



Southeast Area Improvements – St James Water Infrastructure Project

Progressive Design Build

8/22/2024



Agenda

- Project Team
- Review recommendations from Preliminary Eng Report
- Scope of Work
- Schedule
- Additional Fire Hydrants
- Questions and answers

Scope of Work

- Conduct Field Work (Wetlands, Survey, Geotechnical)
- Concept Memorandum
 - Assess routes considering NCDOT, easements and wetlands
 - Discuss interior connections with St. James
 - Update Construction Budgets
- Review with County, adjust as necessary
- Complete 60% level design drawings
- Review 60% level design and Easements with County
- Update Construction Cost, Enter Phase 2 agreement
- Complete 90% level design drawings
- Submit permits for regulatory review
- Construct water system improvements

Schedule

- Notice to Proceed – August 5, 2024
- Env Field Work Completion– Mid October 2024
- Conceptual Design Memo – Mid December 2024
- Review of Construction Cost – December 2024
- 60% level design review – April 2025
- Review Construction Cost - May 2025
- Phase 2 Agreement – July 2025, Construction begins
- Permits Complete – November 2025
- Construction Complete – NLT June 2026
- All paperwork and payments complete – NLT November 2026

Oceanic Dr – Somerdale Ct

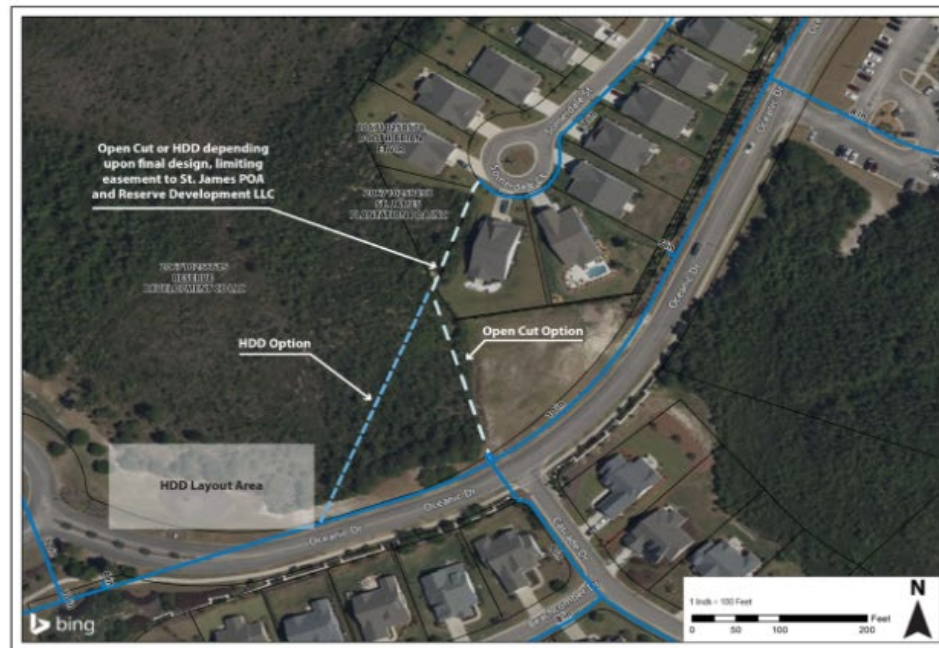


Figure 4

Somerdale Ct to Oceanic Dr -

Figure 4 indicates two potential alignments for this waterline interconnection, and both will have impacts on two properties (St James POA and Reserve Development). This interconnection could be accomplished with either an entirely open trench installation or a combination of HDD and open trench, depending upon the alignment selected. Field data and constructability reviews will be needed to determine the best alignment and construction methods.

