

AGENDA
Lower Cape Fear Water & Sewer Authority
1107 New Pointe Boulevard, Suite# 17, Leland, North Carolina
9:00 a.m. - Regular Monthly Board Meeting
July 14, 2025

MEETING CALL TO ORDER: Chairman DeVane

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

- C1** - Minutes of June 16, 2025, Regular Board Meeting
- C2** - Kings Bluff Monthly Operations and Maintenance Report
- C3** - Bladen Bluffs Monthly Operations and Maintenance Reports
- C4** - Line-Item Adjustment for May 31, 2025

OLD BUSINESS

- OBI** - Final Master Planning Document (25 Year Planning Period FY 2025-2050)

NEW BUSINESS

- NBI** - Resolution Adopting Internal Control Policy Related to the Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments
- NB2** - Resolution Approving Proposal for Real Estate Services Professional for Lower Cape Fear Water and Sewer Authority
- NB3** - Purchase of Programmable Logic Controllers for the Generators at Kings Bluff

PRESENTATION: Raw Water Main Update by Christopher "CJ" Cahoy with Garney Construction

ENGINEER'S COMMENTS

ATTORNEY COMMENTS

EXECUTIVE DIRECTOR REPORT

- EDR1** -Comments on Customers' Water Usage and Raw Water Revenue for Fiscal Year to Date
Ending June 30, 2025
- EDR2** - Operating Budget Status, Ending May 31, 2025
- EDR3** - Summary of Activities

DIRECTOR'S COMMENTS AND/OR FUTURE AGENDA ITEMS

PUBLIC COMMENT

ADJOURNMENT

The next board meeting of the Lower Cape Fear Water & Sewer Authority is scheduled for Monday, August 11th at 9:00 a.m. in the Authority's office located at 1107 New Pointe Boulevard, Suite 17, Leland, North Carolina.

Consent Agenda (CA)

Lower Cape Fear Water & Sewer Authority

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Consent Agenda

Reviewed and approved as to form: MATTHEW A. NICHOLS, AUTHORITY ATTORNEY

Please find enclosed the items of a routine nature for consideration and approval by the Board of Directors with one motion. However, that does not preclude a board member from selecting an item to be voted on individually, if so desired.

C1 – Minutes of June 16, 2025, Regular Board Meeting

C2 – Kings Bluff Monthly Operations and Maintenance Report

C3 – Bladen Bluffs Monthly Operations and Maintenance Report for March and April

C4 – Line-Item Adjustment for May 31, 2025

Action Requested: Motion to approve/disapprove Consent Agenda.

Lower Cape Fear Water & Sewer Authority
Regular Board Meeting Minutes
June 16th, 2025

Chairman DeVane called to order the Authority meeting scheduled on June 16th, 2025, at 9:00 a.m. and welcomed everyone present. The meeting was held at the Authority's office located at 1107 New Pointe Boulevard, Suite 17, Leland, North Carolina. Director Groves gave the invocation.

Roll Call by Chairman DeVane:

Present: Patrick DeVane, Jerry Groves, Harry Knight, Scott Phillips, Chris Smith, Bill Sue, Phil Tripp, and Frank Williams

Present by Virtual Attendance: Wayne Edge, Al Leonard, Charlie Rivenbark, and Bill Saffo

Absent: Damien Buchanan and Rob Zapple

Staff: Tim H. Holloman, Executive Director; Matthew Nichols, General Counsel; Sam Boswell, COG; Tony Boahn P.E., McKim & Creed; and Danielle Hertzog, Financial Administration Assistant

Guests Present: Devon Moore, Computer Warriors; Kevin Morris, Cape Fear Public Utility Authority Deputy Director; Anthony Colon, Pender County Utilities Director; James Proctor, Pender County Utilities Deputy Director; David Carson, Brunswick County Kings Bluff Water Resource Supervisor; Glenn Walker, Brunswick County Water Resources Manager; Sean Kenyon, McKim & Creed Senior Project Engineer; and David Fournier, HDR Construction Services

Guests Virtual Attendance: None

PLEDGE OF ALLEGIANCE: Chairman DeVane led the Pledge of Allegiance.

Motion: Director Knight **MOVED**; seconded by Director Williams, to amend the agenda to include the Long-Range Planning Committee's presentation on the 25-Year Master Plan as part of the June meeting. Upon voting, the **MOTION CARRIED UNANIMOUSLY**.

APPROVAL OF CONSENT AGENDA

C1 – Minutes of May 12, 2025, Regular Board Meeting

C2 – Minutes of May 12, 2025, Finance Committee Meeting

C3 – Kings Bluff Monthly Operations and Maintenance Report

C4 – Bladen Bluffs Monthly Operations and Maintenance Reports

C5 – Line-Item Adjustment for April 30, 2025

Motion: Director Williams **MOVED**; seconded by Director Tripp, approval of the Consent Agenda Items C1-C5. Upon voting, the **MOTION CARRIED UNANIMOUSLY**.

OLD BUSINESS

OB1- Finance Committee Recommended Budget for Fiscal Year 2025-2026

Motion: Director Knight **MOVED**; seconded by Director Williams, approval of the Fiscal Year 2025-2026 Budget and Budget Ordinance. Upon voting, the **MOTION CARRIED UNANIMOUSLY**.

NEW BUSINESS

Master Plan Review (Capital Improvement Plan) review by Sean Kenyon

Sean Kenyon presented the current draft Capital Improvement Plan (CIP) from 2025 through 2050, including Kings Bluff, Raw Water, and Bladen Bluff water treatment facilities. The CIP had several factors, including category of need, capacity issue, whether it needs to be replaced or rehabilitated, and whether there is a maintenance efficiency or redundancy issue. They assigned each project a criticality score as to whether it was a high or low priority and looked at no consequence if no action was taken. There are three primary drivers: demand and capacity, life cycle, redundancy, and resiliency. The criticality is scored one, two, or

three. One being the lowest and three being the highest need. The preliminary design memorandum is based on a demand table for projected usage from the different entities, with a future demand of 96 million gallons per day in 2062.

Sean Kenyon listed fourteen projects for Kings Bluff and three cost-sharing projects. KB1 New 4th Pump at Kings Bluff has a criticality of three because current pumps will meet projected demands by 2037. The fourth pump will be standby/backup and add to pump rotation to reduce hours per pump. KB2 Rebuild/Refurbish the existing 1600 HP vertical turbine raw water pump. Rebuilding the pumps will extend their service life. KB3 Generators at King's Bluff Raw Water Pump Station have a criticality of two due to the need to upgrade due to the future increased load associated with auxiliary pump motor HP and larger quantities pump. The KB4 Pig 48" pipe from the Kings Bluff pump station to the 3 MG ground tank is critical because pigging will maintain a clean pipeline free of sediment, silt, and debris. It will also improve the efficiency of pumps by reducing the frictional characteristics of the pipeline. KB5 Pig 54" pipe from 3MG ground tank to US 421 has a criticality of one; sighting, the same reason as pigging the 48" pipeline. KB6 Walkway and air backwash building replacement have a criticality of two because the walkway is in serviceable condition and will need to be replaced by 2025 due to rotting wood and the overall weathering of the walkway. KB7 Replacing raw water pumps 1,4, and 5 has a criticality of three due to age and mechanical wear. KB8 New surge tank at Kings Bluff has a criticality of two because as the demand increases, surges in the system will likely increase, and this needs to be installed before the fifth pump comes online. KB9 5 ROW acquisitions rated a criticality of two. The KB10 48-inch PCCP inspection and pig from the ground tank to US 421, with a criticality of one, is a matter of utmost importance due to the current loss of capacity and/or clogging caused by sediment buildup. Similarly, the KB11 48-inch PCCP repairs, also with a criticality of one, pose a significant risk of a pipeline break. The KB12 48" PCCP Leak Detection Project has a criticality of one because of potential leaks and weak points in the existing line before a break or failure. KB13 Surge Tank Control Panel Upgrades are critical because replacing the existing panels with a single panel and connecting to SCADA improves efficiency, minimizes required maintenance, and increases operational flexibility. KB14 Solar Power Study and Installation has a criticality of one. This will enhance the reliability and efficiency of the station by providing a redundant power source.

CS1 A New fifth pump at Kings Bluff raw water pump station has a criticality of three because decreasing the load and run times of existing pumps will extend the life and improve all pumps' reliability. CS2 3-Mile parallel raw water main from 3MG Pender Vault to Cape Fear Public Utilities vault has one criticality. CS3 100MGD Reservoir has a criticality of one due to the increasing availability of a system for water storage, allowing for temporary redundancy of supply in the case of an emergency (line break, power outage, or hurricane)

Motion: Director Williams **MOVED**; seconded by Director Knight, approval of the Master Plan Review (Capital Improvement Plan). Upon voting, the **MOTION CARRIED UNANIMOUSLY**.

ENGINEER'S COMMENTS

No comments

ATTORNEY COMMENTS

No comments

EXECUTIVE DIRECTOR REPORT

EDR1 – Comments on Customers' Water Usage and Raw Water Revenue for Fiscal Year to Date Ending May 31, 2025

Executive Director Holloman reported that during May, CFPUA exceeded projections.

DIRECTOR'S COMMENTS AND/OR FUTURE AGENDA ITEMS

No comments.

PUBLIC COMMENT

No comments.

ADJOURNMENT

There being no further business, Chairman DeVane adjourned the meeting at 9:40 a.m.

Respectfully Submitted:

Al Leonard, Secretary

BRUNSWICK COUNTY PUBLIC UTILITIES

Kings Bluff Pump Station/LCFWASA

246 Private Rd. 703

Riegelwood, NORTH CAROLINA 28456

MAILING ADDRESS
P. O. Box 249
BOLIVIA, NORTH CAROLINA 28422

TELEPHONE (910) 655-4799
FAX (910) 655-4798

TO: Tim Holloman**FROM:** David Carson**DATE:** 7/1/2025**SUBJECT: Monthly maintenance report for June 2025**

Mr. Holloman,

The Maintenance and Operations of the King's Bluff facility (KB) for the month of June were performed as prescribed in the station SOP'S and other items are as follows. The diesel drive booster pumps along with the standby System Computer and Data Acquisition (SCADA) generator located at the raw tank and the SCADA generator located at INVISTA / CFPUA vaults off HWY 421 were run and tested weekly and verified standby ready.

Items Highlighted in yellow were on Annual Inspection

KB personnel completed all locates issued by the Boss 811 system.

KB personnel rebuilt and replaced the breaker with HVAC unit #3 Air Handler in electrical room.

KB personnel assisted Power generation in the replacement of radiator motor (75hp) on Generator #2 cooling system.

KB personnel replaced anti siphon/frost proof sillcock in pump room #1.

KB personnel replaced the motor on exhaust fan in pump room #1.

KB personnel power washed the air tank at Gen. building then painted it.

KB personnel continued valve exercises as per the annual inspection report.

KB personnel weed whacked inside fence of interconnects.

KB personnel used man lift to clear and clean all gutters and inspected roof to identify leaks at Generator building and plant.

KB personnel inspected work being performed at DaK and inspected ROW mowing first cutting

KB personnel assisted Garney/HDR to gain access to water at the Raw Tank for testing purposes.

KB personnel changed out cooling water flow monitors on pumps 1,2, & 3.

Contractors:

Power Generation changed motor to radiator for Generator 2.

Randall Supply Pick up old 75hp radiator fan motor for reconditioning for spare.

HDA Insulation began working on removal of old insulation and sprayed foam.

Newcomb performed quarterly preventative maintenance on HVAC unit 3.

United Rental dropped of man lift.

Tank Help came to restore and revitalize (sealed and painted) Diesel storage tanks.

McDuffie sprayed around plant for insects.

Pridgen Brother inspected HVAC unit 2.

Highland Roofing repaired roof where leaks were identified during insulation removal

David Carson

BRUNSWICK COUNTY PUBLIC UTILITIES

Kings Bluff Pump Station/LCFWASA

246 Private Rd. 703
Riegelwood, NORTH CAROLINA 28456MAILING ADDRESS
P. O. Box 249
BOLIVIA, NORTH CAROLINA 28422TELEPHONE (910) 655-4799
FAX (910) 655-4798**TO: Tim Holloman****FROM:** David Carson**DATE:****SUBJECT: Incident Report 6/25/25 & 6/27/25**

Mr. Holloman,

Kings Bluff on call personal responded to two incidents this past week that resulted in significant interruption of our ability to pump water for a short time on Wednesday 24 of June and again on Friday 27 of June.

Wednesday 24, KB on call personal were call out around 5:00 PM for a power failure due to storms in the area that resulted in Kings Bluff going onto generator power as a result of this event the VFD's had faults that required manual acknowledgement of these faults, once they were cleared the KB personal was able to bring the pump back online manually and run multiple pumps to raise tank levels and insure normal operations.

Friday 27, KB personnel were called out around 7:00PM for VFD faults on all three pumps. This incident was caused by a catastrophic failure of one of the compressors on HVAC unit #2 that caused the main breaker to the MCC#2 to trip resulting in a loss of control power and to the cooling fans in the VFD's. KB personal was able to get the problem HVAC unit isolated and then got the breaker reset and restored power cleared all faults and proceeded to run the pumps manually and monitor the station until the tank levels returned to normal.

I would like to thank the Brunswick County Kings Bluff staff Greg Lazorchak and Darnell Brooks on the fast response and hard work to restore the Kings Bluff Station in a fast a safe manner also to the Brunswick County I&E staff for their fast response and assistance on both of these incidents.



To: Tim Holloman - LCFWASA

From: James Kern – Bladen Bluffs SWTP ORC

Date: 7/3/25

Subject: June 2025 Operations

During the month of June, Bladen Bluffs SWTP operated a total of 19 days, treating 56.98 million gallons of water.

We used:

39,742 lbs. of aluminum sulfate (Alum)

12,336 lbs. of sodium hydroxide (Caustic)

1,717 lbs. of sodium hypochlorite (3,448 gallons of 6% Chlorine Bleach)

James Kern
Water Treatment Plant
Supervisor

(910) 862-3114
(910) 862-3146
(910) 733-0016 mobile
jkern@smithfield.com

Smithfield
Good food. Responsibly.®

Bladen Bluffs Surface Water Treatment
Plant
17014 Highway 87 West
Tar Heel, NC 28392
www.smithfieldfoods.com

Bladen Bluffs SWTP Maintenance Report

Date: 7/3/2025

ISSUE:

PLAN OF ACTION:

| | |
|--|--|
| All PLC need updated | Quote received – In Discussion |
| Vault intrusion electrical needs replaced | Parts arrived – scheduling install |
| Corrosion on column in chemical building | Will repair after leaking hose is replaced |
| Electrical Issue in Pipe Gallery | Scheduled to begin work in August |
| Wooden walkway to river needs replacement | Planning with LCF |
| Leak on CL2 truck fill outside | FIXED |
| Transfer pump #2 NA | Bad wire – temp fix. Working on permanent |
| Need screens on alum outdoor overflow pipe | Parts ordered |
| Seem like chlorine feed line partially clogged | Have spare line – repair work scheduled 7/18 |

Highlighted items are items noted on annual engineer inspection.

Monthly Operating Reports (MORs) Summary

(No user data entry – all values are auto-populated.)

Year: 2025 PWS Name: Bladen Bluffs Water System PWSID# : NC5009012
 Month: June Facility Name: Bladen Bluff

Combined Filter Effluent (CFE) Turbidity

| | | | |
|-----------------------------------|-------------|---------------------------------------|--------------|
| Samples exceeding 1 NTU (count): | <u>0</u> | Number of samples required: | <u>103</u> |
| Samples exceeding .3 NTU (count): | <u>0</u> | Number of samples taken: | <u>103</u> |
| Samples exceeding .3 NTU (pct): | <u>0.0%</u> | Highest single turbidity reading NTU: | <u>0.126</u> |
| | | Monthly average turbidity NTU: | <u>0.071</u> |

Individual Filter Effluent (IFE) Turbidity

| | | | | |
|---|-----|----------|----|----------|
| 1) Was each filter <u>continuously</u> monitored for turbidity? | Yes | <u>X</u> | No | <u></u> |
| 2) Was each filter's monitoring results <u>recorded every 15 minutes</u> ? | Yes | <u>X</u> | No | <u></u> |
| 3) Was there a failure of the continuous turbidity monitoring equipment? | Yes | <u></u> | No | <u>X</u> |
| 4) Was any individual filter turbidity level > 1.0 NTU in two consecutive measurements ? | Yes | <u></u> | No | <u>X</u> |
| 5) Was any individual filter turbidity level > 0.5 NTU in two consecutive measurements at the end of 4 hours of operation after the filter has been backwashed or otherwise taken offline ? | Yes | <u></u> | No | <u>X</u> |
| 6) Was any individual filter turbidity level > 1.0 NTU in two consecutive measurements in each 3 consecutive months ? | Yes | <u></u> | No | <u>X</u> |
| 7) Was any individual filter turbidity level > 2.0 NTU in two consecutive measurements in 2 consecutive months ? | Yes | <u></u> | No | <u>X</u> |

Entry Point Residual Disinfectant Concentration (EPRD)

| | | | |
|----------------------------|-----------------|----------------------------|------------|
| Disinfectant Used | <u>Chlorine</u> | Number of samples required | <u>103</u> |
| Minimum EPRD concentration | <u>0.2100</u> | Number of samples taken | <u>103</u> |

Distribution Residual Disinfectant Concentration

| | |
|--|----------|
| Number of samples under 0.010 mg/L (without any detectable) excluding where HPC is \leq 500/mL | <u>0</u> |
|--|----------|

Contact Time (CT) Ratio

| | | | |
|-------------------------------|-------------|--------------------------------|-----------|
| Lowest CT ratio reading | <u>9.30</u> | Number of CT ratios required | <u>19</u> |
| Number of CT ratios below 1.0 | <u>0</u> | Number of CT ratios calculated | <u>19</u> |

Remarks From General Info Worksheet

☒ By checking this box, the ORC certifies that the requirements of 15A NCAC 18C .1301 "General Requirements", .1302 "Tests, Forms, and Reporting", and .1303 "Facility Oversight" have been met for the month of June, 2025 and that records documenting compliance with this rule are maintained on the premises and available for inspection upon request.

CONSENT AGENDA (C4)**Lower Cape Fear Water & Sewer Authority**

CONSENT ITEM- Background: Line-Item adjustments are made to align revenues and expenditures more closely to actuals without exceeding or decreasing the approved or amended budget.

LINE-ITEM ADJUSTMENTS FOR 05/31/2025

| Operating Fund: | Line-Item Budget Amount prior to Adjustment | Decrease | Increase | Budget Amount as of 05/31/2025 |
|-------------------------------------|--|--------------------|------------------|---------------------------------------|
| Expenses | | | | |
| 4036-01 Payroll Processing Expenses | \$2,900 | | \$150 | \$3,050 |
| 4048-01 Engineer | \$87,000 | \$(270) | | \$86,730 |
| 4081-01 Dues & Subscription | \$15,000 | | \$120 | \$15,120 |
| 4501-01 Sales Tax Expense | \$150,000 | | \$143,000 | \$293,000 |
| 4510-01 Bladen Bluffs O & M | \$3,821,385 | \$(143,000) | | \$3,678,385 |
| | | | | |
| | | | | |
| Total | \$4,076,285 | \$(143,270) | \$143,270 | \$4,076,285 |
| | | | | |
| | | | | |

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Final Master Planning Document (25 Year Planning Period FY2025-2050)

Reviewed and approved as to form: MATTHEW A. NICHOLS, AUTHORITY ATTORNEY

Background: The proposed CIP budget over the next 25 years has been compiled based on these initiatives. It is recommended that each project be periodically reevaluated, which provides an opportunity to reassess the budget and needs for each. This will allow the Authority to adjust priorities and budgets based on meeting customer needs.

Action Requested: Motion to approve/disapprove

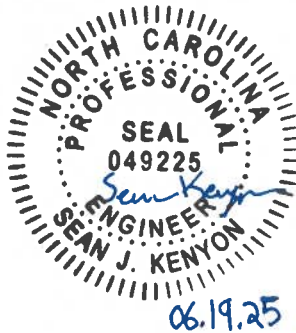


FINAL MASTER PLANNING DOCUMENT

25 Year Planning Period

FY 2025-2050

Updated June 2025



Prepared for:

Lower Cape Fear Water & Sewer Authority
1107 New Pointe Blvd., Ste. 17
Leland, NC 28451

Prepared by:

McKim & Creed, Inc.
243 N. Front St.
Wilmington, NC 28401
M&C Project No. 01675-0073
License F-1222



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 - KB3. New Generators at King's Bluff Raw Water Pumping Station
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 - KB5. Pig Future 54" Pipe from King's Bluff Pump Station to 3 MG Ground Tank
 - KB6. Walkway and Air Backwash Building Replacement
 - KB7. Replace Raw Water Pumps 1, 4, 5
 - KB8. New Surge Tank at King's Bluff
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 - KB11. 48-Inch PCCP Repairs
 - KB12. 48-Inch PCCP Leak Detection Project
 - KB13. Surge Tank Control Panel Upgrades
 - KB14. Solar Power Study and Installation
 - b. Cost Sharing Projects*
 - CS1. New 5th Pump at King's Bluff
 - CS2. 3-Mile 48-Inch Parallel Raw Water Main – Pender Vault to CFPWA Vault
 - CS3. 100 MGD Reservoir

* Note: The Intermediate Booster Pump Station (IBPS) Shelter, IBPS Upgrade and 20 MG GST Projects are no longer required due to expedited schedules of CS3 and the 10-mile parallel raw water main. The 7-mile 48-Inch Parallel Raw Water Main has been removed from this Master Plan as it is under construction and fully funded through grants.
3. King's Bluff Raw Water Facilities Annual Fiscal Year Budget Breakdown
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 - a. Bladen Bluffs Regional Surface Water Facility Capital Projects
 - BB1. Replace Existing Pumps at Bladen Bluffs Raw Water Pumping Station
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b. Bladen Bluffs Regional Surface Water Facility Expansion Projects

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5. Bladen Bluffs Regional Surface Water Facility Annual Fiscal Year Budget Breakdown

6. Appendix

Executive Summary

I. Kings Bluff Raw Water Facilities

The Authority's proposed 25-year (FY2025-FY2050) Capital Project budget for the Kings Bluff Raw Water Facilities is estimated at approximately \$171M. This includes a 48-inch parallel raw water main from the existing Pender County Vault to the US 421 service area that is required in the future to meet the capacity needs of the US 421 area customers and CFPUA. The cost of this parallel main is estimated at \$21M and is subject to grant funding.

The following summarizes the primary drivers for the 25-year Capital Improvement Plan:

- Increase overall system capacity via new infrastructure and/or parts to meet long term raw water demands.
- Rehabilitate and replace infrastructure as needed to maintain system functionality of raw water pipeline.
- Plan and design system capacity in order to balance the supply with the demands and meet the needs of any potential customers.
- Design and construct maintenance system for pipeline in order to periodically clean pipeline and maintain station capacity.

The largest capital initiatives (over \$1 M) anticipated over the next twenty-five fiscal years are summarized as follows:

- New generators at King's Bluff Raw Water Pumping Station
- Walkway and Air Backwash Building Replacement
- Pig 48" existing water main from King's Bluff Pumping Station to 3 MG ground tank
- Pig future 54" water main from King's Bluff Pumping Station to 3 MG ground tank
- 100 MG Reservoir
- Install 4th pump at King's Bluff Pumping Station
- Replace existing pumps at King's Bluff Pumping Station
- Install 48" parallel raw water main from vault at Pender WTP to CFPUA vault at US 421
- New 5th Pump at King's Bluff Pumping Station
- Installation of a new surge tank at the King's Bluff Pumping Station
- 48-Inch PCCP Inspection and Pig – Ground Tank to US421
- Solar Power Study and Installation
- 48-Inch PCCP Repairs
- 48-Inch PCCP Leak Detection

In addition to these large capital initiatives, there are several projects that are estimated at less than \$1 M, which include:

- Refurbish/rebuild existing pumps
- 5 ROW Acquisitions
- Surge Tank Control Panel Upgrades

II. Bladen Bluffs Regional Surface Water Facility

The Authority's proposed 25-year (FY2025-FY2050) Capital Project budget for the Bladen Bluffs Regional Surface Water Facility is estimated at approximately \$13.86M. However, it is noted that Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. All capital improvements and/or maintenance requirements listed in this document are for recommendation only and are the sole responsibility of SFC. LCFWSA would only be responsible for the recommended projects should LCFWSA assume full operation of the facility from SFC.

The following summarizes the primary drivers for the 25-year Capital Improvement Plan:

- Replace aging infrastructure and parts to meet long term demand
- Plan and design to maintain system capacity to meet current and potential future customer demands

The largest capital initiatives (over \$1 M) anticipated over the next twenty-five fiscal years is summarized as follows:

- New 1 MG Capacity Clearwell
- New High Service Pumping Station

In addition to these large capital initiatives, there are a few projects that are estimated at less than \$1 M, which include:

- Replace Pumps at Raw Water Pumping Station
- Replace Pumps at Recycle Pumping Station
- Replace Pumps at Transfer Pumping Station
- Replace Blower in Blower Building
- Replace On-Site Generators
- Bladen Bluffs Expansion Study
- Programmable Logic Controller (PLC) Upgrades

The proposed CIP budget over the next 25 years has been compiled based on these initiatives. It is recommended that each project be periodically reevaluated, which provides an opportunity

to reassess the budget and need for each. This will allow the Authority to adjust priorities and budgets based on meeting customer needs.

III. Capital Projects Evaluations

Each project identified in the CIP was evaluated for the following factors:

1) Category of Need

- Capacity – *the project is needed to either maintain current capacity or increase capacity to meet future need.*
- Renewal/Rehabilitation - *the project is needed to replace or rehabilitate existing infrastructure to maintain capacity and operational readiness.*
- Efficiency- *the project is needed to increase or maintain the efficiency of the facilities and/or to maintain operations.*
- Maintenance – *the project is required for a general maintenance need to maintain equipment and/or facilities in operational condition.*

2) Criticality Score: 1 (Lowest) to 3 (Highest)

The criticality score was developed for each project to provide a summary assessment of impact to operations as a driver for project implementation. Note that criticality levels provided in this document are specific to the fiscal year for which they have been identified.

Criticality Scoring Scale

| 1 | 2 | 3 |
|---|---|--|
| The need for the project is low and does not fundamentally impact operational readiness | The project has a moderate impact on operations and may provide limited improvement to the facilities | The project is of critical need and will greatly impact operations if not completed. |

3) Consequence of No-Action

In addition to the identification of the category and criticality assessment, a “Consequence of No-Action” statement has been included for each project. The intent of this statement is to clarify the impacts to operations, capacity, facility maintenance, etc. that would result if the project were not implemented.

4) Project Raw Water Demands

For capacity-related improvements, updated customer projections were provided by the Partners in April 2025. A summary of the projected demands is provided as follows:

LCFWASA Projected Raw Water Demands

| Customer | 2025 Demands (MGD) | 2035 Demands (MGD) | 2045 Demands (MGD) | 2055 Demands (MGD) | 2065 Demands (MGD) |
|----------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| CFPUA | 14.83 | 24.8 | 32.6 | 47.99 | 54.38 |
| Brunswick County | 26.75 | 44.83 | 50.02 | 53.81 | 57.67 |
| US 421 Industries | 2 | 2 | 2 | 2 | 2 |
| Pender County | 3 | 6 | 6 | 10 | 11 |
| Totals | 46.58 | 77.63 | 90.62 | 113.8 | 125.05 |

** Cape Fear Public Utility Authority Owns and Operates a separate 10 MGD pump station at Lock and Dam #1. The numbers reflected in the table above do not include the additional 10 MGD that would meet the estimated withdrawal capacity of the Cape Fear River of 106 MGD.*

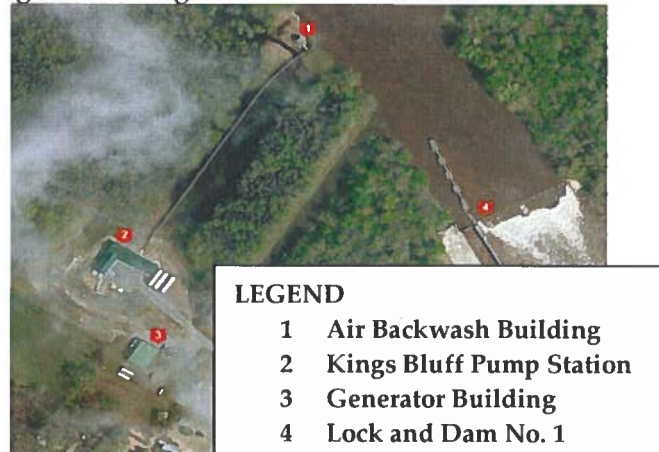
Over the past several years, regional growth has resulted in increased raw water demand from the Authority's partners. Current projections indicate that the estimated river withdrawal capacity of 106 million gallons per day (MGD) will be exceeded by approximately 2048. In order to ensure that the Authority continues to provide a reliable and sustainable water supply, it is imperative that the Authority evaluate potential alternatives to determine the most appropriate path forward.

