



ATLANTIC COAST
CONSULTING, INC.

*A solid approach
for a cleaner environment.*

April 20, 2026

Transmitted via email
anthony.spencer@fultoncountyga.gov

Mr. Anthony Spencer
Administrator, Fleet Maintenance-Solid Waste-Grounds-Fixed Assets
Department of Real Estate and Asset Management (DREAM)
Fulton County
141 Pryor Street
Suite G119
Atlanta, GA 30303

RE: Proposal for Fulton County Repair Needs
Fulton County, Georgia

Dear Mr. Spencer,

Atlantic Coast Consulting, Inc. (ACC) is pleased to present the Fulton County Department of Real Estate and Asset Management (DREAM) this proposal to complete gas system repairs, detention pond maintenance/repairs, and monitoring well repairs at the at Morgan Falls Road Landfill, and UST regulatory inspections and compliance testing at regulated facilities throughout the County.

Repair Needs

[Morgan Falls Road Landfill Gas System](#)

The gas blower for the active gas extraction system at the Morgan Falls Road Landfill recently failed and required replacement. The spare blower was recently installed, thus a new spare blower needs to be ordered and placed back in storage. The lead time on that particular blower is typically 10-12 weeks, so it is critical to have a new blower on standby ready to be installed in case of another failure. Also, during the wellfield monitoring activities for the Morgan Falls Road Landfill, ACC noted minimal vacuum to the gas collectors around the driving range. A camera inspection has revealed that repair of a sunken header is needed. For this repair, approximately 150-feet of pipe will need to be located by a surveyor, and subsequently repaired/re-graded as needed so condensate can drain properly. Additionally, air lines and force main lines serving condensate sumps 1 through 5 need to be replaced.

This system is installed to mitigate methane migration and landfill gas impacts on groundwater at the site. Timely repairs are needed to protect human health and the environment by preventing methane migration, while also maintaining compliance with the Georgia Environmental Protection Division.

[Morgan Falls Road Detention Pond Repairs](#)

Routine maintenance and upkeep is needed at Morgan Falls Road's existing detention pond to preserve proper function and long-term performance. Work will consist of sediment removal and cleanout to restore design storage capacity, mowing and vegetation management along pond

banks and access areas, and removal of unwanted woody vegetation and debris. Outlet structures and trash racks will be inspected and cleared of blockages to ensure unobstructed flow. Minor erosion areas will be addressed through vegetative stabilization and light grading as needed. All maintenance activities will be performed in accordance with applicable stormwater management standards to ensure the facility continues to meet its intended drainage and water quality objectives.

Morgan Falls Road Damaged Well Repairs

During routine groundwater sampling and methane monitoring events at Morgan Falls Road Landfill, ACC identified one groundwater monitoring well (GWA-4) and one methane monitoring well (MM-18) that had been damaged at the site. ACC notified the site about damaged monitoring wells on March 19, 2026. ACC conducted a field investigation of the damaged wells on March 19, 2026. The field technician noted from the investigation that the surface completions for both monitoring wells have been damaged and will need to be repaired. ACC field technicians will complete the necessary repairs in accordance with applicable regulatory requirements and standard industry practices to restore the wells to proper operating condition.

UST Regulatory Inspections and Compliance Testing

Fulton County currently owns and operates nine UST facilities. The facilities are included in the table below. The table lists each UST facility name with the corresponding GEOS facility identification number assigned by EPD.

GEOS ID	FACILITY NAME
600235	- Big Creek Water Reclamation Plant
600248	- Fulton County Department of Aviation
600315	- Fulton County North Annex
600316	- Fulton County South Co Annex
9060122	- Fulton County Central Maintenance
9060171	- Water Resources Ops CTR
9060474	- Ground Department
9060773	- Fulton County Jail
9060774	- Fulton County Government Center

ACC will ensure each UST facility maintains EPD compliance status by conducting regulatory inspections, assisting in maintaining records, and working with subcontractors for additional inspections and any necessary repair work that is beyond ACC's capabilities. The types of inspections conducted and the types of records maintained will be determined by Georgia EPD's "UST Inspection Checklist" form. Either the "AFTER April 7, 2008" or "PRIOR April 7, 2008" UST Inspection Checklist form will be utilized depending upon the date the UST was installed for each facility.

ACC will assist Fulton County to complete annual tank registrations for each facility and will work with Fulton County to maintain other required UST documentation, such as UST Training Certificates A, B & C, as well as Financial Responsibility Status (proof of GUST fund payments). These documents are required for each UST facility.

ACC will provide additional services in the form of assisting Fulton County to respond to comments from EPD regarding UST compliance issues. Additionally, ACC will provide a field technician to be



onsite during inspections conducted by EPD, if given sufficient notice of upcoming inspections. Having an ACC representative onsite will provide insight to any required response to comments from said inspections.

Project Fee

Activities associated with the gas system repairs, UST regulatory inspections and compliance testing, detention pond repairs, and monitoring well repairs are include the tasks listed below and include a summary of the fee for each task.

Task Description	Fee
Morgan Falls Road Landfill Gas System	\$250,000
Morgan Falls Road Detention Pond Repairs	\$26,500
Morgan Falls Road Damaged Well Repairs	\$8,500
UST Regulatory Inspections and Compliance Testing	\$75,000
Project Total	\$360,000

Assumptions

In preparing this estimate and scope of work, ACC has made several assumptions necessary to complete the project:

- Monthly walkthrough work will take one day, per month, and will not be significantly delayed due to inclement weather;
- This proposal does not include costs for any repair work identified through inspections or any other means. Costs for repairs will be sent to Fulton County in the form of a proposal;
- Repair work will only commence through a notice to proceed from Fulton County;
- No remediation of contaminated soil or groundwater from UST suspected releases is included in this proposal;
- Work conducted under conditions appropriate to Occupational Safety and Health Administration modified Level D personal protective equipment;
- The estimated scope of work for the monitoring well repairs is one day. Unforeseen circumstances beyond ACC's control that extend on-site time may result in additional costs. Fulton County will be notified promptly; and
- Project expectations are dependent on safe weather conditions. Inclement weather conditions may delay field work.

Fulton County
Repair Needs
April 20, 2026



If you have any questions about our scope or budget, please do not hesitate to contact us. ACC looks forward to the opportunity to work with you on this project.

Sincerely,

ATLANTIC COAST CONSULTING, INC

A handwritten signature in blue ink, appearing to read 'H.M.J.', is written over the company name.

Harry M. Jones IV, P.G.
VP – Environmental Services Project Manager

cc: Shaista Begum, Fulton County (via email)
Project file: G029-101