
PROGRESS MEETING MINUTES



68 Shipwash Drive Garner, North Carolina 27529 919.772.5393 tel. 919.772.1176 fax

PROJECT: TOWN OF JAMESVILLE – Water Treatment Plant

DATE: June 26, 2024

TIME: 10:00 AM

LOCATION: Jamesville Town Hall

FUNDING AGENCY: NCDEQ-DWI SRP-D-ARP-0111

ENGINEER MUNICIPAL ENGINEERING Inc.
Michael McAllister, M-ASCE Project Manager

CONTRACTOR: Enviro-Tech Unlimited Construction Services, LLC (ETUCS)

TOPICS:

Note: *Information in italics is information obtained or discussed outside the formal meeting.*

- 1. **Attendees**

Hon. Rachel Craddock, Commissioner	Town of Jamesville
Hon. Craig A. Tucker, Mayor	Town of Jamesville
Hon. Kim Cockrell, Commissioner/Clerk/Finance Off.	Town of Jamesville
Hon. Mary Allen, Commissioner	Town of Jamesville
Samual Lilley	Town of Jamesville
Joseph Surles	ETUCS
Nick Brown	ETUCS
Mack Thornton	Municipal Engineering, Inc.
Michael McAllister	Municipal Engineering, Inc.

- 2. **Project Schedule**

During the Engineer’s site visit, it was noted that the unit piping is mostly complete. The various interconnection wiring to the controls and valves of the Greensand Filters, Reverse Osmosis, Clean-in-Place unit, and chemical feed skids are underway. Work continues within the electrical room, and the chlorine contact tank has been placed near its permanent location.

Nick Brown with ETUCS noted the following:

A. Work Accomplished since the last meeting in May:

The remote well has been replaced, and work continues on the building; with the new hatch installed on the roof, and the exterior doors have been ordered for the recently rebuilt well house. The Greensand media has been loaded into the filter vessels. Chemical feed piping is being installed.

B. Work to be Accomplished next month:

- a. Complete CL2 piping next week.
- b. Complete chemical feed piping.
- c. Installation of Clean-in-place control panel.
- d. Kurita equipment start-up
- e. Reverse Osmosis System start-up around July 9.
- f. Tile installed.
- g. Pressure test piping.
- h. SCADA installation.
- i. Eye-wash/shower installation
- j. RPZ backflow preventer installation
- k. CABC Stone around Chemical Feed structure and building
- l. It was noted during the meeting that the new natural gas generator should arrive in August, will will eliminate the need for **Item #1 on Change Order No. 3 for (\$20,205.00)**

3. Change order status. *(The Change Order Status will remain as part of the monthly meeting minutes to provide ongoing information to the Town and NCDEQ-DWI)*

a. **Change Order #1** includes the following: Status *(NCDEQ-DWI Eligibility Determination dated September 22, 2023, has been received. New information regarding status will be highlighted in yellow.)*

- i. As discussed at March’s meeting, the costs incurred by the Town for the installation of the natural gas line by Piedmont Natural Gas should be an eligible cost, and the bill may be included in the Payment Reimbursement Request as a Town-paid item.

Total \$9,896.68

b. **Change Order #2** includes the following: Status *(NCDEQ-DWI Eligibility Determination dated April 16, 2024 has been received)*

- i. **Change Order #2a** for **\$12,389.25** The Engineer noted that **Change Order #2a** has been submitted to include the additional cost of changing the generator from diesel to LP gas of **\$12,389.25**. (note: Town will pay North Carolina Natural Gas directly from the grant proceeds provided concurrence is received from NCDEQ-DWI. Reimbursement to the Town will be included in subsequent reimbursement requests submitted to NCDEQ-DWI. **\$12,389.25**)
- ii. **Change Order #2b** The Contractor has also submitted a change order request for additional costs incurred by the elevated tank located on the site, which overflowed several times, flooding the footing excavations. The Contractor needed to pump the water from the footing excavations of these on numerous occasions. **\$5,861.63**
- iii. **Change Order #2c** The Contractor has submitted a change order to add the epoxy coating on the operating floor of the new facility at the request of the Owner. The floor coating will be installed in two coats, with the first coat being the prime coat to be applied prior to the installation of the equipment. The second coat will be installed near the end of the project to

ensure the coating is not scratched during the installation of the equipment.

\$18,383.31

Total \$36,634.19

c. **Change Order #3** includes the following: Status *(NCDEQ-DWI Eligibility Determination dated April 26, 2024 has been received)*

- i. Modifications to the existing onsite generator for utilization upon completion of the water treatment facility. The proposed natural gas generator has a long lead time and will not be on site until well after the plant is placed online. **\$20,205.00**
- ii. Well, house # 2 has fallen in disrepair but is available to operate manually if needed for an emergency. The well is needed to operate in automatic mode during the construction of Well #1 to provide water to the Town. The proposed changes are as follows:

Electrical

- Building Demo (Roof, Gable Walls, Doors)
- Furnish and install a new 200-amp service riser
- Furnish and install a new meter base
- Furnish and install a new 200-amp manual transfer switch
- Install existing generator receptacle on site of new transfer switch
- Furnish and install a new 100-amp disconnect inside the building
- Furnish and install a new Size 3 starter for the well pump
- Furnish and install a new 120/240-volt panel
- Furnish and install new lighting and receptacles
- Furnish and install a new unit heater
- Furnish and install a new wireless contact closure relay system from the existing well house to the new water treatment plant to operate the new starter in automatic position from new system controls.

