



**City of Boiling Spring Lakes  
Board of Commissioners Workshop  
January 25, 2021  
City Hall – 10:00 a.m.**

**PLEASE TURN OFF CELL PHONES**

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**1. Call to Order ~ Mayor Craig Caster**

**2. Attendance ~**

Mayor Craig Caster  
Commissioner Teagan Hall (excused)  
City Manager Jeff Repp  
City Clerk Jane McMinn

Commissioner Tom Guzulaitis  
Commissioner Dana Witt  
Commissioner Bill Clark (excused)

**Guests ~** Mr. Michael Hanson, Professional Engineer, McGill Engineering  
Mr. John Nicolas, Director of Public Utilities, Brunswick County  
Mr. Chance Lambeth for Representative David Rouzer

- 3.** Mr. Repp explained today's meeting is a workshop for the Board of Commissioners. There are two items on the agenda; the first item will be an update on the dam reconstruction project. Mr. Michael Hanson of McGill Engineering will provide background on the process. We are now at the 90% phase of the engineered drawings, which were submitted last week to North Carolina Dam Safety for review, and the issuance of a construction permit. This will allow the City to proceed toward requesting contractors to submit their bids.

***That the Boiling Spring Lakes Dams Construction/Reconstruction Presentation is hereby incorporated by reference and made a part of these minutes.***

Mr. Repp explained the second item on the agenda today will be a review with County official John Nicholas, Director of Public Utilities for Brunswick County, Brunswick County Commissioner Mike Forte and Mr. Carter Hubbard, Vice President, Wilmington Regional Manager, W. K. Dickson. As you may remember in June of 2020, the Board of Commissioners sent a letter to the County requesting a draft citywide sewer study that had been prepared with a number of questions. The County is here today to provide feedback on those questions.

***That the Boiling Spring Lakes Sewer System Planning Discussion Presentation is hereby incorporated by reference and made a part of these minutes.***

Mayor Caster and the Board thanked all the presenters for their time and information they shared.

The Board of Commissioners Workshop of January 25, 2021 adjourned at 11:10AM.

  
\_\_\_\_\_  
Mayor Craig M. Caster

ATTEST:

  
Jane E. McMinn, City Clerk

  
Date





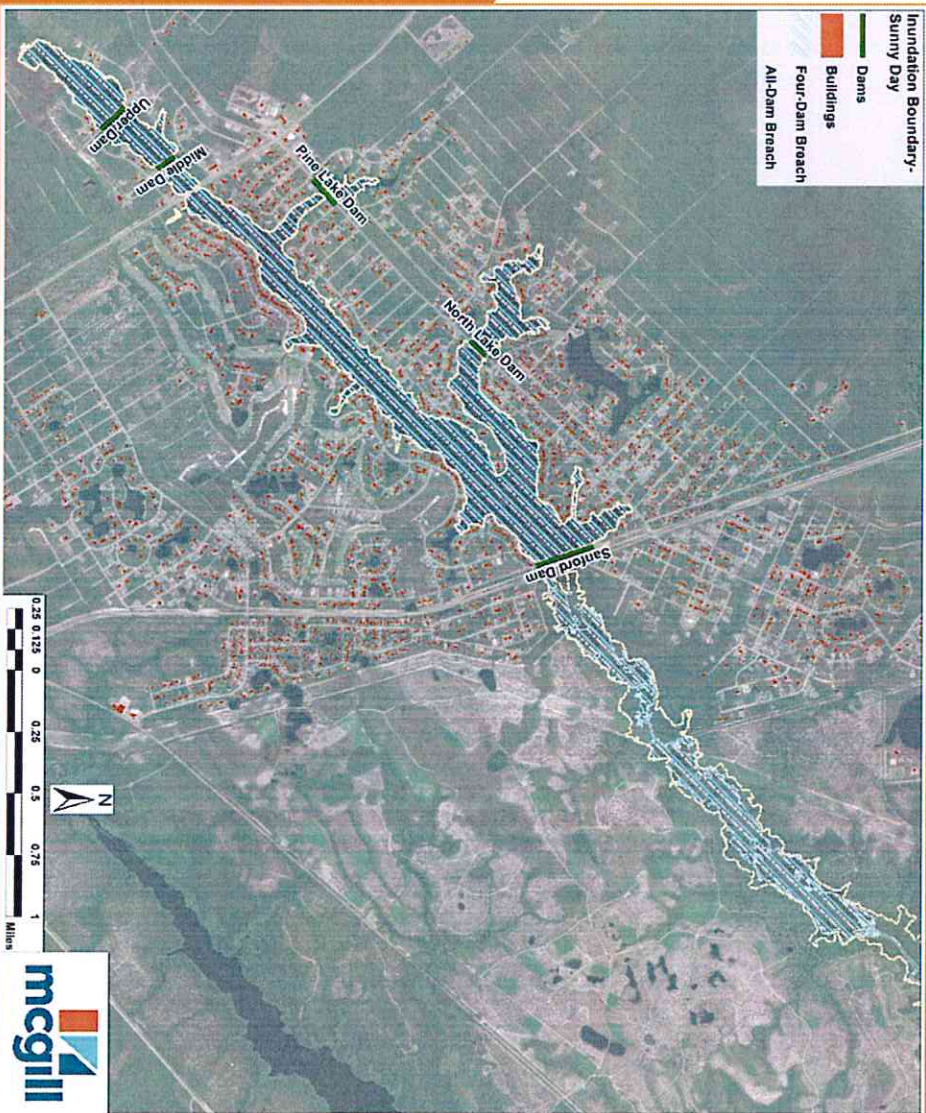
# BOILING SPRING LAKES DAMS CONSTRUCTION/RECONSTRUCTION