**Kings Bluff Raw Water Facilities
Capital Improvements
LCFWSA Projects
FY 2025-2050**

KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|---|------------------------------|------------------|
| PROJECT TITLE | New 4 th Pump at King's Bluff Raw Water Pump Station | | KB 1 |
| CATEGORY OF NEED: | Capacity/Efficiency | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none"> Provide a fourth raw water pump at King's Bluff Pumping Station due to age and mechanical wear of existing pumps and to meet projected demands. Projected demands will exceed station firm capacity by 2037. | | | |
| Justification: <ul style="list-style-type: none"> Increase station capacity to meet long term raw water demand. Provide redundancy during periods of high demand. Firm capacity of station will require 3 pumps by 2037. Fourth pump will be standby/backup and added to pump rotation to reduce hours per pump. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The projected demands at the station will exceed the firm capacity and the station will not be able to serve the project customer demand. Current demand requires two pumps to run during peak demands. Should a pump fail or require maintenance during these periods, there would be no redundant pump. | | | |
| Criticality: <div style="text-align: right;">▼</div> | | | |
| <div style="display: flex; justify-content: space-around; background-color: #f0f0f0; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 24 | | |
| REQUIRED COMPLETION | 2027 | | |
| TOTAL ESTIMATED COST | \$5,150,000* | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2025 – 2026 | \$3,850,000 | | |
| 2026 – 2027 | \$1,300,000 | | |

*Note: Subject to grant funding.



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|--|------------------------------|--------------------|
| PROJECT TITLE | Rebuild/Refurbish Existing 1600 HP Vertical Turbine Raw Water Pump 4 | | KB 2 |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Rebuild and/or refurbishment of the existing 1600 HP vertical turbine raw water pump #4 originally installed in 2009. Raw Water Pumps #1 and 5 have been rebuilt in recent years. | | | |
| Justification: <ul style="list-style-type: none"> Due to age and mechanical wear, it is anticipated that rebuilding of raw water pump #4 will be required. Rebuilding of pumps will extend the service life of the pumps. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The likelihood of failure of the pumps increases due to age and wear of the existing pump. | | | |
| Criticality: <div style="text-align: right;">▼</div> <div style="display: flex; justify-content: space-around; background-color: #f0f0f0; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2026 | | |
| TOTAL ESTIMATED COST | \$500,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2025 - 2026 | \$500,000 | | |



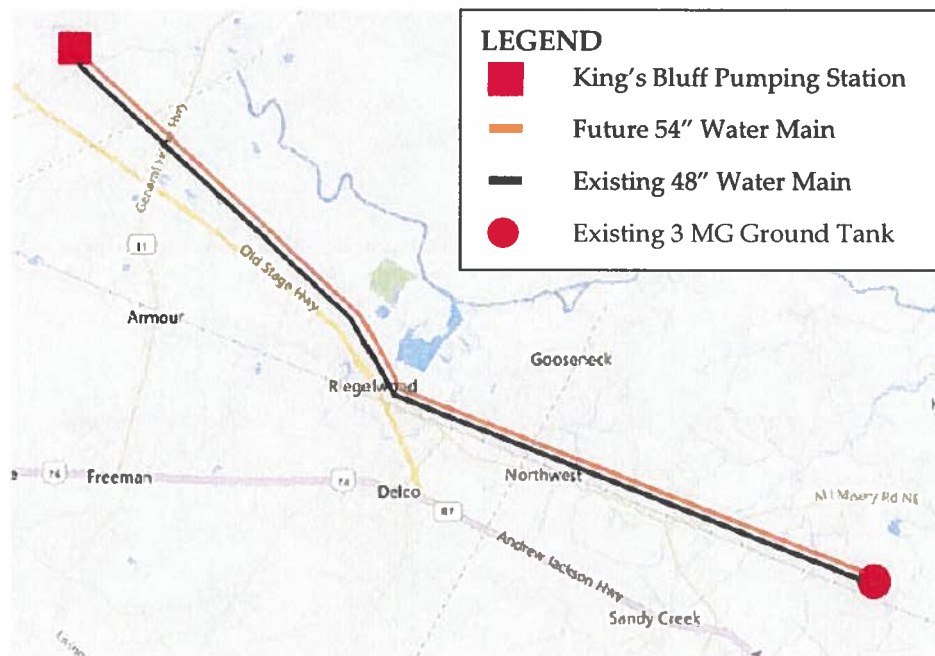
KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|---|------------------------------|-------------------------------|
| PROJECT TITLE | Generators at King's Bluff Raw Water Pump Station | | KB 3 |
| CATEGORY OF NEED: | Capacity, Efficiency, Maintenance | EXPENDITURE CATEGORY: | Maintenance /Expansion |
| Summary: <ul style="list-style-type: none"> Provide new standby generator(s) and a new generator building at the pump station. | | | |
| Justification: <ul style="list-style-type: none"> Requires upgrade due to future increased load associated with additional pump motor HP as well as larger quantity of pumps. A new building will be needed to house the new generators. Due to age, replacement parts are not readily available. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The current generators are undersized to accommodate long-term demands. The existing generators are anticipated to become cost prohibitive to maintain. | | | |
| Criticality: <div style="text-align: center;">▼</div> <div style="display: flex; justify-content: space-around; background-color: #0056b3; color: white; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 24 | | |
| REQUIRED COMPLETION | 2033 | | |
| TOTAL ESTIMATED COST | \$21,500,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2031 - 2032 | \$2,200,000 | | |
| 2032 - 2033 | \$19,300,000 | | |



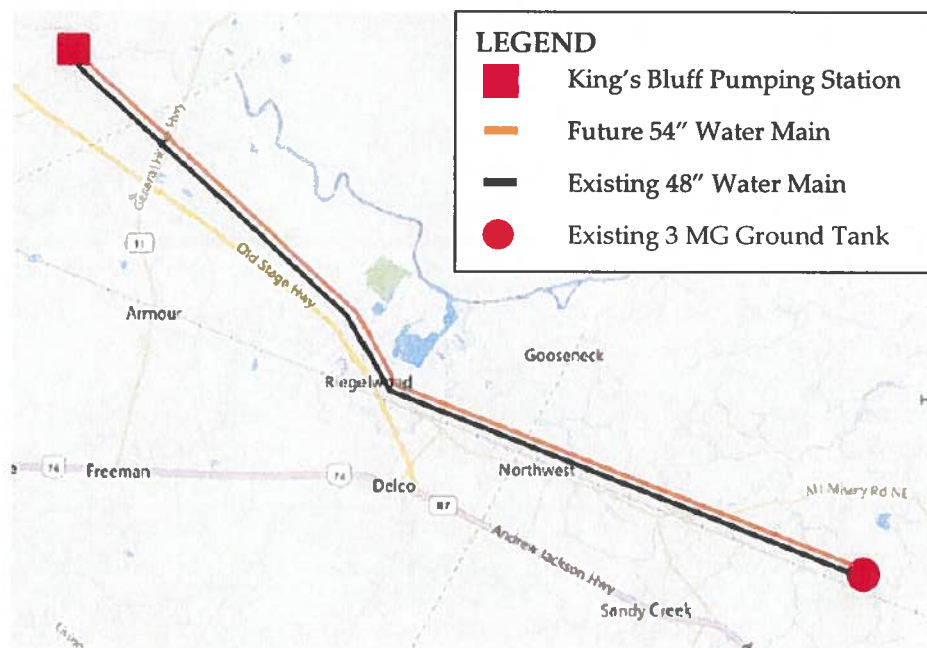
KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|---|------------------------------|--------------------|
| PROJECT TITLE | Pig 48" Pipe from King's Bluff Pump Station to 3 MG Ground Tank | | KB 4 |
| CATEGORY OF NEED: | Renewal/Rehabilitation, Efficiency | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Pig 48" pipeline from King's Bluff to 3 MG ground tank. Repair and/or replace air release valves and blow-offs. | | | |
| Justification: <ul style="list-style-type: none"> Pigging will maintain a clean pipeline free of sediment, silt, and debris cleaned or emptied in the case of an emergency. Improves efficiency of pumps by reducing frictional characteristics of the pipeline | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Potential for loss of capacity and/or clogging due to sediment buildup. Loss of efficiency and higher electrical costs | | | |
| Criticality: <div style="display: flex; justify-content: space-around; align-items: center;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2042 | | |
| TOTAL ESTIMATED COST | \$2,100,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2041 - 2042 | \$2,100,000 | | |



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|--|------------------------------|--------------------|
| PROJECT TITLE | Pig 54" Pipe from 3 MG Ground Tank to US 421 | | KB 5 |
| CATEGORY OF NEED: | Renewal/Rehabilitation, Efficiency | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Pig 54" pipeline from King's Bluff to 3 MG ground tank. Repair and/or replace air release valves and blow-offs. | | | |
| Justification: <ul style="list-style-type: none"> Pigging will maintain a clean pipeline free of sediment, silt, and debris cleaned or emptied in the case of an emergency. Improves efficiency of pumps by reducing frictional characteristics of the pipeline | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Potential for loss of capacity and/or clogging due to sediment buildup. Loss of efficiency and higher electrical costs | | | |
| Criticality: <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="width: 30%; height: 20px; background-color: #4f81bd; margin: 2px;"></div> <div style="width: 35%; height: 20px; background-color: #ffcc00; margin: 2px;"></div> <div style="width: 35%; height: 20px; background-color: #cc0000; margin: 2px;"></div> </div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2036 | | |
| TOTAL ESTIMATED COST | \$1,800,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2035-2036 | \$1,800,000 | | |



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|---|-----------------------|-------------|
| PROJECT TITLE | Walkway and Air Backwash Building Replacement | | KB 6 |
| CATEGORY OF NEED: | Renewal/Rehabilitation, Maintenance | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none">Funding for replacement of existing walkway from the King’s Bluff Pumping Station to the Air Backwash buildings with a new concrete walkway.Upgrade/replace existing air backwash building. (See number 1 on legend below). | | | |
| Justification: <ul style="list-style-type: none">Walkway going from pumping station to air backwash buildings is currently in serviceable condition and will need to be replaced by 2026 due to rotting wood and overall weathering of walkway.During Hurricane Florence the walkway was nearing submergenceExisting, original air backwash building needs significant improvements due to a loss of structural integrity caused by the general degradation of original building materials. | | | |
| Consequence of No Action: <ul style="list-style-type: none">Deterioration of the walkway could limit access to the air backwash buildings and raw water intakes.The air backwash facility will continue to deteriorate and create potential issues with protection of equipment and access for operations and maintenance. | | | |
| Criticality: <div><div></div></div> | | | |
| 1 | | 2 | 3 |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2026 | | |
| TOTAL ESTIMATED COST | \$3,400,000* | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2025 - 2026 | \$3,400,000 | | |

*Note: Subject to grant funding.



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|--|------------------------------|--------------------|
| PROJECT TITLE | Replace Raw Water Pumps 1, 4, 5 | | KB 7 |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Replace 1600 HP vertical turbine raw water pumps 1, 4, 5 originally installed in 2009. | | | |
| Justification: <ul style="list-style-type: none"> Due to age and mechanical wear, it is anticipated that replacement of raw water pumps 1, 4, and 5 will be required. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The likelihood of failure of the pumps increases due to age and wear of the existing pump. The service life of the existing pumps will be expended. | | | |
| Criticality: <div style="text-align: right;">▼</div> | | | |
| <div style="display: flex; justify-content: space-around; background-color: #f0f0f0; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 36 | | |
| REQUIRED COMPLETION | 2033, 2038, 2041 | | |
| TOTAL ESTIMATED COST | \$15,700,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2032 - 2033 | \$4,600,000 | | |
| 2037 - 2038 | \$5,300,000 | | |
| 2040 - 2041 | \$5,800,000 | | |



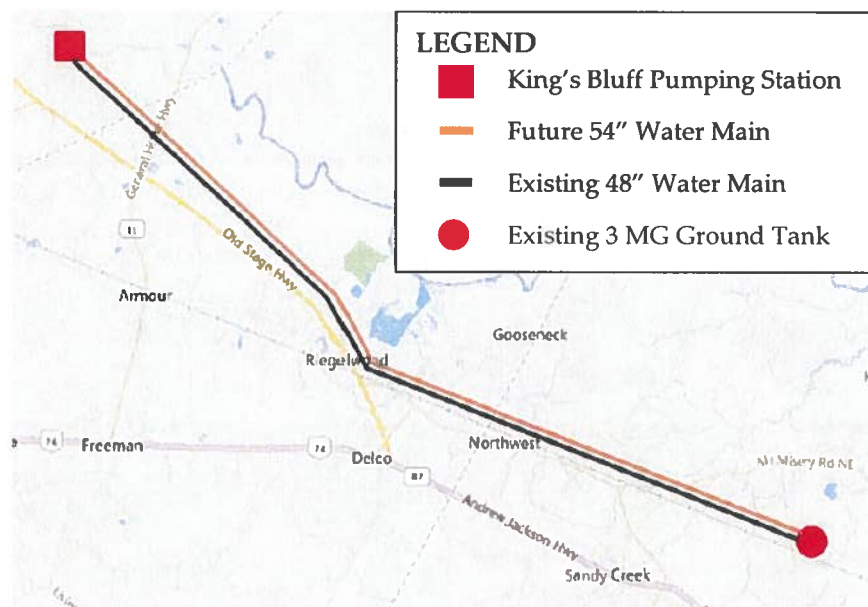
KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|--|------------------------------|------------------|
| PROJECT TITLE | New Surge Tank at King's Bluff | | KB 8 |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none"> Addition of a 4th surge tank at King's Bluff Pumping Station | | | |
| Justification: <ul style="list-style-type: none"> As demand increases, surges in the system will likely increase. The 4th surge tank will serve to mitigate system surges and protect the pumps, piping and miscellaneous equipment from surges and water hammer. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Existing pump station and piping infrastructure would be put at risk for damage due to system surges and could potentially create failures in the pipeline. | | | |
| Criticality: <div style="text-align: center;">▼</div> <div style="display: flex; justify-content: space-around; background-color: #0056b3; color: white; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2044 | | |
| TOTAL ESTIMATED COST | \$1,300,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2043 - 2044 | \$1,300,000 | | |



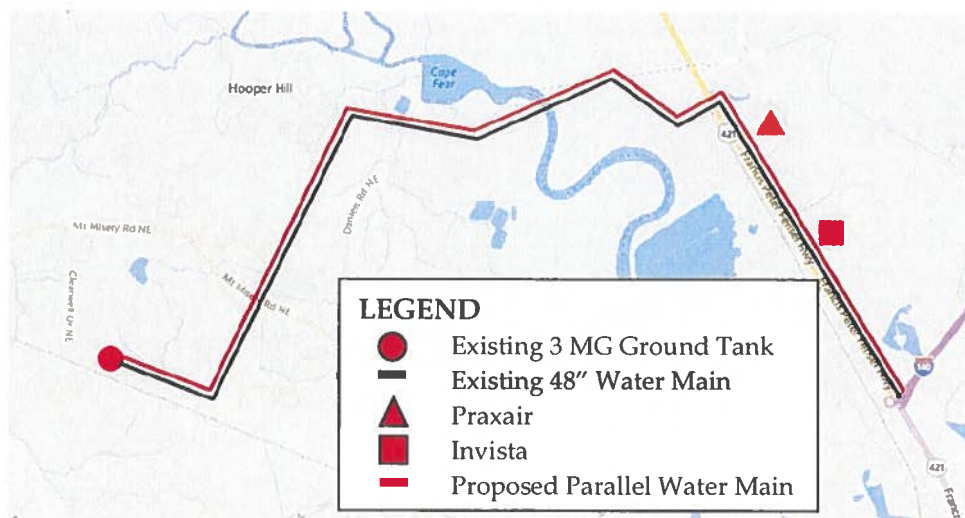
KING'S BLUFF RAW WATER FACILITIES

| | | | |
|---|--------------------|-------------------------------------|--------------------|
| PROJECT TITLE | 5 ROW Acquisitions | | KB 9 |
| CATEGORY OF NEED: | Maintenance | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Right-of-Way acquisitions along the existing 48" Raw Water Main from the King's Bluff Pump Station to the 3 MG Ground Tank. | | | |
| Justification: <ul style="list-style-type: none"> Required to access the existing line for maintenance and repairs. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Lack of maintenance in these sections would increase the likelihood of pipeline failure. Inaccessibility during a pipeline failure would increase the amount of time that the system would be down. | | | |
| Criticality: ▼ | | | |
| 1 | | 2 | |
| DURATION (MONTHS) | | 36 | |
| REQUIRED COMPLETION | | 2028 | |
| TOTAL ESTIMATED COST | | \$310,000 | |
| FISCAL YEAR | | ANTICIPATED FISCAL YEAR EXPENDITURE | |
| 2025 - 2026 | | \$100,000 | |
| 2026 - 2027 | | \$100,000 | |
| 2027 - 2028 | | \$110,000 | |



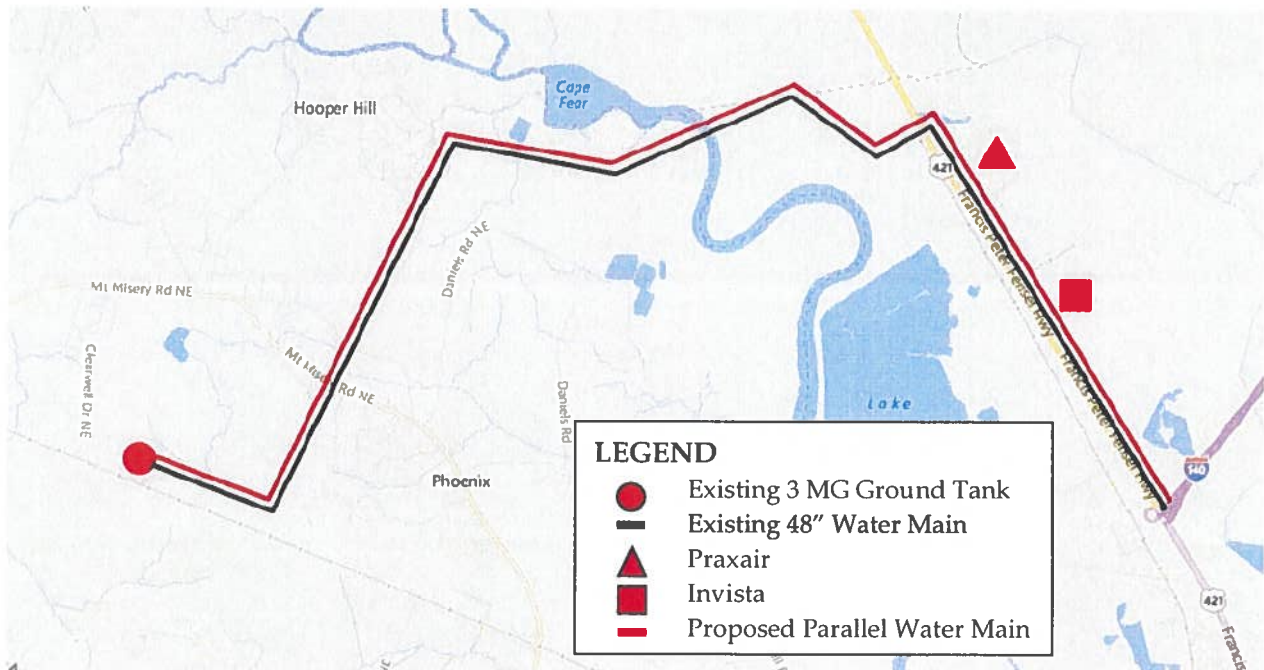
KING'S BLUFF RAW WATER FACILITIES

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|---|---|------------------------------|--------------------|
| PROJECT TITLE | 48-Inch PCCP Inspection and Pig-Ground Tank to US-421 | | KB 10 |
| CATEGORY: | Renewal/Rehabilitation, Efficiency | EXPENDITURE CATEGORY: | Maintenance |
| <p>Summary:</p> <ul style="list-style-type: none"> Pig 48" pipeline from 3 MG ground tank to CFPUA's Water Treatment Plant including installation of pig launcher/retrieval system. Repair and/or replace air release valves and blow-offs. Inspection to existing 48-inch PCCP pipe from the existing 3 MG ground tank to US-421. | | | |
| <p>Justification:</p> <ul style="list-style-type: none"> Pipe and appurtenances require routine inspection, maintenance, and repairs. Recent evaluation indicated build -up of sediment in the 48" line. Pigging will maintain a clean pipeline free of sediment, silt, and debris. Improves efficiency of pumps by reducing frictional characteristics of the pipeline | | | |
| <p>Consequence of No Action:</p> <ul style="list-style-type: none"> Current loss of capacity and/or clogging due to sediment buildup. Loss of efficiency and higher electrical costs | | | |
| <p>Criticality:</p> <div style="display: flex; justify-content: space-around; align-items: center;"> ▼ <div style="display: flex; width: 100%;"> <div style="width: 33%; background-color: #4f81bd; color: white; text-align: center; padding: 5px;">1</div> <div style="width: 33%; background-color: #f1c232; color: black; text-align: center; padding: 5px;">2</div> <div style="width: 33%; background-color: #c00000; color: white; text-align: center; padding: 5px;">3</div> </div> </div> | | | |
| DURATION (MONTHS) | 15 | | |
| REQUIRED COMPLETION | 2029 | | |
| TOTAL ESTIMATED COST | \$2,810,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2027 - 2028 | \$2,600,000 | | |
| 2028 - 2029 | \$210,000 | | |



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|-------------------------------------|-------------------------------------|-------------|
| PROJECT TITLE | 48-Inch PCCP Repairs | | KB 11 |
| CATEGORY OF NEED: | Renewal/Rehabilitation, Maintenance | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none">Repair existing 48" raw water main based on findings from KB 11 – 48-Inch PCCP Inspection from the 3 MG ground tank to US-421 | | | |
| Justification: <ul style="list-style-type: none">Pipe requires routine maintenance, inspection, and repairs. | | | |
| Consequence of No Action: <ul style="list-style-type: none">Increased risk for pipeline break. | | | |
| Criticality: <div>▼</div> <div><div>1</div><div>2</div><div>3</div></div> | | | |
| DURATION (MONTHS) | | 12 | |
| REQUIRED COMPLETION | | 2028 | |
| TOTAL ESTIMATED COST | | \$1,000,000 | |
| FISCAL YEAR | | ANTICIPATED FISCAL YEAR EXPENDITURE | |
| 2027 - 2028 | | \$1,000,000 | |



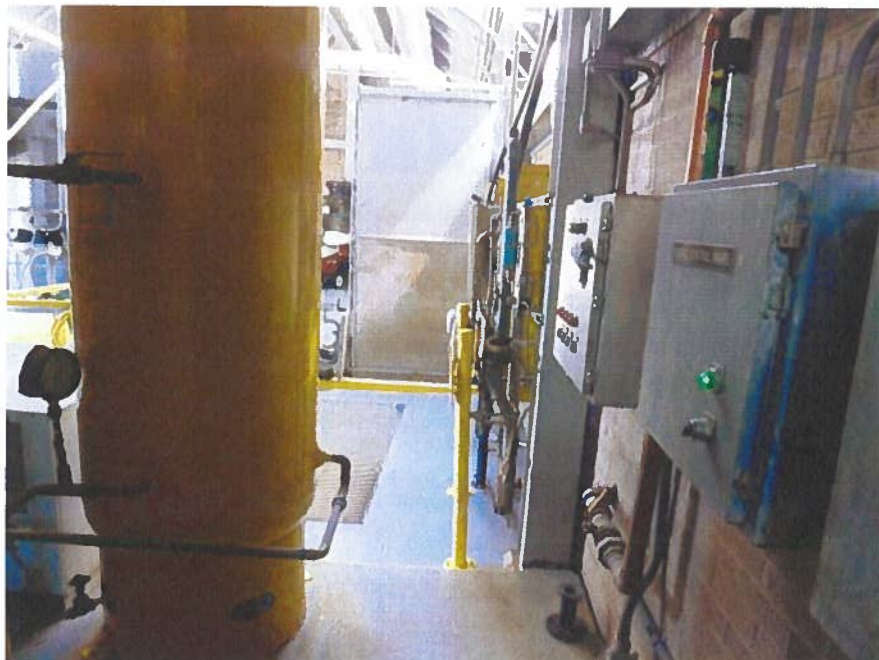
KING'S BLUFF RAW WATER FACILITIES

| | | | | | | |
|--|---|-----------------------|-------------|---|---|---|
| PROJECT TITLE | 48" PCCP Leak Detection Project | | KB 12 | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation, Efficiency, Maintenance | EXPENDITURE CATEGORY: | Maintenance | | | |
| Summary: <ul style="list-style-type: none">Begin a Leak Detection Program on the existing 48-inch PCCP pipe that would include an initial assessment and periodic assessments every 5 years or as often as water loss data indicates it is needed. | | | | | | |
| Justification: <ul style="list-style-type: none">Identifies potential leaks and weak points in the existing line prior to a break or failure | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">Increased risk for a break to occur along the pipeline at some point in the future | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> | | | | 1 | 2 | 3 |
| 1 | 2 | 3 | | | | |
| DURATION (MONTHS) | 60 | | | | | |
| REQUIRED COMPLETION | 2029, 2034, 2039, 2044, 2049 | | | | | |
| TOTAL ESTIMATED COST | \$1,500,000 | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | |
| 2028-2029 | \$300,000 | | | | | |
| 2033-2034 | \$300,000 | | | | | |
| 2038-2039 | \$300,000 | | | | | |
| 2043-2044 | \$300,000 | | | | | |
| 2048-2049 | \$300,000 | | | | | |



KING'S BLUFF RAW WATER FACILITIES

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|---|--|------------------------------|--------------------|
| PROJECT TITLE | Surge Tank Control Panel Upgrades | | KB 13 |
| CATEGORY OF NEED: | Maintenance, Efficiency | EXPENDITURE CATEGORY: | Maintenance |
| Summary: <ul style="list-style-type: none"> Connection to SCADA and upgrades to the existing control panel for the surge tanks at the King's Bluff Pump Station | | | |
| Justification: <ul style="list-style-type: none"> Replacing the existing panels with a singular panel and connecting to SCADA improves efficiency, minimizes required maintenance and increases operational flexibility | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Lack of operational flexibility and continued maintenance of three panels | | | |
| Criticality: <div style="text-align: center;">▼</div> <div style="display: flex; justify-content: space-around; background-color: #0056b3; color: white; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2028 | | |
| TOTAL ESTIMATED COST | \$150,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2027-2028 | \$150,000 | | |



KING'S BLUFF RAW WATER FACILITIES

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|--|--|------------------------------|------------------|
| PROJECT TITLE | Solar Power Study and Installation | | KB 14 |
| CATEGORY OF NEED: | Efficiency/Redundancy | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none"> Complete a solar study to identify solar power plan and installation of solar panels identified in the study to provide an additional power source at the pump station | | | |
| Justification: <ul style="list-style-type: none"> Improves reliability and efficiency of the station by providing a redundant power source | | | |
| Consequence of No Action: <ul style="list-style-type: none"> Increased risk for power failure during emergency scenarios | | | |
| Criticality: ▼ | | | |
| <div style="display: flex; justify-content: space-around; background-color: #f0f0f0; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 24 | | |
| REQUIRED COMPLETION | 2032 | | |
| TOTAL ESTIMATED COST | \$3,000,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2030-2031 | \$500,000 | | |
| 2031-2032 | \$2,500,000 | | |



KING'S BLUFF RAW WATER FACILITIES

**Kings Bluff Raw Water Facilities
Capital Improvements
Cost Sharing Projects
FY 2025-2050**

KING'S BLUFF RAW WATER FACILITIES

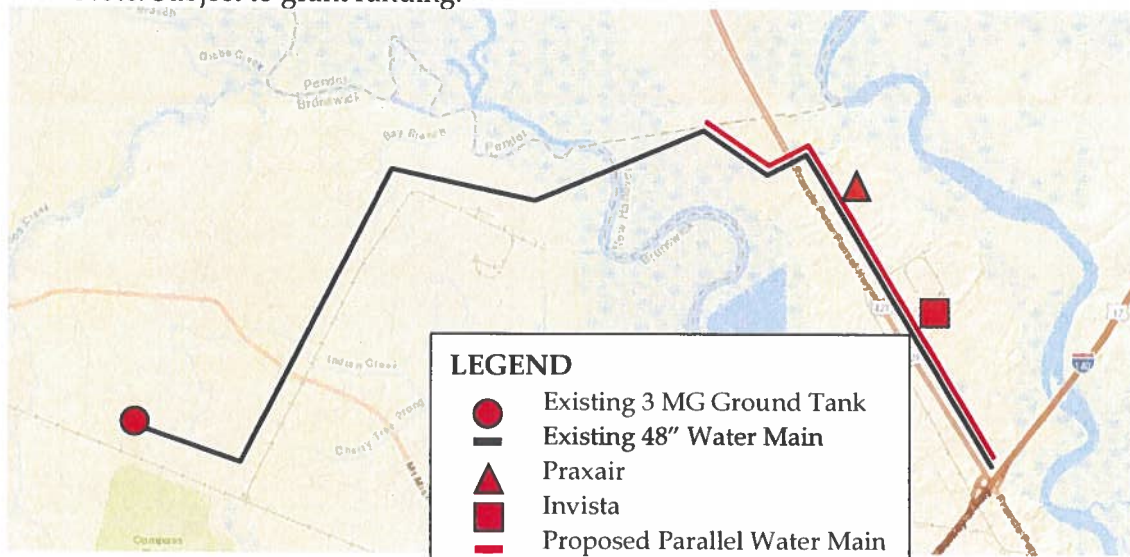
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|--|---|-------------------------------------|------------------|
| PROJECT TITLE | New 5 th Pump at King's Bluff Raw Water Pump Station | | CS 1 |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none"> Provide a fifth raw water pump at King's Bluff Pumping Station to meet projected demands. (See #2 on legend in graphic below) Projected demands will exceed station firm capacity by 2062. | | | |
| Justification: <ul style="list-style-type: none"> Decrease load and run times on existing pumps to extend life and improve reliability. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The projected demands at the station will exceed the firm capacity and the station will not be able to serve the project customer demand. | | | |
| Criticality: ▼ | | | |
| 1 | | 2 | |
| 3 | | | |
| DURATION (MONTHS) | | 24 | |
| REQUIRED COMPLETION | | 2044 | |
| TOTAL ESTIMATED COST | | \$9,400,000 | |
| FISCAL YEAR | | ANTICIPATED FISCAL YEAR EXPENDITURE | |
| 2041 - 2042 | | \$2,000,000 | |
| 2042 - 2043 | | \$5,100,000 | |
| 2043 - 2044 | | \$2,300,000 | |



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|--|------------------------------|------------------|
| PROJECT TITLE | 3-Mile Parallel Raw Water Main from 3 MG Pender Vault to CFPUA Vault | | CS 2 |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none"> Design and construction of approximately 3-miles of 48-inch raw water main from the Pender County vault to the CFPUA vault. Pipe would parallel the existing 48-inch raw water main in this area. | | | |
| Justification: <ul style="list-style-type: none"> Provides additional system capacity. Reduces reliance on intermediate booster pump station. Improves reliability with a parallel main to serve major customers. | | | |
| Consequence of No Action: <ul style="list-style-type: none"> The system may not have the capability to meet long-term customer demands. The existing 48-inch main is a single point of failure from the 3 MGD ground tank to the US 421 service area. | | | |
| Criticality: <div style="text-align: center;">▼</div> <div style="display: flex; justify-content: space-around; background-color: #0056b3; color: white; padding: 5px;"> 1 2 3 </div> | | | |
| DURATION (MONTHS) | 24 | | |
| REQUIRED COMPLETION | 2028 | | |
| TOTAL ESTIMATED COST | \$20,500,000* | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2025 - 2026 | \$100,000 | | |
| 2026 - 2027 | \$900,000 | | |
| 2027 - 2028 | \$19,500,000 | | |

*Note: Subject to grant funding.