Building Rehab

- Install a new roof truss system
- Replace all roof sheathing with ½” plywood and nails per building code
- Cover sheathing with roofing underlayment and 30-year architectural shingles
- Remove existing gable wall sheathing and replace it with ½” plywood
- Install WRB felt on plywood, install LP smart side lap siding, paint (white)
- Install fascia and paint (white). Install soffit, paint (white)
- Replace and paint exterior double and single access door
- Report several areas of existing brick and block

\$123,284.18

The Contractor has performed an additional evaluation of the building and determined that it to be less expensive to replace the existing roof (now caved-in) with a new “A” frame gable roof with fiberglass shingles and watertight hatch to provide access to pull the well for maintenance and/or replacement. It shall include the replacement of any control wiring between the well and the water treatment facility. Based upon the schedule and parts availability (approximately one week), we recommend that NEMA 1 electrical boxes be installed inside

the rehabilitated building. In order to install an outside electrical rack will require the installation of NEMA 4X stainless steel boxes, which currently have a lead time of 48 weeks.

The Town has contacted Bill Magette with Magette Well & Pump Co., Inc. of Ahoskie, North Carolina, who has provided the Town with a quote to evaluate Well #2 as follows:

• Pull LST Pump:	6 @ \$ 400.00	\$ 2,400.00
• Run Video Survey:	1 @ \$1,200.00	\$ 1,200.00
• Brush Well and Suction Debris:	6 @ \$ 400.00	\$ 2,400.00
• Add acid, brush, and Suction:	1 @ \$2,800.00	\$ 2,800.00
• Super chlorinate Well:	1 @ \$ 280.00	\$ 280.00
• Evaluate pump/Estimate to repair or replace:	1 @ \$ 00.00	\$ 00.00
	Sub Total	\$ 9,080.00
	Sales Tax	\$ 635.60
	Total	\$ 9,715.60
	Overhead Costs/Bonds/Insurance (2.25%)	\$ 224.07
	Contractor Fee/Profit (10%)	\$ 995.85
	Total for Well	\$11,178.41

Total \$154,667.59

d. **Change Order #4** includes the following: Status NCDEQ-DWI Eligibility Determination dated July 10, 2024 has been received.

Additional electrical to connect Well #1 (water plant site well) after replacement and controls from the other two buildings:

• Furnish and install 40 Amp breaker in MDP panel.	
• Furnish and install conduit and wire from MDP to Well House #1 60 amp disconnect.	
• Furnish and install 30 KVA 480/240-volt 3 phase transformer for Well #1 Pump	
• Furnish and install Combo Starter (Size-3) for New Pump Motor in Well #1	
• Furnish and install wiring from Starter to Well Pump #1	
• Furnish and install wiring from Panel LB in Well #1 New Building to Existing Shelter for 120-volt power.	
• Furnish and install wiring from Panel LB to the existing Lawn Mower Building.	
• Project supervision	
• Electrical Subcontractor	\$ 27,668.00
• Project Management	\$ 1,383.40
	Sub Total
	\$ 29,051.40
• Overhead Costs/Insurance 5.25%	\$ 1,525.20
• Contractor Fee/Profit @10%	\$ 2,905.14
	Lump Sum Total
	\$33,481.74

4. **Shop Drawing Status**

- The Engineer and Contractor noted **no outstanding shop drawings.**

5. **RFI Status**

- None

6. **Major Equipment Delivery Status**

Mr. Nick Brown with ETUCS indicated again the anticipated delivery time of the proposed equipment as follows:

- a. **The Generator/ATS:** The delivery date is now expected in August 2024, as noted above.
- b. **The pre-cast building for well and appurtenances:** The Contractor indicated that the pre-cast Concrete building is complete and is awaiting a delivery time from the General Contractor. It is anticipated the unit will be delivered upon repair of well #1

7. **Pay Request Status**

All payments have been received by the Contractor with the exception of Partial Payment Request #10, which was recently submitted to NCDEQ-DWI for reimbursement.

8. **Contractor Concerns/Questions**

None.

9. **NCDEQ-DWI Questions/Concerns**

Mr. Jim Morrison with NCDEQ-DWI did not attend this meeting.

10. **Owner Concerns/Questions**

None Noted

11. **Engineer Concerns/Questions**

None Noted

12. **Misc. Questions**

None


13. **Next Progress Meeting**

The Engineer noted the next meeting is scheduled for July 24, 2024, at the request of Commissioner Craddock, who had a conflict on the 17th.

14. **Adjourn**

Many thanks to all who attended the meeting today, and we look forward to the next meeting in July.

Submitted this the 22nd day of July 2024



Michael L. McAllister, M-ASCE
Principal Project Manager



SIGN-UP SHEET – PROGRESS MEETING

MESCO Project No.: G-22060

Project Name: Town of Jamesville – Water Treatment Plant
SRP-D-ARP-0111

Date: June 26, 2024 – 10:00 AM

NAME	COMPANY	PHONE	email
Michael McAllister	Municipal Engineering	919-772-5393	mmcallister@mesco.com
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Randy [unclear]	[unclear]	252-742-4242	same as Kim
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Nick Brown	ETUCS, LLC	252-207-8837	nbrown@etucs.com
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Neil Gullay	Town of Jamesville	252-809-2174	
Craig A. Tucker	Town Mayor	252-394-4402	

* Include FAX number or email address if you want a completed copy of the sign-up sheet sent to you.