90% Board Update

January 24, 2021

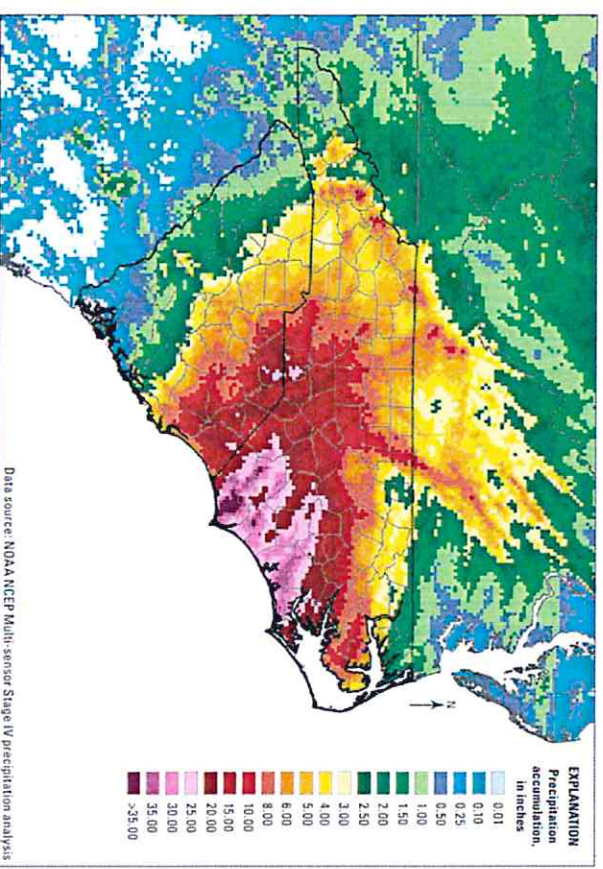


**Schnabel**  
ENGINEERING



## Agenda

- 90% Design Update
- FEMA
- City's Potential Cost Share
- RFQ (Prequalification)
- Next Steps



## Project Status

Notable Events Since 60%	
• PLD/NLD Eligible Cost Submittal	9/28/20
• RFQ Issued	10/14/20
• Pre 90% call with Dam Safety	10/20/20
• SD/ULD Eligible Cost Submittal	12/22/20
• Start Construction	1/14/21
• Qualified Bidder's List and Easements	1/22/21





## Recent FEMA Coordination

- **Date: 9/28/2020**
- **Topics**
  - ✓ PLD, NLD and EBSR
  - ✓ NCDOT project
- **Results**
  - ✓ FEMA sent to CRC on 1/22/2021
- **Date: 12/20/20**
- **Topics**
  - ✓ SD and ULD
- **Results**
  - ✓ CRC review nearing approval

Discussions on Mitigation for all Dams will commence once we have base costs approved. Anticipate up to 100% of base cost



