



City of Covington

2194 Emory Street, NW
P.O. Box 1527
Covington, Georgia 30014
770.385.2000

Ronnie Johnston
Mayor

Leigh Anne Knight
City Manager

March 30, 2016

Mr. Mike Grundmann
Georgia Department of Economic Development
75 Fifth Street, NW, Suite 1200
Atlanta, Georgia 30308

We, City of Covington, are a full service City. Our mission is to serve energy to our community's needs. We own and operate 290 miles of electric distribution lines providing power to industrial, commercial and residential customers throughout 72 square miles in Newton and Walton Counties. Our experienced engineering staff will design a system customized to meet unique customer needs whether it is a single point of service and/or multiple service points within a customer's site. Our experienced and dedicated energy team is excited for the opportunity to grow our community and become the energy and communication supplier to the Heartland Mega Site.

The following sections describe the utility services upgrades/extensions required to serve the site:

ELECTRIC

Approximately half of the site falls into the City of Covington assigned electric territory while the other portions are Ga Power and Walton EMC territories. We currently have power to the site at the several locations as shown on the accompanying file. To serve electric loads less than 4MW of Demand (Connected load can be much greater) at the North end or South end of the site is a simple extension of our nearby distribution line. This consists of \$200,000 of construction which can be completed in 8 weeks. To serve large electric loads at this site, loads greater than 4 MW of Demand, will require a substation to be installed nearby or within the site. A substation addition will be accomplished by tapping into the existing transmission line already crossing the site. Installation of a substation, and associated distribution lines, will cost \$1,800,000 requiring 36 weeks to complete. A railroad crossing may be involved which should not extend the 36 weeks, but is somewhat out of direct control.



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GAS

Providing natural gas to the site may vary according to the portion of the site that develops first. We have three possible routes to extend our gas line to the site. Should this site materialize as we hope, our gas line will eventually loop from the north end to the south end for system stability. Below lists the cost and time required to extend our existing gas line to the various points of the site. A railroad crossing is involved, for the Mid-Section and South End extensions, which could add time to complete dependent upon Railroad responsiveness.

North End:	\$1,860,000	18 weeks
Mid-Section:	\$1,610,000	22 weeks
South End:	\$936,000	22 weeks

FIBER

Extending the City Fiber is essentially the same routes as described for extending the Natural Gas line to the North End of the site and to the Mid-Section. However, providing fiber to South End will be accomplished via the Mid-Section route to the site then extending within the site property. Costs associated with fiber extension to the site are as follows:

North End:	\$53,000	18 weeks
Mid-Section:	\$68,000	20 weeks
South End:	\$86,000	26 weeks

We look forward to a full service partnership growing our community together. Please feel free to contact me at 770.385.2120 with any questions.

Best Regards,

Tim J. Morris, PE

City of Covington

Utilities Director