LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY

Request for Expressions of Interest
From Entities Interested in Utilizing Specific Water Resource in Hall County, Georgia

Publish Date: 02/12/2019
Due Date: 02/27/2019
Contact: bdonohue@llida.ga.gov
Lake Lanier Islands Development Authority
REQUEST FOR EXPRESSIONS OF INTEREST
NO. LLIDA-001-2019

Utilization of Specific Water Resource in Hall County, Georgia

INTRODUCTION AND OVERVIEW

General

Lake Lanier Islands Development Authority (LLIDA) is requesting Expressions of Interest (EOI) from qualified respondents/entities to potentially utilize a specific water resource on property currently owned by the State of Georgia. The subject property consists of 2.141 acres and is located on 4735 Atlanta Highway, in Flowery Branch, GA, 30542 Hall County, GA, and contains a water resource, specifically three water wells, one of which has been proven to contain an atypically high volume of water output. More information about the subject property, the specific water resource, and water output data is contained herein.

LLIDA’s general goal in issuing this Request for Expressions of Interest is to identify interested entities and potentially achieve optimum utilization of this specific water resource on the subject property and enhance the availability of water resources for surrounding municipalities or large-scale users. It is LLIDA’s intention that any resulting utilization of this water resource will provide an overall additional benefit to Georgia citizens in the vicinity and surrounding areas of the water resource.

The Lake Lanier Islands Development Authority was created in 1962 as a state agency by an Act of the Georgia General Assembly. It was established with the express purpose to "plan, develop, and operate four islands in the southern portion of Lake Sidney Lanier for resort and recreation purposes and to enhance the tourism potential of North Georgia". Lake Lanier Islands Development Authority resolves to ensure that Lake Lanier Islands continues to improve its market position as a resort destination. This is being accomplished through proper management and protection of Lake Lanier Islands’ natural resources. Additional information on the agency and its programs is available at the website www.llida.georgia.gov
Qualified Respondents

A Qualified Respondent is anticipated to be a municipality or public corporation, or a State or local governmental authority, capable of appropriate public works, utilization and related services, as required and authorized by state and federal guidelines and governing agencies. LLIDA may also deem other entity types qualified at its sole discretion. Qualified Respondents may utilize acceptable contractors and/or consultants in rendering the resource “production-ready” and/or implementing actual resource utilization and related measures.

Award to Successful Respondent(s)

LLIDA may begin discussions with one or more Qualified Respondents to potentially utilize the water resource. Any awards resulting from such discussions and/or responses will be negotiated LLIDA, which may conduct negotiations using input from subject matter experts and/or stakeholders impacted from resource utilization.

Prospective Contract(s) Duration, Performance, and Documentation

LLIDA shall reserve the right to determine the duration of any resulting utilization contract, and at all times to inspect or otherwise evaluate all phases of performance under the agreement(s), either directly or through a third party. The successful awardee shall retain a copy of all utilization-related activities for a minimum of ten years from the beginning date of any such agreement, and LLIDA reserves the right to review or copy such documents upon written request.

WATER RESOURCE INFORMATION

Property

The subject property is a 2.141-acre tract of land, which is located in southern Hall County, GA, on the southeast side of Atlanta Highway in the city of Flowery Branch, in Southern Hall County, Georgia. The property is improved by a one-story commercial building and three wells. The site contains approximately 0.45 acres of level upland area and 1.691 acres of low-lying land that, while not officially designated as being in the floodplain, is well below road grade and generally described as containing continuously wet soil. The side and rear of the tract are spill zones for existing culverts from a neighboring residential development to the north and east of the subject property. Additional information on the subject property is contained herein as Exhibit A- “Property Appraisal-Morgan Mellette”.

Specific Water Resource

The subject site contains three wells drilled in 2005, one of which ("Henderson Well") was later proven (in late 2012) to contain an atypically high volume of water output. The site was developed to municipal-quality well standards and is currently potentially marketable to surrounding municipalities or large-scale users.

