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# PROGRESS MEETING MINUTES



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

**PROJECT:**                            **TOWN OF JAMESVILLE – Water Treatment Plant**

**DATE:**                                **May 15, 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. Kim Cockrell, Commissioner/Clerk/Finance Off.	Town of Jamesville
Hon. Mary Allen, Commissioner	Town of Jamesville
Hon. Willis E. Williams, Commissioner	Town of Jamesville
Samual Lilley	Town of Jamesville
Belsie Williams	Citizen
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 partially complete, the chemical feed skids have been mounted on the walls, Piedmont Natural Gas has installed the gas line up to the generator pad, and Dominion Power was on site to install the temporary service. The basecoat has been applied to the drywall surfaces within the building.

Nick Brown with ETUCS noted the following:

**A. Work Accomplished since the last meeting in March:**

The RO, Greensand, and clean-in-place skids have been placed in their final locations. The package chemical feed units have been mounted on the wall. The greensand media has arrived but will not be Harrison Drive has been paved where the pavement was cut to install the sanitary sewer tie-in

**B. Work to be Accomplished next month:**

- a. Complete plant piping and testing.
- b. Install stainless steel contact tank.
- c. Preliminary site grading
- d. Complete building wiring.
- e. Set pre-cast building for Well #1. Depending on the status of the repair, see item #10 Owner Comments
- f. Begin repair of Well #2 Well building and replace well per Change Order #3.

**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 nail 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
	<b>Sub Total</b>	<b>\$ 9,080.00</b>
	Sales Tax	\$ 635.60
	<b>Total</b>	<b>\$ 9,715.60</b>
	Overhead Costs/Bonds/Insurance (2.25%)	\$ 224.07
	Contractor Fee/Profit (10%)	\$ 995.85
	<b>Total for Well</b>	<b>\$11,178.41</b>

**Total \$154,667.59**

**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:

- The Generator/ATS:** The delivery date has not changed since the information was given during the last progress meetings. The Generator delivery remains at approximately 52 weeks from the approval of the shop drawings.
- The Stainless Steel Dechlorination Tank:** Delivery of the stainless-steel tank is expected next week.
- 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 in May or upon repair of well #1

**7. Pay Request Status**

All payments have been received by the Contractor with the exception of Partial Payment Request #8, 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**

It was noted that Well #1 (the existing main well at the treatment facility building) is still out of service. The plant continues operating manually on remote well #2, which is also in need of repair. Bill Magette with Magette Well & Pump Co., Inc. of Ahoskie, North Carolina, has assessed the well and determined the scope of repair. He provided a quote to replace the well pump with a submersible pump rated at the same gallons per minute (GPM). Mr. Magette quoted the submersible pump, citing better reliability than the turbine shaft pump.

Originally, the Engineer recommended that the pump drive configuration (Turbine with the motor mounted at the top) remain the same rather than changing the configuration to a submersible design. The purpose is to avoid having to go through the permitting process with NCDEQ Public Water Supply, which adds additional time to the project.

The Town noted that they received an inspection from Clif Whitfield, PG, Assistant Regional Engineer with the NCDEQ-Washington Regional Office. He agreed with the installation of the submersible pump. He stated in an email to Vince Tomaino, PE, in the Engineer's office regarding his inquiry about the permitting stated the following: *"Yes, being that Jamesville will not have water if something happens to well 2, we would consider the installation of the submersible pump now a reasonable step to take to prevent an emergency situation. However, installing the submersible pump prior to having approved plans means Jamesville will technically be in violation of the NC Rules Governing Public Water Systems, but we can work with them given the circumstances. Also, if the pump is not deemed approvable by plan review, it will need to be removed and replaced with one that is."*

The Engineer noted considering the price difference between the Turbine (motor on top) at \$33,170.00 and the submersible pump at \$22,063.00 for a difference of \$11,107.00, and considering that NCDEQ would work with the Town regarding the permitting of a different type of well pump, recommended that the Town proceed with the submersible pump ASAP. Commissioner Cockrell called Magette during the meeting, and he indicated he needed to order the pump and should have it by next Wednesday.

Commissioner Craddock asked the Contractor when the site would be ready for a ribbon cutting. Mr. Brown indicated it was possible things could be ready in June; however, it was recommended we differ this to a later time depending upon the progress. Commissioner Cockrell suggested having the ribbon cutting in conjunction with the next progress meeting on (June 26, 2024). The Engineer will monitor the progress and determine if that is feasible. The Engineer recommended they invite the folks from NCDEQ-DWI to any public events.

Samual Lilley, ORC, asked if they could retain ownership of the old salt brine tank and the metal from the old plant building when it is demolished for the purposes of selling the scrap metal. Mr. Brown indicated they would accommodate this request.

#### **11. Engineer Concerns/Questions**

Mr. McAllister noted that once Well #1 is repaired, it is recommended that the repairs begin immediately on Well #2 (remote well). Before the existing building can be demolished and the new pre-cast concrete well building set, the operation of the facility will again need to rely on the remote well. Mr. Brown indicated that he would contact the truss manufacturer to obtain the roof trusses needed for construction and contact Mr. Magette to perform the well diagnosis and provide a quote for the repair. The repair will need to be incorporated into a change order.

Mr. Lilley indicated that the motor starters tend to stick at times. Mr. McAllister indicated the motor starters for both wells would be replaced; however, they will be housed in NEMA 1 enclosures and will, therefore need to be protected until the building is set.

#### **12. Misc. Questions**

None


#### **13. Next Progress Meeting**

The Engineer noted the next meeting is scheduled for June 26, 2024. Commissioner Cockrell noted that the Town would be closed on the regular third Wednesday meeting day for the Juneteenth holiday.

**14. Adjourn**

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

Submitted this the 16th day of May 2024



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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: May 15, 2024 – 10:00 AM

NAME COMPANY PHONE email

Michael McAllister Municipal Engineering 919-772-5393 mmcallister@mesco.com

*Mary Allen* *Commissioner* *252-508-3605* *mgad4golf@aol.com*

*Bill Cockrell* *Town of Jamesville* *252-792-5226* *scrossville@embargo.net*

*Mark Thornton* *Municipal Engineering* *919-527-2521* *MarkThornton@xfinity.com*

*Raeel Craddock* *Commissioner* *252-992-4248* *Town*

*Nick Brown* *ETUCS, LLC* *252-207-8537* *nbrown@etucs.com*

*William E. Williams* *Town of Jamesville* *252-792-1332* *william@williams-engineering.com*

*Belvia Williams* *Jamesville, NC* *252-413-9800*

*Sarah Lillard* *Town of Jamesville ORC*

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