Medina Ct to Members Club Blvd

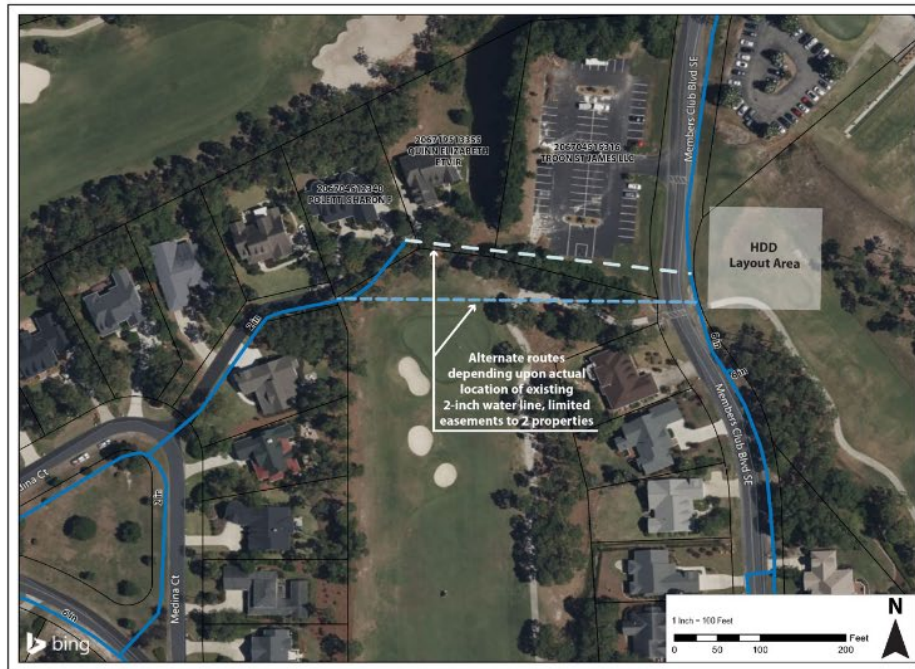
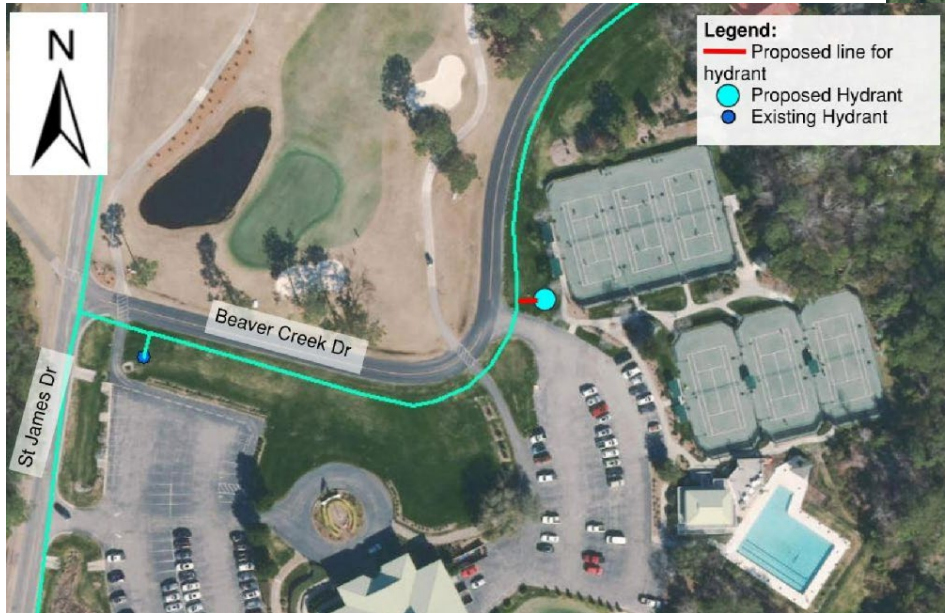


Figure 6

Medina Court to Members Club Boulevard - As indicated in **Figure 6**, the interconnection alignment could impact as few as a single property (TROON St. James) or it could impact as many as four properties. The installation can be accomplished by open trench installation or HDD depending upon limits imposed on tree clearing and the project budget. Open trench installation of small diameter mains is not very obtrusive and can be conducted with smaller equipment to minimize the impact on property. Our team will further evaluate the construction method, field conditions, and alignment with the Owner and stakeholders during Phase 1 of the project.

Additional Fire Hydrant Locations

- Areas for NEW fire hydrants
 - Plantation Services Shredding Area
 - Beaver Creek near Tennis Center





Questions