KING'S BLUFF RAW WATER FACILITIES

| | | | |
|--|-------------------|-------------------------------------|-----------|
| PROJECT TITLE | 100 MGD Reservoir | | CS 3 |
| CATEGORY OF NEED: | Efficiency | EXPENDITURE CATEGORY: | Expansion |
| Summary: | | | |
| <ul style="list-style-type: none">Design & construction of a new 100 MG reservoir.The <i>Ground Storage Reservoir Feasibility Evaluation</i> was drafted by McKim & Creed, Inc. in 2024. Preliminary findings of the report indicate that the optimal location for the reservoir is near the 3 MG tank area (Site 1), southeast of the Brunswick County Northwest Water Treatment Plant (BCNW WTP). | | | |
| Justification: | | | |
| <ul style="list-style-type: none">Increase in available system storage.Allows for temporary redundancy of supply in the case of an emergency (line break, power outage, etc.). | | | |
| Consequence of No Action: | | | |
| <ul style="list-style-type: none">Minimal system storage as system demands continue to increase.Loss of regular supply under emergency conditions. | | | |
| Criticality: | | | |
| ▼ | | | |
| 1 | | 2 | 3 |
| DURATION (MONTHS) | | 48 | |
| REQUIRED COMPLETION | | 2033 | |
| TOTAL ESTIMATED COST | | \$81,100,000 | |
| FISCAL YEAR | | ANTICIPATED FISCAL YEAR EXPENDITURE | |
| 2025 - 2026 | | \$100,000 | |
| 2026 - 2027 | | \$880,000 | |
| 2031 - 2032 | | \$8,700,000 | |
| 2032 - 2033 | | \$71,420,000 | |



KING'S BLUFF RAW WATER FACILITIES

Annual Fiscal Year Budget Breakdown – Capital Projects (In Millions of Dollars)

| Project No. | Description | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 | FY 2036 | FY 2037 | FY 2038 | FY 2039 | FY 2040 | FY 2041 | FY 2042 | FY 2043 | FY 2044 | FY 2045 | FY 2046 | FY 2047 | FY 2048 | FY 2049 | FY 2050 | Totals | |
|-------------------------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|--|
| KB 1 | New 4th Pump at King's Bluff (KBPS) | \$3.85 | \$1.30 | | | | | | | | | | | | | | | | | | | | | | | | | \$5.15 | |
| KB 2 | Rebuild High Service Pump Motor | \$0.50 | | | | | | | | | | | | | | | | | | | | | | | | | | \$0.50 | |
| KB 3 | New Generators | | | | | | | \$2.20 | \$19.30 | | | | | | | | | | | | | | | | | | | \$21.50 | |
| KB 4 | Pig 48" Water Main (KBPS to 3 MG Tank) | | | | | | | | | | | | | | | | | \$2.10 | | | | | | | | | | \$2.10 | |
| KB 5 | Pig 54" Water Main | | | | | | | | | | | \$1.80 | | | | | | | | | | | | | | | | \$1.80 | |
| KB 6 | Walkway and Air Backwash Building Replacement | \$3.40 | | | | | | | | | | | | | | | | | | | | | | | | | | \$3.40 | |
| KB 7 | Replace Raw Water Pumps 1, 4, 5 | | | | | | | \$4.60 | | | | | \$5.30 | | | | \$5.80 | | | | | | | | | | | \$15.70 | |
| KB 8 | New Surge Tank at KBPS | | | | | | | | | | | | | | | | | | | \$1.30 | | | | | | | | \$1.30 | |
| KB 9 | 5 ROW Acquisitions | \$0.10 | \$0.10 | \$0.11 | | | | | | | | | | | | | | | | | | | | | | | | \$0.31 | |
| KB 10 | 48-Inch PCCP Inspection and Pig – Ground Tank to US 421 | | | \$2.60 | \$0.21 | | | | | | | | | | | | | | | | | | | | | | | \$2.81 | |
| KB 11 | 48-Inch PCCP Repairs | | | \$1.00 | | | | | | | | | | | | | | | | | | | | | | | | \$1.00 | |
| KB 12 | 48" PCCP Leak Detection Project | | | \$0.30 | | | | | | \$0.30 | | | | | \$0.30 | | | | | \$0.30 | | | | \$0.30 | | | | \$1.50 | |
| KB 13 | Surge Tank Control Panel Upgrades | | | \$0.15 | | | | | | | | | | | | | | | | | | | | | | | | \$0.15 | |
| KB 14 | Solar Power Study and Installation | | | | | | \$0.50 | \$2.50 | | | | | | | | | | | | | | | | | | | | \$3.00 | |
| Cost Sharing Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CS 1 | New 5th Pump at King's Bluff | | | | | | | | | | | | | | | | | \$2.00 | \$5.10 | \$2.30 | | | | | | | | \$9.40 | |
| CS 2 | 3-Mile 48" Parallel Raw Water Main | \$0.10 | \$0.90 | \$19.50 | | | | | | | | | | | | | | | | | | | | | | | | \$20.50 | |
| CS 3 | 100 MGD Reservoir | | | \$0.10 | \$0.88 | | | | | \$8.70 | \$71.42 | | | | | | | | | | | | | | | | | \$81.10 | |
| Total Fiscal Year Expenditure | | \$7.95 | \$2.30 | \$23.46 | \$1.39 | \$0.00 | \$0.50 | \$4.70 | \$23.90 | \$9.00 | \$71.42 | \$1.80 | \$0.00 | \$5.30 | \$0.30 | \$0.00 | \$5.80 | \$4.10 | \$5.10 | \$3.90 | \$0.00 | \$2.00 | \$5.10 | \$2.30 | \$0.30 | \$0.00 | \$0.00 | \$171.22 | |

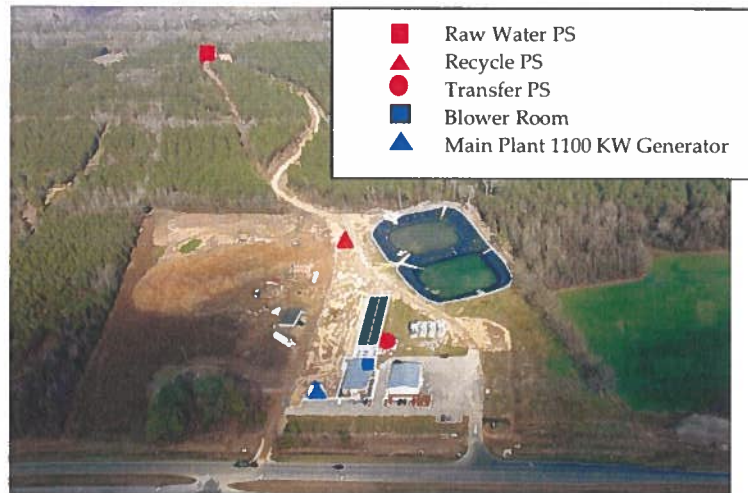
* Intermediate Booster Pump Station Shelter, Intermediate Booster Pump Station Upgrade and 20 MGD Ground Storage Tank Projects are no longer required due to expedited schedules of CS2, CS3 & CS4.

BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

**Bladen Bluffs Regional
Surface Water Treatment Facility
Capital Improvements Projects
FY 2025-2050**

BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

| | | | | | | | | | | | | | | | | | | |
|--|-------------------------------------|---|--|-----------------------------------|--|---|---|---|-------------------|----|---------------------|------|----------------------|-----------|-------------|-------------------------------------|-----------|-----------|
| PROJECT TITLE | | Replace Two (2) Pumps at the Raw Water Pump Station | | BB 1 | | | | | | | | | | | | | | |
| CATEGORY OF NEED: | | Renewal/Rehabilitation | | EXPENDITURE CATEGORY: Maintenance | | | | | | | | | | | | | | |
| Summary: <ul style="list-style-type: none">Routine replacement of two (2) aging pumps at the Raw Water Pumping Station. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> Justification: <ul style="list-style-type: none">Pumps will be approximately 20 years old by 2032 and approaching end of useful service life. Consequence of No Action: <ul style="list-style-type: none">The likelihood of failure of the pumps increases due to age and wear of the existing pump. Criticality: <div><div>▼</div><table><tr><td>1</td><td>2</td><td>3</td></tr></table><table><tr><td>DURATION (MONTHS)</td><td>12</td></tr><tr><td>REQUIRED COMPLETION</td><td>2033</td></tr><tr><td>TOTAL ESTIMATED COST</td><td>\$480,000</td></tr><tr><td>FISCAL YEAR</td><td>ANTICIPATED FISCAL YEAR EXPENDITURE</td></tr><tr><td>2032-2033</td><td>\$480,000</td></tr></table></div> | | | | | | 1 | 2 | 3 | DURATION (MONTHS) | 12 | REQUIRED COMPLETION | 2033 | TOTAL ESTIMATED COST | \$480,000 | FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | 2032-2033 | \$480,000 |
| 1 | 2 | 3 | | | | | | | | | | | | | | | | |
| DURATION (MONTHS) | 12 | | | | | | | | | | | | | | | | | |
| REQUIRED COMPLETION | 2033 | | | | | | | | | | | | | | | | | |
| TOTAL ESTIMATED COST | \$480,000 | | | | | | | | | | | | | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | | | | | | | | | | | | | |
| 2032-2033 | \$480,000 | | | | | | | | | | | | | | | | | |



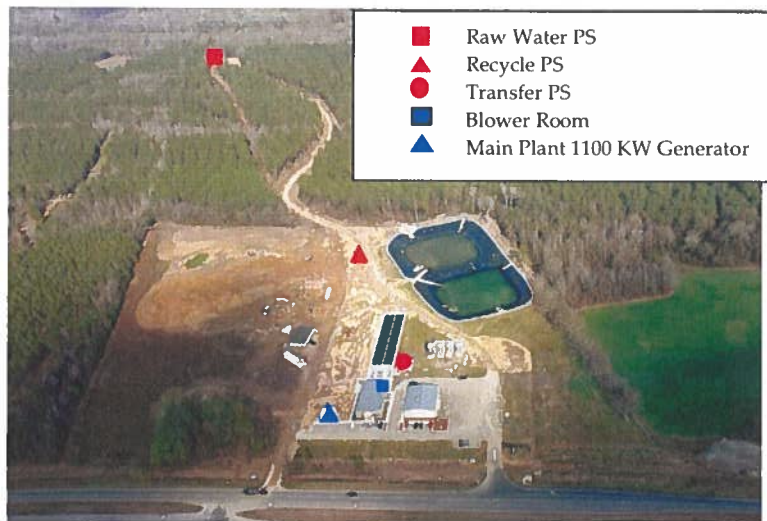
BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|--|---------------------------------------|-----------------------|-------------|---|---|---|-------------------|----|---------------------|------|----------------------|-----------|-------------|-------------------------------------|-----------|-----------|
| PROJECT TITLE | Replace Blower in the Blower Building | | BB 2 | | | | | | | | | | | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance | | | | | | | | | | | | | |
| Summary: <ul style="list-style-type: none">Routine replacement of aging blower in blower building. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | | | | | | | | | | | |
| Justification: <ul style="list-style-type: none">Blower will be approximately 25 years old by 2032 and approaching end of useful service life. | | | | | | | | | | | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The likelihood of failure of the blower increases due to age and wear of the existing blower. | | | | | | | | | | | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> <table><tr><td>DURATION (MONTHS)</td><td>12</td></tr><tr><td>REQUIRED COMPLETION</td><td>2033</td></tr><tr><td>TOTAL ESTIMATED COST</td><td>\$190,000</td></tr><tr><td>FISCAL YEAR</td><td>ANTICIPATED FISCAL YEAR EXPENDITURE</td></tr><tr><td>2032-2033</td><td>\$190,000</td></tr></table> | | | | 1 | 2 | 3 | DURATION (MONTHS) | 12 | REQUIRED COMPLETION | 2033 | TOTAL ESTIMATED COST | \$190,000 | FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | 2032-2033 | \$190,000 |
| 1 | 2 | 3 | | | | | | | | | | | | | | |
| DURATION (MONTHS) | 12 | | | | | | | | | | | | | | | |
| REQUIRED COMPLETION | 2033 | | | | | | | | | | | | | | | |
| TOTAL ESTIMATED COST | \$190,000 | | | | | | | | | | | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | | | | | | | | | | | |
| 2032-2033 | \$190,000 | | | | | | | | | | | | | | | |



BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|---|-------------------------------------|-------------|---|---|---|
| PROJECT TITLE | Replace Three (3) Pumps at the Recycle Pump Station | | BB 3 | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance | | | |
| Summary: <ul style="list-style-type: none">Routine replacement of three (3) aging pumps at the Recycle Pumping Station. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | |
| Justification: <ul style="list-style-type: none">Pumps will be approximately 20 years old by 2032 and approaching end of useful service life. | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The likelihood of failure of the pumps increases due to age and wear of the existing pump. | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> | | | | 1 | 2 | 3 |
| 1 | 2 | 3 | | | | |
| DURATION (MONTHS) | | 12 | | | | |
| REQUIRED COMPLETION | | 2036 | | | | |
| TOTAL ESTIMATED COST | | \$330,000 | | | | |
| FISCAL YEAR | | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | |
| 2035-2036 | | \$330,000 | | | | |



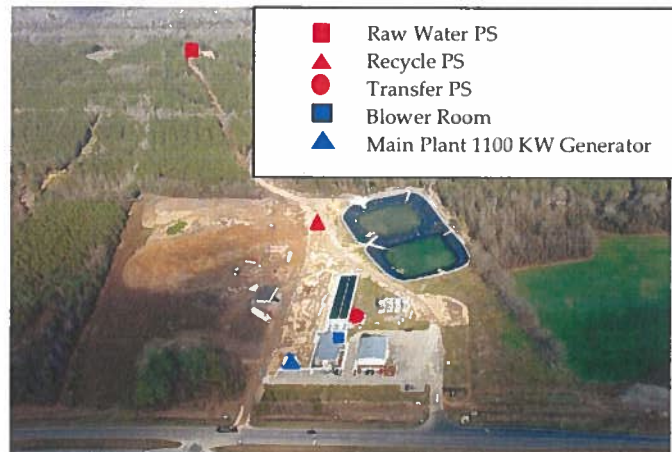
BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|--|--|-----------------------|-------------|---|---|---|
| PROJECT TITLE | Replace Three (3) Pumps at the Transfer Pump Station | | BB 4 | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance | | | |
| Summary: <ul style="list-style-type: none">Routine replacement of three (3) aging pumps at the Transfer Pumping Station. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | |
| Justification: <ul style="list-style-type: none">Pumps will be approximately 20 years old by 2032 and approaching end of useful service life. | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The likelihood of failure of the pumps increases due to age and wear of the existing pump. | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> | | | | 1 | 2 | 3 |
| 1 | 2 | 3 | | | | |
| DURATION (MONTHS) | 12 | | | | | |
| REQUIRED COMPLETION | 2036 | | | | | |
| TOTAL ESTIMATED COST | \$550,000 | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | |
| 2035-2036 | \$550,000 | | | | | |



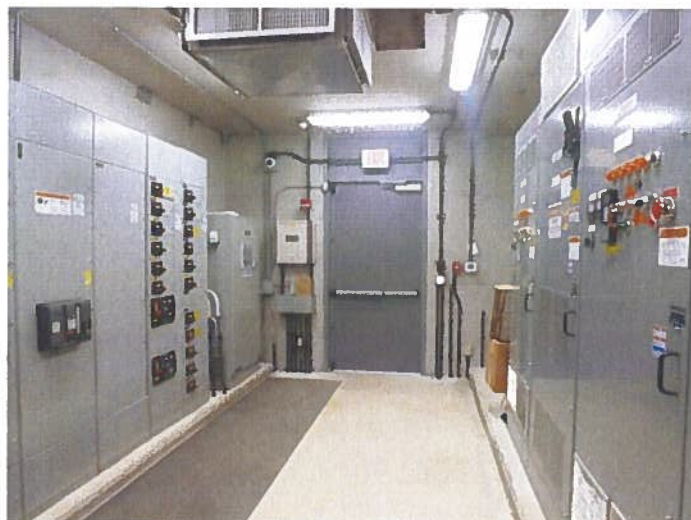
BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|--|-----------------------|-------------|---|---|---|
| PROJECT TITLE | Replace Two (2) Generators at the Site | | BB 5 | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance | | | |
| Summary: <ul style="list-style-type: none">Routine replacement of two (2) aging on-site generators. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | |
| Justification: <ul style="list-style-type: none">Facility currently has two (2) generators on-site. Generators will be approximately 25 years old by 2037 and approaching end of service life. | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The current generators are undersized to accommodate long term demands.The existing generators are anticipated to become cost prohibitive to maintain. | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> | | | | 1 | 2 | 3 |
| 1 | 2 | 3 | | | | |
| DURATION (MONTHS) | 24 | | | | | |
| REQUIRED COMPLETION | 2038 | | | | | |
| TOTAL ESTIMATED COST | \$1,680,000 | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | |
| 2036-2037 | \$460,000 | | | | | |
| 2037-2038 | \$1,220,000 | | | | | |



BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|-------------------------------------|------------------------------|--------------------|---|---|-------------------|----|--|---------------------|------|--|----------------------|-----------|--|-------------|-------------------------------------|--|-----------|-----------|--|
| PROJECT TITLE | PLC Upgrades | | BB 6 | | | | | | | | | | | | | | | | | |
| CATEGORY OF NEED: | Renewal/Rehabilitation | EXPENDITURE CATEGORY: | Maintenance | | | | | | | | | | | | | | | | | |
| <p>Summary:</p> <ul style="list-style-type: none"> Routine replacement of aging Programmable Logic Controllers (PLC's). <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> <p>Justification:</p> <ul style="list-style-type: none"> The facility's existing PLC's are past their useful life and are in need of replacement. <p>Consequence of No Action:</p> <ul style="list-style-type: none"> Not replacing the existing PLC's could result in a failure which would hinder plant operations by losing critical functionality, loss of alarms, etc. <p>Criticality:</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="background-color: green; width: 30px; height: 20px; margin: 2px;"></div> <div style="background-color: yellow; width: 30px; height: 20px; margin: 2px;"></div> <div style="background-color: red; width: 30px; height: 20px; margin: 2px;"></div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">1</td><td style="width: 33%; text-align: center;">2</td><td style="width: 33%; text-align: center;">3</td></tr> <tr> <td>DURATION (MONTHS)</td><td colspan="2" style="text-align: center;">12</td></tr> <tr> <td>REQUIRED COMPLETION</td><td colspan="2" style="text-align: center;">2026</td></tr> <tr> <td>TOTAL ESTIMATED COST</td><td colspan="2" style="text-align: center;">\$300,000</td></tr> <tr> <td>FISCAL YEAR</td><td colspan="2" style="text-align: center;">ANTICIPATED FISCAL YEAR EXPENDITURE</td></tr> <tr> <td style="text-align: center;">2025-2026</td><td colspan="2" style="text-align: center;">\$300,000</td></tr> </table> | | | 1 | 2 | 3 | DURATION (MONTHS) | 12 | | REQUIRED COMPLETION | 2026 | | TOTAL ESTIMATED COST | \$300,000 | | FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | 2025-2026 | \$300,000 | |
| 1 | 2 | 3 | | | | | | | | | | | | | | | | | | |
| DURATION (MONTHS) | 12 | | | | | | | | | | | | | | | | | | | |
| REQUIRED COMPLETION | 2026 | | | | | | | | | | | | | | | | | | | |
| TOTAL ESTIMATED COST | \$300,000 | | | | | | | | | | | | | | | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | | | | | | | | | | | | | | | |
| 2025-2026 | \$300,000 | | | | | | | | | | | | | | | | | | | |



BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

**Bladen Bluffs Regional
Surface Water Treatment Facility
Bladen Bluffs Expansion Projects
FY 2025-2050**

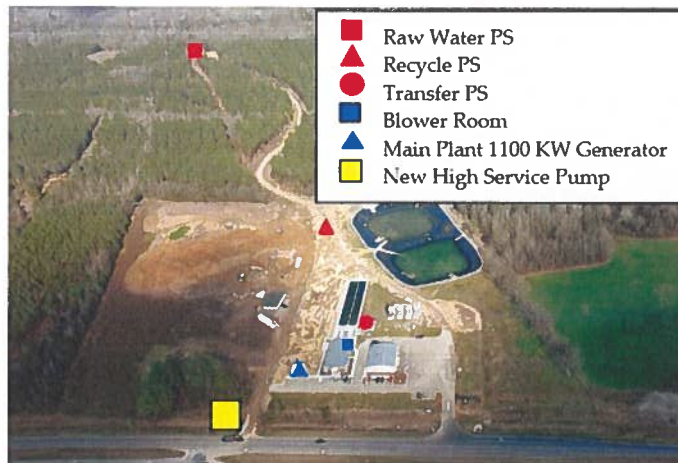
BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|-------------------------------------|-----------------------|-----------|
| PROJECT TITLE | Bladen Bluffs Expansion Study | | BBE 1 |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion |
| Summary: <ul style="list-style-type: none">Study to examine an expansion to the treatment plant to serve potential customers in the areas surrounding the plant. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. Should a plant expansion move forward to serve potential customers, SFC would transfer operations to LCF staff.</i></p> | | | |
| Justification: <ul style="list-style-type: none">An expansion of the plant is required to serve new customers. A study would provide an evaluation of the plant and preliminary basis of design for the future expansion of the plant to serve the new customers | | | |
| Consequence of No Action: <ul style="list-style-type: none">The existing plant would continue to be operated by SFC. No new customers would be served by the plant. | | | |
| Criticality: <div>▼</div> <div><div>1</div><div>2</div><div>3</div></div> | | | |
| DURATION (MONTHS) | 12 | | |
| REQUIRED COMPLETION | 2036 | | |
| TOTAL ESTIMATED COST | \$500,000 | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | |
| 2035-2036 | \$500,000 | | |



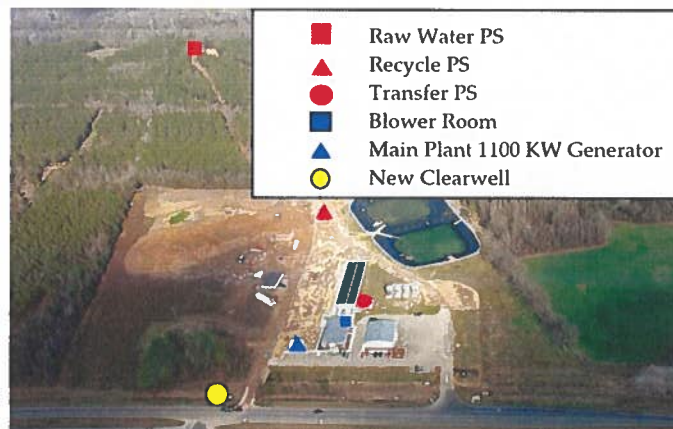
BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|-------------------------------------|-----------------------|-----------|---|---|---|-------------------|----|--|--|---------------------|------|--|--|----------------------|-------------|--|--|-------------|-------------------------------------|--|--|-----------|-----------|--|--|-----------|-------------|--|--|
| PROJECT TITLE | New High Service Pump Station | | BBE 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Summary: <ul style="list-style-type: none">Construct a new high service pumping station to increase capacity. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Justification: <ul style="list-style-type: none">Required to serve new customers.Construction of new high service pump station would only be required when additional customers are identified to be served by the Bladen Bluffs Regional Surface Water Treatment Facility. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The system will not have the required capacity to meet new customer demands. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>DURATION (MONTHS)</td><td colspan="3">24</td></tr><tr><td>REQUIRED COMPLETION</td><td colspan="3">2038</td></tr><tr><td>TOTAL ESTIMATED COST</td><td colspan="3">\$5,740,000</td></tr><tr><td>FISCAL YEAR</td><td colspan="3">ANTICIPATED FISCAL YEAR EXPENDITURE</td></tr><tr><td>2036-2037</td><td colspan="3">\$790,000</td></tr><tr><td>2037-2038</td><td colspan="3">\$4,950,000</td></tr></table> | | | | 1 | 2 | 3 | DURATION (MONTHS) | 24 | | | REQUIRED COMPLETION | 2038 | | | TOTAL ESTIMATED COST | \$5,740,000 | | | FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | 2036-2037 | \$790,000 | | | 2037-2038 | \$4,950,000 | | |
| 1 | 2 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DURATION (MONTHS) | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REQUIRED COMPLETION | 2038 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL ESTIMATED COST | \$5,740,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2036-2037 | \$790,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2037-2038 | \$4,950,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

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|---|---------------------------------------|-----------------------|-----------|---|---|---|-------------------|----|---------------------|------|----------------------|-------------|-------------|-------------------------------------|-----------|-----------|-----------|-------------|
| PROJECT TITLE | Construct New 1 MG Capacity Clearwell | | BBE 3 | | | | | | | | | | | | | | | |
| CATEGORY OF NEED: | Capacity | EXPENDITURE CATEGORY: | Expansion | | | | | | | | | | | | | | | |
| Summary: <ul style="list-style-type: none">Construct clearwell to meet future customer finished water storage capacity. <p><i>Note: Currently Smithfield Farmland Company (SFC) provides all operation and maintenance of the Bladen Bluffs Regional Surface Water Treatment Facility. The CIP project described on this sheet would only be required if the LCFWSA assumed full operation of the facility from SFC. Until such time all capital improvements and/or maintenance requirements are solely the responsibility of SFC.</i></p> | | | | | | | | | | | | | | | | | | |
| Justification: <ul style="list-style-type: none">Required to serve new customers.Clearwell would only be required when additional customers are identified to be served by the Bladen Bluffs Regional Surface Water Treatment Facility. | | | | | | | | | | | | | | | | | | |
| Consequence of No Action: <ul style="list-style-type: none">The system will not have the required capacity to meet new customer demands. | | | | | | | | | | | | | | | | | | |
| Criticality: <div>▼</div> <table><tr><td>1</td><td>2</td><td>3</td></tr></table> <table><tr><td>DURATION (MONTHS)</td><td>24</td></tr><tr><td>REQUIRED COMPLETION</td><td>2038</td></tr><tr><td>TOTAL ESTIMATED COST</td><td>\$4,090,000</td></tr><tr><td>FISCAL YEAR</td><td>ANTICIPATED FISCAL YEAR EXPENDITURE</td></tr><tr><td>2036-2037</td><td>\$790,000</td></tr><tr><td>2037-2038</td><td>\$3,300,000</td></tr></table> | | | | 1 | 2 | 3 | DURATION (MONTHS) | 24 | REQUIRED COMPLETION | 2038 | TOTAL ESTIMATED COST | \$4,090,000 | FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | 2036-2037 | \$790,000 | 2037-2038 | \$3,300,000 |
| 1 | 2 | 3 | | | | | | | | | | | | | | | | |
| DURATION (MONTHS) | 24 | | | | | | | | | | | | | | | | | |
| REQUIRED COMPLETION | 2038 | | | | | | | | | | | | | | | | | |
| TOTAL ESTIMATED COST | \$4,090,000 | | | | | | | | | | | | | | | | | |
| FISCAL YEAR | ANTICIPATED FISCAL YEAR EXPENDITURE | | | | | | | | | | | | | | | | | |
| 2036-2037 | \$790,000 | | | | | | | | | | | | | | | | | |
| 2037-2038 | \$3,300,000 | | | | | | | | | | | | | | | | | |



