

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
January 17, 2024

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, January 17, 2024. Chairman Vebaun presided with the following members present: Ashely, Bryson, Dearth, Franklin, Kelly, Manheimer, Pelly, Pennington, Watts, Whitesides and Wisler. Lapsley and Moore were absent.

Others present were William Clarke, General Counsel; Richard Hart with Cherry Bekaert; Glendon Fetterolf with CDM Smith; Patty Beaver with CIBO; Tom Hartye, Bart Farmer, Scott Powell, Mike Stamey, Pam Thomas, Shaun Armistead, Angel Banks, Ken Stines, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

3. Approval of Minutes of the November 18, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the November 18, 2023 Board Meeting. Mr. Whitesides moved for approval of the minutes as presented. Mr. Watts seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda: None.

5. Introduction of Guests:

Mr. VeHaun welcomed Richard Hart with Cherry Bekaert; Glen Fetterolf with CDM Smith and Patty Beaver with CIBO

6. Informal Discussion and Public Comment: None.

7. Report of General Manager:

Mr. VeHaun stated earlier in this meeting that he wanted to thank everyone for the hard work that has gone into the Boardroom Improvements. Mr. Hartye reported that he would like to thank all of the Staff who helped to make the Boardroom improvements happen over the last 3 months. Specifically, Gerald Roberts and his crew (Jamie Fox, Calvin Nolan, Bailey Merrill, Pritchard Hensley and Keith Lewis), along with the District's electrical group, and Tim Hensley and Lisa Tolley for overseeing the project. About 25 years ago this room was built as a combination Committee, Boardroom and Training Facility. MSD's training needs have significantly expanded over the years, and we have become sort of a magnet for all types of regional training. Hence, we have repurposed our old Administration Building on the hill into a bona fide Training Center to meet those needs. He stated that he would show the Board more about the Training Facility in an upcoming Board meeting. There never was a lot of space to work with in this Boardroom but Staff did a good job of making the most of it. Mr. Hartye stated that the carpet kept

having to be replaced and many knees were banged on the portable table legs, so he is appreciative of that aspect. Now we can have this primarily as a Board and Committee meeting room as well as for engineering and business meetings.

Mr. Hartye reported that Dana Reume of Hibriten Way called to express her appreciation for Dylan Dyer, Ray Lunsford and Pete Cole for their assistance in what ended up being a private plumbing issue.

Mr. Hartye called on Richard Hart from Cherry Bekaert, the District's Auditor, to give a report on the Fiscal Year 2023 Audit. Mr. Hart reported that this will be a quick report thanks to Scott Powell and Cheryl Rice who do a terrific job with financials. Items to be discussed are Audit results and required communications. For the results of the audit, they had an unmodified opinion. The audit was performed in accordance with the Government Auditing Standards and the generally accepted auditing standards. The report was issued on October 17. An unmodified opinion means a clean opinion and is the best an auditor can provide. There were no corrected or uncorrected misstatements. The District has implemented a new standard this year, GASB 96, which is related to subscription-based information technology agreements similar to the standard from last year. There was no material impact to the financial statements and they did not identify any concerns with them. Additionally, they try to report if they have noted anything in terms of related party transactions outside the course of normal business and they did not. They didn't see anything that lacked any business purpose and had no issues identifying who controls the District. In terms of significant or unusual transactions outside the normal course of business for the District itself, none were identified. Accounting estimates are an integral part of financial statements and they do have management's decision making based off of their experience, based off of historical information and current impacts and events. These are very sensitive as you adjust estimates it can have an impact on the financials. Some estimates seen are depreciation expense, the useful life of the assets that are being depreciated, and management estimates related to retirement pension plans and OPEB liability. Management utilizes a third party during the evaluation for OPEB based off the State of North Carolina. Cherry Bekaert reviews those to make sure the estimates are reasonable. There were no issues identified with management's estimates. The financial statements are required to have footnotes that are neutral, Cherry Bekaert reviewed the footnotes and determined that they are neutral. There were no difficulties encountered or disagreements with management. There were no auditor consultations within Cherry Bekaert nor any other auditor that they are aware of. There were no other findings or issues, no fraud or legal acts, nor any noncompliance with Federal or State Regulations. The Annual Comprehensive Financial Report (ACFR) includes a few sections. One section is the Supplementary Information and is mentioned in the Table of Contents. In terms of Supplementary Information, that is not a part of the financial statements and footnotes. It is an additional piece of the ACFR. What Cherry Bekaert is required to do is corroborate the information with management and make sure it reconciles with statements in the related footnotes and ensure that it doesn't have any contradictory information from those financials. Supplementary Information is another section noted in the Table of Contents. Cherry Bekaert makes sure that it matches up with financials and reconciles appropriately and corroborates that management. Another section is Other Information, which is the statistical section and introduction. We did not have nor provide an opinion there.

There are no upcoming financial reporting changes for FY24 that would impact the District. There were no financial performance indicators that were of concern. The Audit Report was submitted within 5 months of the end of the fiscal year. There were no noted budget violations. The District's Capital Assets continue to increase every year. The Long-Term Bond payable which the District has been paying down as it invests in Capital Assets and the District has not gone out for new debts since FY2018, so you see a steady decline due to normal payment of debt. The Net Position shows assets and deferred inflows over liabilities and deferred outflows and is holding strong. As to Operating Results, expenses are increasing, and include an increase in operating revenues, expenses, and income but the results are consistent year after year. In terms of Revenue vs. Total Expenditures, total Revenue is around \$50 Million, which is in line with Total Operating Expenses. He stated that the financials were very pristine when they receive them and he appreciated the collaboration with Scott Powell, Cheryl Rice, Tom Hartye, and the financial team.

Mr. Hartye reported that Board Members and the public often ask who the District's biggest users are. Attached is a list of Principal Commercial Users which can be found in the Statistical Section of the ACFR. This section also has a lot of other financial and operational statistics that may be of interest.

Mr. Hartye reported that the next Regular Board Meeting will be held on February 21st at 2 pm. The next Right of Way Committee Meeting will be held on February 28th at 9 am.

8. Consolidated Motion Agenda:

a. Consideration of Annual Meeting Dates FY 2024:

Mr. Hartye reported that attached is a list of annual meeting dates for Board Meetings and a description of when Committee Meetings will be held.

b. Consideration of Budget Calendar FY 2024-2025:

Mr. Hartye reported that attached is the Budget Calendar showing when all meetings will be held that lead up to the Preliminary and Final Budget.

c. Consideration of Bids – Weaverville PS Replacement Project:

Mr. Hartye reported that the Weaverville Pump Station was originally constructed in 1983 and serves the Town of Weaverville and surrounding areas of northern Buncombe County. There have been two capacity upgrades since 1983. The current capacity is 2.8 MGD. Current demand, including future allocations, is 3.1 MGD. Mr. Hartye presented a map showing the Weaverville Pump System Service Area. The replacement system accounts for future growth in existing and expanded service areas. The Pump Station and Force Main are designed for 50-year flow projections and a 5-year storm peak hour flow (PHF). Parts of this system include the Reem's Creek Gravity Sewer, Weaverville Pump Station #1, Weaverville Pump Station #2, Lee Creek Pump Station (which comes across from the other side of the river at the Olivette Subdivision) and the Force Main of approximately 20,000 LF from Pump Station 1 to the Water Reclamation

Facility (WRF). We now start from Weaverville Pump Station 1 and pump all of the flow (2.1 Million gallons) to Weaverville Pump Station 2 along Riverside Drive and Old Marshall Highway and then pump it up again to get to the Treatment Plant. The new system will consist of one pump station and a larger force main, these are larger pumps with higher pressure and higher flow. Pump Station 2 will be repurposed and will tie into that system and will be made into a smaller pump station to serve the local area. Pump Station 1 is off of Reems Creek on MSD property. We will build a new 5 MGD Pump Station expandable to 6 MGD for 2070 flow. It will be built next to the existing pump station which will be demolished once the new station and force main are complete. The existing 30" aerial creek crossing is to be re-laid beneath Reems Creek. That will then pump into a 24" HDPE force main from Pump Station 1 to the WRF. The second Pump Station located at Riverside Drive and Old Marshall Highway is repumping all of the flow right now. It will be downsized to a 0.5MGD Station to serve basins in that area and will tie into the larger force main. The Lee Creek Pump Station currently serves the Olivette development and will tie into the force main that's going to the WRF. The proposed force main is 24" and has to be sized for all of those planned flows for the basins north of Weaverville and also for Lee Creek and part of Newfound Creek. The Force Main will be approximately 20,000 LF of 24" HDPE. HDPE has fused joints which allow no infiltration/exfiltration and are chemical resistant. Thirty easements will be obtained. The easements across Buncombe County properties are being acquired by MSD Right of Way Staff. MSD contracted with Telics for all other easement acquisition, which was brought before the Board in October, 2023. The Compensation Budget was a little over \$50,000.00. This right of way acquisition is to be completed by Fall of 2024. The Administration Period will last for 6 months, during which the contractor will be completing Equipment Submittals and Requests for Information prior to construction and procuring long lead-time equipment and piping. The Active Construction Period will be 20 months, from August 2024 to March 2026. First, they will build the big pump station and force main and then the smaller pump station and force main. They will have several crews working on the pump stations and force mains concurrently. MSD will provide in-house inspection services. Ms. Wisler asked at what level of a contract do we engage an engineering firm. Mr. Hartye stated that typically, if it is any of the District's line replacement jobs, we have several Project Engineers in house that perform those. If it is a multi-disciplinary job that consists of pump stations, electrical, mechanical or structural, then those are farmed out. Ms. Wisler asked about the large differences in some of the bid prices. Mr. Hartye stated that for the HDPE the contractors have different suppliers which is one of the big differences. Staff reviews the bids with the contractors to make sure they are good with their numbers. They have done these larger projects before so they have the capability and knowledge. Mr. Kelly asked what the Staff's estimate was for this project. Mr. Hartye stated \$19.5 Million. There was some further discussion regarding finding contractors compared to before COVID.

This project was advertised formally and three sealed bids were received on December 21, 2023 as follows: Thalle Construction Company, Inc. with a bid amount of \$29,134,850.00; T.P. Howard's Plumbing Company, Inc. with a bid amount of \$28,792,500.00 and Haren Construction Company with a bid amount of \$20,986,375.00. The apparent low bidder is Haren Construction Company

with a bid amount of \$20,986,375.00. Haren Construction Company has performed work for the District in the past and has done well. References are attached. There is a Capital Project Ordinance included with this item. CDM Smith and MSD Staff recommend award of this contract to Haren Construction Company in the amount of \$20,986,375.00, subject to review and approval by District Counsel.

d. Consideration of Construction Administration Contract – Weaverville Pump Station Replacement Project:

Mr. Hartye reported that this project is now ready for the construction phase. District Staff are experienced and will perform most of the daily on-site inspection work; however, CDM Smith will still be needed to perform specialized tasks and services. These include review/approval of all construction submittals; attendance at monthly progress meetings; site inspections; technical assistance with requests for information, change orders and work change directives; and producing complete record drawings after project completion. Staff has negotiated CDM Smith's original fee to \$841,075.00 for these services over the estimated 28-month construction period. This fee equates to approximately 4.0% of the construction contract. Staff believes this is a fair price. A Capital Project Ordinance is included with this item as well. Staff recommends award of the Construction Administration Contract to CDM Smith in the amount of \$841,075.00, subject to review and approval by District Counsel.

e. Consideration of Audit and Annual Report – FY Ended June 30, 2023:

Mr. Powell reported that the link to the Annual Comprehensive Financial Report may be found here:

<http://www.msdbc.org/documents/annualreports/FY2023.pdf>

He reported that there is a lot of great information there and he would encourage everyone to look at it. There is also attached a Schedule of Revenue and Expenditures Budget to Actual. Domestic User Fees and Industrial User Fees are above budgeted expectations. This is primarily due to increased usage over the previous year. Facility and Tap fees are above budgeted expectations due to receiving revenue from various developers. O&M expenditures are at 89.8% of budget. This is due to energy cost deference from the Hydro Facility as well as the HRTP not going on-line as budgeted. Capital Expenditures were less than budgeted due to a couple of project delays. There were no questions.

f. Cash Commitment Investment Report – Month ended November, 2023:

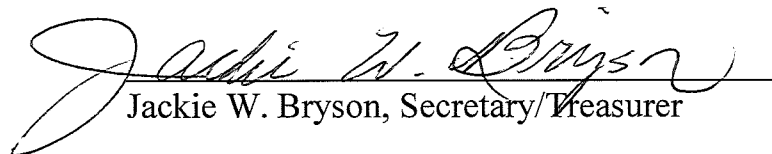
Mr. Powell reported that Page 37 presents the makeup of the District's Investment Portfolio. There has been no significant change in the makeup of the portfolio from the prior month. Page 38 presents the MSD Investment Manager's report as of the month of November. The weighted average maturity of the investment portfolio is 76 days and the yield to maturity is 5.26%. Page 39 presents the District's Analysis of Cash Receipts. Domestic User Fees are

considered reasonable based on timing of cash receipts and historical trends. Industrial User Fees are considered reasonable based on timing of cash receipts and historical trends. Facility and Tap Fees are above budgeted expectations due to receiving revenue from various developers. Page 40 presents the Districts analysis of expenditures. O&M, Debt Service and Capital Project expenditures are considered reasonable based on historical trends and timing of cash expenditures. Page 41 presents the District's Variable Debt Service Report. The 2008A Series Bonds are performing at budgeted expectations. As of the end of December, the issue has saved the District rate payers over \$7.6 million in debt service since April of 2008.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Watts moved, Mr. Whitesides seconded the motion. Roll call vote was as follows: 12 ayes; 0 Nays.

9. **Old Business:** None.
10. **New Business:** None.
11. **Adjournment:**

With no further business, Mr. VeHaun called for adjournment at 2:37 pm.


Jackie W. Bryson, Secretary/Treasurer



Metropolitan Sewerage District

Regular Board Meeting

January 17, 2024 @ 2 pm

	Agenda Item	Presenter
	Call to Order and Roll Call	VeHaun
	01. Inquiry as to Conflict of Interest	VeHaun
	02. Approval of Minutes of the November 18, 2023 Board Meeting	VeHaun
	03. Discussion and Adjustment of Agenda	VeHaun
	04. Introduction of Guests	VeHaun
	05. Informal Discussion and Public Comment	VeHaun
	06. Report of General Manager	Hartye
	07. Consolidated Motion Agenda	Hartye
	a. Consideration of Annual Meeting Dates - FY2024	
	b. Consideration of Budget Calendar FY2024-2025	
	c. Consideration of Bids – Weaverville PS Replacement Project	
	d. Consideration of Construction Administration Contract – Weaverville PS Replacement Project	
	e. Consideration of Audit & Annual Report – FY ended June 30, 2023	Powell
	f. Cash Commitment/Investment Report-Month ended November, 2023	Powell
	08. Old Business	VeHaun
	09. New Business:	VeHaun
	10. Adjournment: (Next Meeting 2/21/24)	VeHaun
	STATUS REPORTS	

BOARD OF THE METROPOLITAN SEWERAGE DISTRICT
November 15, 2023

1. Call to Order and Roll Call:

The regular monthly meeting of the Metropolitan Sewerage District Board was held in the Boardroom of MSD's Administration Building at 2:00 pm, Wednesday, November 15, 2023. Chairman VeHaun presided with the following members present: Bryson, Dearth, Franklin, Kelly, Lapsley, Manheimer, Pelly, Pennington, Watts, Whitesides and Wisler. Ashley and Moore were absent.

