Big Canoe®
PROPERTY OWNERS ASSOCIATION, INC.

12 September 2025

Mr. Stephen Clark
Mitigation Division
Georgia Emergency Management and Homeland Security Agency
P.O. 18055
Atlanta, Georgia 30316-0055

Subject: Sub-Applicant Management Cost Request Letter
Georgia Emergency Management and Homeland Security Agency
Hazard Mitigation Assistance Grant for Lake Petit Dam Spillway

Dear Mr. Clark,

The Big Canoe Property Owner's Association (POA) has applied to the Georgia Emergency Management and Homeland Security Agency for a Hazard Mitigation Assistance grant. The Big Canoe POA is requesting sub-applicant management costs for the Lake Petit Dam Spillway Rehabilitation project.

This project is located in Pickens County at Lake Petit Dam (Dam), which is within the Big Canoe community at 12 Wolfscratch Drive in Jasper, Georgia. The project will construct a modern spillway and rehabilitate the remaining internal corrugated metal drain pipes to update their performance, reliability, and design life and decrease ongoing maintenance by using modern construction materials, details, and standards.

The sub-applicant management funds will be used to manage this proposed project and ensure all requirements are met. The estimated management costs as well as the total project costs are attached.

If you have any questions, please contact Scott Auer at 706.268.3346 or sauer@bigcanoepoa.org.

Sincerely,

Scott Auer

Scott Auer
Big Canoe POA General Manager

Attachment 1	Sub-Applicant Management Costs
Attachment 2	Estimated Project Costs

Copies to: Wesley MacDonald, Principal Engineer, Geosyntec Consultants
Monique McBride, Hazard Mitigation Division, Georgia Emergency Management Agency/Office of Homeland Security

ATTACHMENT #1

Sub-Applicant Management Cost Request

I. **Project Implementation Narrative:** In one or two paragraphs, please detail what activities and who will perform the activities needed to manage this project.

Big Canoe Property Owners Association is requesting project management funds to oversee the construction of the dated Dam spillway and internal drains along portions of the lower half of the downstream slope of the Dam. The existing spillway and internal drains were designed and constructed using guidelines and materials which are no longer the industry standard and require on-going maintenance to prevent failure, which could result in a breach of the Dam. These activities will include bidding the project, choosing a construction company, executing the contract with the engineers and construction company, completing vendor payments, agency reporting, requesting reimbursements from GEMA, coordinating site inspections and assisting with possible audit requests. Big Canoe Property Owners Association will be responsible for the management of this project. Due to the complexity of the project, we anticipate many individuals to be involved. This project is scheduled to take approximately two years to construct and up to a year for coordination and restoration. Please see the table below for details of project costs.

II. **Project Budget:** Please include name of project being requested that will require management costs. Also include number of staff that will be required to complete the management of this project, total cost of project that is being requested and total management costs. FEMA allows management costs of up to 5% of total project costs.

Sub-Applicant Management Costs for Lake Petit Dam Spillway Repairs Project

Project Type	Personnel	Fringe Benefits	Hours per Week	Number of Weeks	Indirect Costs	Total (Max. 5% of Total Project Costs)
General Manager	$123.68	$33.21	6	156	$0	$146,849
Director of Operations	$66.25	$20.55	20	156	$0	$270,816
Director of Finance	$70.47	$10.17	4	156	$0	$50,319
Accounts Payable	$19.57	$5.53	4	156	$250	$15,912
TOTAL						**$483,897**

*see attached budget for total project costs associated with original project application