BLADEN BLUFFS REGIONAL SURFACE WATER FACILITY

Annual Fiscal Year Budget Breakdown (In Millions of Dollars)

| Project No. | Description | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 | FY 2036 | FY 2037 | FY 2038 | FY 2039 | FY 2040 | FY 2041 | FY 2042 | FY 2043 | FY 2044 | FY 2045 | FY 2046 | FY 2047 | FY 2048 | FY 2049 | FY 2050 | Totals | |
|--|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|---------|
| Bladen Bluffs Regional Surface Water Facility Capital Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BB 1 | Replace (2) Pumps at Raw Water Pump Station | | | | | | | | \$0.48 | | | | | | | | | | | | | | | | | | | \$0.48 | |
| BB 2 | Replace Blower in Blower Building | | | | | | | | \$0.19 | | | | | | | | | | | | | | | | | | | \$0.19 | |
| BB 3 | Replace (3) Pumps at the Recycle Pump Station | | | | | | | | | | | \$0.33 | | | | | | | | | | | | | | | | \$0.33 | |
| BB 4 | Replace (3) Pumps at the Transfer Pump Station | | | | | | | | | | | \$0.55 | | | | | | | | | | | | | | | | \$0.55 | |
| BB 5 | Replace (2) Generators at the Site | | | | | | | | | | | | \$0.46 | \$1.22 | | | | | | | | | | | | | | \$1.68 | |
| BB 6 | PLC Upgrades | \$0.30 | | | | | | | | | | | | | | | | | | | | | | | | | | \$0.30 | |
| Sub-Total Bladen Bluffs Regional Surface Water Facility Capital Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| \$3.53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bladen Bluffs Regional Surface Water Facility Expansion Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BBE 1 | Bladen Bluffs Expansion Study | | | | | | | | | | | \$0.50 | | | | | | | | | | | | | | | | \$0.50 | |
| BBE 2 | New High Service Pump Station | | | | | | | | | | | | \$0.79 | \$4.95 | | | | | | | | | | | | | | \$5.74 | |
| BBE 3 | Construct New 1 MG Capacity Clearwell | | | | | | | | | | | | \$0.79 | \$3.30 | | | | | | | | | | | | | | \$4.09 | |
| Sub-Total Bladen Bluffs Regional Surface Water Facility Expansion Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| \$10.33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fiscal Year Expenditure | | \$0.30 | | | | | | | \$0.67 | | | \$1.38 | \$2.04 | \$9.47 | | | | | | | | | | | | | | | \$13.86 |

APPENDIX A – TOTAL ANNUAL FISCAL YEAR BUDGET

| Total Annual Fiscal Year Budget Breakdown | | | | | | | | | | | |
|---|--------------------|--------------------|---------------------|--------------------|------------------|--------------------|--------------------|---------------------|--------------------|---------------------|----------------------|
| Item | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | Totals |
| OPERATION PROJECTS BUDGET | | | | | | | | | | | |
| ROW Maintenance | \$75,000 | \$75,000 | \$75,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$1,275,000 |
| SCADA Improvements | \$158,000 | | | | | | | | | \$175,000 | \$333,000 |
| Anti-Vortexing Improvements | \$50,000 | \$50,000 | | | | | | | | | \$100,000 |
| Meter and Valve Upgrades/Replacements | | | | | \$150,000 | | | | | | \$150,000 |
| VFD Replacements | \$290,000 | | | | | | | | | | \$290,000 |
| Renewal and Replacement Transfer | \$750,000 | | | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$4,250,000 |
| Miscellaneous | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$420,000 |
| Total Operations Annual Fiscal Year Expenditure | \$1,353,000 | \$155,000 | \$105,000 | \$680,000 | \$850,000 | \$700,000 | \$700,000 | \$700,000 | \$700,000 | \$875,000 | \$6,818,000 |
| CAPITAL PROJECTS BUDGET | | | | | | | | | | | |
| KB1 - New 4th Pump at King's Bluff (KBPS) | \$3,850,000 | \$1,300,000 | | | | | | | | | \$5,150,000 |
| KB2 - Rebuild High Service Motor Pumps | \$500,000 | | | | | | | | | | \$500,000 |
| KB3 - New Generators | | | | | | | \$2,200,000 | \$19,300,000 | | | \$21,500,000 |
| KB6 - Walkway and Air Backwash Building Replacement | \$3,400,000 | | | | | | | | | | \$3,400,000 |
| KB7 - Replace Raw Water Pumps 1, 4, 5 | | | | | | | | \$4,600,000 | | | \$4,600,000 |
| KB9 - ROW Acquisitions | \$100,000 | \$100,000 | \$110,000 | | | | | | | | \$310,000 |
| KB10 - 48-Inch PCCP Inspection and Pig - Ground Tank to U5421 | | | \$2,600,000 | \$210,000 | | | | | | | \$2,810,000 |
| KB11 - 48-Inch PCCP Repairs | | | \$1,000,000 | | | | | | | | \$1,000,000 |
| KB12 - 48-Inch Leak Detection Project | | | | \$300,000 | | | | | | | \$300,000 |
| KB13 - Surge Tank Control Panel Upgrades | | | \$150,000 | | | | | | | | \$150,000 |
| KB14 - Solar Power Study and Installation | | | | | | \$500,000 | \$2,500,000 | | | | \$3,000,000 |
| CS2 - 3-Mile 48" Parallel Raw Water Main | \$100,000 | \$900,000 | \$19,500,000 | | | | | | | | \$20,500,000 |
| CS3 - 100 MGD Reservoir | | | \$100,000 | \$880,000 | | | | | \$8,700,000 | \$71,420,000 | \$81,100,000 |
| Total Capital Annual Fiscal Year Expenditure | \$7,950,000 | \$2,300,000 | \$23,360,000 | \$1,390,000 | \$0 | \$500,000 | \$4,700,000 | \$23,900,000 | \$8,700,000 | \$71,420,000 | \$144,220,000 |
| Total Annual Fiscal Year Expenditure | \$9,303,000 | \$2,455,000 | \$23,465,000 | \$2,070,000 | \$850,000 | \$1,200,000 | \$5,400,000 | \$24,600,000 | \$9,400,000 | \$72,295,000 | \$151,038,000 |

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Resolution Adopting Internal Control Policy Related to the Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments.

Reviewed and approved as to form: MATTHEW A. NICHOLS, AUTHORITY ATTORNEY

In accordance with guidance from the North Carolina Local Government Commission and the U.S. Department of the Treasury, local governments receiving Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act (ARPA) are required to adopt and implement internal control policies to ensure compliance, accountability, and transparency in the use of these funds.

The proposed policy establishes internal controls governing the expenditure of ARPA funds, including procedures for procurement, documentation, financial reporting, and risk management. Adoption of this policy supports the Authority's compliance with applicable federal and state requirements.

Action Requested: Motion to approve

**RESOLUTION ADOPTING INTERNAL CONTROL POLICY RELATED TO THE
EXPENDITURE OF AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND
LOCAL FISCAL RECOVERY FUNDS BY NORTH CAROLINA LOCAL
GOVERNMENTS**

WHEREAS, the Lower Cape Fear Water and Sewer Authority has received an allocation of funds from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF);

WHEREAS, Final Rule FAQ 13.15 describes the Uniform Guidance (UG) compliance requirements for each ARP/CSLFRF project expenditure category;

WHEREAS, the ARP/CSLFRF award funds are subject to the following directive from U.S. Treasury's Compliance and Reporting Guidance: "Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the ARP/CSLFRF award constitute eligible uses of funds, and document determinations."

WHEREAS, on February 13, 2022, the LCFWASA Board of Directors adopted several ARP/CSLFRF specific policies, including Property Management, Records Retention, Eligible Use, Non-Discrimination, Allowable Costs and Cost Principles, and Conflict of Interest policies;

WHEREAS, for purposes of supplementing LCFWASA's aforementioned ARP/CSLFRF policies adopted on February 13, 2022, and LCFWASA's Cash Management Policy adopted on March 9, 2020, the Board wishes to adopt a specific Internal Control Policy for the expenditure of ARP/CSLFRF funds;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Lower Cape Fear Water and Sewer Authority hereby adopts and enacts the following Internal Control Policy for the expenditure of ARP/CSLFRF funds.

Adopted this 14th day of July, 2025.

Patrick Devane, Chairman

ATTEST:

Al Leonard, Secretary

Lower Cape Fear Water and Sewer Authority (“LCFWASA”) Internal Control Policy: Coronavirus State and Local Fiscal Recovery Funds (“ARP/CSLFRF Award”)

Purpose: This policy identifies internal control activities and compliance requirements for the expenditure of Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act (“ARP/CSLFRF award”). This policy supplements those ARP/CSLFRF specific policies adopted by the LCFWASA Board of Directors on February 13, 2022, including Property Management, Records Retention, Eligible Use, Non-Discrimination, Allowable Costs and Cost Principles, and Conflict of Interest policies, and LCFWASA’s Cash Management Policy adopted on March 9, 2020.

Definitions:

Management refers to employees who have direct responsibility for the day-to-day operations of the entity, including the implementation of internal controls. For the purposes of this policy, “management” includes: LCFWASA Executive Director and Financial Administration Assistant/Clerk to the Board of Directors.

Oversight Body refers to LCFWASA’s Board of Directors (also referred to herein as the herein to as the “Board”).

Staff refers to LCFWASA staff and any Owner-Advisors, Engineers, consultants and their professional staff that assist LCFWASA and function as an extension of LCFWASA staff.

Policy Overview:

Internal control is a process effected by an entity’s oversight body, management, and other personnel that provides reasonable assurance that the objectives of an entity will be achieved. This policy outlines the internal control process established by LCFWASA to provide reasonable assurances that LCFWASA will expend ARP/CSLFRF award funds in compliance with governing laws and regulations. This document is adopted in accordance with the following directive from U.S. Treasury’s Compliance and Reporting Guidance: “Per 2 CFR Part 200.303, your organization must develop and implement effective internal controls to ensure that funding decisions under the ARP/CSLFRF award constitute eligible uses of funds, and document determinations.”

Internal Control Framework:

LCFWASA’s management is responsible for establishing and maintaining the internal control system in compliance with the duties outlined in this policy. The Board’s primary role is to ensure management performs its internal control responsibilities. However, every employee bears some responsibility for the internal control process.

Five Components of Internal Control:

1. **Control Environment**
2. **Risk Assessment**
3. **Control Activities**
4. **Information and Communication**
5. **Monitoring**

LCFWASA understands that each component must be present and functioning for the internal control process to operate at the optimal level. The responsibilities tied to each of the above-referenced five components are discussed below.

1. Control Environment

The control environment is the foundation for all other components of internal control, providing discipline and structure. Management values integrity, ethics, and competence in all operations, including the administration of federal awards. Management communicates and reinforces its expectations throughout the organization. Examples of management's commitment to internal controls over expenditures of ARP/CSLFRF funds include, but are not limited to, the following:

- Management demonstrates a commitment to integrity and ethical values through its leadership, communications, personnel practices, and daily actions.
- Management conducts ongoing risk assessments to identify internal control weaknesses that may negatively impact the proper administration of the ARP/CSLFRF award.
- Management is committed to educating itself and staff on the compliance requirements tied to the administration of the ARP/CSLFRF award.
- Management adopts policies necessary to ensure compliance with the Uniform Guidance and the ARP/CSLFRF award terms and conditions.

2. Risk Assessment

Management is committed to identifying and managing the risks that may arise during the administration of the ARP/CSLFRF award. The risk assessment component of internal control involves management evaluating the risks the entity faces that could negatively impact its ability to achieve its objectives. These objectives include:

- **Operational Objectives:** All assets are appropriately safeguarded against risks of fraud, theft, loss, or abuse.
- **Reporting Objectives:** Finance systems and processes produce accurate and reliable financial reporting for federal award expenditures. LCFWASA's Schedule of Expenditures of Federal Awards (SEFA) is complete and accurate.
- **Compliance Objectives:** Ensure ARP/CSLFRF awards funds are expended in compliance with the award terms and conditions, federal and state law, and U.S. Treasury guidance.

Risk Identification

Management shall identify risks that may impair LCFWASA's ability to achieve its objectives. Management shall focus its risk assessment on areas of opportunity for employees to commit fraud. Specific areas and types of risk include:

- rapid growth in operations
- changes in personnel
- organizational restructuring, such as centralizing or decentralizing
- new activities or service areas
- new or revised information systems
- new technologies in service delivery or information systems
- changes in the operating or regulatory environment
- new or updated accounting and/or financial reporting practices.

Uniform Guidance Compliance & Risk Identification

There are specific risks that arise in the administration of a grant award. Management will identify areas of risk that may impair LCFWASA's ability to comply with the ARP/CSLFRF award's terms and conditions and/or applicable state and federal law and regulations. Specifically, LCFWASA will evaluate risks of non-compliance in the following compliance areas:

- Eligibility
- Allowable Costs/Cost Principles
- Period of Performance
- Financial Management
- Property Management
- Procurement
- Subrecipient Monitoring
- Program Income

Risk Analysis

Management shall determine the potential severity of liabilities associated with the risks identified by weighing the likelihood of occurrence against the degree of impact.

| Likelihood × Impact = Risk Priority | | | | | | |
|---|---|----------------------|----|----|----|----|
| After rating each risk for likelihood & impact, multiply to identify which risks are highest priority to control for. | | | | | | |
| Likelihood | | Risk Priority | | | | |
| | 5 | 5 | 10 | 15 | 20 | 25 |
| | 4 | 4 | 8 | 12 | 16 | 20 |
| | 3 | 3 | 6 | 9 | 12 | 15 |
| | 2 | 2 | 4 | 6 | 8 | 10 |
| | 1 | 1 | 2 | 3 | 4 | 5 |
| | | 1 | 2 | 3 | 4 | 5 |
| | | Impact | | | | |

| Priority Rank Scale | |
|---------------------|----------|
| Low | 1 to 4 |
| Moderate | 5 to 9 |
| High | 10 to 19 |
| Very High | 20+ |

Risk Response

Management shall review the results of the risk analysis and determine whether to implement control activities to mitigate risks. Management will respond to identified risks in one of three ways:

- accept the risk,
- reduce the risk by implementing control activities to help prevent or detect issues, or
- avoid the risk by not pursuing certain activities.

Management shall consider the relative cost of implementing controls versus the benefit(s) offered in deciding whether to mitigate risk(s) through the implementation of control activities. When possible, control activities will be implemented to mitigate risks that rate “High” or “Very High” on the Likelihood/Impact scale.

3. Control Activities

Control activities are the actions taken by management to respond to risks that may prevent the entity from achieving its objectives. The internal control activities are either preventative or detective. LCFWASA uses a variety of control activities that support strong internal controls, including, but not limited to the following:

- written policies and procedures,
- segregation of duties: separating authorization, custody, record-keeping, and reconciliation functions,
- authorizations to undertake projects/programs/expenditure,
- reconciliation of accounts and records,
- documentation and record-keeping,
- physical controls, including locks, physical barriers, and security systems to protect physical assets,
- IT controls, including passwords, access logs, and firewalls to protect sensitive data and restrict access to electronic data and files,
- staff training, or
- a combination of the above.

4. Information and Communication

LCFWASA communicates accurate and quality information to internal staff and personnel and to external stakeholders and community members. Communication plays an integral role in the internal control system by helping to promote transparency regarding the use of public funds. Management shall be responsible for communicating internal control processes to those employees directly involved in finance and/or grant administration. Management will communicate its policies, procedures, and internal controls through various handbooks, programs, training, and electronic communication.

Information regarding pertinent policies, processes, and control activities will flow down, across, and up the organizational structure. Internal control deficiencies should be reported

upstream, with serious matters reported immediately to the Chair of the Board. Employees are required to report any critical issues within the internal control system to management and the Chair of the Board as soon as possible after the discovery.

To ensure transparency regarding the use of ARP/CSLFRF funds, LCFWASA shall communicate quality information to community members and external stakeholders. The communication channels may include Board Members and management engaging directly with community members, including answering questions via email and/or providing updates during regularly scheduled meetings.

5. Monitoring

LCFWASA shall conduct ongoing monitoring of the internal control system to identify its strengths and weaknesses. Internal and external audits will be conducted pursuant to federal and state law. These audit processes will test the effectiveness of internal controls over federal and state awards.

Internal Controls & Uniform Guidance Compliance

Financial Management, 2 CFR § 200.302

Overview:

Each unit must have a financial management system in place to satisfy the requirements set forth in 2 CFR 200.302. A unit may rely on existing accounting processes and procedures, provided such processes adequately track the obligations and expenditures of ARP/CSLFRF funds.

Objectives:

Ensure compliance with the following requirements set forth in 2 CFR 200.302, as follows:

1. Track all federal awards received and related expenditures separately for each federal program.
2. Provide accurate, current, and complete financial data to enable the disclosure of the results of each federal award.
3. Identify the source and application of funds (*i.e.*, the system must be able to track authorizations, obligations, and disbursements, and tie any expenditures to eligible uses of ARP/CSLFRF funds.
4. Maintain control over, and accountability for, all funds, property, and other assets.
5. Compare budgeted amounts with actual expenditures.
6. Expenditures must be supported by LCFWASA's written procedures for determining the allowability, reasonableness, and allocability of costs. (A written Allowable Cost/Cost Principles Policy is required.)

Control Activities:

- Utilize a financial management system that meets the standards outlined in 2 CFR 200.302.

Segregation of Duties:

Duties and functions related to financial reporting are segregated to ensure that no one person has control over all parts of a financial transaction.

Documentation:

Documentation of financial transactions is complete and accurate and facilitates tracing the transaction from authorization and initiation through disbursement.

- The Executive Director shall ensure that, at a minimum, accounting records evidencing authorizations, obligations, and expenditures of ARP/CSLFRF funds are created and retained according to record retention requirements.
- Source documentation is retained, including paid invoices, payrolls, time and attendance records, contracts, and subaward documents.

Reporting:

The Executive Director shall prepare monthly reports for the Board that include updates for grant project expenditures and a comparison of budget to actuals.

Reconciliation:

General ledger and subsidiary ledgers used to account for the receipt and disbursements of ARP/CSLFRF funds are reconciled monthly against account balances by the Financial Administration Assistant and reviewed and approved by the Executive Director.

Communication & Monitoring:

The Executive Director is responsible for communicating the financial management requirements and associated control activities to the appropriate personnel. All employees with finance and accounting duties have responsibility for internal controls, including the ongoing assessment of the effectiveness of internal control activities over the financial management system.

Eligibility (See Award Terms & Conditions for ARP/CSLFRF Eligibility Requirements)**Overview:**

The unit is responsible for ensuring ARP/CSLFRF funds are expended on eligible projects and programs. The process for making eligibility determinations is described in LCFWASA's Eligible Use Policy. (The control activities for Eligibility and Allowable Cost review are often combined.)

Objectives:

1. Ensure that supported projects and programs under the ARP/CSLFRF are eligible under one of the expenditure categories. (Eligible uses include projects identified

- in the Final Rule that fit within one of the four eligible use categories: COVID-19/Negative Economic Impacts, Revenue Replacement, Premium Pay, Investment in Necessary Broadband and Water/Sewer Infrastructure.)
2. Document eligibility review and project determinations.
 3. Establish processes to ensure funds are not expended on ineligible uses. (Prohibited uses include bulk deposits into pension funds, debt services, replenishing financial reserves, the satisfaction of settlements and judgments, support for programs that undermine the effort to stop the spread of COVID-19, and any use that would violate state or local law.)

Control Activities:

- **Eligible Use Policy:** LCFWASA has adopted an ARP/CSLFRF Eligible Use Policy that explains the eligible uses of ARP/CSLFRF award funds and includes LCFWASA's process for reviewing and documenting eligibility determinations.
- **Authorization:** The Executive Director has reviewed applicable Treasury guidance, including the Final Rule, and has trained staff to conduct initial eligibility reviews for all project or program requests.
- **Documentation:** The Executive Director is responsible for overseeing compliance with documentation and record retention requirements.

Communication & Monitoring:

Management will communicate eligibility requirements and project determinations internally to staff and externally to community members and stakeholders. Management will periodically review a sample of eligibility determinations to ensure that documentation is being maintained and that the supported projects are eligible.

Allowable Costs/Cost Principles, 2 CFR §§ 200.400 to 200.476

Overview:

The Uniform Guidance Cost Principles provide guidance on how to charge specific items of cost to a federal award. A written Allowable Cost/Cost Principles policy is required for compliance with 2 CFR 200 § 202. Cost items charged using Revenue Replacement ARP/CSLFRF funds are subject to an allowable cost review. Cost items charged under the COVID-19/Negative Economic Impacts and Infrastructure Investment categories are subject to additional compliance requirements, including the Selected Item of Cost review. See Final Rule FAQ 13.15.

Objectives:

1. Ensure all costs charged to the federal award are allowable as defined in the Uniform Guidance, Subpart E—Cost Principles.
2. Consistently apply local policies to both federally financed and non-federally financed activities.
3. Treat costs consistently as direct or indirect costs.

4. Adequately document evidence of allowable cost review and other compliance requirements as necessary.
5. When applicable, appropriately charge indirect costs using either the Negotiated Independent Cost Rate Agreement (NICRA) or the de minimis rate of 10 percent.

Control Activities:

- **Policy:** LCFWASA has adopted an Allowable Cost/Cost Principles Policy, as required by 2 CFR 200.302.
- **Segregation of duties:** When possible, duties are segregated between those who initiate, approve, and record financial transactions.
- **Training:** Management trains staff to conduct an allowable cost review in compliance with the UG Cost Principles. (See Cost Principles Policy for specific compliance requirements.)
- **Documentation:** The Executive Director shall ensure that documentation evidencing compliance with the Cost Principles is created and maintained through December 31, 2031. At a minimum, cost items will be reviewed for allowability prior to being charged to the federal award.

Communication & Monitoring:

Management shall ensure that staff is adequately trained to recognize allowable costs and associated compliance requirements for each eligibility category. Management shall periodically test the control activities by reviewing a sample of cost items charged to the ARP/CSLFRF award for allowability. Management will also test whether costs are charged to the proper project codes within the grant project ordinance.

Period of Performance (See Award Terms and Conditions)

Overview:

The Period of Performance covers the period of time LCFWASA may obligate and expend ARP/CSLFRF funds. ARP/CSLFRF funds must be used for costs incurred between March 3, 2021, and December 31, 2024. For a cost to be incurred, the funds must be obligated (*e.g.*, contract executed/pre-audit stage). All obligated funds must be expended by December 31, 2026. Any unspent award funds must be returned to the Treasury.

Objective:

Ensure that all obligations and expenditures are incurred during the ARP/CSLFRF award's period of performance.

Control Activities:

- Management reviews obligation dates to ensure that all obligations are made for costs incurred between March 3, 2021, and December 31, 2024.
- Management trains staff to review obligation and expenditure dates on contracts, or when performing eligibility and allowable cost reviews.

Communication & Monitoring:

Management shall communicate pertinent dates, including the period of performance, to any staff responsible for obligating or expending federal award funds. Periodic testing by management will ensure that all obligations are incurred between March 3, 2021, and December 31, 2024.

Procurement, Suspension & Debarment, 2 CFR §§ 200.317 to 200.327**Overview:**

Expenditures of ARP/CSLFRF funds under the revenue replacement category are exempt from federal procurement. When expending ARP/CSLFRF funds in other expenditure categories, the unit is required to adopt *written* procurement procedures and follow all federal procurement rules outlined in the Uniform Guidance (2 CFR §§ 200.318–200.327) as well as its own internal policies. Where established local or state rules are more strict than federal rules, the recipient must follow the most restrictive rule.

Objectives:

LCFWASA recognizes it must satisfy the minimum federal procurement requirements, as follows:

1. Adopt a written procurement policy that considers the procurement standards in § 200.318, which includes bidding contracts in compliance with federal bidding thresholds, oversight of contractors' performance, and maintaining records to document the history of procurements.
2. Provide full and open competition in conducting procurements, consistent with the standards outlined in § 200.319 and § 200.320, which allow for non-competitive procurements only in limited circumstances.
3. Comply with the requirements of § 200.320(a) when using the micro-purchase and small purchase methods of procurement.
4. Use the sealed bids method for procurement contracts exceeding the simplified threshold. Utilize the competitive proposals method when sealed bidding is not possible.
5. Ensure noncompetitive procurement methods meet the conditions set forth under § 200.320(c).
6. Perform a cost or price analysis for every procurement action in excess of the simplified acquisition threshold, including contract modifications.
7. Pursuant to 2 CFR 200.319(b), if a firm assists in the development or drafting of specifications, statements of work, or bids or RFPs, the firm must be excluded from competing for the procurement.
8. Ensure that all contracts include the applicable contract provisions required by § 200.327 and described in Appendix II of 2 CFR 200.
9. Verify that a contractor is eligible by reviewing the suspended and debarred list on SAM.gov.
10. Restrict access to sensitive contractor information, such as Social Security

numbers or federal tax ID numbers.

General Procurement Control Activities:

- Procurement Policy: LCFWASA maintains documented procurement procedures that are consistent with the standards outlined in §§ 200.317 through 200.327. This policy contains detailed processes and control activities for procurements made with federal funds.
- LCFWASA Board of Directors must approve the following types of contracts:
 - purchases of apparatus, supplies, materials or equipment where the total expenditure or contract amount is greater than \$30,000.00;
 - construction and repair services where the total expenditure or contract amount is greater than \$30,000.00;
 - any contracts that must be approved by the Board pursuant to federal or state law; and,
 - any contracts associated with the purchase or lease of real property.
- The Executive Director is responsible for monitoring and documenting the performance of a contract for compliance with contract terms, conditions, and other specifications.
- Prenumbered purchase orders are used.
- A pre-audit certificate that is signed by the finance officer is attached to all purchase orders, invoices, or other contract obligations.
- Micro-purchases may be awarded without soliciting competitive quotes if a determination is made that the price is reasonable.
- Cost items shall be reviewed for allowability pursuant to the review process set forth in the Allowable Cost Policy.
- The Executive Director is responsible for identifying qualified vendors and rotating purchases made under the micro-purchase threshold among different suppliers. Management shall periodically check compliance with this control activity.
- The Executive Director shall verify that contractors are not on the suspended or debarred list. A screenshot of the record check shall be maintained.
- Access to sensitive contractor information, such as Social Security numbers or federal tax ID numbers, is restricted.

Segregation of Duties:

- When possible, duties are segregated between authorization, custody, record-keeping, and reconciliation.
- The person who sets up new contractors in the accounting system or edits information on existing vendors (record-keeping) is not the same as the person writing the checks (authorization).
- Reconciliations are performed by the Financial Administration Assistant and reviewed and approved by the Executive Director.
- Invoices and other supporting documentation are thoroughly reviewed prior to the invoice being approved (*e.g.*, compare the receiving or packaging slip against the authorization).

Documentation:

- Documenting the history of procurements is a top internal control priority for LCFWASA. All request personnel shall be trained on documentation and record retention policies. Bid documents shall reflect all steps in the procurement process, including:
 - bid specifications and proof of advertisement (if required),
 - rationale for the selected method of procurement,
 - bid submissions,
 - evaluation criteria,
 - basis for contractor selection or rejection,
 - justification for lack of competition, when applicable,
 - basis for award cost or price, and
 - contract agreement including required UG contract clauses.
- Source documentation relating to procurements must be retained and should include sufficient details to support the transaction, including:
 - cost and quantity of items purchased,
 - model numbers,
 - purchase orders with and pre-audit certificates, and
 - personnel who authorized the sale, if applicable.
- All records shall be maintained for a period of five (5) years after the ARP/CSLFRF period of performance (through December 31, 2031).

Communication & Monitoring:

Management shall ensure purchasing and finance staff understand federal procurement laws. Additional training shall be provided as necessary. Management will periodically review purchase orders and contracts to ensure that all charges are accounted for in the period in which the cost occurred and fall within the period of performance.

Property Management, 2 CFR §§ 200.310 to 200.316**Overview:**

Except for property, supplies, or equipment acquired using revenue loss funds, the unit must follow the applicable provisions of the Uniform Guidance regarding property standards (2 CFR 200.310–316), subject to the requirements set out in FAQ 13.16. Per FAQ 13.16, during the period of performance, LCFWASA may use property, supplies, or equipment purchased with ARP/CSLFRF funds for a purpose other than the purpose for which the initial purchase was made, provided the new use is consistent with another eligible use. After the period of performance, LCFWASA is more limited in how it may use the property purchased with ARP/CSLFRF funds.

Objectives:

1. Ensure real property, personal property, supplies, and equipment are used in compliance with the UG property standards (2 CFR 200.310– 316), and subject to the requirements set out in FAQ 13.16.
2. Ensure documentation is maintained to substantiate any determination on whether the use of an asset is authorized for a particular purpose during and after the award period of performance.
3. Establish adequate safeguards to prevent loss, damage, or theft of property.
4. Follow adequate maintenance procedures to keep equipment in good condition.
5. Ensure proper disposition of real property and equipment in accordance with § 200.311(c) and § 200.313 (e).

Control Activities:

- **Insurance Coverage:** Purchase equivalent insurance coverage for real property and equipment as is provided to other property owned by LCFWASA. 2 CFR § 200.310.
- **Property Management Policy:** LCFWASA has adopted a Property Management Policy that sets forth property management processes, including procedures for record-keeping, reporting, and disposition responsibilities for real and personal property.
- **Real Property Reporting:** The Executive Director shall oversee the annual reporting requirements for any real property or personal property acquired with federal awards funds. Standard Form 429 shall be used to report real property and the Standard Form 428 shall be used to report tangible personal property, including equipment.
- **Equipment Management:** LCFWASA has procedures for managing equipment, whether acquired in whole or in part under a federal award, until disposition takes place. LCFWASA will, at a minimum, meet the following requirements:
 - Maintain equipment records that include a description of equipment, serial number/ model number, source of funding, acquisition date, location and condition of equipment, unit acquisition cost, and final data, including date of disposal, sales price, and method used to determine fair market value. § 200.313(d).
 - Ensure adequate safeguards to prevent loss, damage, or theft of property. Such safeguards may include attaching property tags to federally owned equipment that includes the FAIN. Any loss, damage, or theft will be investigated. § 200.313(d).
 - Regular maintenance will be performed to keep the property in good condition.
 - A physical inventory of equipment will be performed, and the results reconciled with the property records, at least once every two years.
 - If LCFWASA is authorized or required to sell equipment, proper sales procedures will be used to ensure the highest possible return.