Others present were William Clarke, General Counsel; Patty Beaver with CIBO; Brian Goldstein with Woodfin Sanitary Water & Sewer District; Tom Hartye, Hunter Carson, Mike Stamey, Bart Farmer, Angel Banks, Scott Powell, Pam Thomas, Ken Stines, Spencer Nay and Pam Nolan, MSD.

2. Inquiry as to Conflict of Interest:

Mr. VeHaun asked if there were any conflicts of interest with the agenda items. No conflicts were reported.

3. Approval of Minutes of the October 18, 2023 Board Meeting:

Mr. VeHaun asked if there were any changes to the Minutes of the October 18, 2023 Board Meeting. Mr. Watts moved for approval of the minutes as presented. Ms. Bryson seconded the motion. Voice vote in favor of the motion was unanimous.

4. Discussion and Adjustment of Agenda:

None.

5. Introduction of Guests:

Mr. VeHaun welcomed Patty Beaver with CIBO and Brian Goldstein from Woodfin Sanitary Water & Sewer District.

6. Informal Discussion and Public Comment:

None.

7. Report of General Manager:

Mr. Hartye reported that attached there was a link to the FY 2023 Audit and Annual Comprehensive Financial Report. The District's Auditor will give a presentation of the FY 2023 Audit at the January 17th Board Meeting.

Mr. Hartye reported that attached is a letter of appreciation from James and Brenda Wildt of Woodland Ridge in Asheville regarding the great response and attitudes of MSD's System Services Personnel. Thanks to Mitch Metcalf, Dylan Dyer, Mitch Hawes, Chase Jones, Grey Clough, Nicolas Hercules, and Dalton Hyatt.

Mr. Hartye reported that attached is a thank you note from the Junior League of Asheville for MSD's role in the "Touch-A-Truck" 2023. Thanks to Grey Clough and Chase Jones.

Mr. Hartye reported that the next regular Board Meeting will be held on January 17, 2024 at 2 pm. The November Right of Way Committee meeting is cancelled. The next Right of Way Committee meeting will be held on January 24, 2024 at 9 am.

8. Consolidated Motion Agenda:

a. Consideration of Bids – Buchanan Avenue GSR:

Mr. Hartye reported that this project is located in downtown Asheville near Biltmore Avenue and is comprised of 2,204 LF of 8-inch ductile iron pipe. The existing line is 6-inch clay with heavy root intrusion, fractures and one section of exposed pipe along a steep grade. The project was advertised formally on October 12, 2023 at 2 pm and three sealed bids were received as follows: Huntley Construction Company with a bid amount of \$1,293,771.00; T.P. Howard's Plumbing Co., Inc. with a bid amount of \$1,200,000.00; and Terry Brothers Construction Company with a bid amount of \$876,159.40. The apparent low bidder is Terry Brothers Construction Company with a bid amount of \$876,159.40. Terry Brothers has done much work for the District and their work is very good. The FY 23-24 construction budget for this project is \$1,277,000. Staff recommends award of this contract to Terry Brothers Construction Company, contingent upon review and approval by District Counsel. Mr. Lapsley stated that there was a pretty big difference between the low bidder and the second bid, and is everybody comfortable with that? Mr. Hartye said yes. He further stated that 2,200 LF is about \$400 per foot and wanted everybody to realize how much sewer costs and this is only an 8-inch pipe. There was some discussion regarding the increase in pipe cost over the years. Mr. Lapsley stated that he was trying to make a point that if he was the low bidder and saw that he was that far apart from the other bidders, he would be nervous that he had mispriced something and be concerned with the bonding company. Mr. Hartye stated that the District would be if this were someone from out of town that the District had not worked with already. This company gets most of our projects and are more familiar with District work than anyone.

b. MSD Mull Building HVAC Renovations Phase 3 – Information Only:

Mr. Hartye reported that this project is located inside the District's Mull Building. This is the third phase of the HVAC project and includes replacement of two boilers and hot water pumps, as well as integration of the hot water system into the Building Automation System (BAS) controls interface. The contract was advertised and two sealed bids were received on November 2, 2023 at 2pm as follows: MSS Solutions, LLC with a bid amount of \$282,767.00; and Bolton Construction with a bid amount of \$190,154.00. Bolton Construction is the apparent low bidder with a bid amount of \$190,154.00. They were awarded Phase II of this project, have extensive experience, and do good work. The FY 23-24 construction budget for this project is \$218,000.00. Staff recommends award of this contract to Bolton Construction, contingent upon review and approval by District Counsel.

c. Sand Hill Odor Control – Information Only:

Mr. Hartye reported that this project is located on Sand Hill Road in West Asheville along Hominy Creek. It is on MSD owned property and includes the

construction of a new odor control dosing station. The station utilizes Bioxide (calcium nitrate), a chemical that controls hydrogen sulfide odors, reduces corrosion, and provides a safer working environment throughout the sewer collection system. The project includes the installation of a raised platform to support a chemical dosing tank, new chemical pumps, SCADA cabinetry, new electric and water services, and chemical discharge line to an existing sewer manhole. This project will replace the previous odor control station that was washed away by Tropical Storm Fred in 2021. The contract was advertised, and four bids were received on November 2, 2023 at 2:30 pm as follows: Haynes Electric Utility with a bid amount of \$191,619.00; TP Howard's Plumbing Co. with a bid amount of \$125,210.00; Cove Utility, LLC with a bid amount of \$113,000.00; and Keys Construction with a bid amount of \$86,100.00. The apparent low bidder is Keys Construction with a bid amount of \$86,100.00. Keys Construction is experienced in this type of work. The FY 23-24 construction budget for this project is \$75,000.00. Sufficient funds are available in the CIP contingency for the overage. Staff recommends award of this contract to Keys Construction, contingent upon review and approval by District Counsel.

d. Consideration of Bids – RBC Removal – Information Only:

Mr. Hartye reported that this project is located at the treatment plant and includes removal and disposal of non-functional rotating biological contactors (RBCs). MSD originally installed 152 RBCs in 1988. Currently 13 RBCs are broken and in need of removal. Informal bids were solicited from multiple salvage/demolition contractors and only one was responsive. On November 3, 2023 a proposal was received from D.H. Griffin Wrecking Co. Inc. in the amount of \$348,000.00. D.H. Griffin has performed demolition services for the District successfully in the past. The FY 23-24 construction budget for this project is \$458,241.00. Staff recommends award of this contract to D.H. Griffin Wrecking Company, Inc., contingent upon review and approval by District Counsel.

e. Consideration of Developer Constructed Sewer Systems – 12 Fishers Mill; CMH Avery Creek; Olivette Phase 2D; Suncap Warehouse:

Mr. Hartye reported that the 12 Fisher's Mill project is located in Buncombe County and included extending approximately 378 linear feet of 8-inch public gravity sewer to serve 3 residential units.

Mr. Hartye reported that the CMH Avery Creek project is located along Avery Creek Road in Buncombe County and included extending approximately 578 linear feet of 8-inch public gravity sewer to serve 10 residential units.

Mr. Hartye reported that the Olivette Phase 2D project is located off Olivette Crossing Parkway in the Town of Woodfin and included extending approximately 1.032 linear feet of 8-inch public gravity sewer to serve 13 homes in this phase of the residential development.

Mr. Hartye reported that the Suncap Warehouse project is located at the end of Ferncliff Park Drive in Henderson County and included extending approximately 1,500 linear feet of 8-inch public gravity sewer to serve a warehouse and distribution facility.

Staff recommends acceptance of the aforementioned developer constructed sewer system. All MSD requirements have been met.

f. First Quarter Budget to Actual Review FY 24:

Mr. Powell reported that Page 34 presents the District's First Quarter Budget to Actual Review and Expenditure Report. Domestic User Fees and Industrial User Fees are at budgeted expectations. Facility Fees and Tap Fees are above budgeted expectations due to development. Interest and miscellaneous income are above budgeted expectations due to short-term interest rates being higher than anticipated for the fiscal year. O&M expenditures are at 28.46% of budget. They include encumbered amounts which has elevated the budget to actual above 25%. Bond principal and interest expenditures are at 80%. This is due to the principal and interest expenditures on July 1. Amounts budgeted for capital equipment and capital projects are rarely expended proportionately throughout the year.

g. Cash Commitment/Investment Report – Month ended September, 2023:

Mr. Powell reported that Page 38 presents the District's Investment Portfolio. There has been no change in the makeup of the portfolio from the prior month. Page 39 presents the Investment Manager's Report as of the month of September. The weighted average maturity of the investment portfolio is 94 days. The yield to maturity is 5.23%. Page 42 presents the MSD Variable Debt Service Report. The 2008 Series Bonds are performing at budgeted expectations. As of the end of October, this issue has saved the District rate payers over \$7.5 million in debt service.

With no further discussion, Mr. VeHaun called for a motion to approve the Consolidated Motion Agenda. Mr. Pelly moved, Ms. Wisler seconded the motion. Roll call vote was as follows: 12 ayes; 0 nays.

9. Old Business:

None.

10. New Business:

Mr. Hartye reminded everyone that Status Reports for all construction projects are included at the end of the Board Agenda package and encourages everyone to look at these.

11. Adjournment:

With no further business, Mr. VeHaun called for adjournment at 2:18 pm.

Jackie W. Bryson, Secretary/Treasurer



MEMORANDUM

TO: MSD Board
FROM: Thomas E. Hartye, P.E., General Manager
DATE: January 12, 2024
SUBJECT: Report from the General Manager

- Fiscal Year 2023 Audit

Richard Hart from Cherry Bakaert, the Districts' Auditor, will be present to give a report on the Fiscal Year 2023 Audit. The full Annual Comprehensive Financial Report for FY 2023, which includes the Auditors report can be accessed with the following link:

<https://www.msdbc.org/documents/annualreports/FY2023.pdf>

Scott Powell will go over the document as a part of the Consolidated motion agenda.

- Kudos

- For the Boardroom improvements I would like to thank all the MSD staff that helped make it happen. Gerald Roberts and his crew (Jamie Fox, Pritchard Hensley, Calvin Nolan, Bailey Merrill and Keith Lewis) along with our electrical group and Lisa Tolley and Tim Hensley for overseeing the project.

- Dana Reume of Hibriten Way called to express her appreciation for Dylan Dyer, Ray Lunsford and Pete Cole for their assistance to do everything they could to help her even though it ended up being a private plumbing issue.

- Principal Commercial Users

Board members and the public often ask who our biggest users are. Attached is a list of our Principal Commercial Users which can be found in the Statistical Section of the ACFR. This section also has a lot of other financial and operational statistics that may be of interest.

- Board/Committee Meetings/Events

The next Regular Board Meeting will be held on February 21st at 2 pm.

The next Right of Way Committee meeting will be held on February 28th at 9am.

Principal Commercial Users

FY 2014 & FY 2023

Commercial User	Type of Business	2014			2023		
		Total Charges	Rank	Percentage of Total Charges	Total Charges	Rank	Percentage of Total Charges
Milkco, Inc.	Dairy Products & Juices	\$ 493,020	1	1.63%	\$ 808,431	1	1.86%
Jacob Holm Industries America	Textile Manufacturer	-----			390,792	2	0.90%
New Belgium Brewing	Micro-Brewery Manufacturer	-----			296,519	3	0.68%
Sierra Nevada	Micro-Brewery Manufacturer	-----			275,490	4	0.63%
Ridgecrest Baptist Conference Center	Christian Conference Center	177,690	3	0.59%	209,402	5	0.48%
University of North Carolina - Asheville	University	-----			197,731	6	0.46%
Arcadia Beverage	Beverage Supplier for local/global retailers	99,771	7	0.33%	193,641	7	0.45%
Mission Health System	Health & Emergency Services	268,372	2	0.89%	175,151	8	0.40%
Duke Energy Progress	Energy Provider	-----			173,567	9	0.40%
The Biltmore Company	Tourist Attraction/Winery/Resort Services	-----			159,346	10	0.37%
Givens Estates, Inc.	Continuing Care Retirement Community	145,699	4	0.48%	-----		
Bonar - (formerly Colbond)	Chemical Manufacturer	133,406	5	0.44%	-----		
VA Medical Center - Asheville Department of Veterans Affairs	Veterans Hospital	125,433	6	0.41%	-----		
Continental Automotive Systems	Automotive Parts Manufacturer	94,610	8	0.31%	-----		
Mission Hospital Laundry - formerly Cooperative Laundry Services	Laundry Services Provider	92,802	9	0.31%	-----		
Black Mountain Center	Health Care	91,734	10	0.30%	-----		
TOTAL		\$ 1,630,803		5.38%	\$ 2,880,070		6.63%

Source: District Billing Records

**METROPOLITAN SEWERAGE DISTRICT
ANNUAL MEETING DATES
2024**

BOARD MEETINGS – 2:00 PM

January 17

February 21

March 20

April 17

May 15

June 12

July 17

August 21

September 18

October 16

November 20

December 18

COMMITTEE MEETINGS - (See Budget Calendar)

Planning Committee - As needed by notice.

Right of Way Committee - 4th Wednesday of each month at 9 a.m. No meeting in December.

Personnel Committee - As needed by notice. (See Budget Calendar)

Finance Committee - As needed by notice (See Budget Calendar)

CIP Committee - Annual – (See Budget Calendar)

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: January 17, 2023

Submitted By: Thomas E. Hartye, PE., General Manager

Prepared By: W. Scott Powell, CLGFO Director of Finance
Jody Germaine, Budget Analyst

Subject: Adoption of Budget Calendar – FY2024-2025

Background

The District's budget process must satisfy requirements in the North Carolina General Statutes as well as the 1999 Amended and Restated Bond Order. NC statutes require an annual balanced budget ordinance based upon expected revenues, along with a budget message to be presented to the governing board no later than June 1. Thereafter, the budget must be adopted no earlier than 10 days after the budget is first presented to the Board and not later than July 1. The Bond Order calls for the budget to be adopted by the Board on or before June 15.

Discussion

The attached budget calendar is designed to allow for input by all stakeholders into a systematic and deliberate process. Time between committee and board meetings has been scheduled to prepare and distribute agenda items, including preparation time for any revisions requested to be presented at a subsequent meeting.

The Finance Committee meeting to discuss the proposed budget is scheduled for May 2nd with the expectation that fairly firm estimates on health and other insurance renewal care costs will be available by the middle of April.

This calendar is a guide and committee meetings may be added and/or rescheduled as necessary to accommodate the Preliminary Budget being presented on May 15 and the Final Budget being adopted on June 12.

Fiscal Impact

None.