# Projected City Cost Share

Dam	Improved Project Cost <sup>1</sup>	FEMA Eligible Base Cost	FEMA CEF	Potential Mitigation <sup>3</sup>	City's Share
SD	\$28,046,648	\$ 5,725,308	\$ 3,391,909	\$ 5,725,308	\$13,204,124
ULD	\$1,994,921	\$356,351	\$ 298,288	\$356,351	\$983,932
NLD <sup>2</sup>	\$1,524,667	\$483,077	\$ 400,954	\$1,758,077	\$0
PLD <sup>2</sup>	\$1,246,648	\$293,847	\$ 243,893	\$703,847	\$5,061
<b>TOTAL</b>	<b>\$32,812,884</b>	<b>\$6,858,582</b>	<b>\$4,335,044</b>	<b>\$7,268,582</b>	<b>\$14,193,116</b>

<sup>1</sup> Based on Engineer's 90% Estimate of Probable Construction Cost

<sup>2</sup> Based on prelim submittal and CEF from ULD, actual eligible cost may vary

<sup>3</sup> Mitigation limited 100% FEMA Base SD/ULD, Includes NCDOT costs for PLD/NLD

**Note: All amounts are still tentative pending FEMA approval**



# RFQ

- The City received 10 submittals
- The Evaluation Committee reviewed all submittals and met to discuss results
- Conclusion is 6 qualified bidders (announced 1/22/21)

## Boiling Spring Lakes Dams Construction/Reconstruction Prequalification Scoring Matrix

Reviewer:

Form #	Description	Score Condition	Max. Score	Civil Works Cont.	Crowder	Johnson Bros.	Kiewit	Morgan Corp.	Phillips & Jordan	Sequoia	Spell Const. Co.	Thalle Const. Co.	Trader Const. Co.
<b>Totals</b>			<b>9</b>	<b>101</b>	<b>151</b>	<b>146</b>	<b>121</b>	<b>161</b>	<b>161</b>	<b>146</b>	<b>DC</b>	<b>156</b>	<b>121</b>
<b>SECTION 2. MINIMUM CRITERIA FOR PREQUALIFICATIONS</b>													
A	Is your firm registered to do business in the State of North Carolina?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
B	Is your firm a licensed contractor in the State of North Carolina?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
C	Does your company have the resources to bond this project?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
D	Surety Bond Rating	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
	a) Surety letter attached?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
	b) Surety bond rating A or better under the A.M. Best Rating system or The Federal Treasury List?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
E	Insurance and indemnification	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
	a) Is the company capable of meeting the minimum insurance requirements?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
	b) Copy of company insurance certificate attached?	(If "No" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
F	Has your present company, its officers, owners, or agents ever been barred from bidding public work in North Carolina.	(If "Yes" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1
G	Has your present company, its officers, owners, or agents been convicted of charges relating to conflicts of interest, bribery, or kick-backs in the last five years.	(If "Yes" then Disqualified otherwise 1)	1	1	1	1	1	1	1	1	1	1	1

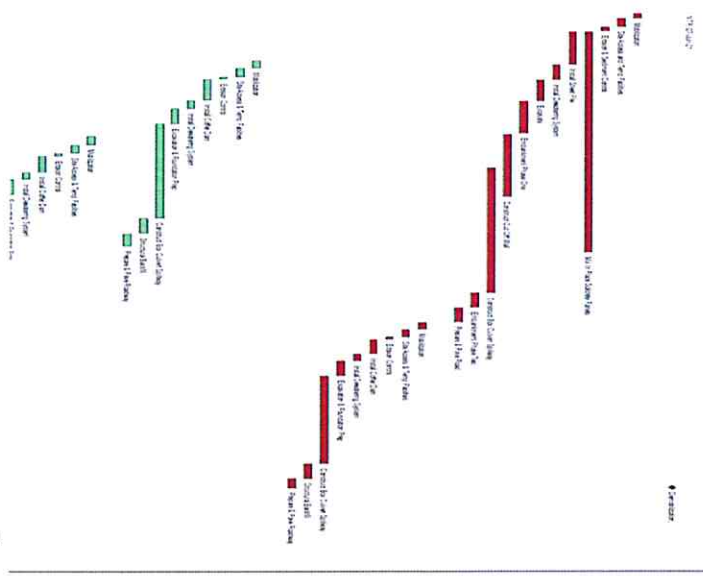




# Schedule

- Durations from Contractors ranged from 2.5 to 4 years with an average of 3 years
- Engineer's estimate is 3-4 years
- Cost will increase as duration limit reduces
- Example: Paving Drayton Road (est. \$550K) would allow PLD and NLD to proceed in parallel which could save 3-4 months. This is currently an Alternate Bid Item.
- Consider adding incentives