Communication & Monitoring:

Management will train employees to understand the various compliance requirements set

forth in the Uniform Guidance property management standards. Periodic testing of established controls shall be performed to ensure that all reporting and property management requirements are satisfied for both real property and equipment.

Program Income, 2 CFR § 200.307

Overview:

Program income relates to gross income earned from expenditures of federal awards, such as income from fees for services performed, the use or rental of property acquired with program funds, and for the sale of items fabricated under the program. Program income is only triggered when income will be earned under the COVID-19/Economic Impacts Category or for income earned on a water/wastewater infrastructure project. When program income is earned, it is added back to the total ARP/CSLFRF award allocation.

Objectives:

1. Separately track and account for program income during the ARP/CSLFRF award's period of performance.
2. Expend program income on eligible projects and programs during the period of performance (program income is added to the total ARP/CSLFRF award).

Control Activities:

- On a monthly basis, recorded program income is reconciled with supporting documentation, such as loan ledgers and other accounting records.
- Program income is separately tracked and accounted for within the grant project ordinance.
- Management ensures program income is added to the total ARP/CSLFRF award and used to support eligible projects and programs.
- Individuals who collect cash or other receipts are different from those who deposit receipts, generate invoices, record general ledger activity, and reconcile bank statements.

Communication & Monitoring:

Management shall identify program income requirements and communicate compliance requirements to staff. Management shall periodically review accounting records to ensure program income is separately accounted for during the award period of performance.

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Resolution Approving Proposal for Real Estate Services Professional for
Lower Cape Fear Water and Sewer Authority

Reviewed and approved as to form: MATTHEW A. NICHOLS, AUTHORITY ATTORNEY

The Authority periodically requires professional real estate services in connection with capital projects, including land acquisition and easements for raw water transmission lines. Proposals were solicited and evaluated based on experience, qualifications, and cost-effectiveness. A recommendation has been made for a selected firm whose proposal best meets the Authority's needs.

Action Requested: Motion to approve

**RESOLUTION APPROVING PROPOSAL FOR REAL ESTATE SERVICES PROFESSIONAL
FOR LOWER CAPE FEAR WATER AND SEWER AUTHORITY**

WHEREAS, the Lower Cape Fear Water and Sewer Authority (“LCFWASA”) serves Brunswick, Bladen, Pender, New Hanover, Columbus Counties, and the City of Wilmington with a Board of Directors representing those local governments. As the largest regional water system in Eastern North Carolina, the Authority’s primary role is to provide raw water from the Cape Fear River to supply treatment facilities that serve 550,000 customers;

WHEREAS, as the largest regional water system in Eastern North Carolina, LCFWASA requires additional property for infrastructure and planning purposes, and an experienced licensed real estate services professional would be beneficial to help identify properties, negotiate with property owners, and assist with the transfer of properties on behalf of LCFWASA;

WHEREAS, after advertising a Request for Proposals (“RFP”) for real estate services, LCFWASA received responses from two well-qualified real estate firms licensed in North Carolina;

WHEREAS, having interviewed both responding firms on June 24, 2025, LCFWASA’s Executive Director recommends that the Board select Cape Fear Commercial to provide real estate services (Buyer’s Representation Agreement) for LCFWASA; and,

WHEREAS, the Board wishes to select Cape Fear Commercial to assist LCWASA with identification, negotiations and potential acquisition of real property.

NOW, THEREFORE, BE IT RESOLVED by the Chairman and Directors of the LCFWASA Board that LCFWASA selects Cape Fear Commercial to provide real estate services to LCFWASA for assistance with identification, negotiations and potential acquisition of real property for LCFWASA’s infrastructure and planning purposes.

The Board of Directors designates that the Chairman and the Executive Director are duly authorized to execute on behalf of LCFWASA a Buyer’s Representation Agreement with Cape Fear Commercial for a period of twenty-four (24) months pursuant to the compensation schedule set forth in Cape Fear Commercial’s RFP response, subject to review and approval of the contract as to form by LCFWASA’s attorney.

THEREFORE, BE IT FURTHER RESOLVED, that a copy of this Resolution be recorded in the permanent minutes of this Board.

Adopted this 14th day of July 2025.

Patrick DeVane, Chairman

ATTEST:

Al Leonard, Secretary

Request for Proposal

Real Estate Services for Lower Cape Fear Water and Sewer Authority

PRESENTED BY:



Cape Fear
Commercial



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- 06 Tab D: Fee Proposal**

Cover Letter



Mr. Tim Holloman
Executive Director
Lower Cape Fear Water and Sewer Authority
1107 New Pointe Blvd., Suite 17
Leland, NC 28451

Re: Proposal for Real Estate Services for Lower Cape Fear Water and Sewer Authority

Dear Lower Cape Fear Water and Sewer Authority:

Cape Fear Commercial ("CFC") is pleased to submit this proposal for the above referenced RFP to assist The Lower Cape Fear Water and Sewer Authority ("LCFWASA") in finding property for LCFWASA's uses, negotiating prices, and assisting with the purchase of property-Real Estate Services. With the submission of this proposal, it is our intention to showcase our extensive credentials and be selected as one of the qualified brokerage firm who will be called upon to provide real estate services as needed.

For over twenty-two years, Cape Fear Commercial has continuously set the benchmark for exceptional commercial real estate services, including being the top land and investment sales brokerage firm in Wilmington and throughout the Southeast.

For this assignment, we have assembled a skilled and experienced team — one with an extensive and proven track record of success in site identification and acquisition. Having been involved with some of the most complex, unique, and high profile projects throughout our region, including current work throughout the counties served by LCFWASA, our Team members each bring unparalleled knowledge and expertise to this assignment along with their own unique backgrounds and skill sets. CFC is consistently involved in the largest sale transactions in our region and continues to set new standards and pricing records.

Jason McLeod, Senior Vice-President (primary Realtor), will be the lead project manager and contact for the Authority. Paul S. Loukas, Partner & Broker-In-Charge (alternate Realtor), will oversee strategy, planning and execution.

Upon review of our proposal, we are confident you will find that Cape Fear Commercial and this Team are uniquely positioned to help the the LCFWASA and its stakeholders acquire property under the best possible terms and price in the quickest amount of time. For over two decades, this Team has provided best-in-class brokerage services to multiple municipalities and government entities to accomplish their various real estate needs.

We appreciate the opportunity to present this proposal, and we thank you in advance for your time and consideration.

Sincerely,

Jason McLeod
Senior Vice President
jason@capefearcommercial.com
910.332.1648 (direct)
910.262.3818 (mobile)
102 Autumn Hall Drive, Suite 210
Wilmington, NC 28403

Paul S. Loukas, CCIM
Partner & Broker-in-Charge
paul@capefearcommercial.com
910.344.1008 (direct)
910.540.5045 (mobile)
102 Autumn Hall Drive, Suite 210
Wilmington, NC 28403

Firm Overview

Firm Overview

About Us

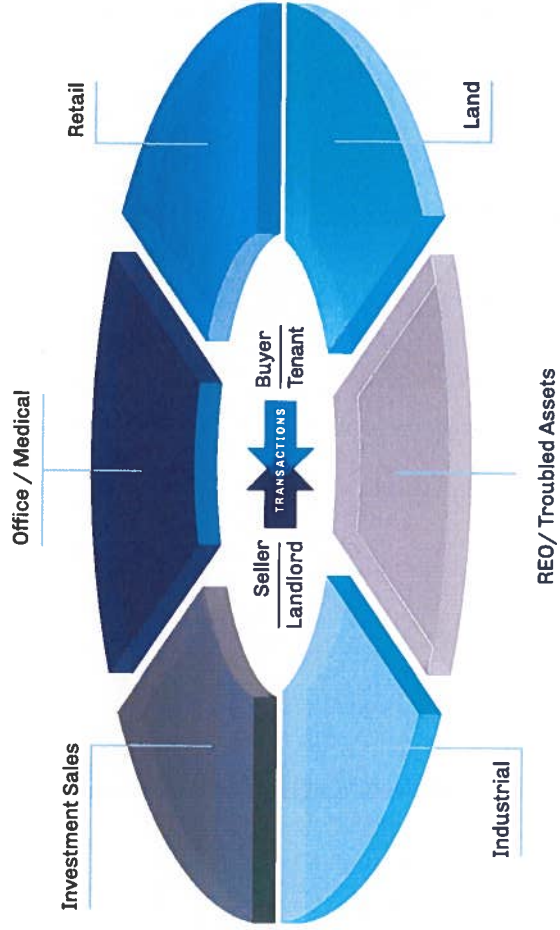
Cape Fear Commercial ("CFC") is a boutique commercial real estate firm based in Wilmington, North Carolina. We specialize in providing targeted brokerage, management and development services, including being the consistent leader in land and investment sales across this region.

Since 2001, our team of elite professionals has helped owners, users, developers and investors successfully navigate the real estate market. We are consistently recognized as an industry leader for the unique perspective we bring to every project.



Brokerage

Cape Fear Commercial has a strong track record of helping clients to get the most out of their real estate transactions. Our diverse team is comprised of senior-level brokers who are knowledgeable in all facets of commercial real estate. We offer a full range of targeted and customized brokerage services that cater to the unique needs of tenants/landlords, buyers/sellers and investors.



LAND BROKERAGE

Cape Fear Commercial maximizes client objectives through a diligent and strategic approach to land brokerage. Our seasoned team of professionals works with landowners, investors, developers and end users on everything from land acquisition and disposition to site selection and build-to-suit projects. Our firm has been involved in land transactions ranging from retail outparcels and mixed-use assemblages to timberland, industrial pads and infill developments.

Along with superior market knowledge, we have extensive experience working through the due diligence and approval processes. Our associates not only understand soil, wetlands and infrastructure constraints, but also recognize the importance of utilities and road access for parcels. Additionally, our team members are well-versed in navigating zoning issues, entitlements and Brownfields Agreements. It is with this knowledge and expertise that our team creates value, for we help clients to capitalize on opportunities and mitigate risks while working towards transactions that speak to the highest and best uses of their assets.

TAB A

Project Experience/Approach

Team Approach

Cape Fear Commercial ("CFC") has assembled a team of veteran brokers who are committed to leveraging our team's experience to successfully meet LCFWASA's goals and project timeline. Our collaborative approach emphasizes discretion, responsiveness, and transparency as we work in partnership with LCFWASA, its engineering team, and external consultants. With a proven history of working alongside public boards - as well as serving on them - our team brings a deep understanding of governance, communication, and accountability that will ensure a seamless and productive process from start to finish.

Below are highlights of the CFC process and steps we will implement to ensure the highest probability in purchasing property for LCFWASA.

Property Identification, Assessment and Analysis:

- + As a part of our process, we will identify the client's specific needs and apply key resources - such as GIS technology, our local market knowledge, and on-site area tours - to ensure a comprehensive understanding of the project and its context.
- + Employ desktop reviews to evaluate identified properties.
- + We will summarize the identified properties and use our land development expertise to evaluate each one, collaborating closely with LCFWASA and project partners to prioritize and rank them based on suitability and project goals.

Seller Engagement:

- + Our team plans to research and identify relevant contact information and relationships, whether professional, personal, or from past real estate transactions, that could support and enhance the success of the project.
- + In coordination with LCFWASA Legal Council, we plan to address buyer disclosure requirements to ensure all regulatory and procedural obligations are met.
- + Our initial contact with property owners may be made via phone, email or letter in order to explore interest in the sale of the property, identify other stakeholders, and schedule a meeting to present an offer.

Negotiation:

- + CFC performs upfront due diligence to identify the potential challenges to utilize a property for the Buyer's intended use. This information is coupled with market conditions and incorporated into negotiations for a lower purchase price and appropriate length of time for the examination period.
- + CFC's 20-year track record of closed land transactions representing both Buyers and Sellers provides us the confidence and experience to negotiate successfully for our client.
- + Internal comps and market research will aid in negotiations.

Transaction Management:

- + We will constantly communicate with the Buyer client and assist in any way we can to help ensure a smooth transaction.
- + This includes leveraging our relationships with 3rd party vendors (e.g. surveyors, engineers, environmental consultants) to achieve the most thorough and timely due diligence reports.
- + We routinely update our client on progress and proactively address any issues we foresee.

Reporting and Documentation:

- + CFC maintains all records of any transactions including any and all agreements and relevant communications.
- + CFC provides regular update reports in a format preferred by the Client.

Compliance and Ethics:

- + CFC performs all activities in compliance with applicable laws, regulations, and industry standards.
- + The brokers on the Team will solely represent The Lower Cape Fear Water and Sewer Authority and shall not act as a Dual Agent. Our fiduciary responsibility will solely be with The Lower Cape Fear Water and Sewer Authority.
- + Should another broker within the firm represent a prospective seller, Cape Fear Commercial will practice Designated Agency to protect LCFWASA and ensure they continue to receive uninterrupted exclusive representation from the Team.

The Lower Cape Fear Water and
Sewer Authority



PRIMARY REALTOR



Jason McLeod
SENIOR VICE
PRESIDENT

ALTERNATE REALTOR



Paul S. Loukas
PARTNER /
BROKER-IN-CHARGE

ADMINISTRATIVE SUPPORT



Hannah Warren
ASSISTANT
DIRECTOR OF
BROKERAGE
OPERATIONS



Emma Peterson
DIRECTOR OF
BROKERAGE
OPERATIONS



Riley Bell
BROKERAGE
ASSISTANT

FINANCIAL ANALYST



Connor Pollock
FINANCIAL ANALYST

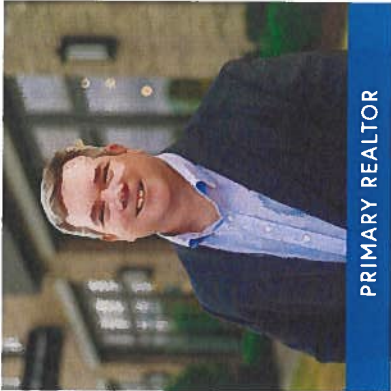
Jason McLeod

SENIOR VICE PRESIDENT

910.332.1648 (direct) 910.262.3818 (mobile) jason@capefearcommercial.com



Over 20 Years Of
Industry Experience



Jason McLeod serves as the Senior Vice President at Cape Fear Commercial, having joined the firm in 2025. A licensed broker in North Carolina since 2004, Jason is a skilled broker and collaborative leader committed to making a positive impact in both real estate and community endeavors.

Before joining Cape Fear Commercial, Jason was the Director of Business Development at ECS Southeast LLC for eleven years, where he oversaw strategic growth and key relationships that drove the consulting engineering firm's rapid expansion across the Carolinas. His prior experience includes his time as a broker at Maus, Warwick, Matthews & Company. Notable transactions during this period included site identification and procurement across eastern North Carolina for solar development, buyer representation for the New Hanover Airport Authority, and landlord representation for Burnt Mill Business Park.

Throughout his career, Jason has demonstrated a commitment to creativity, discretion, integrity, and perseverance in countless transactions and relationships. His professionalism and thoughtful perspectives have earned him the trust and appreciation of his clients.

In addition to his professional accomplishments, Jason is actively involved in the community. He is an appointed member of the board of trustees for Cape Fear Community College, serving as the finance committee chair and former vice chairman. He also brings over a decade of leadership to the board of directors for North Carolina's Southeast, where he currently holds the position of vice chairman and finance committee chair. Additionally, he is a board member and past chairman of Brunswick Business and Industrial Development, and a member of the North Carolina Economic Developers Association, where he previously served on the board of directors.

Jason is passionate about various charities and organizations. His involvement includes the Cape Fear Council Boy Scouts, the Lower Cape Fear Life Care Business Partners Committee, and various veteran organizations. Notably, in 2009, he co-founded Honor Flight of Southeastern North Carolina and led a dedicated volunteer team that successfully flew 745 WWII veterans to Washington, D.C., to visit the memorial built in their honor.

A graduate of the University of North Carolina at Wilmington, Jason holds a Bachelor of Arts in Environmental Policy and Planning. His first career position after college was with the Cape Fear Council Boy Scouts of America. Jason resides in Wilmington with his wife Mary Kay and their three children, Drew, Garrett, and Maggie.



ALTERNATE REALTOR

Paul S. Loukas, CCIM

PARTNER & BROKER-IN-CHARGE

📞 910.344.1008 (direct) 910.540.5045 (mobile) ✉️ paul@capefearcommercial.com



Over 20 Years Of
Industry Experience



CoStar Power Broker
Award Winner



Closed Over \$700
Million In Transactions

Paul S. Loukas is Broker-in-Charge and a Partner with Cape Fear Commercial, where he oversees the firm's brokerage division – a team comprised of multiple top-producing brokers who consistently earn the CoStar Power Broker award.

In his 20 years of commercial real estate experience, Paul has personally brokered more than 600 transactions with a gross consideration of over \$700 million. He is consistently involved in the region's most prominent commercial real estate transactions, including a number of record-breaking sales and leases.

Notable transactions include the \$6 million sale of a 30,000-square-foot vacant development site at 101 N Front Street in downtown Wilmington, as well as a recent 7-acre site along the coast of Surf City. Paul has represented investors, developers, and builders in the sale of nearly 100 subdivisions, comprising over 12,000 developed and paper lots.

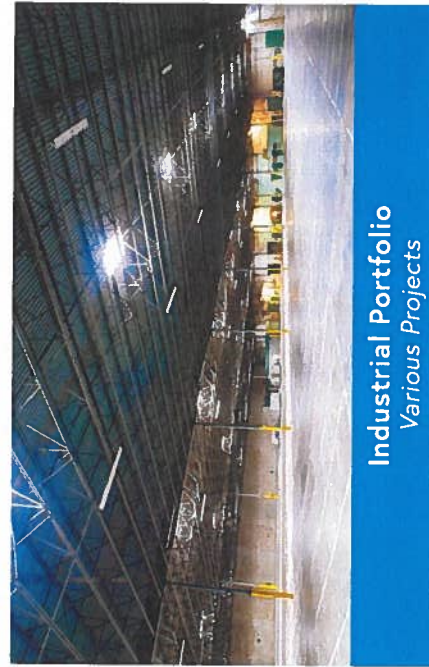
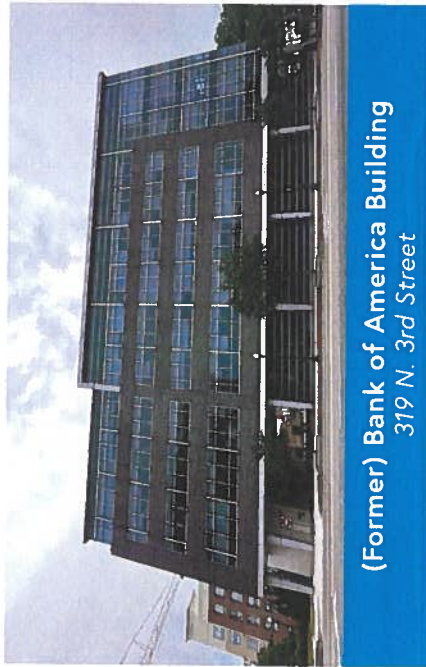
Paul has brokered several complex, large-scale ocean and riverfront development tracts, including several properties that were catalysts for the revitalization and the growth of the northern riverfront. Along with the firm, he has represented over 21 banks and lenders to dispose, manage, and work through their troubled and OREO assets, including several individual and portfolio loan sales.

In addition to his role as Broker-in-Charge, Paul is a Partner with the firm's development affiliate, Cape Fear Development.

Originally from Washington, D.C., he is a graduate of the University of Richmond and holds the Certified Commercial Investment Member ("CCIM") designation. He and his wife, Colleen, live on Wrightsville Beach with their two sons, Paul Jr. and Pete.

Project Experience

On pages 16-19, we have included the following case studies that highlight our firm's experience:



(Former) Bank of America Building

319 N. 3rd Street • Wilmington, NC



Property: 55,000 SF Multi-Tenanted Office Building w/ an additional 1.5-Acre Development Site

Client: New Hanover County

Year(s): 2023

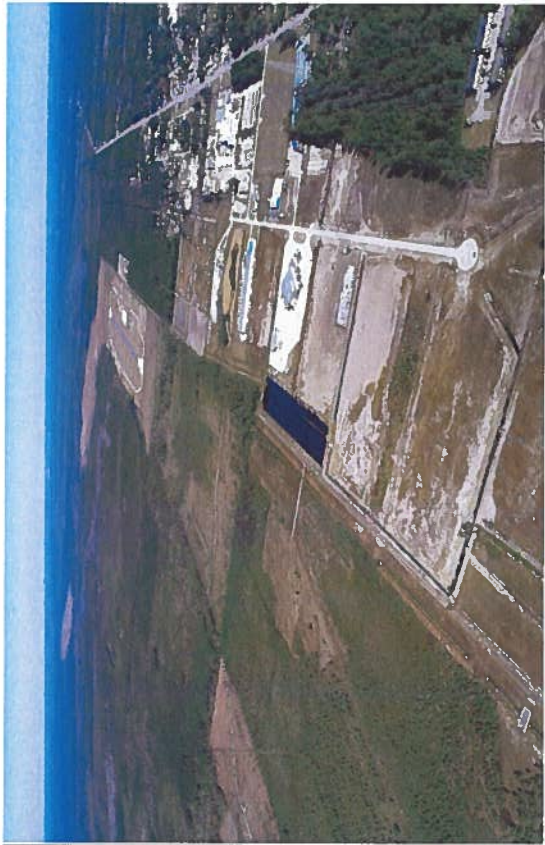
Team Member(s) Involved: Paul Loukas & Brian Eckel

Role(s): Sales and Tenant Lease Terminations

Description Of Work: Cape Fear Commercial (CFC) represented New Hanover County (NHC) in the purchase of a 55,000 SF multi-tenanted office building, which sat on nearly 2.0 acres in downtown Wilmington, NC (1.5 acres of this property was excess land with plans for an apartment development). There was limited information provided, so our firm was tasked with completely underwriting the property. This included creating lease abstracts, assembling historical financials, forecasting a proforma, etc. In review, CFC discovered the current property manager was not collecting the correct expense reimbursements, which led to a \$150K savings for NHC. The purpose of the acquisition was for Cape Fear Community College to occupy, therefore, CFC was charged with negotiating early terminations with all existing tenants. While NHC budgeted to pay for lease buyouts, CFC successfully negotiated every termination without using any cash as an incentive.

Industrial Portfolio

Various Projects



Team Member(s) Involved: Spruill Thompson, Paul Loukas & Brian Eckel

Role(s): Sales

Description Of Work: Cape Fear Commercial is recognized as the area's foremost expert in commercial and industrial land. Over the past 15 years, we have successfully marketed and sold over \$500M in commercial and industrial properties, in addition to more than \$175M in large land tracts. Our team has completed some of the region's most difficult entitlements, including high profile rezoning projects and the careful development of environmentally sensitive sites.

Of note, since 2020, CFC has represented the Town of Holly Ridge in the disposition of excess industrial land. The assignment includes a strategic plan for economic development and job growth at Camp Davis. The long-term goal is increased jobs, opportunities, wages, population and tax base. CFC worked with Town management and planning to bring in new business in various industries, increasing average wages. One of the businesses will provide the first ever overnight/last mile delivery for Onslow County. The corporate investment and tax base in Camp Davis Industrial Park is on schedule to double the entire budget for the Town of Holly Ridge.

Carolina Beach Town Properties

Carolina Beach Avenue North • Carolina Beach, NC



Property: 62 Room Motel & 2.0 Acres

Client: Town of Carolina Beach

Year(s): 2014

Team Member(s) Involved: Paul Loukas

Role(s): Sales

Description Of Work: Cape Fear Commercial (CFC) represented the Town of Carolina Beach (the Town) in the sale of 2.0 acres of noncontiguous oceanfront parcels that contained an operating 62-room hotel. Still coming out of the recession, CFC realized the highest and best use for the property was to continue operating as a hotel with an intent to redevelop in the next 3 to 7 years. CFC not only worked with hotel management to market the property as a hospitality asset, but also worked closely with the Town's Planning Department and CAMA to discuss potential redevelopment options. Due to recent setback requirements and flood zones, CFC met with architects to devise some conceptual ideas for different product types that incorporated new oceanfront development constraints while still being financially feasible. Understanding that there was a parking need for the Town, CFC was able to devise a plan that allowed the Town to retain a portion of the property being sold for future parking while not disrupting the hotel operation and limiting future redevelopment. In order to accomplish this, however, CFC worked with the Town to negotiate a release from its lender.

Cape Fear Public Utility Authority (CFPUA)

Tenant Representation



Team Member(s) Involved: Lindsey Hess, Paul Loukas & Brian Eckel

Role: Tenant Representation

Description Of Work: Cape Fear Commercial was tasked with finding an immediate +/- 5,000 SF space for CFPUA execs, as well as a permanent +/- 30,000 SF home for the entire organization when the City of Wilmington and New Hanover County merged services. Our firm found the CFPUA a short-term lease with very flexible lease terms and handled all logistics associated with leasing furniture for the space at the landlord's expense. We also negotiated the lease for CFPUA's now permanent home on Government Center Drive that was under construction at the time, attending monthly construction meetings with the landlord to ensure their space was built out on time and budget.

TAB B

Professional References

Client References

Name: Steve Shuttleworth
 Title: Councilman (Former)
 Organization: Town of Carolina Beach
 Phone: 719.499.1373
 Email: steve@steveshuttleworth.com
 Address: 711 Carolina Beach Ave North
 Carolina Beach, NC 28428

Name: Anthony Prinz
 Title: Transportation Services Director
 Organization: City of Jacksonville
 Phone: 910.938.5292
 Email: aprinz@jacksonvillenc.gov
 Address: P.O. Box 128
 Jacksonville, NC 28541

Name: Heather Reynolds
 Title: Town Manager
 Organization: Town of Holly Ridge
 Phone: 910.329.7081
 Email: manager@hollyridgenc.org
 Address: P.O. Box 145
 Holly Ridge, NC 28445

Name: Steve Yost
 Title: President
 Organization: North Carolina Southeast
 Phone: 910.862.8511
 Email: stevey@ncse.org
 Address: 707 W Broad St
 Elizabethtown, NC 28337

Name: Mark Sutherland
 Title: Executive Director
 Organization: Jacksonville Onslow Economic Development
 Phone: 910.939.7023
 Email: msutherland@joednc.com
 Address: P.O. Box 7268
 Jacksonville, NC 28540

Name: Chris Coudriet
 Title: County Manager
 Organization: New Hanover County
 Phone: 910.798.7184
 Email: ccoudriet@nhcgov.com
 Address: 230 Government Center Dr, Suite 195
 Wilmington, NC 28403

Name: Chuck Huestess
 Title: President
 Organization: Bladen Bloomin Agri-Industrial
 Phone: 910.862.6263
 Email: edc@bladenco.org
 Address: 218 Aviation Pkwy
 Elizabethtown, NC 28337

TAB C

Insurance Requirements

Statement of Insurance Compliance

Cape Fear Commercial hereby affirms its understanding of and compliance with the insurance requirements outlined in Tab C – Insurance Requirements of the Request for Proposal for Real Estate Services for Lower Cape Fear Water and Sewer Authority.

If selected, we confirm that we are willing and able to provide the following insurance coverages in accordance with the stated requirements:

- Professional Liability Insurance
- Commercial General Liability Insurance
- Statutory Workers' Compensation Insurance
- Employer's Liability Insurance
- Comprehensive Automobile Liability Insurance

TAB D
Fee Proposal



Representation Proposal



Relationship

Cape Fear Commercial shall be agreeable to this real estate services assignment under the terms of an Exclusive Buyer Representation Agreement.



Agreement Term

Twenty-four (24) months



Compensation Schedule

When a seller accepts an unconditional offer from Client or when all conditions have been met following a seller's acceptance of a conditional offer from Client, then Client shall pay Firm a fee equal to Four Point Zero percent of the gross sales price of the property, or the sum of 4 (S Four Point Zero), whichever is greater. Gross sales price includes any and all consideration received or receivable, in whatever form, by Seller including, but not limited to, the assumption or release of existing liabilities.



102 Autumn Hall Drive, Suite 210 · Wilmington, NC 28403

phone 910.344.1000 fax 910.344.1020

capefearcommercial.com



Intracoastal REALTY CORPORATION

Experience the Exceptional

May 28, 2025

Mr. Tim Holloman, Executive Director
Lower Cape Fear Water and Sewer Authority
1107 New Pointe Blvd. Ste. 17
Leland, NC 28451

Re: Response to request for real estate services

Dear Mr. Holloman,

I am pleased to submit my proposal for real estate services for the LCFWASA Board's consideration. Over my extensive real estate career, I have provided the same real estate services as an exclusive buyer's agent representative to several public and non-profit sector entities or organizations. Please see the enclosed Professional Profile.

My community service experience is also unique and most helpful with this opportunity, having served as a Mayor whose Town was dependent on regional public utilities, and my 7 years tenure serving on the Charlotte Mecklenburg Utilities' Citizens Advisory Board for Policy. I have a full appreciation for the work and mission of the LCFWASA.

My contact information as the primary Realtor for this assignment:

| | |
|----------------------------|--------------------------------|
| Gary T Knox, REALTOR | NC Real Estate License #113420 |
| Intracoastal Realty | (704) 634-5630 direct |
| 1900 Eastwood Road Ste. 38 | gknox@intracoastalrealty.com |
| Wilmington, NC 28403 | |

Thank you and I look forward to working with you,

Gary T Knox

My Broker-In-Charge, David Small is supportive of my efforts to earn this Exclusive Buyer's Agency work with the LCFWASA.