ATTACHMENT #2

Cost Estimate Calculation

Order of Magnitude Costs	Unit	Qty		Unit Price		Total Cost	Notes
Site Specific Costs					**$**	**1,182,000**	
Mob/Demob	Lump Sum	1	$	500,000.00	$	500,000	Estimate based on recent projects
Clear and Grubbing	Acre	20	$	10,000.00	$	200,000	Estimate based on recent projects
BMPs	Lump Sum	1	$	100,000.00	$	100,000	Estimate based on recent projects
General Grading	CY	9,200	$	10.00	$	92,000	Avg. 50 ft wide either side, Unit Rate based on recent contractor estimates
Access Roads	SF	2,000	$	60.00	$	120,000	Unit Rate based on recent Contractor Estimate
Laydown Areas	Acre	0.5	$	40,000.00	$	20,000	Unit Rate based on recent Contractor Estimate
Bridge Monitoring and Shoring	Lump Sum	1	$	100,000.00	$	150,000	Estimate based on recent projects
Demolition and Utility Relocation					**$**	**188,000**	
Chute Demolition	CY	220	$	400.00	$	88,000	Unit Rate based on recent Contractor Estimate
Utility Relocation	Lump Sum	1	$	100,000.00	$	100,000	Engineering Judgement
Upstream Bridge					**$**	**10,000**	
Water Mgmt. for Construction	Lump Sum	1.00	$	10,000.00	$	10,000	Engineering Judgement, management of siphon
Ancillary Structures					**$**	**354,800**	
New Water Line	LF	740	$	10.00	$	7,400	Engineering Judgement
Soil Nails (Including Facing)	EA	15	$	3,500.00	$	52,500	Unit Rate based on recent Contractor Estimate
Fence	LF	1,440	$	30.00	$	43,200	Homeguide.com
ArmorFlex Mats	Lump Sum	1	$	100,000.00	$	100,000	Engineering Judgement
Riprap Ditches	CY	560	$	70.00	$	39,200	Unit Rate based on recent Contractor Estimate
UTV Path	SF	3,750	$	30.00	$	112,500	Unit Rate based on recent Contractor Estimate
Chute Slab Replacement					**$**	**2,998,734**	
Chute Slab	CY	900	$	1,600.00	$	1,440,000	Estimate based on recent projects
Chute Walls	CY	440	$	1,600.00	$	704,000	Estimate based on recent projects
Excavation of Chute	CY	1,600	$	50.00	$	80,000	Avg. Excavation of soil/saprolite beneath chute
Underdrain installation	LF	3,000	$	150.00	$	450,000	Unit Rate based on recent Contractor Estimate
Fine Aggregate Filter	CY	227	$	70.00	$	15,867	Unit Rate based on recent Contractor Estimate
Aggregate Filter	CY	227	$	70.00	$	15,867	Unit Rate based on recent Contractor Estimate
Fill and Backfill	CY	3,500	$	70.00	$	245,000	Unit Rate based on recent Contractor Estimate
Final Seeding	Square Yard	48,000	$	1.00	$	48,000	Unit Rate based on recent Contractor Estimate
Stilling Basin					**$**	**743,972**	
Energy Dissipators	CY	15	$	1,600.00	$	23,230	Unit Rate based on recent Contractor Estimate
Stilling Basin Concrete Slab	CY	321	$	1,600.00	$	513,334	Unit Rate based on recent Contractor Estimate
Stilling Basin Walls	CY	130	$	1,600.00	$	207,408	Unit Rate based on recent Contractor Estimate
Improved Drains					**$**	**1,161,000**	
Pipe	LF	900	$	400.00	$	360,000	2024 Contractor Bid; includes cleanouts/headwalls, etc.
Graded Backfill	LF	900	$	340.00	$	306,000	2024 Contractor Bid; includes both gravel and sand
Grading	Acre	3	$	165,000.00	$	495,000	2024 Contractor Bid - including limited access, pipe removal, and disposal
				Subtotal	**$**	**6,638,504**	
Project Support					**$**	**1,925,168**	
CQA/Engineering Support (12%)	Lump Sum	1		12.0%	$	796,621	Up to 2 years
Project Management (12%)	Lump Sum	1		12.0%	$	796,621	Up to 2 years
Bidding and Contract Support (5%)	Lump Sum	1		5.0%	$	331,926	Estimate for Owner adjudication
Inflation					**$**	**1,058,470**	
Two Years from 2024 to 2026	Lump Sum	1		12.4%	$	1,058,470	Two years at 6% each year
Contingency					**$**	**331,926**	
Contingency (5%)	Lump Sum	1		5.0%	$	331,926	Assumed 5%
				Total Cost	***$***	***9,954,068***	

Note:

CY: Cubic Yard; SF: Square Foot; LS: Lump Sum; LF: Linear Foot; EA: Each