Belling Spring Lakes												16-Dec-20 09:31											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		





## Next Steps

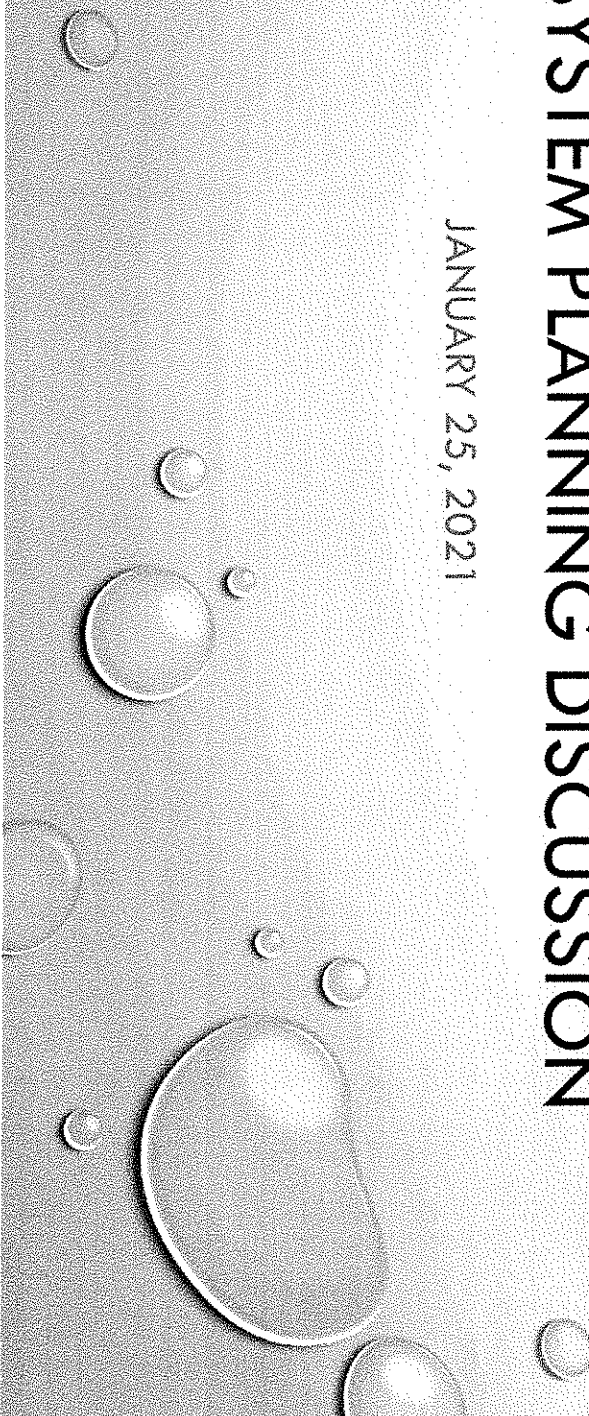
### Critical Dates

- |   |                    |
|---|--------------------|
| • Submittal to Dam Safety                       | 12/23/20           |
| • Coordinate FEMA Eligible Costs and Mitigation | 12/20/20 - 3/1/21  |
| • Dam Safety Review and Approval                | 1/14/21 to 4/14/21 |
| • Bidding and Contractor Selection              | 4/14/21 to 6/15/21 |
| • Start Construction                            | 7/1/21             |



# **BOILING SPRING LAKES SEWER SYSTEM PLANNING DISCUSSION**

JANUARY 25, 2021



## BACKGROUND

- 2010 - CITY AND COUNTY ENTER INTO AGREEMENT – SEWER ASSESSMENT DISTRICT IN COMMERCIAL AREA
- EARLY 2020 – COUNTY PROVIDES CITY-WIDE SEWER MASTERPLAN TO PROVIDE GUIDANCE FOR DEVELOPERS INTERESTED IN EXTENDING THE EXISTING SEWER SYSTEM
- JULY 2020 - CITY EXPRESSES INTEREST IN CITY-WIDE SPECIAL ASSESSMENT DISTRICT AND REQUESTS THE COUNTY TO PROVIDE INFORMATION TO HELP DETERMINE COST ESTIMATES
- DECEMBER 2020 – W.K. DICKSON COMPLETES TECHNICAL MEMORANDUM THAT DETAILS COSTS