David Small, Broker-in-Charge

dsmall@intracoastalrealty.com

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GARY T. KNOX

Commercial Real Estate Broker

For over 38 years, Gary has been involved with a vast number of projects and real estate transactions totaling over \$900 million. Prior to joining Intracoastal Realty in 2021, and the Knox Group in 2010, he was the Principal of an independent real estate firm. From serving as Mayor of Cornelius to chairing the Charlotte Mecklenburg Utilities Commission Advisory Board, his unique experiences have honed his expertise in consulting on utility and zoning matters, investor and public sector matters of land use applications, regional transportation issues and site acquisition. Gary graduated from the University of North Carolina at Charlotte and Charlotte- Mecklenburg Schools. Gary is married to Sharon, and has a home in Wilmington, NC.

Real Estate Project Highlights:

- Over \$900 million in real estate transactions
- Has sold over 11,000 residential lots to homebuilders in the greater Lake Norman region
- Development Team Member for **Caldwell Station** (Huntersville's First "Transit Oriented" Development)
- Development Team Member for **Oakhurst** (Cornelius' First "TND" Traditional Neighborhood Development)
- Development Team Member for **Tanners Creek** (Huntersville's Village Development adjacent to Hopewell High School on Beatties Ford Rd.)
- **Our Towns Habitat for Humanity** (Buyer's Agent) Executed Site Acquisition for Poole Place, Cornelius, NC
- **Town of Cornelius:** (Seller's Agent) Secured Bailey Road Park Site of 90 acres
- **Town of Davidson:** (Acquisition Agent) Secured property for town's greenway Right of Way
- **Town of Huntersville:** (Buyer's Agent) Orchestrated new Police Department facility in Huntersville Business Park
- **Town of Huntersville:** (Buyer's Agent) New Fire Station 3 site acquisition McIlwaine Road
- **Mecklenburg County Parks & Recreation:** (Seller's Agent) Facilitated sale of 138 acres for park on McIlwaine Road in Huntersville
- **Town of Davidson and Mecklenburg County** (seller's agent) Facilitated sale of 27 acres for future town neighborhood park on E. Rocky River Road.

Civic Highlights:

Town of Cornelius Mayor (2003-2007)
 CATS Charlotte Area Transit System Member (2003-2007) Charlotte-Mecklenburg Utilities Department Citizens Advisory Board (served as Board member 7 Years; chair, 2 years) Lake Norman Chamber of Commerce (served as Board Director, Vice President, President)
 Town of Cornelius Long Range Planning Committee
 Town of Cornelius Appointee for "Red Line" Railroad Task Force
 North Mecklenburg Rotary Club Paul Harris Fellow
 Bethel Presbyterian Church Member (present)
 Lake Norman Community Clinic Board Member (3 year term)



School Client/Projects to Note:

- **Hopewell High School:** Seller's Agent - Facilitated negotiations, including gaining utility service to the site
- **W.A. Hough High School:** Seller's Agent - Recognized funding availability for Land Banking future high school sites and initiated process to acquire property.
- **Bailey Middle School:** Seller's Agent – Executed CMS acquisition process
- **J.B. Washam Elementary School:** Seller's Agent - Executed CMS acquisition process
- **Lake Norman Charter School:** Exclusive Buyer's Agent – Executed land purchase for school relocation to Hwy 115.
- **Christ the King Catholic High School** – Exclusive Buyer's Agent – Secured 116 acres for new campus
- **Lake Norman Charter School:** Exclusive Buyer's Agent New Elementary School Campus Hambright Road
- **Lake Norman Charter School and Town of Huntersville Joint Use Athletic Field Complex Site:** Buyers agent 24acre acquisition adjacent to Huntersville Fire Station #2 McIlwaine Road

Current Public Sector Clients

- **Town of Sandy Creek:** Consultant for Business Recruitment, Economic Development, zoning matters & grant writing
- **Town of Huntersville:** Exclusive Buyer's Agent for site acquisition of New Fire Station Location on Hwy 73
- **City of Concord Alcohol Beverage Control Board:** Exclusive Buyer's Agent for new store site acquisitions and surplus real property disposition.

References are available



Intracoastal REALTY CORPORATION

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LCFWASA RFP TAB A PROJECT EXPERIENCE / APPROACH

Gary T Knox

Experience Example 1

For Site Acquisition Services for the Town of Huntersville as an Exclusive Buyers Agent:

My task was to represent the Town in initially validating what parcels could be acquired in the immediate Town Center adjacent to the existing Town Hall. The target parcels were not 'on the market nor listed for sale'. Two parcels of interest were not owner occupied, and actual owners had to be verified, located and contacted. I introduced the interest of our client and how the nature of the interest is being for the "public good" and the long term building out of a Town Center's "sense of place".

We then reviewed the ownership's expectations for a sale, in both pricing and timing with the Town management team. I provided the Town comparable sales and suggested how to negotiate agreeable terms. To the ownership/sellers I laid out my client's objectives and that any sale to the Town of Huntersville must appraise for the purchase price, and how the Contract would only be "ratified by the Town Board at a subsequent Town Board meeting after the sellers had signed the offer to purchase". The terms beyond the price included negotiating the examination period, the need to access the properties, to allow for Phase I and Geotechnical Investigations, etc. This exam period, while common to commercial real estate transactions, needed to be duly explained to the ownerships, as they were totally unfamiliar with such.

Offers to purchase were drafted, which I presented, and secured the ownership/seller signatures. I communicated throughout the contract period through closing on behalf of the Town of Huntersville.

Currently I am in the middle of the same services for the Town of Huntersville, negotiating the contract to acquire 9.4 acres for a future Fire Station on Hwy 73. This will be my second fire station site acquisition for the Town.

The front end of the projects are typically 3-4 months to the point of generating an offering to purchase on a selected parcel/site. The contract period is typically a 180 day exam period with closing to follow 45 days thereafter. Often the Buyer/my client may need additional time or extensions and I negotiate those with the sellers.



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LCFWASA RFP TAB A PROJECT EXPERIENCE / APPROACH

Gary T Knox

Experience Example 2

New Elementary School Site acquisition services for Lake Norman Charter Schools

This second example of my project experience differs in that several of my clients are led through a board of directors, who would be ultimately be deciding on which particular potential school site would they be pursuing.

In this approach for the Head of School in a couple Board meetings, I facilitated, and made presentations introducing what the school site criteria is, explaining what makes a good school site, what creates issues for school sites, how the process would evolve, reporting, and narrowing the site options down to pursuing acquisition of one preferred site. Then I explained what the contract period was for, and what would be done as 'due diligence' and the subsequent process to achieve a site plan approval from the Municipality, and a subsequent closing 45 days after site plan approval.

Unique to this case- I had to secure sewer line easement from a large industrial park. Their initial answer was "no to the easement request". I had to stage a couple meetings with several participates to achieve the desired result- getting the 600 linear footage sewer line easement to the school site, and then work out how the sewer line would have an exclusive deed restriction to serve the school only and no other adjacent properties.

This entire project lasted 13 months as I recall, however it is regarded as a great part of the Lake Norman Charter School story as to how the new elementary school came to be.

Three years later I represented the Charter School again, in acquiring 19 acres for athletic fields, and initiated a joint venture in infrastructure improvements between the School and Town for public / private playground and park usage.

Shannon Stein is Lake Norman Charter Schools' Head of School ssstein@lncharter.org





Gary T Knox

Professional References:

Mayor Mel Miller Town of Sandy Creek
114 Sandy Creek Drive
Sandy Creek, NC 28451
(910) 515-8392 melmiller352@yahoo.com

Anthony Roberts, Town Manager Town of Huntersville
101 Huntersville-Concord Road
Huntersville NC 28078
(704) 622-2983 aroberts@huntersville.org

Scott Padgett, Chair (& Former Mayor of Concord)
City of Concord Alcohol Beverage Control Board
230 International Drive
Concord, NC 28027
(704) 794-2837 scottpadgett693@gmail.com

Others available upon request





LCFWASA RFP TAB C Insurance Requirements

Gary T Knox

Professional Liability Insurance: Errors & Omissions Insurance provide through Intracoastal Realty

Commercial General Liability Insurance, Statutory Workers Comp Insurance and Employer's Liability Insurance are non-applicable as I am an independent contractor and sole proprietor.

Comprehensive Automobile Liability Insurance: State Farm Insurance

Policy Numbers available if selected.





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EXCLUSIVE BUYER/TENANT REPRESENTATION AGREEMENT

The undersigned, Lower Cape Fear Water and Sewer Authority ("Client"),
hereby employs Intracoastal Realty ("Firm"),

as Exclusive Representative to secure for Client acceptable properties and assist in negotiating terms and conditions acceptable to Client for the purchase or lease of such properties in accordance with the terms of this Agreement.

1. This Agreement shall commence this date and terminate at 11:59pm (based upon the time at the locale of the Firm's office) on June 17, 2026. Client represents that, as of the commencement date of this Agreement, Client is not a party to a buyer/tenant representation agreement with any other person or firm.
2. General requirements and purposes of the properties and transactions sought will be outlined by specifications. In the event Client modifies these specifications, Client will notify Firm in writing of the new requirements and/or purposes. These requirements and purposes are informational only in nature and are not a condition of this Agreement.
3. Client understands that other prospective buyers or tenants represented by Firm may seek property, submit offers, and contract to purchase or lease property through Firm, including the same or similar property as Client seeks to purchase or lease. Client acknowledges, understands and consents to such representation of other prospective buyers or tenants by Firm.
4. The geographic scope of this Agreement contemplates any properties within: Brunswick, Bladen, Pender, New Hanover and Columbus Counties.
5. In consideration of this exclusive right to represent Client, Firm will pursue diligently the location of acceptable properties and transactions as specified by Client. Any purchase or lease of property by Client during the term of this exclusive right will be subject to the terms of this Agreement.
6. In consideration of the services to be performed by Firm, Client agrees to compensate Firm for each property purchased or leased by payment of a fee as follows:

Purchase:

When a seller accepts an unconditional offer from Client or when all conditions have been met following a seller's acceptance of a conditional offer from Client, then Client shall pay Firm a fee equal to Three Point Zero percent (3.000 %) of the gross sales price of the property, or the sum of (\$ _____), whichever is greater. Gross sales price includes any and all consideration received or receivable, in whatever form, by Seller including, but not limited to, the assumption or release of existing liabilities.

Lease:

If Client and a landlord directly or indirectly leases or agrees to the lease of a property, Client shall pay Firm Four Point Zero percent (4.000 %) of the total rent for the first 120 months in which rent is to be paid, plus _____ percent (%) of the total rent for the remainder of the term; or \$ _____ (flat fee), whichever is greater.

Other: (Retainer Fee, Bonus, Incentives, etc.)



This form approved by:
North Carolina Association of REALTORS®, Inc.

Page 1 of 4



STANDARD FORM 530
Revised 7/2024
© 7/2024

Client Initials _____ Firm Rep. Initials _____

The parties agree that Firm shall first seek the fee from the listing agent. If there is no listing agent, Firm shall first seek the fee from the seller/landlord. The fee so obtained shall not be greater than the fee listed above. Should the fee so obtained be less than the fee listed above, Client shall pay Firm the difference at closing or upon execution of a lease, as applicable.

Fees will be due and payable at closing or upon execution of a lease, as applicable. If Client defaults in a purchase or lease contract, or if such agreement is terminated after becoming a binding agreement, the total compensation that would have been due Firm had the transaction been consummated will be due and payable immediately in cash from Client. "Client" as used herein is deemed to include, but is not limited to, its successors or assigns, principals, officers, directors, employees or shareholders thereof or any affiliate, alter-ego or commonly controlled entity of the Client.

If a lease for which a commission is payable hereunder contains (i) an option or right of first refusal to renew or extend, and a lease term is renewed or extended whether strictly in accordance with the terms of such option or right or otherwise and/or (ii) an option or right of first refusal to expand, and Client exercises such option or right whether strictly in accordance with the terms of such option or right or otherwise, then Client shall pay a commission in accordance with this Section 6- Lease on the additional base rental to be paid, calculated at the commission rate applicable hereunder for the years of the lease in which the additional base rental is payable. Said commission shall be earned and payable upon the notice of exercise of any option or right of first refusal to renew or extend or upon the notice of exercise of any option or right of first refusal to expand, as applicable.

Notice: Client understands and acknowledges that there is the potential for a conflict of interest generated by a percentage of transaction value-based fee for representing Client. **THE AMOUNT, FORMAT, OR RATE OF REAL ESTATE ARE NOT FIXED BY LAW. FEES ARE SET BY EACH FIRM INDIVIDUALLY AND ARE FULLY NEGOTIABLE.**

7. In the event that, during the Three (3) months following the termination of this Agreement, Client consummates a transaction involving property disclosed to him by Firm or a different property from a party introduced to Client by Firm during the representation period, Client will assure the payment to Firm of the fee provided in Section 6 of this Agreement; provided that the names of prospective properties, owners and other agents are delivered to Client by Firm or postmarked within fifteen (15) days after the termination of this Agreement. Firm will provide negotiation and closing services to Client in connection with such transaction only if this Agreement is extended in writing; however, if this Agreement is not extended, Firm will still be entitled to payment of its fee.

8. Firm will act as agent on behalf of Client and will disclose its agency relationship in writing, and Client will cooperate with Firm in executing a written disclosure of agency, in connection with any transaction hereunder. Firm has advised Client of Firm's general company policy regarding cooperation with other agents. Client authorizes Firm to cooperate with and compensate buyer/tenant subagents representing only the Client. Firm shall disclose to Client the identity and role of any buyer/tenant subagent in a transaction.

9. Client has received a copy of the "Working With Real Estate Agents Disclosure" and has reviewed it with Firm. Client understands that the potential for dual agency will arise if Client becomes interested in viewing a property listed by Firm. Firm may represent more than one party in the same transaction only with the knowledge and informed consent of all parties for whom Firm acts.

(a) Disclosure of Information. In the event Firm serves as a dual agent, Client agrees that without permission from the party about whom the information pertains, Firm shall not disclose to the other party the following information:

- (1) that a party may agree to a price, terms, or any conditions of sale or lease other than those offered;
- (2) the motivation of a party for engaging in the transaction, unless disclosure is otherwise required by statute or rule; and
- (3) any information about a party which that party has identified as confidential unless disclosure is otherwise required by statute or rule.

(b) Firm's Role as Dual Agent. If Firm serves as agent for both Client and a seller/landlord in a transaction involving a property, Firm shall make every reasonable effort to represent Client and seller/landlord in a balanced and fair manner. Firm shall also make every reasonable effort to encourage and effect communication and negotiation between Client and seller/landlord. Client understands and acknowledges that:

- (1) Prior to the time dual agency occurs, Firm will act as Client's non-exclusive agent;
- (2) In its separate representation of Client and seller/landlord, Firm may obtain information which, if disclosed, could harm the bargaining position of the party providing such information to Firm;
- (3) Firm is required by law to disclose to Client and seller/landlord any known or reasonably ascertainable material facts. Client agrees Firm shall not be liable to Client for (i) disclosing material facts required by law to be disclosed, and (ii) refusing or failing to disclose other information the law does not require to be disclosed which could harm or compromise one party's bargaining position but could benefit the other party.

- (c) Client's Role. Should Firm become a dual agent, Client understands and acknowledges that:
- (1) Client has the responsibility of making Client's own decisions as to what terms are to be included in any lease or purchase and sale agreement with a seller/landlord client of Firm;
 - (2) Client is fully aware of and understands the implications and consequences of Firm's dual agency role as expressed herein to provide balanced and fair representation of Client and seller/landlord and to encourage and effect communication between them rather than as an advocate or exclusive agent or representative;
 - (3) Client has determined that the benefits of dual agency outweigh any disadvantages or adverse consequences;
 - (4) Client may seek independent legal counsel to assist Client with the negotiation and preparation of a lease or purchase and sale agreement or with any matter relating to the transaction which is the subject matter of a lease or purchase and sale agreement.

Should Firm become a dual agent, Client waives all claims, damages, losses, expenses or liabilities, other than violations of the North Carolina Real Estate License Law and intentional wrongful acts, arising from Firm's role as a dual agent. Client shall have a duty to protect Client's own interests and should read any lease or purchase and sale agreement carefully to ensure that it accurately sets forth the terms which Client wants included in said agreement.

- (d) Designated Dual Agency. When a real estate firm represents both the buyer/tenant and seller/landlord in the same real estate transaction, the firm may, in its discretion, offer designated dual agency. If offered, designated dual agency permits the firm, with the prior express approval of both the buyer/tenant and seller/landlord, to designate one or more agents to represent only the interests of the seller/landlord and a different agent(s) to represent only the interests of the buyer/tenant, unless prohibited by law.

An individual agent may not be designated to represent a party in a transaction if that agent has received confidential information concerning the other party in connection with the transaction.

- (e) Authorization/Direction (*initial*).

_____ Dual Agency. Client authorizes the Firm to act as a dual agent, representing both the Client and the seller/landlord, subject to the terms and conditions set forth in paragraph 9.

Client ☐ DOES ☐ DOES NOT authorize the same individual agent to represent both the Client and the seller/landlord in a transaction.

_____ (*also initial if Firm offers designated dual agency and Client authorizes designated dual agency*) Designated Dual Agency. In addition to authorizing Firm to act as a dual agent, Client authorizes and directs Firm to designate an individual agent(s) to represent the Client and a different individual agent(s) to represent the seller/landlord. Firm will practice designated dual agency unless: (i) designated agency would not be permitted by law due to circumstances existing at the time of the transaction, or (ii) Client authorizes Firm in writing to remain in dual agency only.

OR

_____ Exclusive Representation. Client desires exclusive representation at all times during this agreement and does NOT authorize either dual agency or designated dual agency.

10. Client will provide Firm, upon request, relevant personal and financial information to assist Firm's efforts to locate property as outlined. Client further agrees to view or consider property of the general nature set forth in this Agreement, to negotiate a transaction in good faith if acceptable to Client, and cooperate fully with Firm, including referring to Firm all inquiries and proposals received regarding potential properties. Upon request, Client will provide Firm with documentation disclosing Firm's exclusive right to represent Client.

11. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives. Client agrees that at any time during the term of this Agreement, Firm may either assign Firm's rights and responsibilities hereunder to another real estate agency, or transfer to another person or entity all or part of the ownership of Firm's real estate agency, and that in the event of any such assignment or transfer, this Agreement shall continue in full force and effect; provided, that any assignee or transferee must be licensed to engage in the business of real estate brokerage in the State of North Carolina. In the event of any such assignment or transfer, Client may terminate this Agreement without cause on thirty (30) days' prior written notice to the assignee or transferee of Client's intent to terminate this Agreement.

12. This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via facsimile or e-mail, and any such copies shall constitute originals. This Agreement contains the entire agreement of the parties and supercedes all prior written and oral proposals, understandings, agreements and representations, all of which are merged herein. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. No amendment or modification to this Agreement shall be effective unless it is in writing and executed by all parties hereto. No waiver of any breach of any obligation or promise contained herein shall be regarded as a waiver of any future breach of the same or any other obligation or promise. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included. It shall not be deemed a breach of this Agreement for Firm to comply with an order resulting from an arbitration conducted by a REALTOR® association or issued by a court of competent jurisdiction. If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

THE BROKER SHALL CONDUCT ALL BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS OF ANY PARTY OR PROSPECTIVE PARTY. FURTHER, REALTORS® HAVE AN ETHICAL DUTY TO CONDUCT SUCH ACTIVITIES WITHOUT RESPECT TO THE SEXUAL ORIENTATION OF ANY PARTY OR PROSPECTIVE PARTY.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

CLIENT:**Individual**

Date: _____

Date: _____

CLIENT:**Business Entity**

Lower Cape Fear Water and Sewer Authority
(Name of Entity)

By: _____

Name: Tim HollomanTitle: Executive Director

Date: _____

Address: 1107 New Pointe Blvd. Ste. 17Leland, NC 28451Phone: (910)383-1919Facsimile: (910)383-1949E-mail: director@lcfwasa.gov**FIRM:**

Intracoastal Realty
(Name of Firm)

By: _____

Name: Gary T KnoxIndividual License #: 113410 State: NC

Date: _____

FIRM:Address: 1900 Eastwood Rd. Ste. 38Wilmington, NC 28403Phone: (704)634-5630

Facsimile: _____

E-mail: gknox@intrcoastalrealty.com



Lake Norman Charter School

Elementary School Campus Search

08.25.2015

Presented by:
Gary T. Knox, Broker

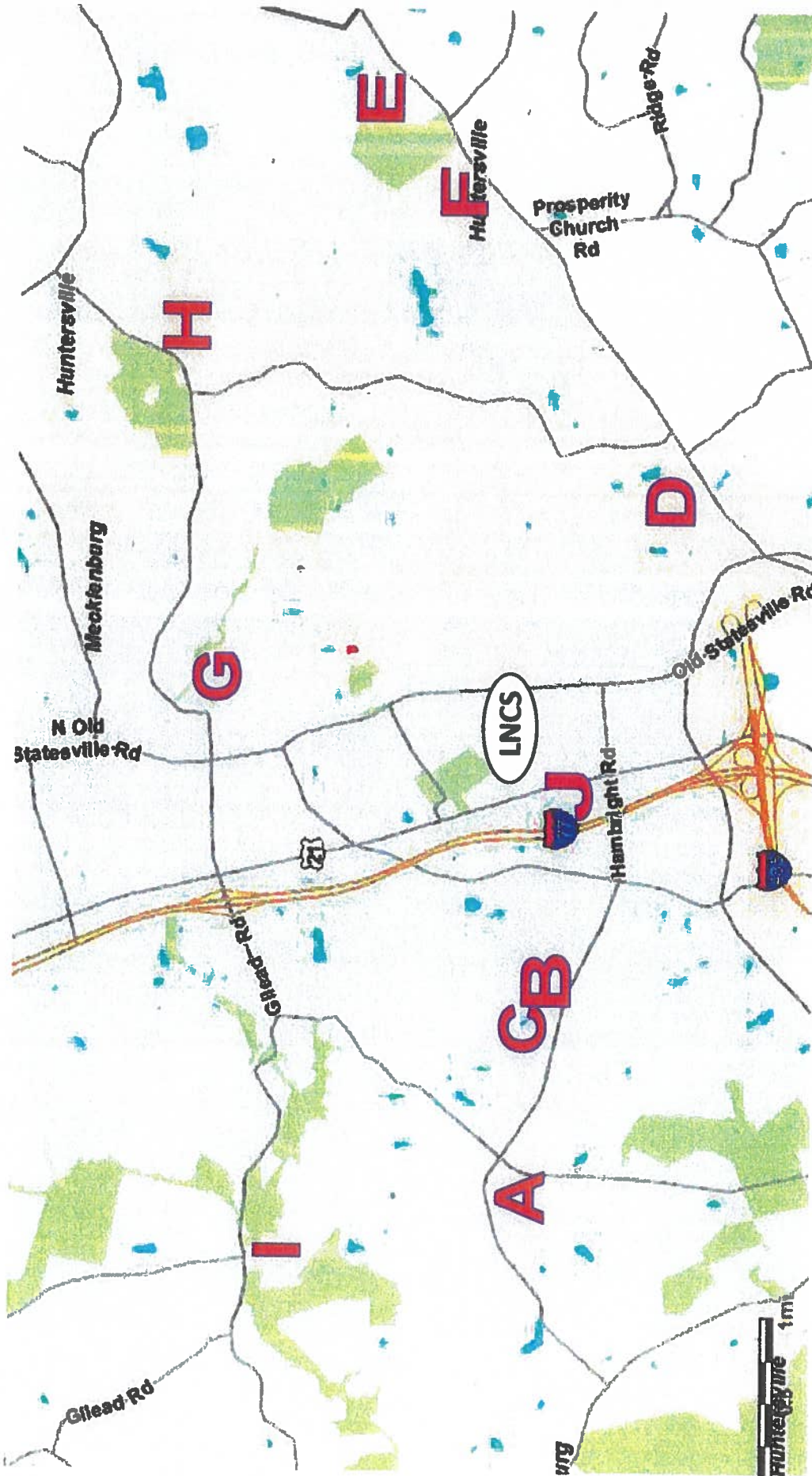


| | Site A | Site B | Site C |
|------------------------------------|---|---|---|
| Property Name | Hambright Moore Property | Hambright Venable | Hambright Sharpe Heirs |
| General Locator Description | SW quadrant Hambright at Mt. Holly/Huntersville | Northside of Hambright Rd (1/2 mile west of Mt. Holly/Huntersville) | Northside of Hambright Rd (1/2 mile west of Mt. Holly/Huntersville) |
| Physical Address | 10701 Hambright | 10019 Hambright Huntersville NC | Hambright Road |
| Tax Parcel | 017-401-06 | 017-233-06 | 017-233-12 |
| Acreage | 21.25 acres (+10 ac) | 21.18 acres | 16.63 acres |
| Water at site | yes | 1100-1800 ft. | 1100-1300 |
| Sewer at site | coming to 400 ft. | 1150 ft | Yes—rear |
| Off Site cost estimates | Water being extended on Mt. Holly | 8" Water \$165,000 12" \$200,000 | Requested project be put in CIP for 50% REIMBURSEABLE |
| DOT access rank (graded ABCD or F) | B+ | C-D | B |
| Total Road Frontage length | 1431' on Hambright 544' on Mt. Holly/Huntersville | 675 +/- feet | 480 +/- feet |
| Likely TIA Improvements | NCDOT making improvements | Full turning lane | Turning Lanes |
| TIA Costs | est. \$150,000 | If Full 1100ft Right Turn Lane \$275,000- \$300,00 | Left Turn \$300,000-\$325,000 (NCDOT Grant \$50,000) |
| Site Topography | Good | Fair—sloping | level |
| Land Site Status | raw | raw | raw |
| Asking Price | \$55,000/ac for 50.41 ac \$44,000/ac for SW quadrant | \$65,014/ac (\$45,000)* \$1,377,000 (\$953,100)* | \$55,000/ac \$914,870 |
| | | Signed LOI @ \$41,475/ac \$878,440 | Presented LOI @ \$35,000/ac \$582,050 |

| | Site D | Site E | Site F |
|------------------------------------|--|--|--|
| Property Name | Eastfield @ 485 | Eastfield Honeycutt | Eastfield 2 |
| General Locator Description | Northside of Eastfield Road (1/3 mile west of Asbury Chapel Road) | Eastfield Road adjacent to Skybrook | Eastfield Road (N of Prosperity Church Rd intersection) |
| Physical Address | Eastfield Road | 14211 & 14203 Eastfield Road Huntersville | 13411 Eastfield Road |
| Tax Parcel | 019-161-25 019-161-01 | 021-122-14 021-122-13 | 021-132-02, 021-132-06 021-132-07, 021-132-08 |
| Acreage | 19.55 acres | 32 acres | 25.16 acres |
| Water at site | | contiguous | public |
| Sewer at site | | contiguous | public |
| Off Site cost estimates | | | |
| DOT access rank (graded ABCD or F) | C | C | C |
| Total Road Frontage length | 664 +/- feet | 450 +/- feet | 200 +/- feet |
| Likely TIA Improvements | | Full turning lanes | |
| TIA Costs | | | |
| Site Topography | | Level—wooded | Slopes—gentle Creek in middle of site |
| Land Site Status | | | |
| Asking Price | \$43,427/ac \$849,000 | \$45,000/ac \$1,440,000 | \$65,000/ac \$1,080,000 |
| | | Across from Wallace Mulch farm | |

| | Site G | Site H | Site I |
|---|---|--|--|
| Property Name | East Huntersville Holbrooks Road | East Huntersville Sims Road | West Huntersville McIlwaine |
| General Locator Description | Holbrooks Road adjacent to Vermillion | off Sims Road off of Huntersville/Concord Road | Infill 52 acres adjacent to future 138 acre park |
| Physical Address | Holbrooks Road Huntersville NC | Sims Road Huntersville NC | Off McIlwaine Rd. |
| Tax Parcel | 019-081-37 | 021-221-04, 021-221-05 021-221-06 | 015-081-03 |
| Acreage | 30.39 acres | 36 acres | 52.52 acres |
| Water at site | contiguous | close | Yes |
| Sewer at site | contiguous | coming | Yes |
| Off Site cost estimates | | | - |
| DOT access rank (graded ABCD or F) | C | D | C |
| Total Road Frontage length | 241 ft on Dellwood 121.5 ft on Holbrooks | —0— | 45 feet on Angel Oak Drive |
| Likely TIA Improvements | | build road | Need a swap with Meck County |
| TIA Costs | | | Turning lanes \$175,000 |
| Site Topography | Slopes—gentle | Good | rolling |
| Land Site Status | | Raw | unimproved |
| Asking Price | \$41,131/ac \$1,250,000 | \$35,651/ac \$1,283,450 | \$38,500/ac \$2,020,000 |
| | | | |

| | | Site J | | |
|------------------------------------|--|---|--|--|
| Property Name | | Statesville Road @ Hambright | | |
| General Locator Description | | Statesville Road NW of Hambright intersection | | |
| Physical Address | | Statesville Road | | |
| Tax Parcel | | 017-212-01 017-212-12 | | |
| Acreage | | 35 acres | | |
| Water at site | | | | |
| Sewer at site | | | | |
| Off Site cost estimates | | | | |
| DOT access rank (graded ABCD or F) | | B-C | | |
| Total Road Frontage length | | 369 +/- feet | | |
| Likely TIA Improvements | | | | |
| TIA Costs | | | | |
| Site Topography | | | | |
| Land Site Status | | | | |
| Asking Price | | \$95,000/ac \$3,325,000 | | |
| | | | | |



Sites for Consideration

- | | |
|--------------------------|----------------------------------|
| A—Moore Property | F—Eastfield 2 |
| B—Venable/Hambright | G—East Huntersville @ Vermillion |
| C—Hambright Sharpe Heirs | H—Sims Road |
| D—Eastfield @ 485 | I— West Huntersville @McIlwaine |
| E—Honeycutt/Eastfield | J—Statesville Road |

Lake Norman
Charter School

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Programmable Logic Controllers for the Generators

Reviewed and approved as to form: MATTHEW A. NICHOLS, AUTHORITY ATTORNEY

The Brunswick Utilities I&E staff along with KB staff David Carson attempted to replace one of the generator controllers with new old stock equipment as the current controller keeps faulting and is obsolete and has been for 10 years or so.