Staff Recommendation

Approval of the proposed Budget Calendar.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

Follow-up required:

Person responsible:

Deadline:

Budget Calendar FY 2024-2025

April

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

DATE	TIME	SUBJECT
April 23	9:00 a.m.	Personnel Committee Meeting
		Cost of Living & Merit Pay
		Benefit Allocations
April 25	8:30 a.m.	CIP Committee Meeting
		<ul style="list-style-type: none"> Update of Ten-Year Capital Improvement Program Update Construction Program Financing 2024-2025 Construction Fund Budget
May 2	9:00 a.m.	Finance Committee Meeting
		<ul style="list-style-type: none"> Nine Month Revenue/Expenditure Report Self-Funded Medical & Dental Program Proposed FY2025 Construction Fund Budget Proposed FY2025 Operating Budget & Sewer Rates
May 15	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> Preliminary FY2025 Budgets & Sewer Rates
June 12	2:00 p.m.	Board Meeting
		<ul style="list-style-type: none"> Public Hearing Adoption of FY2025 Budgets & Sewer Rates
July 1		Start of Fiscal Year 2024-2025

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: January 17, 2024

SUBMITTED BY: Tom Hartye, P.E. – General Manager

PREPARED BY: Hunter Carson, P.E. – Director of Engineering
Shaun Armistead, P.E. – Project Manager

SUBJECT: Consideration of Bids: Weaverville Pump Station Replacement Project, MSD Project No. 2019080

BACKGROUND: Heavy growth has led to an increased demand for sewer allocations in Weaverville and as a result both pump stations are low on available capacity. This project includes replacing Pump Station No. 1, replacing the existing 12-inch force main with 24-inch force main, and converting Pump Station No. 2 into a smaller residential station. Pump Station No.1 will be designed to pump directly to the WRF via a new 24-inch HDPE force main. Pump Station No. 2 will pump to the system high point at the Buncombe County Training Facility via a separate 6-inch force main. Approximately 16,300 LF of 24-inch HDPE forcemain and 1,850 LF of 6-inch HDPE forcemain, as well as 575 LF of 30-inch fiber-reinforced polymer (FRP) gravity main will be installed as part of this project.

The project was advertised formally, and three sealed bids were received on December 21, 2023, at 2:00pm in the following amounts:

<u>Contractor</u>	<u>Base Bid + Accepted Alternate Items</u>
1) Thalle Construction Company, Inc.	\$29,134,850.00
2) T.P. Howard's Plumbing Co, Inc.	\$28,792,500.00
3) Haren Construction Co.	\$20,986,375.00

Polymer concrete manholes (in lieu of standard concrete manholes) and 30-inch FRP pipe (in lieu of 30" ductile iron pipe) were proposed by CDM Smith staff during design as corrosion resistant options. These two items were included as bid alternates and were accepted by staff due to favorable pricing compared to the base bid standard options.

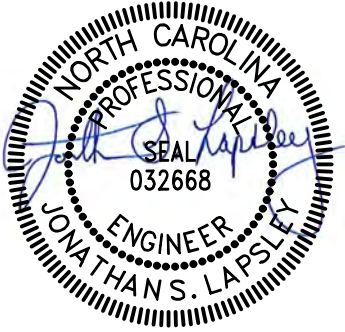
The apparent low bidder is Haren Construction Company with a bid amount of \$20,986,375.00. Haren Construction Company completed the Incinerator Emissions Upgrade project for the District in 2015 and performed well as the GC. Due to the specialized nature of construction on the project, Haren subcontracted most of the work and did not self-perform. Accordingly, a reference check was conducted by CDM-Smith and MSD staff, attached below.

FISCAL IMPACT: The construction budget for this project is \$19,550,000.00, spanning fiscal years 2024-2026. Expenditures will begin this year, covering the project administration period. Remaining funds necessary will be rebudgeted accordingly in the next CIP budget cycle.

A Capital Project Ordinance for this project is included in this agenda item. This is needed due to the significant expenditures for this project, which will span multiple fiscal years.

Please refer to the attached documentation for further details.

STAFF RECOMMENDATION: CDM-Smith and MSD staff recommend award of this contract to Haren Construction Company (see attached letter of recommendation from Jonathan Lapsley, P.E.), contingent upon review and approval by District Counsel.



Metropolitan Sewerage District of Buncombe County
 Weaverville Pump Station Replacement Project (MSD Project No. 2019080)
 Certified Bid Tabulation of Original Bids
 Bid Opening Date - December 21, 2023

Item No.	Description	Unit	Quantity	Haren Construction Company		T.P. Howard Plumbing Company		Thalle Construction Company	
				Bid Price	Extended Total	Bid Price	Extended Total	Bid Price	Extended Total
1	Mobilization/Demobilization (maximum 3 percent of total base bid)	LS	1	\$ 600,000.00	\$ 600,000.00	\$ 646,970.00	\$ 646,970.00	\$ 850,000.00	\$ 850,000.00
2	Demolition and Removal of Pump Station #1	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00	\$ 300,000.00	\$ 130,000.00	\$ 130,000.00
3	Demolition and Removal of Pump Station #2	LS	1	\$ 160,000.00	\$ 160,000.00	\$ 300,000.00	\$ 300,000.00	\$ 50,000.00	\$ 50,000.00
4	Demolition, Removal and Cut, Cap, Abandonment of existing forcemain	LS	1	\$ 183,750.00	\$ 183,750.00	\$ 225,000.00	\$ 225,000.00	\$ 50,000.00	\$ 50,000.00
5	Demolition, Removal, Cut, Cap, Abandonment of existing 30-inch DIP Sanitary Sewer	LF	520	\$ 75.00	\$ 39,000.00	\$ 200.00	\$ 104,000.00	\$ 42.00	\$ 21,840.00
6	30-inch DIP CL 250 Sanitary Sewer				\$ -		\$ -		\$ -
	a. Depth 5 feet - 15 feet	LF	350	\$ 480.00	\$ 168,000.00	\$ 1,000.00	\$ 350,000.00	\$ 1,100.00	\$ 385,000.00
	b. Depth 15 feet - 20 feet	LF	200	\$ 509.00	\$ 101,800.00	\$ 1,200.00	\$ 240,000.00	\$ 1,100.00	\$ 220,000.00
	c. Depth > 20 feet	LF	25	\$ 580.00	\$ 14,500.00	\$ 1,700.00	\$ 42,500.00	\$ 1,100.00	\$ 27,500.00
7	Precast Concrete Manhole (30-inch Sanitary Sewer)				\$ -		\$ -		\$ -
	a. Depth < 15 feet	EA	2	\$ 8,700.00	\$ 17,400.00	\$ 40,000.00	\$ 80,000.00	\$ 25,000.00	\$ 50,000.00
	b. Depth 15 feet - 25 feet	EA	2	\$ 14,200.00	\$ 28,400.00	\$ 50,000.00	\$ 100,000.00	\$ 25,000.00	\$ 50,000.00
	c. Depth 15 feet - 25 feet (6 foot Manhole)	EA	1	\$ 19,200.00	\$ 19,200.00	\$ 60,000.00	\$ 60,000.00	\$ 35,000.00	\$ 35,000.00
8	Construct Pump Station #1	LS	1	\$ 7,338,150.00	\$ 7,338,150.00	\$ 4,911,000.00	\$ 4,911,000.00	\$ 8,500,000.00	\$ 8,500,000.00
9	Construct Pump Station #2	LS	1	\$ 280,000.00	\$ 280,000.00	\$ 515,000.00	\$ 515,000.00	\$ 375,000.00	\$ 375,000.00
10	Reems Creek Diversion, Restoration of Invert, Side Slopes	EA	2	\$ 195,000.00	\$ 390,000.00	\$ 200,000.00	\$ 400,000.00	\$ 115,000.00	\$ 230,000.00
11	24-inch DR11 HDPE Force Main	LF	16300	\$ 300.00	\$ 4,890,000.00	\$ 700.00	\$ 11,410,000.00	\$ 382.00	\$ 6,226,600.00
12	Jack and Bore 36-inch Casing with 24-inch DR11 HDPE Carrier Pipe	LF	60	\$ 1,390.00	\$ 83,400.00	\$ 4,300.00	\$ 258,000.00	\$ 2,000.00	\$ 120,000.00
13	6-inch DR13.5 HDPE Force Main	LF	1850	\$ 98.00	\$ 181,300.00	\$ 240.00	\$ 444,000.00	\$ 85.00	\$ 157,250.00
14	2-inch Sewage Combination Air Release Valves with Manholes and Filters	EA	8	\$ 13,125.00	\$ 105,000.00	\$ 55,000.00	\$ 440,000.00	\$ 30,000.00	\$ 240,000.00
15	3-inch Vacuum Breakers with 2-inch Air Release Valves with Manholes and Filters	EA	8	\$ 21,000.00	\$ 168,000.00	\$ 60,000.00	\$ 480,000.00	\$ 30,000.00	\$ 240,000.00
16	Lee Creek Pump Station Interconnection	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 35,000.00	\$ 35,000.00
17	Pumped Bypassing (30-inch Sanitary Sewer)	LS	1	\$ 31,500.00	\$ 31,500.00	\$ 300,000.00	\$ 300,000.00	\$ 125,000.00	\$ 125,000.00
18	Pumped Bypassing at Pump Station #2	LS	1	\$ 350,000.00	\$ 350,000.00	\$ 300,000.00	\$ 300,000.00	\$ 125,000.00	\$ 125,000.00
19	Above Grade 12 inch HDPE bypass piping for 12-inch DIP forcemain	LS	1	\$ 400,000.00	\$ 400,000.00	\$ 300,000.00	\$ 300,000.00	\$ 5,500,000.00	\$ 5,500,000.00
20	Traffic Control	LS	1	\$ 200,000.00	\$ 200,000.00	\$ 300,000.00	\$ 300,000.00	\$ 40,000.00	\$ 40,000.00
21	Trench Pavement Repairs (Asphalt)				\$ -		\$ -		\$ -
	a. NCDOT Roads	SY	4700	\$ 118.00	\$ 554,600.00	\$ 211.00	\$ 991,700.00	\$ 220.00	\$ 1,034,000.00
	b. Training Center Site	SY	100	\$ 110.00	\$ 11,000.00	\$ 200.00	\$ 20,000.00	\$ 140.00	\$ 14,000.00
	c. Hydro Building Access Road, Driveways.	SY	1750	\$ 90.00	\$ 157,500.00	\$ 200.00	\$ 350,000.00	\$ 140.00	\$ 245,000.00
22	Trench Pavement Repairs (Concrete)	SY	250	\$ 200.00	\$ 50,000.00	\$ 300.00	\$ 75,000.00	\$ 160.00	\$ 40,000.00
23	Trench Pavement Repairs (Gravel)	SY	3000	\$ 27.00	\$ 81,000.00	\$ 65.00	\$ 195,000.00	\$ 35.00	\$ 105,000.00
24	Trench Miscellaneous Repairs (Curb, Sidewalk, Dirt Roads)	LS	1	\$ 72,000.00	\$ 72,000.00	\$ 120,000.00	\$ 120,000.00	\$ 15,000.00	\$ 15,000.00
25	New Concrete Pavement (PS #1)	CY	160	\$ 750.00	\$ 120,000.00	\$ 1,300.00	\$ 208,000.00	\$ 780.00	\$ 124,800.00
26	New Asphalt Pavement (PS #2)	CY	30	\$ 400.00	\$ 12,000.00	\$ 425.00	\$ 12,750.00	\$ 600.00	\$ 18,000.00
27	Grind and Overlay (Hidden Falls Dr.)	SY	3500	\$ 28.00	\$ 98,000.00	\$ 42.00	\$ 147,000.00	\$ 26.00	\$ 91,000.00
28	Grind and Overlay (Old Marshall Hwy.)	SY	4270	\$ 28.00	\$ 119,560.00	\$ 42.00	\$ 179,340.00	\$ 26.00	\$ 111,020.00
29	Undercut of Unstable Pipe Foundation and Replacement with #57 Stone	CY	500	\$ 55.00	\$ 27,500.00	\$ 100.00	\$ 50,000.00	\$ 160.00	\$ 80,000.00
30	Removal of Unsuitable Material and Replacement with Select Backfill	CY	500	\$ 45.00	\$ 22,500.00	\$ 100.00	\$ 50,000.00	\$ 65.00	\$ 32,500.00
31	Removal of old WWTP on PS1 site	CY	100	\$ 300.00	\$ 30,000.00	\$ 500.00	\$ 50,000.00	\$ 250.00	\$ 25,000.00
32	Rock Excavation	CY	2500	\$ 315.00	\$ 787,500.00	\$ 250.00	\$ 625,000.00	\$ 180.00	\$ 450,000.00
33	Level A and B Subsurface Utility Engineering	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 150,000.00	\$ 150,000.00	\$ 70,000.00	\$ 70,000.00
34	Erosion Control Matting	SY	20000	\$ 2.50	\$ 50,000.00	\$ 10.00	\$ 200,000.00	\$ 2.25	\$ 45,000.00

Metropolitan Sewerage District of Buncombe County
 Weaverville Pump Station Replacement Project (MSD Project No. 2019080)
 Certified Bid Tabulation of Original Bids
 Bid Opening Date - December 21, 2023

Item No.	Description	Unit	Quantity	Haren Construction Company		T.P. Howard Plumbing Company		Thalle Construction Company	
				Bid Price	Extended Total	Bid Price	Extended Total	Bid Price	Extended Total
35	Silt Fence	LF	19000	\$ 5.25	\$ 99,750.00	\$ 5.00	\$ 95,000.00	\$ 5.00	\$ 95,000.00
36	Super Silt Fence	LF	6000	\$ 12.00	\$ 72,000.00	\$ 19.00	\$ 114,000.00	\$ 10.50	\$ 63,000.00
37	Silt Fence Outlets	EA	130	\$ 315.00	\$ 40,950.00	\$ 300.00	\$ 39,000.00	\$ 320.00	\$ 41,600.00
38	Electrical Work	LS	1	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,010,000.00	\$ 2,010,000.00	\$ 2,200,000.00	\$ 2,200,000.00
39	Permanent Stormwater BMPs	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 100,000.00	\$ 100,000.00	\$ 65,000.00	\$ 65,000.00
40	Systems Integration (CITI)	AL	1	\$ 461,740.00	\$ 461,740.00	\$ 461,740.00	\$ 461,740.00	\$ 461,740.00	\$ 461,740.00
Subtotal of Base Bids					\$ 20,972,000.00		\$ 28,800,000.00		\$ 29,209,850.00
Bid Alternate No. 1									
	Polymer Concrete Manhole (30-inch Sanitary Sewer)								
	a. Depth < 15 feet	EA	2	\$ 13,000.00	\$ 26,000.00	\$ 10,000.00	\$ 20,000.00	\$ 25,000.00	\$ 50,000.00
	b. Depth 15 feet – 25 feet	EA	2	\$ 26,000.00	\$ 52,000.00	\$ 10,000.00	\$ 20,000.00	\$ 25,000.00	\$ 50,000.00
	c. Depth 15 feet – 25 feet (6' Manhole)	EA	1	\$ 37,000.00	\$ 37,000.00	\$ 10,000.00	\$ 10,000.00	\$ 55,000.00	\$ 55,000.00
Subtotal Bid Alternate No. 1					\$ 115,000.00		\$ 50,000.00		\$ 155,000.00
Bid Alternate No. 2									
	30-inch FRP SN46 Sanitary Sewer								
	a. Depth 5 feet – 15 feet	LF	350	\$ (175.00)	\$ (61,250.00)	\$ (100.00)	\$ (35,000.00)	\$ (400.00)	\$ (140,000.00)
	b. Depth 15 feet – 20 feet	LF	200	\$ (175.00)	\$ (35,000.00)	\$ (100.00)	\$ (20,000.00)	\$ (400.00)	\$ (80,000.00)
	c. Depth > 20 feet	LF	25	\$ (175.00)	\$ (4,375.00)	\$ (100.00)	\$ (2,500.00)	\$ (400.00)	\$ (10,000.00)
Subtotal Bid Alternate No. 2					\$ (100,625.00)		\$ (57,500.00)		\$ (230,000.00)
Total Base Bid + All Alternates					\$ 20,986,375.00		\$ 28,792,500.00		\$ 29,134,850.00



4600 Park Road, Suite 240
Charlotte, North Carolina 28211
tel: 704 342-4546

January 4, 2024

Mr. Shaun Armistead, P.E.
Project Manager
Metropolitan Sewerage District of Buncombe County
2028 Riverside Drive
Asheville, North Carolina 28804

Subject: Metropolitan Sewerage District (MSD) of Buncombe County
Weaverville Pump Station and Forcemain Improvements (MSD Project No. 2019080)
Recommendation of Award

Dear Shaun:

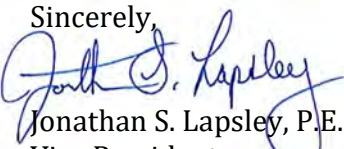
CDM Smith has completed our review of the bids received on December 21, 2023 for the Weaverville Pump Station and Forcemain System Improvements. CDM Smith has prepared the attached certified bid tabulation. No mathematical errors were identified in the review of the bids. MSD and CDM Smith reviewed the bid submission from Haren Construction Company, Inc. as the apparent low bidder and found it to be in compliance with the bid requirements including licensure, qualifications/references and bid security.