# TECHNICAL MEMORANDUM

- ENVIRONMENTAL CONSIDERATIONS
  - SERVICE AREA REDUCTIONS
- 

# JUNE 3, 2020 LETTER REQUESTING SAD TERMS QUESTION 1

"WOULD THE BOARD OF COMMISSIONERS AGREE TO A WAIVER PERIOD FOR SEWER CAPITAL RECOVERY FEES AND/OR SEWER TRANSMISSION CAPITAL RECOVERY FEES FOR EXISTING HOMEOWNERS WILLING TO CONNECT TO THE SEWER SYSTEM WITHIN A DESIGNATED TIME PERIOD?"

**BC BOARD ANSWER – YES**

PREVIOUS AGREEMENT LANGUAGE

"IN ADDITION TO THE ASSESSMENT, PARCELS WITH EXISTING STRUCTURES AT THE TIME OF COMPLETION OF CONSTRUCTION OF THE COLLECTION SYSTEM THAT DO NOT VOLUNTARILY CONNECT TO THE SYSTEM WITHIN 60 DAYS OF NOTIFICATION OF SYSTEM COMPLETION WILL BE REQUIRED TO PAY THE SEWER CAPITAL RECOVERY FEE, SEWER TRANSMISSION CAPITAL RECOVERY FEE, TAP FEE, AND TAP FEE TO INCLUDE THE GRINDER PUMP FEE".

THIS WAS LATER ADJUSTED TO GIVE A 1-YEAR WAIVER PERIOD FOR THE CAPITAL RECOVERY FEE AND SEWER TRANSMISSION CAPITAL RECOVERY FEE. PROPERTY OWNERS THAT CONNECTED WITHIN THE TIME FRAME WERE NOT REQUIRED TO PAY A SEPARATE GRINDER AND TAP FEE OR THE SEWER CAPITAL RECOVERY FEE AND SEWER TRANSMISSION CAPITAL RECOVERY FEE.

JUNE 3, 2020 LETTER REQUESTING SAD TERMS  
QUESTION 2

"WOULD THE BOARD OF COMMISSIONERS CONSENT TO A RECOMMENDATION  
BY THE BSL BOARD TO INCLUDE GRINDER PUMP COSTS IN THE ASSESSMENT?"

**BC BOARD ANSWER – YES**

# JUNE 3, 2020 LETTER REQUESTING SAD TERMS QUESTION 3

"WOULD THE TRANSMISSION FORCE MAIN BE INCLUDED IN THE ASSESSMENT COST?"

- **BC BOARD ANSWER – ACCORDING TO THE FOLLOWING SCHEDULE**
- PHASE 1 – EXISTING COUGAR RD PUMP STATION UPGRADES AND NEW NORTH SIDE PUMP STATION AND FORCE MAIN – **SAD**
- PHASE 1 – EXISTING RIVERMIST PUMP STATION UPGRADES – **COUNTY COST**
- PHASE 2 – 12" FORCE MAIN FROM COUGAR RD TO SOUTHPORT CROSSINGS – **SAD**
- PHASE 2 – SOUTHPORT CROSSING PUMP STATION UPGRADES – **COUNTY COST**
- PHASE 2 – NC 21 1 UPGRADES – **COUNTY COST**



## ESTIMATED PER PARCEL COST

- \$9363 PER PARCEL IF 100% OF STRUCTURES CONNECTED (\$7740 @ 50%)
- COST BREAKDOWN
  - \$8,179 COLLECTION SYSTEM WITH GRINDER INSTALLATION (\$6556 @ 50% CONNECTION)
  - \$721 PHASE 1 SYSTEM COMPONENTS
  - \$463 PHASE 2 SYSTEM COMPONENTS
- COST PAID BY COUNTY – RIVERMIST PUMP STATION UPGRADES, SOUTHPORT CROSSINGS PUMP STATION UPGRADES, NC 211 FORCE MAIN UPGRADES
- OTHER COSTS – PLUMBING CONNECTIONS, HOME ELECTRICAL CONNECTION, PERMIT FEES (IF NOT WAIVED), SEPTIC TANK FILL-IN (OWNER'S OPTION), AND WATER CONNECTION IF NEEDED.



# QUESTIONS AND NEXT STEPS