Our current generators are not scheduled for replacement until 2035. We decided to attain quotes for a new control system (of the same style) that can be supported for years to come. Three companies visited the site and were given a scope of work and asked to quote the job.

Attached are the quotes from the three vendors.

After meeting with staff and our controls contractor on 6/17/25, it was determined that the MSHS Pacific Power Group was the lowest responsible quote for this highly technical work. Lead times are 16-18 weeks so this work will be performed in the fall.

Action Requested: Consider Approval of low bid of \$157,323 (Total package)



Confidential

June 6, 2025

Brunswick County Public Utilities
250 Grey Water Road
Supply, NC

Attn: Glenn Walker, B.J. Heck, Tommy Ellison, Joseph Lancaster, David Carson

Gentlemen,

Thank you for considering our proposal for the King's Bluff switchgear controls retrofit. It's my understanding that Brunswick County Public Utilities and Lower Cape Fear Water and Sewer Authority have a limited experience with our ComAp controls and solutions, so we look forward to discussing the proposal and answering any questions you might have. If needed, we also have the flexibility to adjust the scope of work to meet your needs.

Best Regards,

Cheryl S. Landis



Cheryl S. Landis
Sales Manager
Service & Solutions
M + 1.779.770.7352

ComAp Americas

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ComAp

**Controls Retrofit
Proposal for the
Lower Cape Fear
Sewer and Water
Authority King's Bluff
Pump Station
Paralleling
Switchgear**

TLP:GREEN (Confidential)
ComAp Inc.

5352 Mainsail Drive
Roscoe, IL 61073

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www.comap-control.com



Project: Integrated Services for the retrofit of the GE PowerVac
Paralleling Controls for the Lower Cape Fear Water and
Sewer King's Bluff Pump Station in Riegelwood, NC

RFP: LOWER CAPE FEAR SEWER AND WATER
AUTHORITY KINGS BLUFF GENERATOR CONTROLS
UPGRADE

Opportunity ID: US-25-63586- Kings Bluff Pump Station Switchgear
Retrofit – Riegelwood, NC

Date: June 6, 2025



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Opportunity ID: US-25-63586- Kings Bluff Pump Station Switchgear Retrofit -Riegelwood, NC 2

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1. Executive Summary

At ComAp, our customers are at the heart of everything we do. We develop intuitive, flexible and scalable smart energy control solutions and products that provide unrivalled value for our customers and help them thrive today and in the future.

Founded in 1991 in the Czech Republic, ComAp has grown into a global industry leader for smart energy control. In the past three decades we have gained strong expertise and experience, introduced innovative products and commissioned thousands of projects in different industries and segments worldwide. We aim to become the number one partner to help companies on their way to net zero GHG emissions.

We are pleased to offer our Generator Paralleling Control System (GPCS) solution to Brunswick County and Lower Cape Fear Water and Sewer Authority for the King's Bluff Pump Station which will provide a flawlessly upgrade to their power generation controls allowing them to unmatched reliability and flexibility. Our scalable approach will allow BCPU/LCFWASA will not only provide for the control of the existing power generation equipment but will allow for the adding of additional renewable power generation sources in the future, as may be required to meet new power load demands.

The heart of our GPCS solution is ComAp's IntelliGen 1000 and IntelliMains 1010 which are purpose-built controllers specifically designed for managing and controlling paralleling systems. The IntelliGen 1000 and IntelliMains are our most advanced controllers and work together to synchronise a parallel set of gen-sets to mains/utility whenever needed in complex or mission-critical applications. Each controller features real-time monitoring which allows them to make real-time decisions for power system management. Their advanced algorithms and Modbus master ensure compatibility with multiple devices making it an outstanding solution for complex multiple power generation sources applications.

The IntelliGen 1000 and IntelliMains 1010 offers many advantages over customized PLC solutions. As a purpose-built controllers, the control logic is validated and configurable for most paralleling systems, no custom programming is required, saving time/money and reducing risk. Custom PLC solutions require substantially more engineering and testing, are subject to errors, and then are difficult to maintain when the original programmer is no longer available. ComAp's IntelliGen and IntelliMains solution is built on years of electric power experience and comes with the full support of the ComAp organization to ensure a successful deployment and ongoing operation.

Our ComAp offering includes tools such IntelliConfig to enable BCPU/LCFWASA to make changes in the configuration and set points as needed; IntelliScada, an intuitive software tool that enables quick and simple creation and monitoring of complex system; and WebSupervisor, a cloud-based system designed for monitoring, data analysing and management of ComAp and third-party devices.

ComAp is partnering with Current Edge Solutions to provide this retrofit service proposal. Current Edge Solutions is a Service-Disabled Veteran Owned Business (SDVOB) and eligible for set asides. ComAp and Current Edge Solutions have successfully retrofit and recommissioned several power systems for the City of Savannah's stormwater pump stations. The projects in Savannah consisted of the same controls included in this proposal.



2. Scope of Supply

2.1. GPCS Software, Hardware Material, Engineering and Testing

2.1.1. GPCS Software

- Fully programmed and tested power system control system software package addressing the functions described in the RFP.
- Controller Software is a free download from ComAp website which will enable the customer to configure and make set points changes as required.
- Communications and command interface
- Human machine interface for interaction with the GPCS

2.1.2. Bill-of-Material

ComAp's preliminary bill-of-material has quoted with the following, The final bill-of-material will be completed after the Engineering Level Equipment Survey.

| | |
|-----------|---|
| Qty (2) | ComAp Gen-set controller, IntelliGen 1000 |
| Qty (2) | ComAp Mains controller, IntelliMains 1010 |
| Qty (4) | Expansion I/O modules (8in/8out or 16in) |
| Qty (4) | Expansion I/O modules (8 Analogue In/out and 1 RPM/Impulse Input |
| Qty (1) | 18-inch Color touchscreen HMI, IntelliVision 18 in wall-mounted enclosure |
| Qty (2) | 10-inch Color touchscreen HMI, IntelliVision 10 Touch |
| Qty (1) | Modbus Master Software key |
| Qty (4) | Extended PLC Software Key |
| Qty (1) | IntelliScada Pro+ License |
| Qty (Lot) | Mounting brackets, panel door covers, and miscellaneous hardware. |

2.2. Shipping

The system will be packed and ready to ship. Delivery terms: FOB Roscoe, Ill



2.3. Remote and On-site Work

The following are services that might be required:

- Engineering level Equipment Survey to be scheduled after proposal acceptance and PO receipt. During this mobilization, ComAp will require that the system be started, and the current sequence of operation tested and witnessed by a ComAp Application Engineer.
- ComAp will provide in-house engineering services which include the programming and testing of the controllers, the creation of the HMI screens, and commissioning assistance. The HMI screens will include a main menu, System level(one-line) of the system, alarm queue, and generator status screens for each generator with electrical parameters, if available, and a load management screen.
- ComAp's onsite commissioning has been calculated for 3 days onsite and is limited to a 10hour/day, during regular business hours. Overtime, weekends and/or holidays have not provided in our proposal.
-
- Current Edge will provide all labor, equipment and on-site supervision to remove obsolete generator and switchgear controls and the installation and wires pulled for the walk-mounted HMI. ComAp will be available for technical advice during installation of the GPCS equipment. All controls provided by ComAp will be pre-programmed and bench tested prior to shipment for installation.
- Pre-Commissioning, Commissioning and Start-up of supplied equipment.
- GPCS Site Acceptance Testing (SAT) to be completed at site to demonstrate the system capabilities with respect to the functional requirements.
- Operator's Level Site Training



3. Software Functional Description and Tools

ComAp proposes its IntelliGen and IntelliMains control system to meet BCPU/LCFWASA's system control requirements. The IntelliNeo is designed to meet parallel system requirements through standardized functions and configurable setpoints and displays. This is a very different approach than a custom-programmed PLC and provides much higher levels of validation and long-term support. The approach ensures that BCPU/LCFWASA is not dependent on a single person or small company for support.

ComAp's IntelliMains functionality acts as a relay for mains protection and helps synchronise your gen-sets to the mains/utility for switchgear applications and critical infrastructure installations. ComAp's IntelliGen 1000 controllers are comprehensive Gen-set controllers for single generating sets operating in stand-by or parallel modes or for multiple Gen-set applications. The setpoints and configuration settings are all available to BCPU/LCFWASA. A full list of IntelliGen and IntelliMains capabilities is available in the user guide.

When site-specific modifications are necessary, the IntelliGen and IntelliMains controls allows customization through the "PLC" tab of the IntelliConfig configuration software. This custom section is open to BCPU/LCFWASA if future changes are required.

All ComAp controls (IntelliNeo master microgrid control, IntelliGen generator controls, IntelliMains bus-tie controls, communications devices) interface together seamlessly through CAN bus to share data, logic, and control actions. All devices serve data to the IntelliSCADA site overview screens and to the secure ComAp cloud for access to WebSupervisor, if desired.

3.1. IntelliConfig

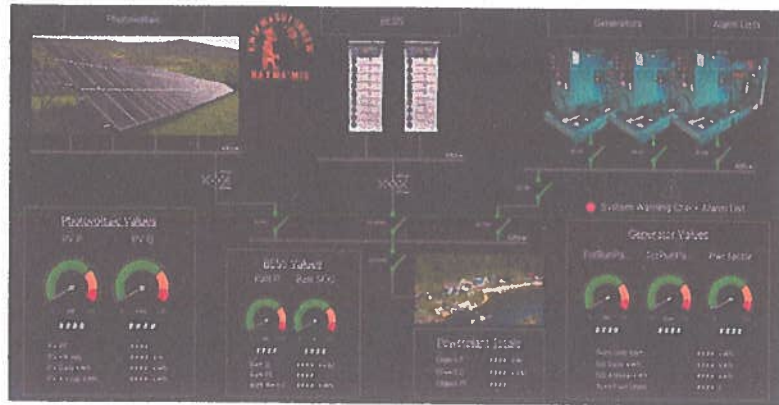
IntelliConfig is ComAp free and intuitive software tool enabling simple and effective configuration and commissioning of hybrid microgrids and peripherals, helping customers save time and optimize project costs. The tool is compatible with all ComAp controller's portfolio.

- Offline and online configuration through multiple communication interfaces
- Screens customization
- Remote and local control and monitoring
- Built-in PLC Editor
- Controller manuals available directly in installation
- ECU and Multi ECU support



3.2. IntelliSCADA

IntelliSCADA is an intuitive software tool that enables quick and simple creation and monitoring of complex Supervisory Control and Data Acquisition (SCADA) systems for controlling industrial processes. The tool can be used to monitor locally both simple and advanced paralleling sites, regardless of the type of application.



- Built-in multimedia support – integration of IP camera video, maps animations
- Simplicity – SCADA in a few minutes
- Reliability – ready for mission critical applications
- Historical trends view

3.3. WebSupervisor

WebSupervisor is a cloud-based system designed for monitoring, data analyzing and management of ComAp and third-party devices. It provides you with an easy overview of all your devices, their operational status, location and other important data, and alarms you in case of potential issues. Using its powerful reporting and analysis tools, you can optimize the revenue for your gen-set fleet, minimize downtime and reduce maintenance costs.

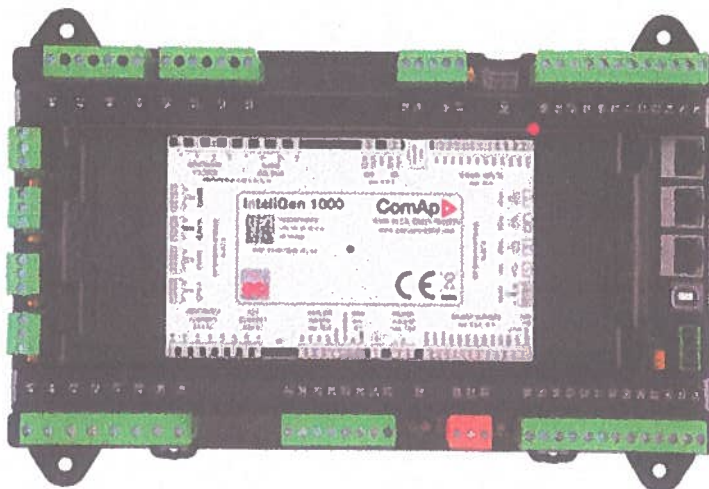


- Overview of your entire fleet with one tool
- Top level security
- Instant alarm notifications
- Geo-tracking and geo-fencing of a unit
- Sophisticated data reporting & analysis
- Easy screen layout creation and edits
- API to download and reuse data.
- Mobile application



4. Hardware Description

4.1. IntelliGen 1000



IntelliGen 1000 is the most advanced ComAp gen-set controller for multiple gen-sets with paralleling operations, with or without connection to the mains or other source. Intended primarily for switchgear applications, this high-end controller will help you control and monitor demanding projects with critical infrastructures.

Key Benefits

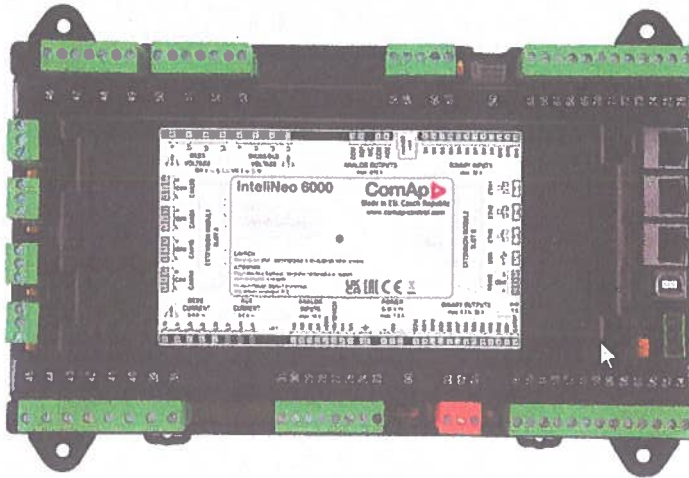
- Grid codes ready
- Hot Swap Redundancy
- Cooperation with up to 64 additional gen-sets/mains/tie controllers
- Cyber security design
- Modbus Client controlling third party devices
- Large built-in PLC interpreter
- Built-in CAN-bus logger
-

Key Features

- Hardware compliant to the latest switchgear market needs
- Multiple Island operation with cooperation up to 64 additional gen-set/mains/tie controllers
- Import/Export to utility mains by load sharing or curtailment of renewables and storage
- Several load transfer options with possibility of less than 100ms load transfer
- Cybernetic security by design, based on the ANSI/ISA62443 standard
- Double redundancy of the kW and kVAr sharing
- Built-in PLC interpreter via ComAp's free PLC Editor with new logic blocks for microgrid applications
- ENABLE/DISABLE concept of features and protections makes the system highly versatile yet simple and easy for both commissioning engineers and operators
- Controller data encryption and User-defined protections to protect prevent unauthorized views of PLC Editor and setpoints on top of default protection.
- AirGate 2.0 for easy connection to your equipment remotely without worrying about your asset's IP address.



4.2.InteliMains 1010



InteliMains 1010 is the most advanced ComAp mains/utility/tie-breaker supervision controller for complex applications. Designed following top IT security standards to protect your operations, the InteliMains 1010 acts as a relay for mains protection and helps synchronise your gen-sets to the mains/utility for switchgear applications.

Key Benefits

- Grid codes ready
- Hot Swap Redundancy
- Cooperation with up to 64 additional gen-sets/mains/tie controllers
- Cyber security design
- Modbus Client controlling third party devices
- Large built-in PLC interpreter
- Built-in CAN-bus logger

Key Features

- Hardware compliant to the latest switchgear market needs
- Supports latest Grid codes requirements from Europe, USA and Australia
- Cooperates with other controllers forming a solution with up to 64 units without any extra repeaters or extensions
- Concept of pre-programmed functions and internal PLC interpreter allows the basic solution fast and easy. Should the project require any specific requirements this can be done easily at no cost and with minimum effort or programming skills.
- Cybernetic security by design, based on the ANSI/ISA-62443 standard
- Handles large number of simultaneously connected clients like HMI's, SCADA, BMS and others, allowing easy and convenient monitoring from both local and remote areas
- Airgate 2.0 allows faster more reliable remote connection from all around the world
- Modbus client(master) functionality allows for the integration of Modbus based devices into the InteliMains 1010 to benefit from provided data -e.g. diagnostics
- Load transfer from gen-sets back to Mains/Utility is adjustable, with an option of short time parallel operation, even below 100ms
- Double redundancy of the communication line with other controllers allows usage in complex applications like Data centers and others
- For easy handling for operators or troubleshooting purposes the InteliMains 1010 offers up to 31 characters in text fields which makes Parameters, Values and Alarms self-explanatory and easy to handle for anyone.



4.3. Intelivision



The new Intelivision 18Touch G2 is the natural successor of the Intelivision 18Touch. It is designed as an easy-to-use Windows based panel suitable for monitoring a wide range of ComAp controllers. Intelivision 18Touch G2 features 18.5" projected capacitive touch screen with a resolution of 1920x1080 pixels. Its front protection complies with IP66 and operating temperature extends from -20 °C to +60 °C. Smooth operation is ensured by powerful

Intel processor. It is equipped with the ComAp PC monitoring tool IntelliSCADA. Compatible controllers can be connected to Intelivision 18Touch G2 by one of two Ethernet ports or RS232/RS485.

Key features

- Support for new controllers on the M1 platform
- ComAp IntelliSCADA tool pre-installed
- IP66 compliant front panel
- Powerful Intel® 6th Gen. Intel Core i3 Processor
- RAM 8 GB, 80 GB SSD (iSLC)
- 2 x Ethernet, 2 x USB 3.0 type A
- 2 x RS232/485, 1 x Audio Line Out
- 1 x 2-pin connector for power on/off
- Windows 10 IoT Enterprise operating system



5. Pricing and Commercial Conditions

5.1. Pricing

Prices are quoted in US dollars and exclude freight and any sales tax.

| | Description | Quantity | Unit price | Total Price (USD) |
|---|--|----------|------------|-------------------|
| 1 | Engineering Level Equipment Survey | 1 | lot | \$ 18,270.00 |
| 2 | In-house Engineering Services as described in section 2.1.2 | 1 | lot | \$ 33,375.00 |
| 3 | ComAp Controllers and accessory modules as described in section 2.3 Engineering Assistance to program control and develop the screen based on SLD and SOO provided by Corvus United | 1 | lot | \$ 52,306.67 |
| 4 | GPCS Site Work (Hardware and Commissioning/Installation) as describe in section 2.3 | 1 | lot | \$ 267,556.50 |
| 5 | ComAp Commissioning Services Week #1 | 1 | Lot | \$ 18,270.00 |
| 6 | ComAp Commissioning Services Week #2 | 1 | Lot | \$ 18,270.00 |
| 7 | Estimated Tariffs | 1 | Lot | \$ 3,661.47 |
| | TOTAL | | | \$ 411,709.64 |



5.2. Payment Terms

ComAp is requesting progressive billing for this project. Our proposed invoicing schedule is as follows:

- 20% Deposit at the time of order entry
- 25% Design submission
- 30% Equipment ready to ship
- 25% Completion of commissioning (practical completion)
- 5% Delivery of final documentation

5.3. Delivery

Delivery of Goods: FOB Roscoe, Ill as per Incoterms 2010

Delivery is estimated to be 12-14 weeks after drawing approval. A firm delivery timeline will be provided after drawing approval. Drawings would be submitted to customer approx. 3 – 4 weeks after receipt of order or as agreed upon the parties.

Based on current global material shortages, deliveries are only estimated based on past projects.

5.4. Terms and Conditions

This proposal shall be governed by the Global Terms and Conditions for Sales of Products and Provision of Services of ComAp ("GTC"). A copy is available at www.comap-control.com or upon request.

By execution of this commercial case the Customer confirms compliance with applicable EU and/or US sanctions and/or any other applicable export control policies, and that the Customer is not a subject to any sanctions. Further the Customer declares that he is not directly or indirectly involved in the financing, commission or support of terrorist activities or in the development or production of nuclear, chemical, biological weapons or in missile technology programs and hardware, software, technology, or services may not be exported, re-exported, transferred or downloaded to any such entity.



6. Specification Response and Commercial Notes

ComAp Specification Response

LOWER CAPE FEAR SEWER AND WATER AUTHORITY KINGS BLUFF GENERATOR CONTROLS UPGRADE

OVERVIEW

1. Replacement of Woodward EGCP2 with Up-to-Date Controls

This project is to update Generator No.1 & No.2 EGCP2 Controls that are obsolete with new components and operating system.

2. Project scope

Replace Woodward EGCP2 controllers with either Woodward components (Easy Gen Series/LS6) or ComAp components (InteliGen/InteliMains). Remove existing plc and replace all controls in the new system components without use of plc. Overview

3. Requirements

The new system must include the following:

- **2-Generator Controllers with Local Hmi COMPLY**
- **1- Controller for Utility Main Breaker COMPLY**
- **1-Remote mounted Touch Screen (15 Inch Minimum) COMPLY**



- 2-External Sync Check Relays for Generators **DEVIATION:** ComAp will use the internal Sync Check Relays (25 function) for the Generators
- Removal of all old wiring not used. **COMPLY.** Provided in the field services line item.
- Patch any holes in the cabinet doors. **COMPLY.** Provided in the field services line item.
- Provide all labor to install new components. **COMPLY.** Provided in the field services line item.
- Provide all commissioning and start up for functional system as defined. **COMPLY.** Provided in the field services and Commissioning line items.
- Provide new commissioned drawings and system configuration files. **COMPLY.** Provided in the field services line item.

4. Functional Description **COMPLY**

On loss of normal utility power after programmed delay (user adjustable) start both Generators if in Auto. The controller should Pre Lube (user adjustable), and once Pre Lube Pressure is established provide crank sequence to air starters with cutout and run at idle speed for some time (user adjustable). Once any generator is at idle speed, open Utility Main Circuit Breaker. After the idle delay has expired take generator to rated speed and voltage (This is currently a contact closure from plc to Woodward 2301 and contact closer to Basler Voltage Regulator SSR). Once any Generator is declared stable, ensure safe closer to dead bus with the first Generator by closing the appropriate Generator Circuit Breaker. The other Generator (if running) should synchronize to bus and close when synchronized. The system should then monitor the load and shed Generator if not needed. The system should remain in this state until normal power has returned.

On return of normal utility power (user adjustable) the Generator or Generators should synchronize to Utility Power and close Utility Main Circuit Breaker when synchronized. Once Paralled together the Generator should ramp load down at rate (user adjustable) and when it reaches unload setpoint (user adjustable) open appropriate Generator Circuit Breaker. If two Generators are Online one Generator should unload first, then the other Generator. The Generator should now enter a cool down period (user adjustable) and after delay shut down.



If Load Management is turned on and on normal utility power both Generators if in Auto will be started. The controller should Pre Lube (user adjustable), and once Pre Lube Pressure is established provide crank sequence to air starters with cutout and run at idle speed for some time (user adjustable). After the idle delay has expired take generator to rated speed and voltage (This is currently a contact closure from plc to Woodward 2301 and contact closer to Basler Voltage Regulator SSR). Once any Generator is declared stable, synchronize to Utility once in sync close the appropriate Generator Circuit Breaker. Once Paralled the Generator should ramp to take load and when Utility Power is less than setpoint (user adjustable) open Utility Main Circuit Breaker. The other Generator (if running) should synchronize to bus and close when synchronized. The system should then monitor the load and shed Generator if not needed. The system should remain in this state until Load Management is turned off.

If Load Management is turned off the Generator or Generators should synchronize to Utility Power and close Utility Main Circuit Breaker when synchronized. Once Paralled together the Generator should ramp load down at rate (user adjustable) and when it reaches unload setpoint (user adjustable) open appropriate Generator Circuit Breaker. If two Generators are Online one Generator should unload first, then the other Generator. The Generator should now enter a cool down period (user adjustable) and after delay shut down.

Option to equalize runtimes between Generators for load shedding and load adding.

5. IO per Generator

Discrete Inputs:

- Emergency Stop
- Auto
- Manual
- Run with Load
- Voltage Raise
- Voltage Lower
- Speed Raise
- Speed Lower
- Gen Aux (52a)
- Main Aux (52a)
- Process Mode
- Remote Fault #1 (86 or E-stop)
- Remote Fault #2 (Low Oil Pressure Running)
- Remote Fault #3 (Low Oil Pressure Idle)



- Remote Fault #4 (Overspeed)
- Remote Fault #5 (High Water Temperature)
- Utility Breaker (52a)
- Generator Tie Breaker (52a)
- Generator Breaker (52a)
- Utility Breaker (Trip)
- Generator Tie Breaker (Trip)
- Generator Breaker (Trip)
- Overspeed
- High Water Temperature Shutdown
- Low Oil Pressure Idle
- Low Oil Pressure Run
- High Water Temperature Alarm
- High Oil Temperature Shutdown
- Low Post Lube Pressure Alarm
- Low Water Level Shutdown
- Alarm Reset

Discrete Outputs:

- Main Breaker Close Command
- Main Breaker Open Command
- Generator Breaker Close Command
- Generator Breaker Open Command
- Fuel Solenoid Valve Command
- Engine Pre Lube Command
- Crank Solenoid Valve Command
- Engine Post Lube Command
- Speed Control Command (Go to Rated)
- Voltage Control Command (Go to Rated)
- Radiator Run Command
- Alarm Command

Analog Inputs:

- Coolant Temperature (0-200 Ohm)
- Oil Pressure (0-200 Ohm)
- Mains PT Input (120 Volt Open Delta)
- Generator Bus PT Input (120 Volt Open Delta)
- Generator PT Input (120 Volt Open Delta)
- Utility Current Input (5A CT)



- **Generator Current Input (5A CT)**
- **Mains Watt Transducer (SR 750 Relay 4-20ma Output)**

Analog Outputs:

- **Speed Bias (+- 3Vdc)**
- **Voltage Bias (+- 1Vdc)**

Mag Speed Pickup

6. Current Start Sequence

The EGCP-2 Pre-glow time is used for Pre-Lube time. The Pre-glow relay is closed for Pre-Glow Time (18 Sec's.) After the Pre-Glow time has elapsed the Engine Crank and Fuel Solenoid relay close if the Pre-Lube Pressure Switch has sensed pressure. The control starts with the Crank Timer (8 Sec's). If the engine speed exceeds the Crank Cutout speed (200 Rpm), the Pre-Glow and Engine Crank Relays are opened. The engine will idle for (120 Sec's) after that the Idle/Rated relay closes taking the 2301A to rated speed, the control will now expect the engine to be operating at Rated Speed and Voltage, the Speed Frequency mismatch alarm is armed.

The EGCP-2 is used to control the engine starter. EGCP-2 has setpoints to adjust the length of the crank time (8 Sec's) and the delay time between cranks (8 Sec's). There are 3 Crank attempts before locking out on alarm. The Idle/Rated relay will switch the speed control (2301A) from the idle speed to rated speed after an adjustable time delay and (30 Sec's) after command to go to rated is sent enable Voltage Regulator with contact closure. During the start of an engine, there will not be any voltage on the generator, so a magnetic pickup is required to provide the EGCP-2 with the engine speed indication. The Crank Cutout speed setting is used to disconnect to the starter from the engine after a successful start.

7. Miscellaneous Controls

- **Generator Breaker Close Enable (Generator at rated (Voltage/frequency) from GE 489 & at rated speed from engine controller & Generator breaker not closed)**



- After Generator goes from rated speed to Idle speed and shuts down run Post Lube pump for some time. (User adjustable)
- Generator Radiator Fan Control

Commercial Notes:

- ComAp provides a 2-year warranty on their controls. Details on warranty coverage is provided in ComAp's Global Terms and Conditions.
- Current Edge Solutions, LLC will provide a one-year warranty covering materials furnished by Current Edge Solutions, LLC excluding Acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty work shall be completed during normal working hours. If Warranty work is requested for after hours or on holidays, it will be billed based at Current Edge's after hours or holiday work service rates.
- The proposal does not include:
 - Local, State, or Federal Taxes.
 - Bid bond, performance bond, or payment bonds.
 - Overtime or accelerated schedule.
 - Protection Relay Replacements.
 - Engineering services outside those as they pertain to the new controls.
 - Coordination Study and/or updates to the existing coordination study.
 - UL or other agency field inspection.
- ComAp has used the specification and drawings provided by R.L. Haire Electric & Controls, LLC. as the basis for their quotation. A final sequence of operation document defining the desired functionality of the control system will be required prior to in-house engineering services.
- Basic system operator's level training has been included in our quotation. Additional controls training is available to BCPU/LCFWASA and R.L. Haire Electric & Controls, LLC and will be quoted separately.
- ComAp's IntelliConfig software tool is available as a free download from our webpage, www.comap-control. Also available are the global guides for all controllers, 2D and 3D drawings, archived webinar training, ComAp's ECU list of supported ECUs, firmware update notification. Please note that firmware updates are available at no additional cost.
- After the engineering equipment survey, ComAp will determine if there are any options available for keeping one of the generators online during the retrofit. ComAp makes no guarantees that this is possible with the current equipment.
- ComAp reserves the right to requote 60 days after submission.