CDM Smith and MSD made several reference calls to other municipal utility owners and consulting engineers in North Carolina, South Carolina, and Alabama regarding Haren's performance as the contractor on similar sized construction projects. In general, the responses were positive with respect to Haren's performance, quality and adherence to schedule requirements.

In that Haren Construction Company, Inc. submitted the lowest total bid with alternates and is considered a responsible bidder, we recommend award to Haren Construction Company in the amount of \$20,986,375.00 which includes the Base Bid and Bid Alternates No. 1 and No. 2 pending contract procurement compliance review by MSD staff.

Thank you for the opportunity to serve MSD and your customers. We look forward to working with you and Haren Construction Company, Inc. during the construction phase of this important project.

Sincerely,


Jonathan S. Lapsley, P.E.
Vice President
CDM Smith Inc.

cc: Project File



Reference Review for Haren Construction

January 3, 2024

Haren Construction provided several references for projects of similar size and scope, which CDM-Smith and MSD staff contacted. All reviews were overwhelmingly positive. Below are two of the reference responses provided to MSD staff:

Joshua Johnson, P.E., System Operations Manager, Knoxville Utility Board
(865) 558-2744 Joshua.Johnson@kub.org

Haren Construction worked with the Knoxville Utilities Board to construct the Mark B. Whitaker Water Treatment Plant Low Service Pump Station, which consisted of a 70 MGD pump station with four submersible pumps on VFD's, with associated controls. No pipe was installed as part of this project, but a 20 MGD bypass system was installed and maintained for the duration of the project to provide raw water to the water treatment plant for KUB while the new pump station was being constructed.

Mr. Johnson stated that this was a very difficult project, with many operational coordination considerations, as this treatment plant had to maintain operations during the construction period. Haren Construction's performance on the project was excellent. Mr. Johnson stated that Haren Construction staff asked many questions at the front end of the project, which initially caused some concern among KUB staff that Haren Construction was unprepared for the difficulty of the project. However, the opposite proved true, as Haren Construction was very detail-oriented, and utilized the information given at the beginning of the project to make the construction process go smoothly. Haren Construction worked diligently with equipment suppliers to ensure that equipment was delivered in a timely manner to avoid project delays. Haren Construction also was cognizant of the need for coordination with operations staff, making sure to provide communication well ahead of time for any operational interruptions.

Tom Cleveland, Water Resources Manager, Decatur Utilities
(256) 301-4605 tcleveland@decaturutilities.com

Haren Construction worked with Decatur Utilities to construct the Riverview Wastewater Lift Station in Decatur, AL. The project consisted of an 8 MGD dry pit submersible wastewater pump station and associated 200 LF of 14" DIP and 110 LF of 24" DIP forcemain piping. Construction required 50 ft deep excavation, installation of cast-in-place concrete wetwell/drywell structures, construction of an electric/controls building, and installation of all mechanical and electrical equipment associated with the new pump station.

Mr. Cleveland stated that despite the complexity of the project, Haren Construction's quality of work was excellent, with very few punch list items at the end of the project. With regards to administrative matters, Haren staff were very timely with all invoices and requests for information, and all project deadlines were met. Haren Construction staff coordinated well with Owner's operations staff and another contractor performing work on the new forcemains connecting to this project. Haren Construction has performed several other projects for Decatur Utilities, as well, and performed equally well on all jobs.

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2023 - 2024

PROJECT:	Weaverville PS Replacement	LOCATION:	Weaverville
TYPE:	Pump Station Improvements	PIPE RATING:	N/A
PROJECT NO.	2019080	TOTAL LF:	18,174
PROJECT BUDGET:	\$22,166,910.00	PROJECT ORIGIN:	Capacity Improvements

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/22	EST. COST JAN - JUNE 2023	BUDGET FY 23-24
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$130,000.00	\$112,854.00	\$17,146.00	
55330 - DESIGN	\$1,100,000.00	\$477,601.00	\$522,399.00	\$100,000.00
55340 - PERMITS	\$15,000.00		\$15,000.00	
55350 - SPECIAL STUDIES	\$20,000.00	\$19,750.00	\$250.00	
55360 - EASEMENT PLATS	\$73,000.00		\$63,000.00	\$10,000.00
55370 - LEGAL FEES	\$30,000.00	\$900.00	\$21,000.00	\$8,100.00
55380 - ACQUISITION SERVICES	\$63,000.00			\$63,000.00
55390 - COMPENSATION	\$238,910.00	\$34,910.00		\$204,000.00
55400 - APPRAISAL	\$7,000.00			\$7,000.00
55410 - CONDEMNATION	\$28,000.00			\$28,000.00
55420 - CONSTRUCTION	\$19,550,000.00			\$1,000,000.00
55430 - CONST. CONTRACT ADM.	\$842,000.00			\$100,000.00
55440 - TESTING	\$20,000.00			
55450 - SURVEY - ASBUILT	\$50,000.00			
TOTAL AMOUNT	\$22,166,910.00	\$646,015.00	\$638,795.00	\$1,520,100.00

ENGINEER:	CDM-Smith	SA	ESTIMATED BUDGETS - FY 25 - 33	
R.O.W. ACQUISITION:	Consultant	# PLATS: [21]	FY 24-25	\$17,253,000.00
CONTRACTOR:			FY 25-26	\$2,109,000.00
CONSTRUCTION ADM.:	Consultant		FY 26-27	\$0.00
INSPECTION:	MSD		FY 27-28	\$0.00
			FY 28-29	\$0.00
			FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00

SPECIAL PROJECT NOTES:
Footage in FY 24-25: 15,174; in FY 25-26: 3,000



Weaverville Pump Station Replacement Project No. 2019080

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County

BOARD ACTION ITEM

BOARD MEETING DATE: January 17, 2024

SUBMITTED BY: Tom Hartye, P.E. - General Manager

PREPARED BY: Hunter Carson, P.E. - Director of Engineering
Shaun Armistead, P.E. - Project Manager

SUBJECT: Consideration of Construction Administration Contract: Weaverville Pump Station Replacement Project, MSD Project No. 2019080

BACKGROUND: CDM Smith is the District's consulting engineer for the Weaverville Pump Station Replacement Project. They were awarded the design contract at the August 18, 2021 regular board meeting, and have performed well.

The project is now ready for the construction phase. District construction staff are experienced and will perform most of the daily on-site inspection work; however, CDM Smith will still be needed to perform specialized tasks and services. These include review/approval of all construction submittals; attendance at monthly progress meetings; periodic site inspections; technical assistance with all RFIs, Change Orders, and WCDs; and producing complete record drawings after project completion.

Given their performance and experience with this project, CDM Smith is the most qualified consultant to perform the construction administration services. Staff has negotiated CDM Smith's original fee to \$841,075.00 for these services over the estimated 28-month construction period. This fee equates to 4.0% of the construction contract. Staff believes this is a fair price.

Please refer to the attached documentation for further details.

FISCAL IMPACT: The construction budget for this project is \$842,000.00, spanning fiscal years 2024-2026. Expenditures will begin this year, covering the project administration period. A Capital Project Ordinance for this project is included in this agenda item. This is needed due to the significant expenditures for this project, which will span multiple fiscal years.

STAFF RECOMMENDATION: Staff recommends award of the Construction Administration Contract to CDM Smith in the amount of \$841,075.00, subject to review and approval by District Counsel.

EXHIBIT A
TO AGREEMENT BETWEEN OWNER AND ENGINEER
For
CONSTRUCTION PHASE SERVICES
SCOPE, ASSUMPTIONS, SCHEDULE, AND PAYMENT AND COMPENSATION

This is an exhibit attached to and made a part of the Agreement dated, _____, between Metropolitan Sewerage District (MSD) of Buncombe County (OWNER) and CDM Smith Inc. (ENGINEER) for professional services. ENGINEER will provide construction administration, startup assistance and record drawings during the construction phase of the **Weaverville Forcemain and Pump Station Project** (Project).

PROJECT DESCRIPTION AND OBJECTIVES

The OWNER owns and operates a sanitary sewer collection system that services customers in Buncombe County and northern Henderson County, North Carolina. The collection system includes a subsystem that serves the Town of Weaverville. The Weaverville System includes the following components:

- Reems Creek gravity sewer interceptor
- Weaverville Pump Station No. 1
- #5 Patti Lane (Private sewer pump station)
- Weaverville Pump Station No. 2
- Lee Creek Pump Station
- Forcemain system from Weaverville Pump Station No. 1 to the French Broad River Water Reclamation Facility (WRF). The forcemain is approximately 19,800 feet long to the point where it converts to gravity sewer upstream of the WRF.

The existing system is a series pumping arrangement where Pump Station No. 1 pumps to Pump Station No. 2 and then to the French Broad River WRF. The existing pump stations at #5 Patti Lane and Lee Creek manifold into the existing forcemain and pump in parallel. The original facilities were commissioned in approximately 1983 and have undergone expansions, repairs, and improvements to the pump station facilities and forcemain system.

The Weaverville Pumping System is currently being reported as negative “Available Capacity” on the North Carolina Department of Environmental Quality, Division of Water Resources (DWR) Flow Tracking/Acceptance of Sewer Extension Application (FTSE) for all new sewer extensions in the basins served by these pump stations. The OWNER desires to implement the Project to increase the system capacity to allow for continued connection and development in the current and future service areas and address other system deficiencies to achieve a desired 50-year service life for the new infrastructure. The ENGINEER completed the design of the Weaverville System improvements in 2023 and the Project is ready to move to the bidding and construction phase.

SCOPE OF WORK

Basic Services to be provided by the ENGINEER under this Agreement for construction phase services shall be limited to the following:

- Task 900 – Construction Administration
- Task 1000 – Startup Assistance
- Task 1100 – Record Drawings

The detailed scope of services included under this Agreement for Tasks 900 through 1100 are shown below:

Task 900 Construction Contract Administration

The ENGINEER shall provide Construction Administration services for the construction Project over an estimated 28-month construction period beginning from the construction contract Notice-to-Proceed (NTP) date and ending at Final Construction Completion or Acceptance. Third-party special inspection services to meet building code requirements, including materials testing services, will be provided by the OWNER. This Agreement would need to be amended to provide additional compensation should the construction period last longer than 28 months. The 28 months includes a 6-month administrative period at the start of the construction phase to allow for procurement by the Contractor of long-lead and key materials and equipment. This will be followed by a 21-month period of active construction and 1 month for record drawings and project closeout.

For the purposes of Task 900, “Work” means the entire completed construction, or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction, all as required by the Contract Documents.

901 Administration of the Construction Contract

ENGINEER shall consult with and advise OWNER as set forth herein. Instructions to the Contractor(s) shall be issued through OWNER. ENGINEER shall attend monthly progress meetings. The progress meeting will be run by the ENGINEER who will prepare the agendas and minutes of the monthly construction progress meetings including the development of the agenda and meeting minutes. A total of 24 monthly progress meetings to Final Completion (FC) are budgeted as well as one (1) preconstruction meeting. It is assumed that the first 3 progress meetings will be conducted virtually and bi-monthly during the administrative period.

902 Site Visits

ENGINEER shall make site visits during active stages of construction, or otherwise agreed to by OWNER in writing, to observe the progress and quality of the Work and to determine if the Work is proceeding in accordance with the Contract Documents. ENGINEER’s observation of the Work shall not be intended to involve work beyond the responsibility

specifically assigned to ENGINEER in this Agreement and the Contract Documents. On the basis of periodic site observations, ENGINEER shall keep the OWNER informed of the progress and quality of the Work and shall alert the OWNER to defects and deficiencies in the Work of the Contractor. ENGINEER shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures of construction selected by Contractor or for safety and environmental programs and precautions incidental to the Work. ENGINEER shall not be responsible for the failure of the Contractor, its Subcontractors, or any other persons performing any of the Work to comply with laws, rules, regulations, ordinances, code, or orders, or for failure of any of them to carry out the Work in accordance with the Contract Documents except as otherwise expressly provided herein.

During such visits and on the basis of such observations, ENGINEER shall have authority to disapprove of or reject Contractor's work while it is in progress, if ENGINEER believes that such work will not produce a completed Project that conforms generally to the Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

The ENGINEER will oversee the factory testing of the instrumentation and control system components at the integrators facility in Charlotte, NC to verify performance of the equipment and controls system prior to shipment to the site. It is recommended that an OWNER representative plan to attend this testing.

The ENGINEER has assumed a total of 12 site visits during the 21-month active construction period to be performed by various discipline engineers (civil, electrical, structural, automation, and HVAC/Plumbing) along with general site visits by the construction administration team for the purposes of observing the construction work for compliance with the Contract Documents. The following visits are assumed.

- 2 Electrical Engineer Site Visits (1 during construction and 1 for final punchlist inspection)
- 2 HVAC/Plumbing Visits (1 during construction and 1 for final punchlist inspection)
- 2 Structural Visits (1 during the construction and 1 for final punchlist inspection)
- 2 Instrumentation/Automation Visits (1 during construction and 1 at startup for functional demonstration testing)
- 4 Civil/Forcemain Site Visits (3 during construction and 1 for final punchlist inspection)

903 Shop Drawings

ENGINEER shall review and approve or take other appropriate action with respect to Shop Drawings, samples, and other data which Contractor is required to submit, but only for conformance with the design concept of the completed project as a functioning whole as indicated in the Contract Documents and in compliance with the information given in the Contract Documents. Such reviews or other action shall not include means, methods, techniques, sequences, or procedures of construction or safety programs and precautions incident thereto.

