups:

1. Replace the existing VFD arrangement with a synchronous control VFD arrangement as follows:
    - All small pumps (i.e. both 300 HP at Jackson and both 400 HP at Barrow/Oconee) will operate on individual, dedicated VFDs.
    - On each side (Jackson and Barrow/Oconee), there will be two VFD drives that will operate the four large pumps in a synchronous control arrangement.

Or

2. Replace the existing VFD arrangement with a combination of dedicated VFD/solid state reduced voltage/soft start (SSRV) controller arrangement as follows:
    - All small pumps (i.e. both 300 HP at Jackson and both 400 HP at Barrow/Oconee) will operate on VFDs.
    - Two of the four large pumps at Jackson will operate on VFDs while the other two will operate on SSRVs (one of the SSRV controlled pumps will be a future pump).
    - Two of the four large pumps at Barrow/Oconee will operate on VFDs while the other two will operate on SSRVs (one of the SSRV controlled pumps will be a future pump).

Prior to starting the work outlined in this Amendment, the Owner will make the final decision on which of these arrangements will be done based on input from the Engineer and on the Owner's own considerations.

The engineering level of effort to make either of these changes is similar, so this Amendment covers either option.

The objective of changing the VFD arrangement will be accomplished by execution of the following tasks:

1. Finalize VFD Control Plan
    - Based on the Owner's selection of the final control plan for one of the two options above, perform an evaluation of the HVAC system for Electrical Building No. 1 to determine if any changes are required or desired to the current HVAC system for that option. Additionally, perform a final building footprint evaluation to determine if building changes are required or desired to provide flexibility for the full range of potential VFD suppliers. Meet with the Owner to discuss these options and to obtain final Owner input and final concurrence of the final VFD control plan. If the final plan includes changes to the building HVAC system and/or building footprint, these changes can be made under the Additional Work items described below.
    - Engineer will document the Owner-approved final VFD control plan in meeting summary notes.

2. Change the existing design of the HSPS VFD control arrangement, as follows:
    - Modify existing drawings and technical specifications for the selected, new HSPS VFD arrangement including changes to the following: electrical drawings, process and instrumentation diagrams, and details and schedules drawings; modifications to VFD equipment specifications and process control narrative specifications, and any other associated specifications sections. Develop additional specifications sections for SSRVs or synchronous transfer VFDs as appropriate for the chosen option.
    - Submit a revised Final Review set of complete drawings and technical specifications to the Owner for review. Within two weeks of submittal of the Final Review set, receive written comments from the Owner. Meet with the Owner (Teams meeting) to review comments.
    - Incorporate review comments into the drawings and technical specifications and produce a final Bid Set of construction contract documents for the Project.

- This Work Item includes two meetings to review the Final Review drawings and technical specifications. No other meetings are included.

Additional Work

1. Electrical Building No. 1 – HVAC System Modification – Should the HVAC system of the existing building need to be changed to accommodate selected VFD equipment or to reduce construction costs (if a reduced size system is suitable for the revised VFD equipment), then the Owner may authorize this additional work item. This work will include modification of the building's HVAC system drawings and specifications.
2. Electrical Building No. 1 – Building Footprint Change – Should the footprint dimensions of this building need to be changed to accommodate selected VFD equipment or to provide future flexibility for VFD equipment replacement, then the Owner may authorize this additional work item. This work will include modifications to the building's architectural, electrical, HVAC, and civil/site drawings and technical specifications.

Assumptions

- The description of the work and the related compensation amounts in this Amendment No. 5 are based on the assumption that this work will be incorporated into the current in-progress work for developing a single construction contract for the Project.
- This Amendment is based on the assumption that the work described in this Amendment No. 5 will be done by the Engineer in calendar year 2026.
- There will be multiple, satisfactory suppliers of VFD equipment ("satisfactory" means that suppliers can provide equipment that meets the requirements of the VFD and SSRV equipment specifications) for the revised plan so that sole sourcing of this equipment will not be necessary. No solicitation of sole-sourced equipment proposals is included in this Amendment.

3. SERVICES OF ENGINEER ("SCOPE")

This section is unchanged except the following items are modified as follows:

Task 3 – Design Phase Services

Design phase services are modified to include the re-design of the HSPS pump speed control plan as described under Project Understanding.

Task 4 – Permitting Assistance

Task 4 is modified to include the work described under Project Understanding.

Task 6 – Bid Phase Services

Task 6 is modified to include the work described under Project Understanding.

4. DELIVERABLES SCHEDULE

The following deliverables are added to this section:

- The determination of the final VFD control plan will be completed by April 17, 2026. This completion date is dependent on receiving needed information from potential VFD and SSRV equipment suppliers in a timely manner.
- Completion of Final Review documents and biddable construction contract documents – Completion of the Final Review documents will be done by July 24, 2026 for Owner review. The remainder of the

schedule will be as shown in Task Order Schedule below. Engineer will develop and submit for Owner review a more detailed schedule for completion of the Project through bidding and construction contract award.

5. ADDITIONS TO OWNER'S RESPONSIBILITIES

This section is unchanged.

6. TASK ORDER SCHEDULE

The following schedule applies to this Task Order Amendment. For the Engineer to maintain this schedule, this Amendment No. 5 must be authorized by the Owner (executed Amendment and written Notice to Proceed) no later than March 31, 2026.