Company: Brunswick County Utility
 Attn: Glenn Walker
 Address: 246 Private Rd
 City/State: Riegelood, NC 28456
 Email: glenn.walker@brunswickcountync.gov

Reference: BAR-007957 Rev E
 Sales Rep: Jim Bartley
 Date: 7/2/2025
 Email: James.Bartley@mshs.com
 Cell: 954-856-9027

| Item | Qty. | Part Number | Description | Unit Price \$ | Extended \$ |
|------|------|-------------|---|---------------|-------------|
| 1 | 1 | TBD | <p>Hardware and Engineering to provide a Woodward generator control solution to upgrade existing EGCP controls to the easYgen platform , which includes all tariffs:</p> <ul style="list-style-type: none"> • Woodward easYgen control [qty. 2] • Woodward LS-6 breaker control • Woodward easYview 15" remote panel display to monitor above controls • SS wall mount easYview enclosure • Required miscellaneous hardware to install the equipment on-site • Engineering Activities <ul style="list-style-type: none"> – System Integration – Project Management – Drafting and Documentation <ul style="list-style-type: none"> ▪ Wiring Diagrams ▪ Wiring Schedule ▪ System Manual | \$92,471.00 | \$92,471.00 |
| Item | Qty | Part Number | Optional Items | Unit Price \$ | Extended \$ |
| 2 | 2 | | <ul style="list-style-type: none"> • Woodward 2300E Control | \$7,425.00 | \$14,850.00 |
| 3 | 2 | | <ul style="list-style-type: none"> • DECS 250 AVR | \$10,186.00 | \$20,372.00 |

| | | | Estimate for Start-up and Commissioning | Unit Price \$ | Extended \$ |
|---|--|--|--|---------------|-------------|
| 1 | | | <p>Estimate for start-up and commissioning to include six (6) days on site plus travel time and expenses. Demo/installation and startup testing support.</p> <p>Additional Day Rates are published as \$4,354</p> <p>Note: These services will be billed on a time and material basis at MSHS-Pacific Power Group Commissioning-Custom Control rates.</p> | \$29,630.00 | \$29,630.00 |

Exclusions & Assumptions

Items not listed above are excluded from MSHS-Pacific Power Group scope of work.

System Integration and all Drafting and Documentation services are strictly limited to equipment supplied by MSHS-Pacific Power Group under this scope. Integration of third-party or customer-supplied equipment is not included and can be quoted separately if required.

Customer Drawings / Software

In preparation of this quote, MSHS-Pacific Power Group assumes the customer has access to all current system drawings and software. Upon award of a purchase order this information will be provided to MSHS-Pacific Power Group. The lack of site-specific information will have an impact on the engineering design costs and may result in a change order to cover the costs of obtaining or developing the missing information.

Modifications to existing customer drawings are not part of the scope of work. These tasks can be quoted separately if needed.

Validity

This quotation is valid for 30 days. MSHS-Pacific Power Group reserves the right to amend this quotation if the scope of the project changes. All special requirements, including but not limited to; site access, safety, preferred equipment, cabinet build specifications etc., need to be communicated to MSHS-Pacific Power Group to ensure the pricing quoted reflects these requirements.

MSHS-Pacific Power Group reserves the right to amend the proposal if a future site visit or site specific information differs from our initial assumption. Any work outside the original scope requires a formal change order or amended purchase order prior to proceeding.

All prices are subject to change due to tariffs, duties, exchange rates, or other governmental charges.

Estimated Delivery

16 - 18 Weeks from receipt of purchase order. MSHS-Pacific Power Group shall not be liable in any event for any loss, damage, or delay caused by any force majeure or supply chain issues.

Delivery may be affected and thus the stated delivery date can only be an estimate at this time. MSHS-Pacific Power Group will keep you informed on any potential delays as soon as we become aware of them.

Incoterms -2020, EXW MSHS.

Payment Terms

Progress billing will apply to all engineered systems sales. The following schedule will apply:

- 40% Upon receipt of order and proof of material purchase and allocation to the project.
- Balance upon shipment of system hardware, or a month after the hardware be available for shipment, whichever comes first. Standard payment terms are NET 30 days with approved credit
- Only installation/commissioning if included in purchase order will remain to be invoiced. Standard payment terms are NET 30 days with approved credit

Taxes and Import Duties

All taxes and import duties are the sole responsibility of the customer.

Surety Bonds and Letters of Credit

This proposal does not have any provision for 'Surety Bonds' or 'Letters of Credit' Should such financial instruments be a requirement of the final contract, these will be quoted separately once they have been defined.

Terms and Conditions

MSHS-Pacific Power Group Terms & Conditions apply, <https://www.mshs.com/terms-and-conditions/>. All engineered systems are considered non-returnable and non-cancellable.

Warranty

Woodward provides an 18-month limited warranty for all the products it manufactures. This reflects the confidence Woodward has in its products. All products supplied by MSHS-Pacific Power Group but manufactured by others will carry that manufacturer's standard warranty which is assumed to be 12 months unless indicated otherwise.

Thank you for the opportunity to provide this quotation.



136 Charcoal Road | Cherryville, North Carolina 28021
704/769-8010 | www.PGandC.com

Estimate

| Date | Estimate # |
|----------|------------|
| 6/2/2025 | 16687 |

| Bill To: |
|--|
| Brunswick County Public Utilities PO Box 249 Bolivia, NC 28422 |

| Ship To: |
|--|
| Raw Water Gen 1 246 Private Road 703 Riegglewood, NC 28456 |

| Description | Terms | Project | |
|---|--------|-----------------------------|------------|
| | Net 30 | King Bluffs Control Upgrade | |
| | Qty | Rate | Total |
| Provide Turnkey Upgrade of Generator and Switchgear Controls for Modernization & Advanced paralleling features, with Remote Monitoring at Kings Bluff Pump Station. | | | |
| Critical Power Engineer Normal Business Hr. Rate (0800-1700) | | 40,000.00 | 40,000.00T |
| Hotel / Meals \$250 per Engineer per Day | | 6,250.00 | 6,250.00 |
| PG&C appreciates the opportunity, and we look forward to doing business with you! | | | Total |



136 Charcoal Road | Cherryville, North Carolina 28021
704/769-8010 | www.PGandC.com

Estimate

| Date | Estimate # |
|----------|------------|
| 6/2/2025 | 16687 |

| Bill To: |
|--|
| Brunswick County Public Utilities PO Box 249 Bolivia, NC 28422 |

| Ship To: |
|---|
| Raw Water Gen 1 246 Private Road 703 Rieglewood, NC 28456 |

| Description | Terms | Project | |
|---|--------|-----------------------------|-------------|
| | Net 30 | King Bluffs Control Upgrade | |
| | Qty | Rate | Total |
| <p>Manufacturer Representative</p> <p>*Provide new Controller, DeepSea Advanced Controls G8 Products for Generators, Utility & Generator Main Breaker Transfer Pair Close Soft Ramping</p> <p>*Provide as specified to remove existing Woodward Controllers, Basler SSR</p> <p>AVR & Woodward 2301A Speed Control</p> <p>*Provide new genset cabinet with new control located next to genset, includes remote generator control monitoring in 21" HMI screen</p> <p>*Supply new Basler DESC250 DVR</p> <p>*Supply new Woodward Digital Speed Control 2301E</p> <p>*Provide Utility & Generator Main Transfer Control with DeepSea Advanced</p> <p>Paralleling controller G8 for Soft Close Ramping of Breakers MV 5KV</p> <p>*Provide Switchgear with 21" HMI for Monitoring System, Generators Data</p> <p>Breaker Status and Oneline</p> <p>*Provide engine harness wiring required for new cabinet at each generator</p> <p>*Provide inputs & outputs modules required for advanced engine controls and monitoring for EMD Engines</p> <p>*Setup Engine Controls for Specific Applications for PreLube cycle, Idle cycles with warmup and Rated operation before load is applied</p> <p>*Setup Advanced PreLube scheduled every 24 hrs to maintain lube oil readiness for unit to start</p> <p>*Remove unused wiring, devices, cover swgr. doors as this project is to provide modernization of Generator Controls and Switchgear controls, remove existing PLC and provide Advanced controls to exceed present control capabilities</p> | 2 | 217,037.28 | 434,074.56T |
| PG&C appreciates the opportunity, and we look forward to doing business with you! | | | Total |



136 Charcoal Road | Cherryville, North Carolina 28021
704/769-8010 | www.PGandC.com

Estimate

| Date | Estimate # |
|----------|------------|
| 6/2/2025 | 16687 |

| |
|--|
| Bill To: |
| Brunswick County Public Utilities PO Box 249 Bolivia, NC 28422 |

| |
|--|
| Ship To: |
| Raw Water Gen 1 246 Private Road 703 Riegglewood, NC 28456 |

| Description | Terms | Project | |
|---|--------|-----------------------------|------------|
| | Net 30 | King Bluffs Control Upgrade | |
| | Qty | Rate | Total |
| Electrical Supplies | | 11,208.16 | 11,208.16T |
| *Conduit | | | |
| *Misc. Pipe Fittings | | | |
| *Communication Wire | | | |
| *Power Wire | | | |
| Scissor Lift Rental | | 1,421.43 | 1,421.43 |
| Load Bank Testing to Verify Proper Control Upgrade Function | | 36,077.78 | 36,077.78T |
| *Rated Based on 1 Week Rental | | | |
| 2MW Temporary Standby Generator | | 54,380.63 | 54,380.63 |
| *To Provide Emergency Back Up Power During Control Upgrade | | | |
| *Rate Based on 4 Week Rental | | | |
| Environmental Supplies | | 45.00 | 45.00T |
| Freight | | 250.00 | 250.00T |
| Brunswick County Sales Tax | | 6.75% | 35,211.75 |

PG&C appreciates the opportunity, and we look forward to doing business with you!

Estimates are valid for 30 days. Upon approval of this estimate, Customer agrees to full and prompt payment of invoices by due date and further agrees to pay all costs resulting from a delinquent account, including interest rates, which will accrue at the rate of 15% compounded monthly. Customer also agrees to pay all costs resulting from collection efforts, including reasonable attorney fees, court costs, costs incurred perfecting and foreclosing liens and pre and post judgment interest/finance charges.

Total \$618,919.31

AGENDA ITEM

To: CHAIRMAN DEVANE AND BOARD MEMBERS

From: TIM H. HOLLOMAN, EXECUTIVE DIRECTOR

Date: July 14, 2025

Re: Executive Director's Report

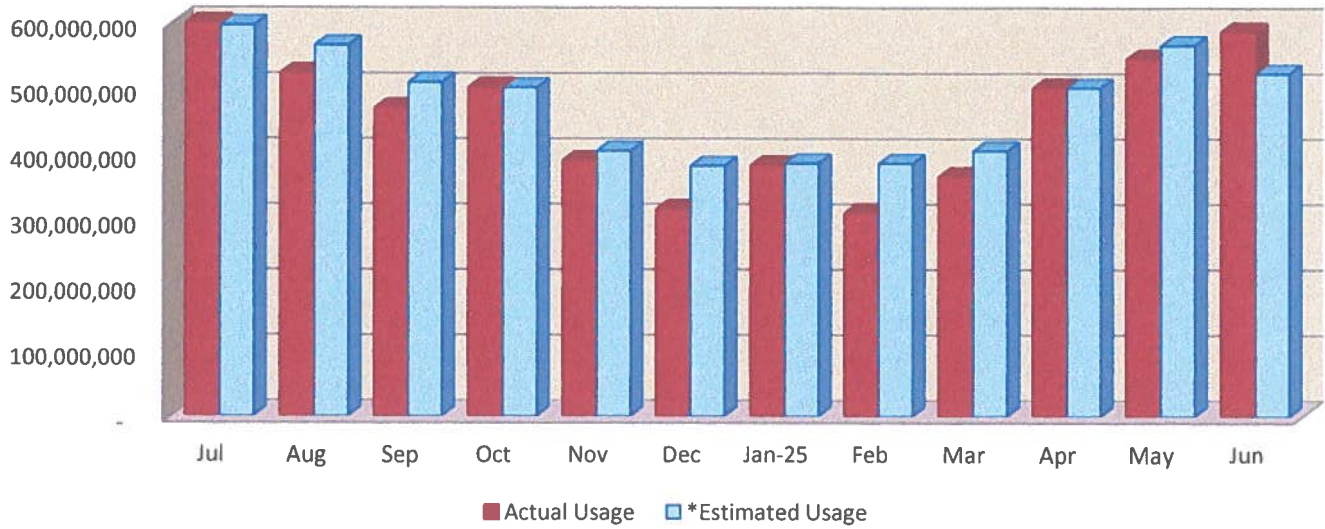
EDR1 - Comments on Customers' Water Usage and Raw Water Revenue for Fiscal Year to Date Ending June 30, 2025

EDR2 - Operating Budget Status, Ending May 31, 2025

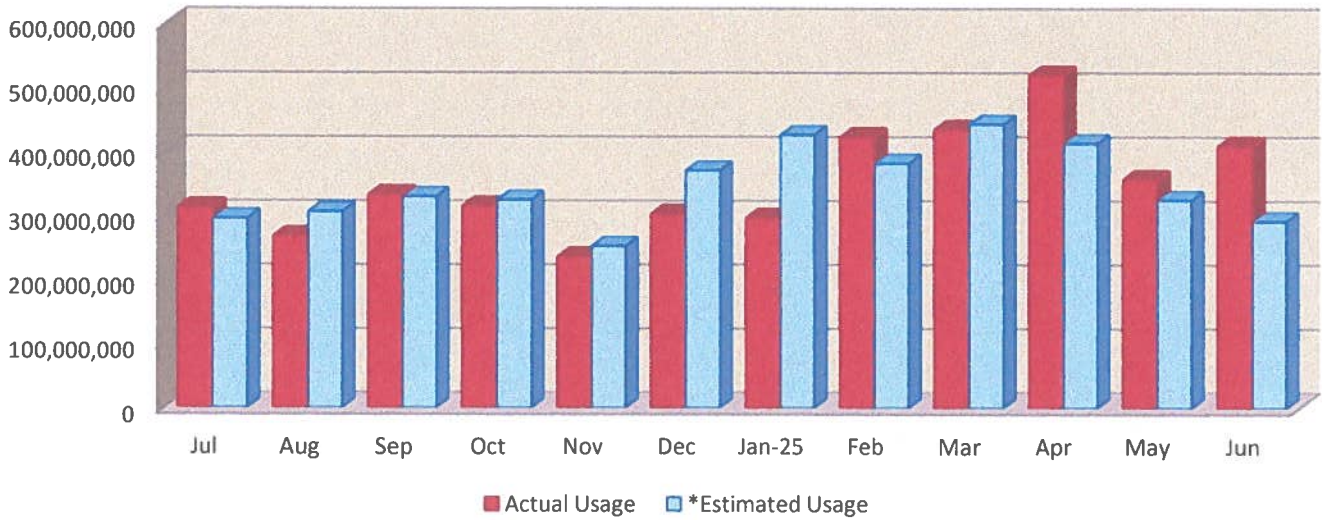
EDR3 - Summary of Activities

Action Requested: For information purposes.

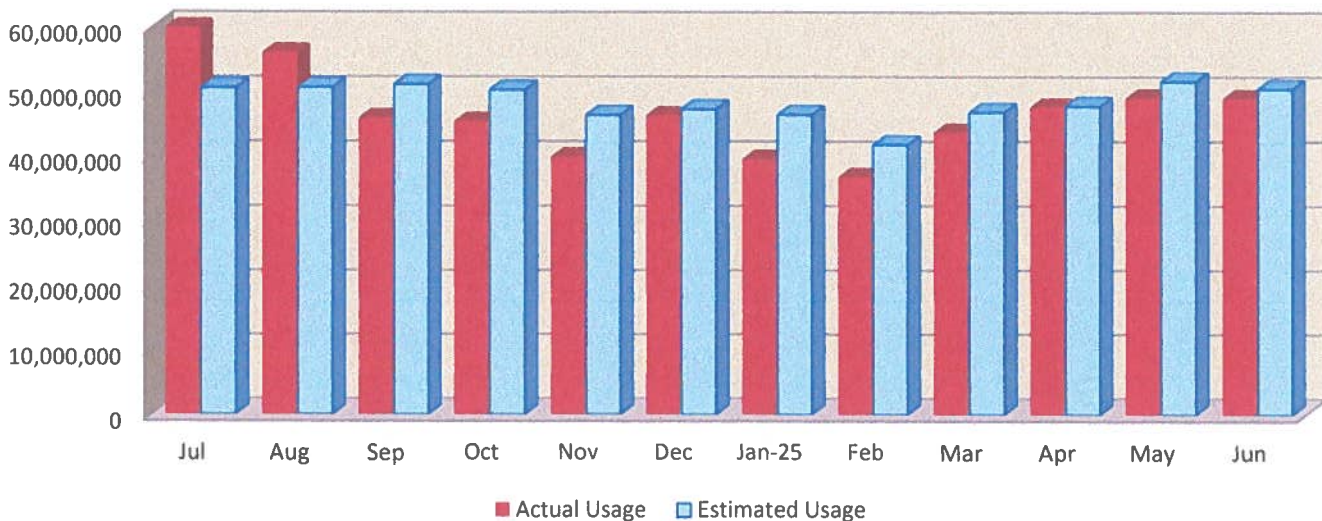
Brunswick County Water Usage FY 24-25



CFPUA Water Usage FY 24-25



Pender County Water Usage FY 24-25



LOWER CAPE FEAR WATER AND SEWER AUTHORITY
FISCAL YEAR 2024-2025 BUDGET

| ACCOUNT NO. | REVENUES | FY 2024-2025 APPROVED BUDGET | FY 2024-2025 AMENDED BUDGET | July 1 - May 31, 2025 ACTUAL | | FY 24-25 TOTAL COMBINED BUDGET | % of Amended Budget As of 05/31/2025 |
|-------------|---|------------------------------|-----------------------------|------------------------------|---------------|--------------------------------|--------------------------------------|
| | | | | KINGS BLUFF | BLADEN BLUFFS | | |
| | OPERATING | | | | | | |
| 3001-01 | Brunswick County | \$ 2,522,662 | \$ 2,522,662 | \$ 2,418,355 | \$ - | \$ 2,418,355 | 96% |
| 3002-01 | Cape Fear Public Utility Authority | \$ 1,835,996 | \$ 1,835,996 | \$ 1,853,011 | \$ - | \$ 1,853,011 | 101% |
| 3003-03 | Pender County | \$ 256,344 | \$ 256,344 | \$ 246,669 | \$ - | \$ 246,669 | 96% |
| 3004-01 | Stepan/Invista | \$ 176,000 | \$ 176,000 | \$ 179,482 | \$ - | \$ 179,482 | 102% |
| 3005-01 | Praxair, Inc | \$ 35,200 | \$ 35,200 | \$ 24,066 | \$ - | \$ 24,066 | 68% |
| 3006-01 | Bladen Bluffs Reimbursement for Plant Operation Costs | \$ 5,570,183 | \$ 5,570,183 | \$ - | \$ 4,322,693 | \$ 4,322,693 | 78% |
| 3006-02 | Bladen Bluffs Administrative Reimbursement | \$ 119,988 | \$ 119,988 | \$ - | \$ 167,188 | \$ 167,188 | 139% |
| 3007-01 | Sales Tax Refund | \$ 115,234 | \$ 115,234 | \$ - | \$ 116,124 | \$ 116,124 | 101% |
| | Subtotal | \$ 10,631,607 | \$ 10,631,607 | \$ 4,721,583 | \$ 4,606,005 | \$ 9,327,588 | 88% |
| | Non-Operating | | | | | | |
| 3105-01 | Interest | \$ 78,878 | \$ 154,188 | \$ 222,315 | \$ - | \$ 222,315 | 144% |
| 3120-01 | Other Revenue (Insurance Proceeds/Refunds/FEMA) | \$ - | \$ - | \$ 9,311 | \$ - | \$ 9,311 | 0% |
| 3125-01 | Federal Tax Subsidy | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 3156-00 | Rental House Income | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 3170-01 | Transfer In | | | | | | |
| 3900-01 | Renewal and Replacement Fund Appropriated | \$ 104,534 | \$ 104,534 | \$ - | \$ - | \$ - | 0% |
| 3900-02 | SRF/ARPA | \$ 20,000,000 | \$ 20,000,000 | \$ 15,309,907 | | \$ 15,309,907 | 77% |
| 2900-00 | Fund Balance Appropriated | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| | Subtotal | \$ 20,183,412 | \$ 20,258,722 | \$ 15,541,533 | \$ - | \$ 15,541,533 | 77% |
| | TOTAL REVENUES | \$ 30,815,019 | \$ 30,890,329 | \$ 20,263,116 | \$ 4,606,005 | \$ 24,869,122 | 81% |

LOWER CAPE FEAR WATER AND SEWER AUTHORITY
FISCAL YEAR 2024-2025 BUDGET

| ACCOUNT NO. | EXPENDITURES | FY 2024-2025 APPROVED BUDGET | FY 2024-2025 AMENDED BUDGET | July 1 - May 31, 2025 ACTUAL | | FY 24-25 TOTAL COMBINED BUDGET | % of Amended Budget As of 05/31/2025 |
|-------------------|--|------------------------------|-----------------------------|------------------------------|---------------|--------------------------------|--------------------------------------|
| | | | | KINGS BLUFF | BLADEN BLUFFS | | |
| | Administration | | | | | | |
| 4001-01 | Salaries | \$ 222,026 | \$ 222,026 | \$ 150,202 | \$ 66,608 | \$ 216,810 | 98% |
| 4010-01 | Per Diem and Mileage Board Members | \$ 64,476 | \$ 64,476 | \$ 33,817 | \$ 19,343 | \$ 53,159 | 82% |
| 4012-01 | Vehicle Allowance | \$ 5,200 | \$ 5,200 | \$ 3,640 | \$ 1,560 | \$ 5,200 | 100% |
| 4019-01 & 4024-01 | FICA Taxes | \$ 22,534 | \$ 22,534 | \$ 14,009 | \$ 6,760 | \$ 20,770 | 92% |
| 4029-01 | Retirement | \$ 30,196 | \$ 30,196 | \$ 20,825 | \$ 9,059 | \$ 29,883 | 99% |
| 4035-01 | 401K Plan | \$ 12,422 | \$ 12,422 | \$ 8,542 | \$ 3,726 | \$ 12,268 | 99% |
| 4036-01 | Miscellaneous Payroll Processing Expenses | \$ 2,900 | \$ 3,050 | \$ 3,042 | \$ - | \$ 3,042 | 100% |
| 4038-01 | Group Insurance | \$ 42,586 | \$ 44,586 | \$ 27,602 | \$ 12,776 | \$ 40,378 | 91% |
| 4039-01 | Property and Liability Insurance | \$ 156,000 | \$ 156,000 | \$ 80,400 | \$ 46,800 | \$ 127,200 | 82% |
| 4046-00 | Professional Services General | \$ 15,000 | \$ 15,000 | \$ 11,509 | \$ - | \$ 11,509 | 77% |
| 4046-01 | Attorney | \$ 50,000 | \$ 50,000 | \$ 36,558 | \$ - | \$ 36,558 | 73% |
| 4047-01 | Auditor | \$ 8,000 | \$ 10,500 | \$ 5,700 | \$ 2,800 | \$ 8,500 | 81% |
| 4048-01 | Engineer | \$ 175,000 | \$ 86,730 | \$ 33,482 | \$ - | \$ 33,482 | 39% |
| 4049-01 | Information Technology | \$ 25,000 | \$ 25,000 | \$ 13,107 | \$ - | \$ 13,107 | 52% |
| 4050-01 | Financial Advisor | \$ 10,000 | \$ 10,000 | \$ - | \$ - | \$ - | 0% |
| 4055-01 | Office Maintenance/Repair/Common Charge | \$ 40,000 | \$ 40,000 | \$ 29,592 | \$ - | \$ 29,592 | 74% |
| 4058-01 | Office Utilities | \$ 3,500 | \$ 3,500 | \$ 3,107 | \$ - | \$ 3,107 | 89% |
| 4059-01 | Office Expenses (Telephone, Printing, Adv) | \$ 15,000 | \$ 15,000 | \$ 7,585 | \$ - | \$ 7,585 | 51% |
| 4062-01 | Office Equipment | \$ 35,000 | \$ 40,000 | \$ 35,700 | \$ - | \$ 35,700 | 89% |
| 4064-01 | Printing and Advertising | \$ 8,000 | \$ 14,500 | \$ 12,116 | \$ - | \$ 12,116 | 84% |
| 4065-01 | Telephone and Internet | \$ 3,500 | \$ 7,000 | \$ 5,720 | \$ - | \$ 5,720 | 82% |
| 4070-01 | Travel and Training | \$ 29,000 | \$ 40,500 | \$ 38,424 | \$ - | \$ 38,424 | 95% |
| 4070-20 | Phone Allowance | \$ 520 | \$ 520 | \$ 364 | \$ 156 | \$ 520 | 100% |
| 4075-01 | Vehicle Expense | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4080-01 | Miscellaneous Expense | \$ 20,000 | \$ 17,000 | \$ 7,444 | \$ - | \$ 7,444 | 44% |
| 4081-01 | Dues & Subscription | \$ - | \$ 15,120 | \$ 15,117 | \$ - | \$ 15,117 | 100% |
| | Subtotal | \$ 995,860 | \$ 950,860 | \$ 597,602 | \$ 169,588 | \$ 767,190 | 81% |

LOWER CAPE FEAR WATER AND SEWER AUTHORITY
FISCAL YEAR 2024-2025 BUDGET

| ACCOUNT NO. | EXPENDITURES | FY 2024-2025 APPROVED BUDGET | FY 2024-2025 AMENDED BUDGET | July 1 - May 31, 2025 ACTUAL | | FY 24-25 TOTAL COMBINED BUDGET | % of Amended Budget As of 05/31/2025 |
|-------------|--|------------------------------|-----------------------------|------------------------------|---------------------|--------------------------------|--------------------------------------|
| | | | | KINGS BLUFF | BLADEN BLUFFS | | |
| | Operating | | | | | | |
| 4501-01 | Sales Tax Expense | \$ 105,000 | \$ 293,000 | \$ - | \$ 292,566 | \$ 292,566 | 100% |
| 4510-01 | Bladen Bluffs O & M | \$ 3,821,385 | \$ 3,678,385 | \$ - | \$ 2,042,419 | \$ 2,042,419 | 56% |
| 4515-01 | Bladen Bluffs Hurricane Florence | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4520-01 | Utilities/Energy Kings Bluff | \$ 775,363 | \$ 775,363 | \$ 714,074 | \$ - | \$ 714,074 | 92% |
| 4530-01 | Contract O & M Kings Bluff | \$ 736,811 | \$ 736,811 | \$ 554,387 | \$ - | \$ 554,387 | 75% |
| 4537-01 | O&M Kings Booster Pump Bluff Pump Station | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4541-01 | Combined Enterprise Funded Series 2010 Principal | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4542-01 | Combined Enterprise Funded Series 2010 Interest | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4543-01 | Combined Enterprise System Ref Series 2012 Principal | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4544-01 | Combined Enterprise System Ref Series 2012 Interest | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4545-01 | Bladen Bluffs Debt Service Principal | \$ 1,035,000 | \$ 1,035,000 | \$ 1,035,000 | \$ - | \$ 1,035,000 | 100% |
| 4546-01 | Bladen Bluffs Debt Service Interest | \$ 500,000 | \$ 500,000 | \$ - | \$ 459,012 | \$ 459,012 | 92% |
| | Operating Capital Expense | \$ 2,685,000 | \$ 2,760,310 | \$ - | \$ 745,391 | \$ 745,391 | 27% |
| 4998-05 | Transfer to R&R - Kings Bluff R&R Expense | \$ 160,600 | \$ 160,600 | \$ - | \$ - | \$ - | 0% |
| | Transfer to R&R - Industrial | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 4998-06 | Transfer to Enterprise Fund | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 2041-01 | 421 Relocation New Hanover County Loan Principal | \$ - | \$ - | \$ - | \$ - | \$ - | 0% |
| 5180-00 | SRF 77 mile parallel line expenditures | \$ 20,000,000 | \$ 20,000,000 | \$ 15,840,502 | \$ - | \$ 15,840,502 | 79% |
| | Subtotal | \$ 29,819,159 | \$ 29,939,469 | \$ 18,143,964 | \$ 3,539,388 | \$ 21,683,352 | 72% |
| | TOTAL EXPENDITURES | \$ 30,815,019 | \$ 30,890,329 | \$ 18,741,567 | \$ 3,708,976 | \$ 22,450,542 | 73% |

Executive Director Highlighted Activities:

- Regular Monthly meetings with the Design Build Team and Owner's Advisor for the parallel line project.
- Participated in weekly update meetings on the 10-mile parallel line.
- Continuing work with the Legislative Delegation on double project funding
- Continuing meetings with Electus, our Lobbyist
- Interviewed Real Estate Firms for future work with the Authority
- Met with Will Shull, HDR, and Larissa McRae with DEI on project and policy updates
- Certify BB Monthly Report
- Renewed UAE/SAMS grant authorization for the Authority
- Met Smithfield Foods to review the Master Plan and review operations and policies with Kyle Newton's Replacement
- Attend Pender County Utilities Meeting
- Met with Director for lunch
- Scheduled Authority Director quarterly meeting
- Worked with KB Staff to expedite roof repair for the Insulation project in the Generator Building.
- Worked with Glenn and David to expedite PLC replacements for KB Generators
- Danielle continued working with the Auditors.
- Worked with Computer Warriors on upgrading to the Guardian Security Application