ENGINEER will review the vendor and manufacturers' service manuals. The review will assure that proper operations, preventive maintenance, repair procedures and applicable service information are provided for all specified equipment. The submitted manuals will be compared to the specification section "Operations and Maintenance Data" to ensure that the submittals are sufficient in content, and quantity to enable staff training and consultation after startup. This task assumes up to 400 shop drawings which includes resubmittals.

904 Clarifications and Interpretations: Requests for Information (RFI) and Field Orders

ENGINEER shall issue necessary clarifications and interpretations of the Contract Documents, as appropriate to the orderly completion of the work which includes responding to Requests for Information (RFIs). Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. ENGINEER may issue Field Orders authorizing minor variations from the requirements of the Contract Documents. This task assumes up to 25 RFIs will be submitted and approximately 4 field orders requiring design changes.

905 Change Orders

ENGINEER shall review and recommend Change Orders to OWNER as appropriate to be prepared and issued by the OWNER. This task assumes up to 20 change requests from the contractor that result in up to 6 official Change Orders submitted and reviewed. Claim support, mediation participation, or other dispute resolution is not included in this task.

906 Disagreements Between OWNER and Contractor

ENGINEER shall render the initial decisions on all claims of OWNER and Contractor relating to the acceptability of the work or the interpretation of the requirements of the technical and design related portions of the Contract Documents pertaining to the execution and progress of the work. In rendering such decisions, ENGINEER shall be fair and not show partiality to OWNER or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity. OWNER shall be responsible for interpretation of the requirements of Divisions 00 and 01 of the Contract Documents.

907 Applications for Payment

Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of Applications for Payment and the accompanying data and schedules, ENGINEER shall determine the amounts that ENGINEER recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute ENGINEER's representation to OWNER, based on such observations and review, that, to the best of ENGINEER's knowledge, information and belief, the Work has progressed to the point indicated, the quality of such work is generally in accordance with the Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation), and the conditions precedent to Contractors being entitled to such payment appear to have been fulfilled in so far as it is ENGINEER's responsibility to observe the Work. In the case of unit price work, ENGINEER's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed

by the Contract Documents). The responsibilities of ENGINEER contained in this task are expressly subject to the limitations set forth herein and other express or general limitations in this Agreement and elsewhere. A total of 27 pay applications are assumed.

908 Substitutes

ENGINEER shall evaluate and determine the acceptability of substitute or or-equal materials and equipment proposed by Contractor. However, services in revising Drawings and Specifications occasioned by the acceptance of substitute materials or equipment other than or-equal items and services after the award of the Construction Contract in evaluating and determining the acceptability of a substitute which is appropriate for the Project or an excessive number of substitutes will only be performed pursuant to an amendment to this Agreement for additional compensation.

909 Inspections and Tests

ENGINEER shall make recommendations to OWNER regarding the requirements for special inspections or testing of the Work and have authority to receive and review all certificates of inspections, testing, and approvals required by laws, rules, regulations, ordinances, codes, orders, or the Contract Documents to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents. The special inspections company will be hired by the OWNER.

ENGINEER will provide periodic observations of work during the course of construction. An estimated 6 observations will be provided in addition to site visits described above.

910 Substantial Completion

Following notice from Contractor that Contractor considers the entire work ready for its intended use, ENGINEER and OWNER, accompanied by Contractor, shall conduct an inspection to determine if the work is substantially complete. If, after considering any objections of OWNER, ENGINEER considers the work substantially complete ENGINEER shall deliver a certificate of Substantial Completion to OWNER and Contractor.

911 Final Walkthrough and Acceptability of Work

ENGINEER shall conduct a final inspection to determine if the completed work of Contractor is acceptable so that ENGINEER may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, ENGINEER shall indicate that the work is acceptable to the best of ENGINEER's knowledge, information, and belief and based on the extent of the services performed and furnished by ENGINEER under this Agreement.

912 Conformed Drawings

ENGINEER shall prepare a conformed set of Contract Documents for use during the construction phase of the project. These documents will include revisions to the bid documents defined by addenda during the bidding phase and will include the project specifications manual with fully executed copies of agreements for the project.

913 Project Management

ENGINEER shall perform project management duties under this task to include internal project management functions, invoicing, progress reporting on work completed and tracking of ENGINEER's scope, schedule and budget. These services will be performed over the 28-month construction period.

Task 1000 Startup Assistance

1001 On-Site Startup Support

ENGINEER will provide operational services including start-up assistance, operational assistance, and performance test oversight for the new facilities. During the construction phase, ENGINEER will provide an O&M Specialist to assist with the review of the vendor provided O&M manuals, equipment and process check-out, demonstration testing, and process control system testing and demonstration. It is assumed the OWNER will oversee training provided by vendors and will oversee the loop/point to point check out of the instrumentation and controls system with the integrator. The various vendors for the equipment will provide training, troubleshooting and lead the startup activities at the site.

ENGINEER will review the contractor's start-up plan that will include a schedule for process start-up, commissioning activities, performance testing, and initial system operations. During start-up, ENGINEER will provide on-site assistance of an O&M specialist who will assist operating staff through the facility commissioning phase. O&M Specialist will provide the following during this task:

- On-site assistance for up to 4 working days of on-site support during startup, performance testing and optimization of the system (1 person).
- Participate in 4 working days of startup activities in coordination with the Contractor and O&M specialist.
- Assist Operations staff in preparation of equipment systems for initial operation.

System specific O&M manual(s) are not included in the scope of the project. It is assumed that the vendor provided O&M manuals for individual equipment will be appropriate for Owner operation of the constructed systems.

Task 1100 Record Drawings

1101 Record Drawings

ENGINEER shall prepare a set of reproducible record prints of Record Drawings showing those changes made during the construction process based on the marked-up prints, shop drawings, drawings, and other data furnished by the Contractor to ENGINEER. The record prints shall also incorporate the OWNER's Representative's observation of changes made during construction. These record drawings shall be prepared on reproducible hard copies and on disk (in the latest version of AutoCAD or such version as the parties agree and a PDF sign and sealed copy) for delivery to the OWNER.

ASSUMPTIONS

The above scope and proposed fee for providing services is based on the following assumptions:

- OWNER will provide special inspections and materials testing services required by the building code and Contract Documents.
- Factory witness testing of the instrumentation and controls system is assumed to require a total of 2 working days over two visits to the integrators facility. ENGINEER will participate remotely for required instrumentation and controls workshops related to SCADA graphics, data management, and field coordination for testing by the integrator.
- OWNER shall be responsible for, and Engineer may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by OWNER to ENGINEER pursuant to this Agreement. ENGINEER may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement. ENGINEER's scope of work does not include verifying OWNER Provided Information for accuracy or completeness. OWNER may request an independent review of OWNER Provided Information by ENGINEER pursuant to a mutually agreed amendment to this Agreement. ENGINEER shall be entitled to an adjustment in price and schedule to the extent that any corrective action in ENGINEER's Services arises out of inaccurate OWNER Provided Information.

SCHEDULE

The proposed schedule for implementing the improvements is as follows:

- Construction Administration services will be provided from approximately Notice to Proceed (NTP) with construction over an assumed 28-month total construction duration from NTP to Final Completion and readiness for Final Payment. A 6-month administrative period starting at NTP is assumed followed by 21-months of active construction and 1 month of record drawings and project closeout.
- Startup and training services will be provided based on the Contractor's schedule and are assumed to take place within the final 120 days of the construction duration.

PAYMENT AND COMPENSATION

For the services described above, OWNER agrees to pay ENGINEER a lump sum fee of \$841,075. The estimated schedule of values associated with each task is shown in Table 1 below. Monthly invoices will be submitted for payment based on the ENGINEER's estimate of the percentage of work completed during that month for each Task, with the balance due upon completion of the work.

Table 1 - Proposed Services Fees	Value, (\$)
Task 900 - Construction Administration	\$754,135
Task 1000 -Startup and Training	\$39,550
Task 1100 - Record Drawings	\$47,390
Total Lump Sum	\$841,075

Buncombe MSD

Weaverville Pump Station and Forcemain System Improvements - Construction Administration Fee Summary

Task Number	Task Name	\$275 Officer/Senior Technical Specialist	\$250 Senior PM/Senior Technical Specialist	\$235 Principa/Associate	\$210 Technical Specialist	\$185 Professional III (Senior Professional)	\$155 Professional II/Sr Designer	\$130 Professional I	\$110 Designer Drafter	\$105 Project Administration	\$180 O&M Specialist	Total Hours	Total Dollars	Other Direct Costs	Total Cost
Task 900	Construction Administration	254	805	167	163	620	562	953	54	404	-	3,982	\$ 718,635	\$ 35,500	\$ 754,135
901	Administration of Construction Contract	135	376	44	10	48	40	104	-	24	-	781	\$ 174,685	\$ -	\$ 174,685
	<i>Pre-Construction Meeting</i>	8	8	2		2	2	2		1		25	\$ 5,715		\$ 5,715
	<i>Project Progress Meetings (3 virtual)</i>	6	12	6	6	6	6	6	-	3		51	\$ 10,455		\$ 10,455
	<i>Project Progress Meetings (21 in-person)</i>	81	200	16	4	40	32	81	-	20		474	\$ 101,865	\$ 19,000	\$ 120,865
	<i>General Construction Administration with GC</i>	40	156	20	-	-	-	15	-			231	\$ 56,650		\$ 56,650
902	Site Visits	4	25	36	6	95	36	16				218	\$ 42,305	\$ 16,000	\$ 58,305
903	Shop Drawings	8	40	45	84	355	250	475		248		1,505	\$ 232,630	\$ -	\$ 232,630
904	RFIs and Field Orders	5	20	10	25	40	115	60		15		290	\$ 48,575	\$ -	\$ 48,575
905	Change Items		16		24	8	75	90		10		223	\$ 34,895	\$ -	\$ 34,895
906	Disagreements/Claims	16	24		6	16	30	12				104	\$ 20,830	\$ -	\$ 20,830
907	Applications for Payment		24					40		8		72	\$ 12,040	\$ -	\$ 12,040
908	Substitutes		8	8	4		8	30		8		66	\$ 10,700	\$ -	\$ 10,700
909	Inspections and Tests		36		4	48		16				104	\$ 20,800	\$ -	\$ 20,800
910	Substantial Completion Visit		16					20				36	\$ 6,600	\$ -	\$ 6,600
911	Final Completion Walkthrough		16					20				36	\$ 6,600	\$ -	\$ 6,600
912	Conformed Drawings	6	4	4		10	8	40	54	11		137	\$ 18,975	\$ 500	\$ 19,475
913	Project Management	80	200	20				30		80		410	\$ 89,000	\$ -	\$ 89,000
Task 1000	Startup Assistance	2	8	-	8	28	-	16	-	-	142	204	\$ 37,050	\$ 2,500	\$ 39,550
Task 1100	Record drawings	8	16	4		24	16	24	267	8	-	367	\$ 47,390	\$ -	\$ 47,390
	Subtotals	264	829	171	171	672	578	993	321	412	142	4,553	\$ 803,075	\$ 38,000	\$ 841,075

**Metropolitan Sewerage District of Buncombe County, North Carolina
CAPITAL IMPROVEMENT PROGRAM**

BUDGET DATA SHEET - FY 2023 - 2024

PROJECT:	Weaverville PS Replacement	LOCATION:	Weaverville
TYPE:	Pump Station Improvements	PIPE RATING:	N/A
PROJECT NO.	2019080	TOTAL LF:	18,174
PROJECT BUDGET:	\$22,166,910.00	PROJECT ORIGIN:	Capacity Improvements

DESCRIPTION	ESTIMATED PROJECT COST	TOTAL EXPENDS THRU 12/31/22	EST. COST JAN - JUNE 2023	BUDGET FY 23-24
55310 - PRELIM. ENGINEERING				
55320 - SURVEY - DESIGN	\$130,000.00	\$112,854.00	\$17,146.00	
55330 - DESIGN	\$1,100,000.00	\$477,601.00	\$522,399.00	\$100,000.00
55340 - PERMITS	\$15,000.00		\$15,000.00	
55350 - SPECIAL STUDIES	\$20,000.00	\$19,750.00	\$250.00	
55360 - EASEMENT PLATS	\$73,000.00		\$63,000.00	\$10,000.00
55370 - LEGAL FEES	\$30,000.00	\$900.00	\$21,000.00	\$8,100.00
55380 - ACQUISITION SERVICES	\$63,000.00			\$63,000.00
55390 - COMPENSATION	\$238,910.00	\$34,910.00		\$204,000.00
55400 - APPRAISAL	\$7,000.00			\$7,000.00
55410 - CONDEMNATION	\$28,000.00			\$28,000.00
55420 - CONSTRUCTION	\$19,550,000.00			\$1,000,000.00
55430 - CONST. CONTRACT ADM.	\$842,000.00			\$100,000.00
55440 - TESTING	\$20,000.00			
55450 - SURVEY - ASBUILT	\$50,000.00			
TOTAL AMOUNT	\$22,166,910.00	\$646,015.00	\$638,795.00	\$1,520,100.00

ENGINEER:	CDM-Smith	SA	ESTIMATED BUDGETS - FY 25 - 33	
R.O.W. ACQUISITION:	Consultant	# PLATS: [21]	FY 24-25	\$17,253,000.00
CONTRACTOR:			FY 25-26	\$2,109,000.00
CONSTRUCTION ADM.:	Consultant		FY 26-27	\$0.00
INSPECTION:	MSD		FY 27-28	\$0.00
			FY 28-29	\$0.00
			FY 29-30	\$0.00
			FY 30-31	\$0.00
			FY 31-32	\$0.00
			FY 32-33	\$0.00

SPECIAL PROJECT NOTES:
Footage in FY 24-25: 15,174; in FY 25-26: 3,000



Weaverville Pump Station Replacement Project No. 2019080

NOT TO SCALE



METROPOLITAN SEWERAGE DISTRICT
of
BUNCOMBE COUNTY, NORTH CAROLINA

Budget Map

Metropolitan Sewerage District of Buncombe County BOARD ACTION ITEM

Meeting Date: January 17, 2024
Submitted By: Thomas E. Hartye, PE., General Manager
Prepared By: W. Scott Powell, CLGFO, Director of Finance
Jody Germaine, Budget Analyst
Subject: Presentation of Audit & Annual Report – Fiscal Year Ended June 30, 2023

Background

Both North Carolina law and the Bond Order require an annual audit of the District's financial records. The District has incorporated the audited financial statements into an Annual Comprehensive Financial Report, which adds transmittal and statistical data to assist readers in analyzing the audited financial statements. The Annual Report is also used to satisfy continuing disclosures required by the Bond Order and other contractual agreements.

Discussion

The auditors' unmodified (commonly called "clean") opinion is the first document behind the "Financial Section" tab.

Included with the Annual Report is a standard letter from the independent auditors describing the auditors' responsibilities under accounting standards, their understanding of District policies and estimates, and assurance that no significant adjustments to the District financial records are required.

Finally, the District did not have any reportable conditions or other issues requiring additional auditor communication with the Board.