The “Henderson Well” has an 18" bore hole, 260’ of depth, with 12” steel casing to 230’, sealed with Neat Cement. The well is classified as an artesian well with no surface water influence from Lake Lanier or surrounding springs/creeks. The well currently includes no equipment such as a primary and/or backup pump, pump and/or chemical house and internal plumbing, electrical or instrumentation, chemical treatment system, or on-site storage. In effect, the well is not “production ready” and requires additional resources to become a production-ready asset.

Studies have been performed on the water resource and its volume. The Henderson Well has an existing permitted volume (350 GPM; 0.504 MGD), sustainable rate for 24/7 operation, and has also been found to have a potential mean stabilized rate of 558 GPM. One report, dated January, 2018, notes a suggested pumping rate of 485 GPM, which has also been analyzed. It should be noted that 558 GPM also reportedly requires adjacent systems to physically lower their intake pumps to mitigate any disturbance, or alternatively, that the Henderson Well pump cannot run 24/7.

Additional information on the water well resources is contained herein as Exhibit B- “Business Appraisal- Newmark Knight Frank”; and, Exhibit C- “Henderson Well Appraisal- Pritchett, Ball & Wise”.

EXPRESSIONS OF INTEREST - CONTENT AND SUBMITTAL

Submittal Requirements

Respondent must submit a PDF Expression of Interest (EOI) electronically to LLIDA on or before 4:00 p.m. EST on 02/27/2019, to the contact indicated below:

Bill Donohue, Executive Director
bdonohue@llida.ga.gov

As an Expression of Interest, the electronic response is not a binding business proposal or bid to LLIDA, however LLIDA has the reasonable right to rely on the representations
made by the respondent, in its evaluation of the EOI and in subsequent contracting processes. The EOI may be withdrawn by the respondent any time before the deadline by written request to LLIDA.

Questions

All questions regarding this Request, including concerns regarding conflicts, errors or ambiguities, must be submitted electronically to bdonohue@llida.ga.gov on or before the date listed in the Timeline section.

The cost of submitting is entirely the responsibility of the respondent. This includes costs to determine the nature of the engagement, preparation of the submittal, submitting, negotiating a contract and other costs associated with responding to the Request. All responses will become the property of LLIDA and will be a matter of public record subsequent to signing of the contract, or, rejection of all submittals.

EOI Deliverables

Respondents should submit a PDF EOI, as outlined below:

A- Organizational information
   A-1- Name of respondent
   A-2- Address of respondent headquarters, with prime contact's information.
   A-3- Statement of interest containing the purpose of the respondent's prospective utilization of the subject resource.
   A-5- Identification of any existing or potential conflicts of interest relative to utilization of any resources resulting from this Request, including any relationships or conditions that might be perceived as a conflict

B- Quality assurance:
   C-1- General description of current practices and/or plans for quality assurance and monitoring/evaluation for the prospective resource utilization and distribution
EVALUATION OF EXPRESSIONS OF INTEREST

Review Process

All submittals will be reviewed and evaluated by LLIDA and designated qualified persons. Selected respondents will be notified directly regarding further consideration.

LLIDA reserves the right to request clarifications on submittals. LLIDA also reserves the right to conduct discussions about the submittals with those respondents determined by LLIDA to be viable for additional eligibility or award. Discussions, along with negotiations with responsible respondents may be conducted for any appropriate reason.

Minimum Requirements

All qualified respondents’ eventual contractors and subcontractors must be registered and in good standing with the Georgia Secretary of State. Organizations barred from federal contracting according to the federal register are prohibited from participating.

Selection Criteria

Evaluation of all responsive EOI s will be performed by LLIDA. Those EOI s that demonstrate sufficient respondent organizational viability, appropriateness of purpose for resource utilization, and other evidence of suitability for utilization services will be selected for further consideration. Separate discussions may then be initiated with each selected respondent to obtain additional information, and potential contract negotiation. Final selection for awards will be at the discretion of LLIDA.
EXHIBITS

**Exhibit A** - Property Appraisal-Morgan Mellette

**Exhibit B** - Business Appraisal- Newmark Knight Frank
https://www.dropbox.com/s/7pq3maoq7a3o19u/Exhibit%20B-Newmark%20Business%20Appraisal%20Henderson%20Water%20Well.pdf?dl=0

**Exhibit C** - Henderson Well Appraisal- Pritchett, Ball & Wise