Execution Task	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Task 1 - Project Management									
Task 2 - Survey & Geotechnical Services									
Task 3 - Design Phase Services									
Task 3.3 - Contract Document Preparation - Final Review and Bid Documents									
Task 4 - Permitting Assistance									
Task 6 - Bid Phase Services									

7. ENGINEER'S COMPENSATION

Replace Paragraph B with the following:

B. Owner shall pay Engineer for services rendered under Task Order No. 01, including changes described in this Amendment No. 5 and including previously approved Amendments, as defined in the following Table 1:

Table 1 – Changes to Task Order No. 01 Lump Sum Amounts

Description of Service	Original Amount	Amendment No. 1 Changes	Amendment No. 2 Changes	Amendment No. 3 Changes (Work Item 3A)	Amendment No. 4 Changes	Amendment No. 5 Changes (excluding Additional Work)	Revised Amount	Basis of Compensation
Task 1 – Project Management	$122,000	$59,680	$14,500	$47,064	$4,132	$6,583	$253,959	Lump Sum
Task 2 – Survey and Geotechnical Services	$95,000	$0	$0	$33,800			$128,800	Lump Sum
Task 3 – Design Phase Services								
3.1 – Initial Design (PER and 30 %)	$785,132	$136,480	$0				$921,612	Lump Sum
3.2 – Design Development (60%)	$649,421	$110,420	$0				$759,841	Lump Sum
3.3 – Contract Document Preparation (Final Review Set) and Bid Documents	$600,984	$181,920	$74,800	$88,919	$70,857	$52,592	$1,070,072	Lump Sum
Task 4 – Permitting Assistance	$9,200	$0	$0	$0	$0		$9,200	Lump Sum
Task 5 – Funding Assistance	$8,300	$0	$0	$0	$0		$8,300	Lump Sum
Task 6 – Bid Phase Services	$28,242	$0	$0	$0	$0		$28,242	Lump Sum
TOTAL COMPENSATION (items 1 through 6)	**$2,298,279**	**$488,500**	**$89,300**	**$169,783**	**$74,989**	**$59,175**	**$3,180,026**	**Lump Sum**

Add paragraph E, as follows:

E. The lump sum compensation amounts for the Additional Work items described above are as shown in the following Table 2. These work items would be done by the Engineer only if authorized in writing

by the Owner. Schedule changes to accommodate these items would be agreed upon between Owner and Engineer at the time of authorization.

Table 2 – Additional Work Items Lump Sum Amounts

Task	Lump Sum Amount
Electrical Building No. 1 – HVAC System Modification	$10,000
Electrical Building No. 1 – Building Footprint Change	$54,700

8. ENGINEER'S PRIMARY SUBCONSULTANTS FOR TASK ORDER, AS OF THE EFFECTIVE DATE OF THE TASK ORDER:

This section is unchanged.

9. EXHIBITS AND ATTACHMENTS:

A. Exhibit A to Task Order Amendment No. 1 – Modifications to Engineer's Services Under Task Order No. 1.

EXHIBIT A, MODIFICATIONS TO ENGINEER'S SERVICES UNDER TASK ORDER NO. 1

This exhibit is unchanged.

Execution of this Task Order No. 01 Amendment No. 05 by Owner and Engineer makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

Owner:	Engineer:
Upper Oconee Basin Water Authority	Jacobs Engineering Group Inc.
By:	By:
Print Name: Pat Graham	Print Name: Brian Skeens
Title: Chairman UOBWA	Title: Manager of Projects
	Engineer's License or Firm's Certificate No. (if required): PEF0003S0
	State of: Georgia

DESIGNATED REPRESENTATIVE FOR TASK ORDER:	DESIGNATED REPRESENTATIVE FOR TASK ORDER:
Name: Rebecca Lindsay	Name: Tom Kelley
Title: Owner's Representative	Title: Project Manager
Address:	Address: 10 Tenth Street NW Suite 1400 Atlanta, Georgia 30309
E-Mail Address: rebecca@lindsay-engineering.com	E-Mail Address: tom.kelley@jacobs.com
Phone: 678-300-9789	Phone: 678-898-2037
Date:	Date:

Upper Oconee Basin Water Authority
Bear Creek Dam, Reservoir and Water Treatment Facilities
Operation and Maintenance Report
March 25,2026

Plant continues to operate within regulatory requirements with no issues since last meeting.

Reservoir level – Full Pool at 695’

Average daily treated water flow of 11.32 MGD of potable water pumped to the distribution system in February 2026 compared to 8.40 MGD in February 2025.

We are utilizing the latest demand projections provided by the Member Governments in the drought model for the Weekly Reservoir Report. A summary of projections versus actual for each MG is provided as Attachment A for review.

Procurement

- Soliciting quotes to replace reservoir electrical building HVAC unit.
- Ordered UV 254 lab instrument for checking raw water quality

Major Maintenance

- Replaced vacuum release valve on ACC reservoir pump #5
- Cleaned sed basin #1
- Jackson EMC replaced 480 volt transformers
- Pulled rotating assembly for repair of Jackson HS #8

Additional Activity

- Completed GA Safe Dams engineer inspection
- Investigating bi-weekly power interruption at high service
- 205 preventative work orders completed versus 19 corrective work orders completed in February