Staff Recommendation

Acceptance of the Annual Comprehensive Financial Report. To view the document, click the hyperlink below:

<http://www.msdbc.org/documents/annualreports/FY2023.pdf>

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

Follow-up required:

Person responsible:

Deadline:

Schedule of Revenues and Expenditures Budget to Actual (Non-GAAP) For the Year Ended June 30, 2023

	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues:			
Operating revenues:			
Sewer charges (net):			
Domestic users	\$ 36,801,493	\$ 38,717,598	\$ 1,916,105
Industrial users	3,370,488	3,805,064	434,576
Billings and collections	1,019,478	1,060,476	40,998
	<u>41,191,459</u>	<u>43,583,138</u>	<u>2,391,679</u>
Facility and tap fees	3,175,000	5,343,261	2,168,261
City of Asheville(Enka Bonds)	35,000	27,962	(7,038)
Rental income	96,000	100,255	4,255
Miscellaneous	428,769	917,624	488,855
Total operating revenues	<u>44,926,228</u>	<u>49,972,240</u>	<u>5,046,012</u>
Nonoperating revenues:			
Investment income	1,096,436	2,737,273	1,640,837
Total nonoperating revenues	<u>1,096,436</u>	<u>2,737,273</u>	<u>1,640,837</u>
Total revenues	<u>46,022,664</u>	<u>52,709,513</u>	<u>6,686,849</u>
Expenditures:			
Operating expenditures:			
Salaries and employee benefits		9,273,992	
Contractual services		1,958,008	
Utilities		1,625,793	
Repairs and maintenance		1,094,839	
Other supplies and expenses		1,881,508	
Insurance claims and expenses		2,183,582	
Total operating expenditures	<u>20,071,865</u>	<u>18,017,722</u>	<u>2,054,143</u>
Capital Projects:			
Equipment		436,694	
Infrastructure		21,142,388	
Total capital projects	<u>31,080,872</u>	<u>21,579,082</u>	<u>9,501,790</u>
Debt service			
Principal		6,360,825	
Interest		3,196,947	
Total debt service	<u>9,699,361</u>	<u>9,557,772</u>	<u>141,589</u>
Total Expenditures	<u>60,852,098</u>	<u>49,154,576</u>	<u>11,697,522</u>
Revenues over (under) expenditures	<u>(14,829,434)</u>	<u>3,554,937</u>	<u>18,384,371</u>
Other Financing Sources:			
Use of available funds	14,829,434	-	(14,829,434)
	<u>14,829,434</u>	<u>-</u>	<u>(14,829,434)</u>
Revenues and other financing sources over (under) expenditures and other financing uses	<u>\$ -</u>	<u>\$ 3,554,937</u>	<u>\$ 3,554,937</u>

Schedule of Revenues and Expenditures
Budget to Actual (Non-GAAP)
For the Year Ended June 30, 2023 (continued)

	Actual
Reconciliation from budgetary basis (modified accrual) to full accrual:	
Revenues and other financing sources over (under) expenditures and other financing uses	\$ 3,554,937
Reconciling items:	
Unamortized discount recognized in interest expense	431,575
Debt principal payments	6,360,825
Capital project transfers	21,222,769
Change in allowance for doubtful accounts	(161,014)
Change in compensated absences	81,090
Change in health insurance IBNR	(47,434)
Deferred outflows of resources for contributions made in current fiscal year:	
Pension plan	1,239,847
OPEB plan	197,000
Pension expense	(1,264,703)
OPEB expense	(287,000)
Contributed assets	6,399,905
Depreciation	(12,395,591)
Gain on disposal of surplus property	105,027
 Total reconciling items	 21,882,296
 Change in net position	 \$ 25,437,233

Metropolitan Sewerage District of Buncombe County

BOARD INFORMATIONAL ITEM

Meeting Date: January 18, 2023
 Submitted By: Thomas E. Hartye, PE., General Manager
 Prepared By: W. Scott Powell, CLGFO, Director of Finance
 Cheryl Rice, Accounting Manager
 Subject: Cash Commitment/Investment Report-Month Ended November 30, 2023

Background

Each month, staff presents to the Board an investment report for all monies in bank accounts and specific investment instruments. The total investments as of November 30, 2023 were \$88,828,757. The detailed listing of accounts is available upon request. The average rate of return for all investments is 4.680%. These investments comply with North Carolina General Statutes, Board written investment policies, and the District's Bond Order.

The attached investment report represents cash and cash equivalents as of November 30, 2023 do not reflect contractual commitments or encumbrances against said funds. Shown below are the total investments as of November 30, 2023 reduced by contractual commitments, bond funds, and District reserve funds. The balance available for future capital outlay is \$36,544,316.

Total Cash & Investments as of 11/30/2023		88,828,757
Less:		
Budgeted commitments (required to pay remaining FY24 budgeted expenditures from unrestricted cash		
Construction Funds	(19,396,046)	
Operations & Maintenance Fund	<u>(14,238,387)</u>	
		(33,634,433)
Bond Restricted Funds		
Bond Service (Funds held by trustee):		
Funds in Principal & Interest Accounts	(84,702)	
FY24 Principal & Interest Due	<u>(8,565,743)</u>	
		(8,650,445)
District Reserve Funds		
Fleet Replacement	(1,313,517)	
Pump Replacement	(243,608)	
WWTP Replacement	(401,567)	
Maintenance Reserve	<u>(1,265,399)</u>	
		(3,224,091)
District Insurance Funds		
General Liability	(211,453)	
Worker's Compensation	(569,566)	
Post-Retirement Benefit	(2,793,469)	
Self-Funded Employee Medical	<u>(3,200,984)</u>	
		<u>(6,775,472)</u>
Designated for Capital Outlay		<u>36,544,316</u>

Meeting Date: January 18, 2023

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2023

Page 2

Staff Recommendation
None - Information Only.

Action Taken

Motion by:

to

Approve

Disapprove

Second by:

Table

Send to Committee

Other:

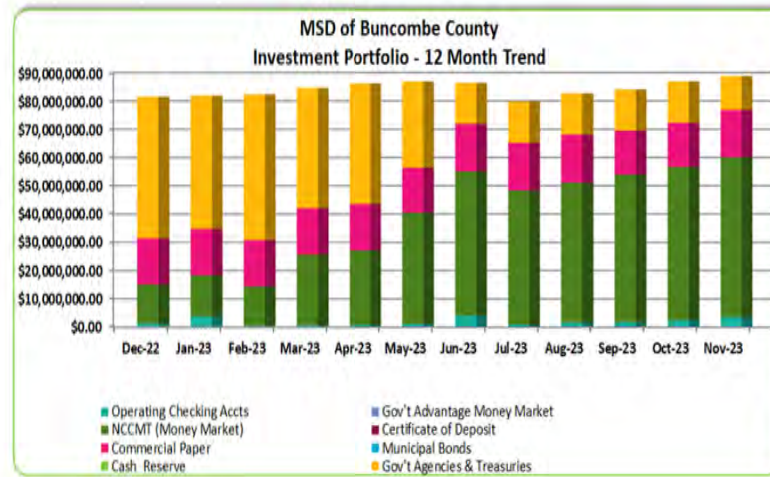
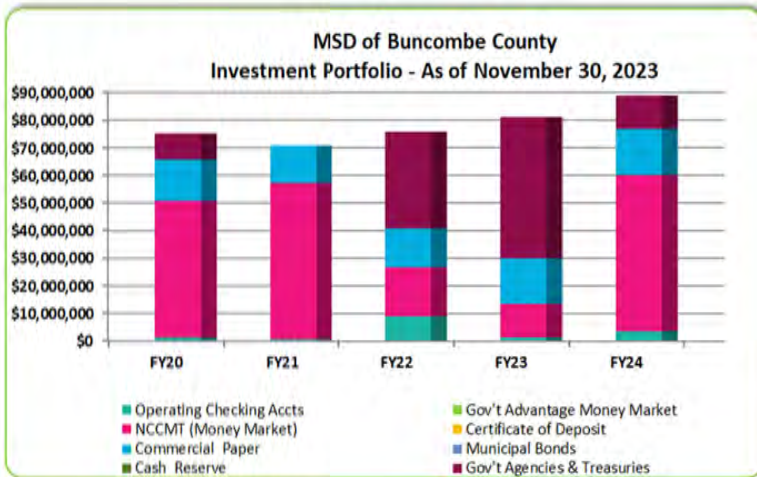
Follow-up required:

Person responsible:

Deadline:

	Operating Checking Accounts	Gov't Advantage Money Market	NCCMT (Money Market)	Certificate of Deposit	Commercial Paper	Municipal Bonds	Cash Reserve	Gov't Agencies & Treasuries	Total
Held with Bond Trustee	\$ -		\$ 84,700			\$ -	\$ -		\$ 84,700
Held by MSD	3,545,207	46,703	56,400,722	-	16,710,189	-		12,041,236	88,744,057
	\$ 3,545,207	\$ 46,703	\$ 56,485,422	\$ -	\$ 16,710,189	\$ -	\$ -	\$ 12,041,236	\$ 88,828,757

Investment Policy Asset Allocation	Maximum Percent	Actual Percent	
U.S. Government Treasuries,			
Agencies and Instrumentalities	100%	13.56%	No significant changes in the investment portfolio as to makeup or total amount.
Bankers' Acceptances	20%	0.00%	
Certificates of Deposit	100%	0.00%	
Commercial Paper	20%	18.81%	
Municipal Bonds	100%	0.00%	
North Carolina Capital Management Trust	100%	63.59%	All funds invested in CD's, operating checking accounts, Gov't Advantage money market are fully collateralized with the State Treasurer.
Checking Accounts:	100%		
Operating Checking Accounts		3.99%	
Gov't Advantage Money Market		0.05%	



Meeting Date: January 18, 2023

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2023

Page 4

Metropolitan Sewerage District Investment Managers' Report On November 30, 2023

Summary of Asset Transactions

	Original Cost	Market	Interest Receivable
Beginning Balance	\$ 77,037,700	\$ 77,031,867	\$ 272,852
Capital Contributed (Withdrawn)	382,202	382,202	
Realized Income	337,747	337,747	(130,000)
Unrealized/Accrued Income		187,182	1,156
Ending Balance	<u>\$ 77,757,649</u>	<u>\$ 77,938,998</u>	<u>\$ 144,008</u>

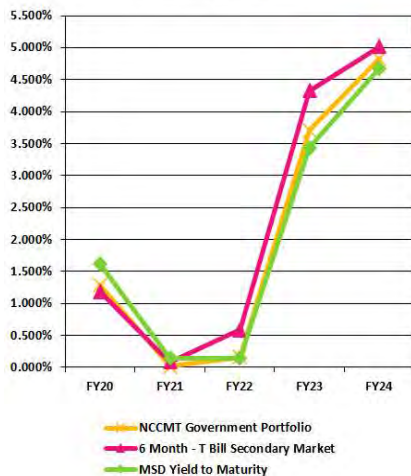
Value and Income by Maturity

	Original Cost	Income
Cash Equivalents <91 Days	\$ 67,716,412	\$ 344,936
Securities/CD's 91 to 365 Days	8,657,621	44,101
Securities/CD's > 1 Year	1,383,615	7,048
	<u>\$ 77,757,649</u>	<u>\$ 396,085</u>

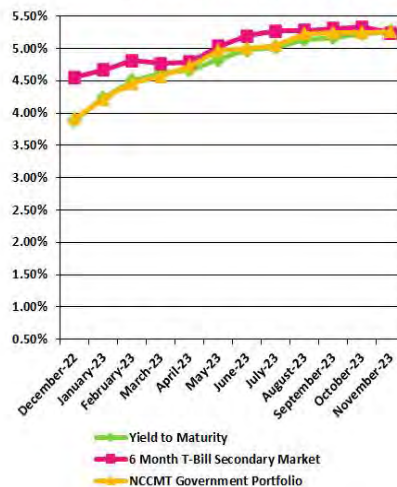
Month End Portfolio Information

Weighted Average Maturity	76
Yield to Maturity	5.26%
6 Month T-Bill Secondary Market	5.24%
NCCMT Government Portfolio	5.26%

Metropolitan Sewerage District
Annual Yield Comparison



Metropolitan Sewerage District
Yield Comparison - November 30, 2023

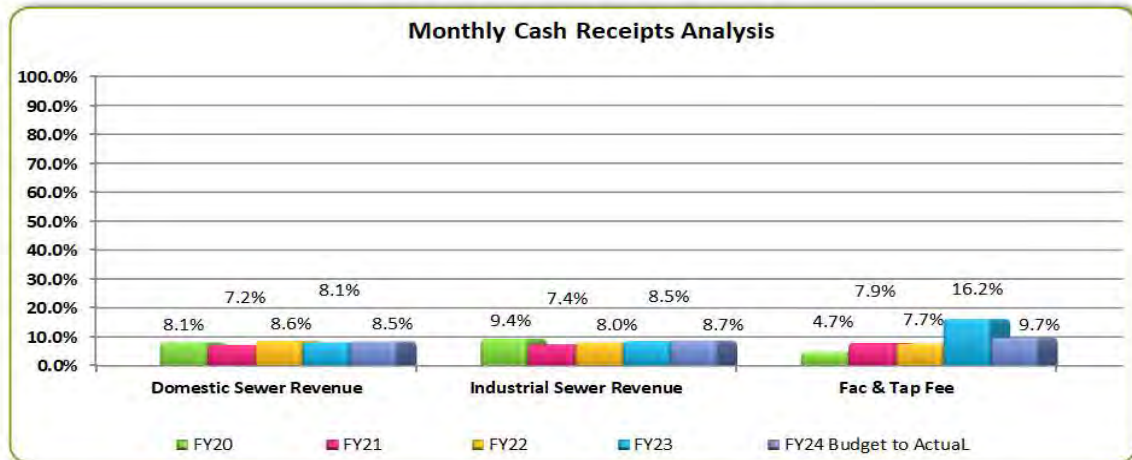


Meeting Date: January 18, 2023

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2023

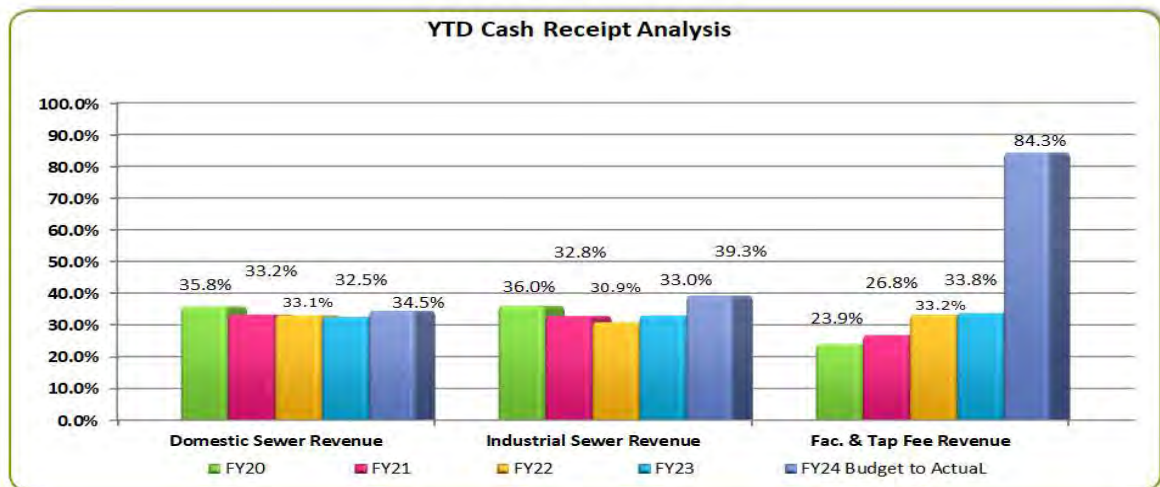
Page 5

Metropolitan Sewerage District Analysis of Cash Receipts As of November 30, 2023



Monthly Cash Receipts Analysis:

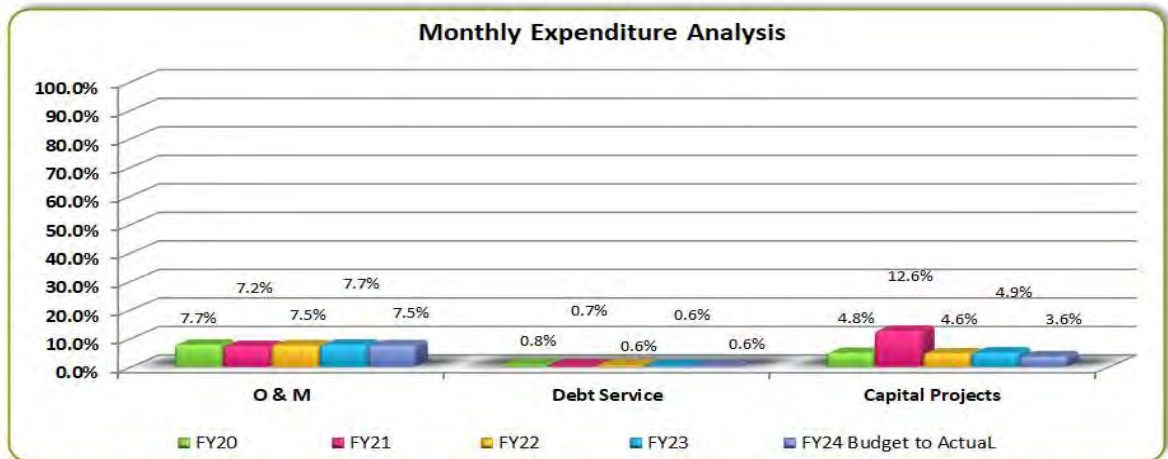
- * Monthly domestic sewer revenue is considered reasonable based on timing of cash receipts in their respective fiscal periods.
- * Monthly industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.



YTD Actual Revenue Analysis:

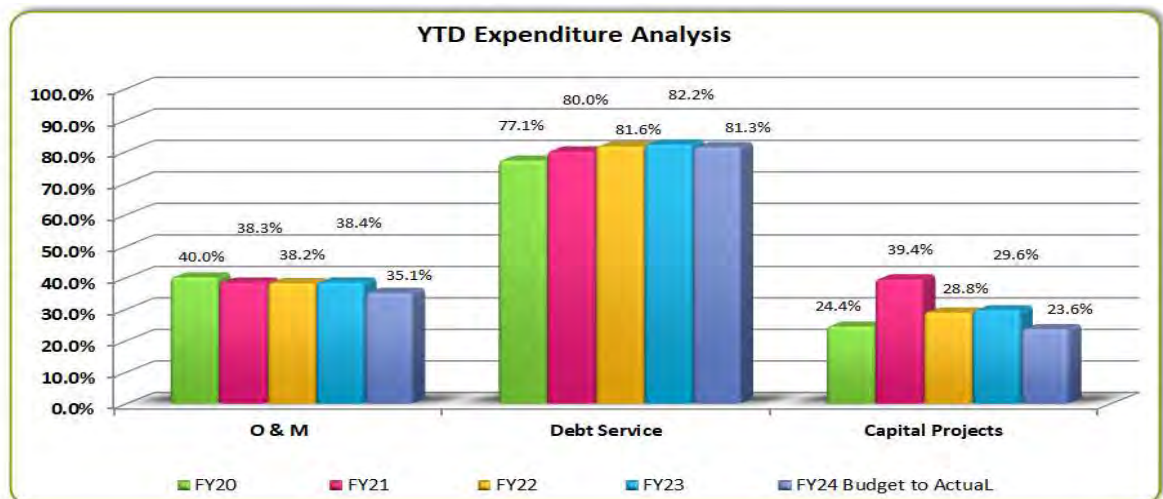
- * YTD domestic sewer revenue is considered reasonable based on historical trends.
- * YTD industrial sewer revenue is reasonable based on historical trends.
- * Due to the unpredictable nature of facility and tap fee revenue, staff considers facility and tap fee revenue reasonable.

Metropolitan Sewerage District Analysis of Expenditures As of November 30, 2023



Monthly Expenditure Analysis:

- * Monthly O&M expenditures are considered reasonable based on historical trends and timing of expenditures in the current year.
- * Due to the nature of the variable rate bond market, monthly expenditures can vary year to year. Based on current variable interest rates, monthly debt service expenditures are considered reasonable.
- * Due to nature and timing of capital projects, monthly expenditures can vary from year to year. Based on the current outstanding capital projects, monthly capital project expenditures are considered reasonable.



YTD Expenditure Analysis:

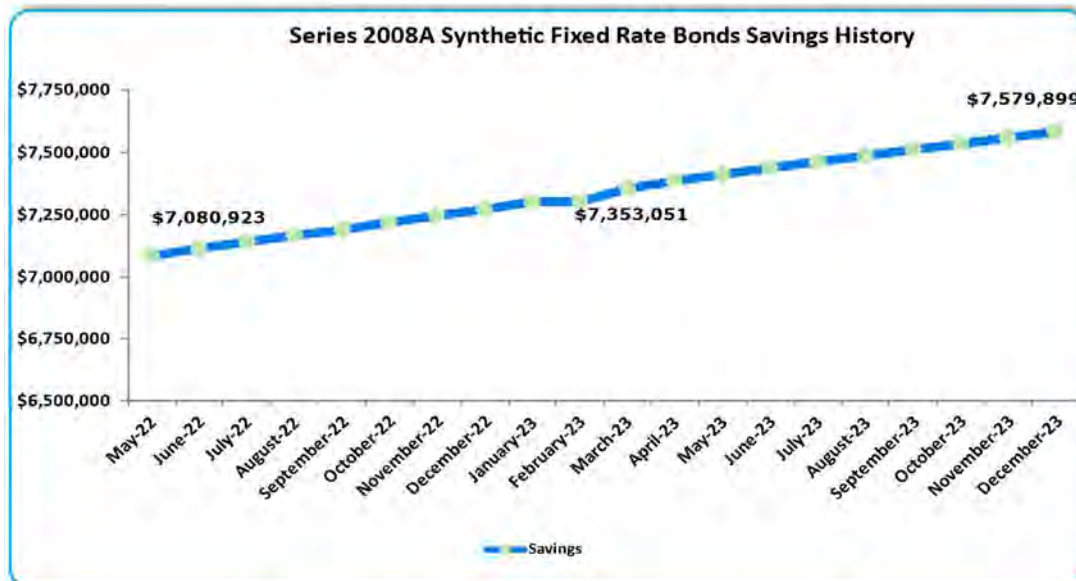
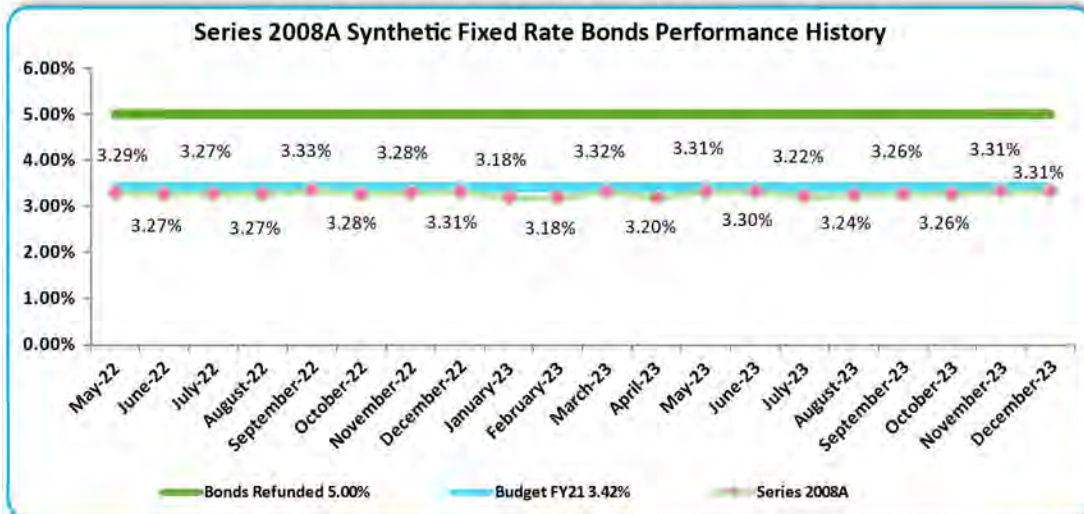
- * YTD O&M expenditures are considered reasonable based on historical trends.
- * Due to the nature of the variable rate bond market, YTD expenditures can vary year to year. Based on current variable interest rates, YTD debt service expenditures are considered reasonable.
- * Due to nature and timing of capital projects, YTD expenditures can vary from year to year. Based on the current outstanding capital projects, YTD capital project expenditures are considered reasonable.

Meeting Date: January 18, 2023

Subject: Cash Commitment/Investment Report-Month Ended November 30, 2023

Page 7

Metropolitan Sewerage District Variable Debt Service Report As of December 31, 2023



Series 2008A:

- * Savings to date on the Series 2008A Synthetic Fixed Rate Bonds is \$7,579,899 as compared to 4/1
- * fixed rate of 4.85%.
- * Assuming the rate on the Series 2008A Bonds continues at the current all-in rate of 3.7210%, MSD will achieve cash savings of \$4,670,000 over the life of the bonds.
- * MSD would pay \$354,106 to terminate the existing Bank of America Swap Agreement.

STATUS REPORTS

**MSD System Services In-House Construction
FY 2023-2024**

PROJECT NAME	LOCATION	ZIP CODE	ESTIMATED FOOTAGE	ESTIMATED PROJECT DATES	WO#	CREW	COMPLETION DATE	ACTUAL FOOTAGE	NOTES
573 Merrimon Ave Construction Rehabilitation	Asheville	28804	120	7/27/2023	297830	Cantrell	7/27/2023	120	Complete
Briarcliff Dr at Oakwilde Dr Construction Rehab Ph. 2	S. Asheville	28803	257	7/31/23 - 8/4/23	285342	McDevitt	8/8/2023	115	Complete
298 Hazel Mill Road	Asheville	28806	94	8/15/2023	298011	Cantrell	8/15/2023	94	Complete
Independence Boulevard IRS Rehabilitation	E. Asheville	28805	318	8/4/23 - 8/25/23	287247/297426	Matthews	8/21/2023	318	Complete
96 Lookout Road Sewer Rehabilitation	Woodfin	28804	100	8/28/23 - 9/8/23	292101	McDevitt	8/28/2023	225	Complete
712 N Rugby Road Construction (Point Repair) Rehabilitation	Hendersonville	28791	660	9/5/2023	298698	G. Hensley	9/5/2023	660	Complete
19 Independence Blvd IRS Rehabilitation	E. Asheville	28805	113	9/7/2023	298714	Matthews	9/7/2023	113	Complete
6 Cottage Street Sewer Rehabilitation	Woodfin	28748	250	9/4/23--9/15/23	287819	Matthews	9/15/2023	100	Complete
Somerset Place Sewer Rehabilitation	Arden	28704	633	9/6/23 - 10/1/23	298716	McDevitt	9/28/2023	567	Complete
Onteora Blvd @ Cleveland Ave Ph. II	Asheville	28803	500	10/2/2023 - 10/13/23	299035	Matthews	10/6/2023	485	Complete
Onterora Blvd @ Cleveland Avenue Ph. I	Asheville	28803	157	8/28/23 - 10/10/23	292512	McDevitt	10/17/2023	146	Complete
5 Creekside Ct Construction Rehabilitation	Asheville	28803	159	11/28/2023	300314	G. Hensley	11/28/2023	159	Complete
Stuyvesant Road Rehabilitation	Biltmore Forest	28803	752	10/16/23-11/17/23	298321	McDevitt	11/30/2023	750	Complete
135 Aurora Drive Sewer Rehabilitation	Asheville	28803	1183	12/4/23 - 1/31/24	28731	McDevitt			Construction just underway
Arnold Rosd IRS Rehabilitation	E. Asheville	28805	201	1/2/2024	258551	Matthews			Ready for construction
3 Frontier Court IRS Rehabilitation	E. Asheville	28805	137	1/9/2024	298396	Matthews			Ready for construction
5 Golf Street	Asheville	28801	240	2/5/2024 - 3/4/2024	284586	McDevitt			Ready for construction
Kimberely Avenue @ Sedley Ave (Step Portion)	Asheville	28804	224	2/5/2024 - 3/4/2024	TBA	Matthews			Ready for construction
Maple Springs Road at Knauth Rd Rehabilitation	Asheville	28805	893	3/5/2024 - 4/26/2024	275867	McDevitt			ROW 90% complete
Grindstaff Dr @ McDowell St	Asheville	28803	603	FY 23-24	284606	McDevitt			Ready for construction
Baker Place @ Carrier Street Sewer Rehabilitation	Asheville	28806	1300	FY 22-24	284574	TBA			Ready for construction
Old Fairview Rd @ Willington Road	Asheville	28803	732	FY 23/24	276005	TBA			Ready for construction
44 Galax Sewer Rehab	Asheville	28806	294	FY 23/24	280827	TBA			Ready for Construction
Naples PS Elimination and Gravity Conversion Ph. 2	Cane Creek	28760	422	FY 23/24	285603	TBA			Ready for construction
Norwood Ave Sewer Rehabilitation	Asheville	28804	1022	FY 23/24	275810	TBA			Ready for construction
28 Woodward Avenue Sewer Rehabilitation	Asheville	28804	660	FY 23/24	249386	TBA			In Design
Wellington Street Phase I	Asheville	28806	459	FY 23/24	280245	TBA			In Design
48 Clarendon Road Sewer Rehabilitation	Asheville	28806	500	FY 23/24	258562	TBA			Preliminary Engineering
55 Congress Street Sewer Rehabilitation	Asheville	28801	823	FY 23/24	247631	TBA			Preliminary Engineering



CONSTRUCTION TOTALS BY DATE COMPLETED - Monthly

From 7/1/2023 to 11/30/2023

	Dig Ups	Emergency Dig Ups	Dig Up ML Ftg	Dig Up SL Ftg	Manhole Repairs	Taps Installed	ROW Ftg	IRS Rehab Ftg *	Const Rehab Ftg *	D-R Rehab Ftg *	Manhole Installs	Bursting Rehab Ftg *	Total Rehab Ftg *
July 2023	15	5	173	490	22	20	9,974	0	120	0	0	0	120
August 2023	25	9	46	980	8	33	20,859	318	115	225	6	94	752
September 2023	22	11	54	826	8	25	41,142	113	660	667	2	0	1440
October 2023	23	11	114	311	16	15	20	0	485	146	2	0	631
November 2023	27	7	120	753	12	25	0	0	159	750	7	0	909
Grand Totals	112	43	507	3,360	66	118	71,995	431	1539	1788	17	94	3852

* Used to calculate Total Rehab Footage



CUSTOMER SERVICE REQUESTS

Monthly - All Crews

CREW	MONTH	JOBS	AVERAGE RESPONSE TIME	AVERAGE TIME SPENT
DAY 1ST RESPONDER				
	July, 2023	94	28	35
	August, 2023	112	23	32
	September, 2023	100	26	38
	October, 2023	83	25	38
	November, 2023	88	30	35
		477	26	35
NIGHT 1ST RESPONDER				
	July, 2023	27	36	26
	August, 2023	26	28	17
	September, 2023	32	22	32
	October, 2023	42	33	23
	November, 2023	26	22	31
		153	28	26
ON-CALL CREW *				
	July, 2023	21	45	31
	August, 2023	13	74	44
	September, 2023	21	46	38
	October, 2023	21	45	42
	November, 2023	24	72	42
		100	55	39
Grand Totals:		730	31	34

* On-Call Crew Hours: 8:00pm-7:30am (Jul. - Oct.) 11:30pm-7:30am (from Nov. onward) Monday-Friday, Weekends, and Holidays



PIPELINE MAINTENANCE TOTALS BY DATE COMPLETED - Monthly

July 01, 2023 to November 30, 2023

	Main Line Wash Footage	Service Line Wash Footage	Rod Line Footage	Cleaned Footage	CCTV Footage	Smoke Footage	SL-RAT Footage
2023							
July	134,561	1,149	580	135,141	10,100	0	36,583
August	160,454	1,318	2,633	163,087	16,079	1,298	9,969
September	151,665	1,563	927	152,592	5,419	0	14,896
October	154,578	1,122	3,317	157,895	15,226	200	4,565
November	115,538	1,598	1,362	116,900	13,402	550	20,825
Grand Total:	716,796	6,750	8,819	725,615	60,226	2,048	86,838
Avg Per Month:	143,359	1,350	1,764	145,123	12,045	410	17,368

***Right of Way Section
2nd Quarter Summary
Open Projects***

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expends to Date</i>	<i>Comment</i>
Christian Creek Interceptor	\$100,477	\$91,885	Access 100% complete with 91% of Total Budget expended to date. Two condemnations filed. One case closed by Default Judgment. One case pending with Regal Hospitality.
Elk Mountain Place GSR	\$153,253	\$114,155	Access 97% complete with 74% of Total Budget expended to date. One condemnation filed
Knauth Road Sewer Rehabilitation	\$29,860	\$14,786	Access 80% complete with 50% of total Budget expended to date.
Old County Home Road PSR	\$78,094	\$15,626	Access 36% complete with 20% of Total Budget expended to date.
Weaverville Pump Station Rehabilitation	\$51,884		Introduction letters out 11/8/23.

CAPITAL IMPROVEMENT PROGRAM

STATUS REPORT SUMMARY

January 10, 2024

PROJECT	LOCATION OF PROJECT	CONTRACTOR	AWARD DATE	NOTICE TO PROCEED	ESTIMATED COMPLETION DATE	*CONTRACT AMOUNT	*COMPLETION STATUS (WORK)	COMMENTS
BUCHANAN AVENUE	Asheville 28801	Terry Brothers Construction Co.	11/15/2023	TBA	TBA	\$876,159.40	0%	Preconstruction meeting was held on January 4th.
CHEROKEE ROAD	Asheville 28801	Terry Brothers Construction Co.	9/20/2023	10/2/2023	2/29/2024	\$783,907.00	70%	Installing mainline on the upper end of the project. Directional drilling is being scheduled.
CHRISTIAN CREEK INTERCEPTOR	Buncombe County	Buckeye Bridge LLC	12/15/2021	3/14/2022	2/29/2024	\$6,663,329.70	95%	Contractor continues working on the final bore with approx. 100 LF remaining. Manhole work to begin soon.
ERWIN HILLS ROAD @ HIGH SCHOOL	Asheville 28806	Burrell's Utilities & Excavating, Inc.	7/24/2023	1/15/2024	3/14/2024	\$61,285.00	0%	Work to begin on January 15th.
INTERMEDIATE CLARIFIER EFFLUENT TROUGH REHAB, PHASE 1	Woodfin	Cove Utility, LLC	10/18/2023	6/20/2024	10/18/2024	\$534,000.00	0%	Submittals are being reviewed.
LINING CONTRACT NO. 9	Buncombe County	Terry Brothers Construction Co.	1/18/2023	3/20/2023	3/14/2024	\$2,296,765.00	90%	All lining is complete, working on restoration. Final inspection will be scheduled soon.
MSD MULL BUILDING HVAC RENOVATIONS PHASE 3	Woodfin	Bolton Construction	11/16/2023	TBA	TBA	\$190,154.00	0%	Materials are being ordered.
RBC REMOVAL	Woodfin	DH Griffin	11/15/2023	1/16/2024	2/16/2024	\$405,000.00	0%	Work to begin on January 16th.
SAND HILL ROAD ODOR CONTROL STATION	Asheville 28806	Keys Construction	11/16/2023	1/4/2024	4/30/2024	\$86,100.00	5%	Site clearing has started.

***Updated to reflect approved Change Orders and Time Extensions**

Planning & Development Project Status Report

Active Construction Projects Sorted by Work Location and Project Number

January 4, 2023

No.	Project Name	Project Number	Work Location	Zip Code	Units	LF	Pre-Construction Conference Date	Comments
1	First Baptist Relocation	2015032	Asheville	28801	Comm.	333	7/21/2015	Final Inspection complete, awaiting close-out docs
2	Hounds Ear (Mears Ave Cottages)	2016123	Asheville	28806	18	402	8/18/2017	Pre-con held, construction not yet started
3	Ashcroft Ph. 2	2016229	Asheville	28806	40	2,450	2/20/2018	On hold
4	RADTIP	2017052	Asheville	28801	0	919	2/13/2018	Final Inspection complete, awaiting close-out docs
5	North Bear Creek Subdivision Ph. I	2018117	Asheville	28806	5	105	9/6/2023	Waiting on Final Inspection
6	Pineview Subdivision	2018185	Asheville	28806	4	91	5/30/2023	Final Inspection complete, awaiting close-out docs
7	Lake Julian Crossing Phase I	2018271	Asheville	28704	Comm.	1,004	11/30/2022	Final Inspection complete, awaiting close-out docs
8	Timber Hollow Subdivision	2019049	Asheville	28805	18	525	7/28/2020	On hold
9	Millbrook Cottages	2019066	Asheville	28806	7	322	2/15/2022	Pre-con held, construction not yet started
10	3927 Sweeten Creek Rd (Rumi Way)	2019076	Asheville	28704	16	590	2/1/2023	Installing
11	UNC-A Edgewood Road Parking Lot	2019078	Asheville	28801	Comm.	373	7/19/2019	Final Inspection complete, awaiting close-out docs
12	Julian Woods Retirement Relocation	2019112	Asheville	28704	Comm.	1,083	3/17/2022	Waiting on Final Inspection
13	Ironwood Sewer Relocation	2019123	Asheville	28801	554	227	4/23/2021	Waiting on Testing
14	Burton Street	2021048	Asheville	28806	4	64	10/29/2021	Pre-con held, construction not yet started
15	Ingles #31 - Sherwin Williams	2021049	Asheville	28806	Comm.	200	5/23/2023	Final Inspection complete, awaiting close-out docs
16	Beloved Asheville	2021070	Asheville	28805	12	272	4/29/2022	Final Inspection complete, awaiting close-out docs
17	Reserve at McIntosh	2021207	Asheville	28806	228	2,475	12/14/2023	Pre-con held, construction not yet started
18	Busbee Ph. 1	2021245	Asheville	28803	210	4,245	4/26/2022	Waiting on Testing
19	MAHEC Parking Deck	2021083	Asheville	28803	Comm.	550	6/1/2022	Final Inspection complete, awaiting close-out docs
20	Old Home Road Subdivision	2021094	Asheville	28804	21	1,790	5/4/2022	Installing
21	Woodfield (RAD Lofts)	2021063	Asheville	28801	235	403	6/8/2022	Installing
22	Reed Creek Mixed Use	2022008	Asheville	28801	49	295	2/23/2023	Final Inspection complete, awaiting close-out docs
23	Oak Hill Development	2022065	Asheville	288806	10	313	3/23/2023	Waiting on Testing
24	Crossroads Community Ph1 Apartments	2022068	Asheville	28806	660	595	8/25/2022	Final Inspection complete, awaiting close-out docs
25	Reddick Road	2021108	Asheville	28805	5	507	9/2/2022	Installing
26	Randolph Avenue Commercial	2021149	Asheville	28806	Comm.	650	6/30/2022	Final Inspection complete, awaiting close-out docs
27	The Avery	2021206	Asheville	28801	200	161	11/8/2023	Installing
28	The Ramble - Block K	2022015	Asheville	28803	38	4,516	1/25/2023	Installing
29	Long Shoals Apartments (The Meridian)	2022039	Asheville	28704	3	400	6/14/2023	Waiting on Final Inspection
30	Habitat New Heights Phase 2	2022042	Asheville	28806	60	1,810	6/9/2023	Waiting on Final Inspection
31	16/18 Spring Drive	2022125	Asheville	28806	2	70	4/18/2023	Final Inspection complete, awaiting close-out docs
32	Holiday Villa	2022172	Asheville	28704	7	355	2/15/2023	Final Inspection complete, awaiting close-out docs
33	Lake Julian Crossing Phase II	2023178	Asheville	28704	Comm.	130	11/30/2022	Installing
34	808 Montreat Road	2015126	Black Mountain	28711	4	371	4/18/2017	Final Inspection complete, awaiting close-out docs
35	Givens Highland Farms-Cottage Development	2018272	Black Mountain	28711	16	1,355	9/13/2019	Final Inspection complete, awaiting close-out docs
36	Sweet Birch Lane Phase 3	2020151	Black Mountain	28711	20	800	6/30/2021	Waiting on Final Inspection
37	Old Toll Road Subdivision	2020182	Black Mountain	28711	14	637	8/17/2021	Waiting on Final Inspection
38	Tudor Croft - Phase 2D	2018004	Black Mountain	28711	5	224	6/8/2022	Waiting on Final Inspection
39	NC DOT I-5504 NC 191/I-26 Interchange	2016132	Buncombe Co.	28806	0	355	10/23/2017	Installing
40	Liberty Oaks Ph. 1B	2018063	Buncombe Co.	28715	24	615	11/5/2021	Final Inspection complete, awaiting close-out docs
41	Upper Grassy Branch Road	2018087	Buncombe Co.	28805	6	250	8/31/2018	Final Inspection complete, awaiting close-out docs
42	Rockdale Subdivision	2018145	Buncombe Co.	28778	9	630	3/17/2020	Final Inspection complete, awaiting close-out docs
43	The Ramble - Tea House Ridge	2019159	Buncombe Co.	28803	22	8,050	9/21/2021	Waiting on Final Inspection
44	841 Charlotte Hwy	2019222	Buncombe Co.	28730	Comm.	110	4/20/2021	Pre-con held, construction not yet started
45	Town Mountain Preserve Ph. 2	2020197	Buncombe Co.	28804	6	1,210	5/28/2021	Waiting on final inspection
46	Rockberry Apartments	2021116	Buncombe Co.	28704	420	2,420	6/13/2023	Installing
47	Village at Bradley Branch Ph. 4B	2021120	Buncombe Co.	28704	16	393	11/2/2021	Final Inspection complete, awaiting close-out docs
48	Hominy Creek Multi-Family	2021195	Buncombe Co.	28715	216	1,310	9/7/2023	Waiting on Testing
49	Biltmore Terrace Development Phase 4	2021208	Buncombe Co.	28803	31	400	6/14/2023	Waiting on Paving
50	Hawthorne at Holbrook	2021229	Buncombe Co.	28806	350	1,876	6/20/2023	Waiting on Final Inspection
51	Belle Meadow Phase I	2021235	Buncombe Co.	28806	74	1,730	6/9/2023	Installing
52	Asheville West Subdivision Ph. 2	2022032	Buncombe Co.	28806	50	1,570	7/26/2023	Waiting on Testing
53	Brooks Cove Road	2022045	Buncombe Co.	28715	141	2,357	5/3/2023	Waiting on Testing
54	Creekside Community (2177 Brevard Rd)	2022046	Buncombe Co.	28704	0	3,267	7/18/2023	Pre-con held, construction not yet started
55	Clayton Crossing	2022089	Buncombe Co.	28704	70	2,420	6/13/2023	Waiting on Testing
56	Edgewood Road S - Offsite Extension	2022262	Buncombe Co.	28803	0	165	10/25/2023	Pre-con held, construction not yet started
57	Creekside - Onsite	2023012	Buncombe Co.	28704	502	1,885	9/26/2023	Installing
58	Edgewood Road S Subdivision Ph. 2	2023143	Buncombe Co.	28803	7	285	10/25/2023	Pre-con held, construction not yet started
59	Collett Industrial (Banner Farm)	2020108	Cane Creek	28759	Comm.	255	11/20/2020	Final Inspection complete, awaiting close-out docs
60	Tap Root Ph. 1	2020024	Fletcher	28732	198	8,397	4/29/2022	Waiting on Testing
61	Taproot Subdivision Phase 2A	2021161	Fletcher	28732	151	2,462	6/6/2023	Final Inspection complete, awaiting close-out docs
62	Henderson County EMS (Fletcher Facility)	2023083	Fletcher	28732	Comm.	130	10/25/2023	Waiting on Testing
63	Ingles #140 Fletcher	2023139	Fletcher	28732	Comm.	715	11/30/2023	Pre-con held, construction not yet started
64	Mills River Townhomes (Jeffress Road)	2021253	Mills River	28759	150	3,267	6/6/2023	Waiting on Testing
65	Haywood Park Subdivision	2022165	Mills River	28791	20	2,300	11/22/2023	Installing
66	Palisades at Reems Creek	2020066	Weaverville	28787	132	1,020	3/24/2022	Waiting on Final Inspection
67	Union Chapel (Views at Reems Creek)	2021030	Weaverville	28787	11	650	8/2/2022	Final Inspection complete, awaiting close-out docs
68	18 Wildwood Park Sewer Relocation	2021129	Weaverville	28787	1	147	2/22/2022	Final Inspection complete, awaiting close-out docs
69	9 Pleasant Grove Extension	2023098	Weaverville	28787	40	780	10/26/2023	Waiting on Testing
70	Crest Mountain Phase 3B	2013041	Woodfin	28806	69	1,329	10/15/2013	Final Inspection complete, awaiting close-out docs
71	Serenity Townhomes	2020037	Woodfin	28804	8	480	7/14/2020	Final Inspection complete, awaiting close-out docs
72	Weaverville Road Subdivision	2020123	Woodfin	28804	4	600	4/6/2021	On hold
73	Rydele Heights Phase 1	2021098	Woodfin	28804	49	1,468	3/1/2023	Final Inspection complete, awaiting close-out docs
74	Rydele Heights Phase 2	2021098	Woodfin	28804	24	412	3/1/2023	Installing
			TOTAL			5,266	87,322	