

PROJECT UPDATE

Southeast Area Improvements – St James Water Infrastructure Project Brunswick County, NC

Paul Goss, PE-
County PM

Dustin Wagner, PE
Design Builder PM

Larry W. Mitchell, PE
Design PM

Progressive Design Build

04/13/2026



Agenda

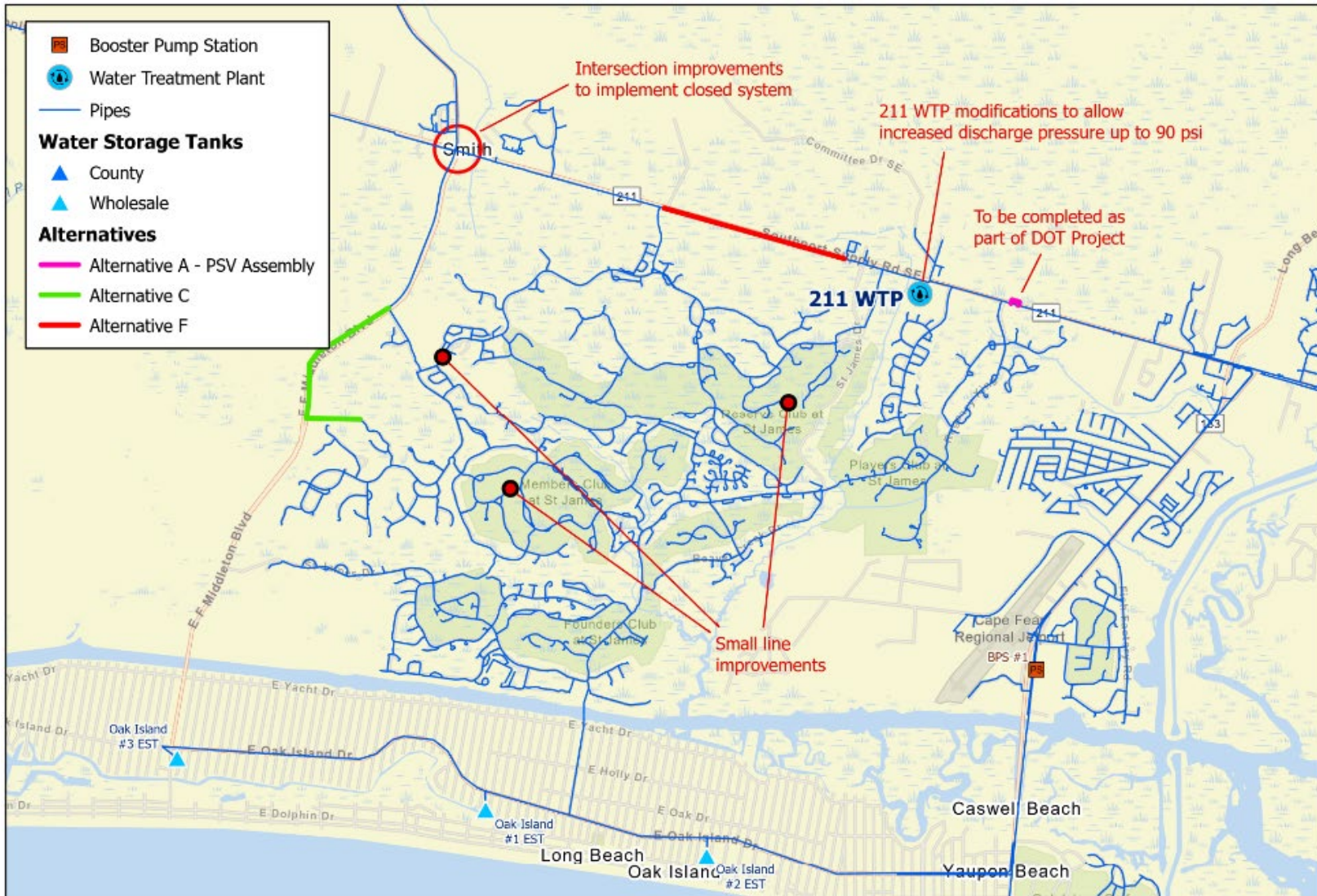
- Overall Project update
- Construction Agreement
- Schedule Update
- Hwy 906 Pipeline and Conservation Easement
- Questions

Scope of Work

- Conduct Field Work (Wetlands, Survey, Geotechnical)
- Concept Memorandum
- Review with County, adjust as necessary –Complete 60% level design drawings
- Review 60% level design and Easements with County
- Guaranteed Maximum Price (GMP)
- Complete 90% level design drawings
- Enter Phase 2 agreement
- Submit permits for regulatory review
- Construct water system improvements ★ - **YOU ARE HERE**

- Continue work on Conservation Easement (CE) and other routes to connect via Hwy 906

PER Recommendations



Check Valve and Hwy 211- 12" Water Main

Extensive coordination with NCDOT, allowed inside Right of Way. **PROJECT WIN!**

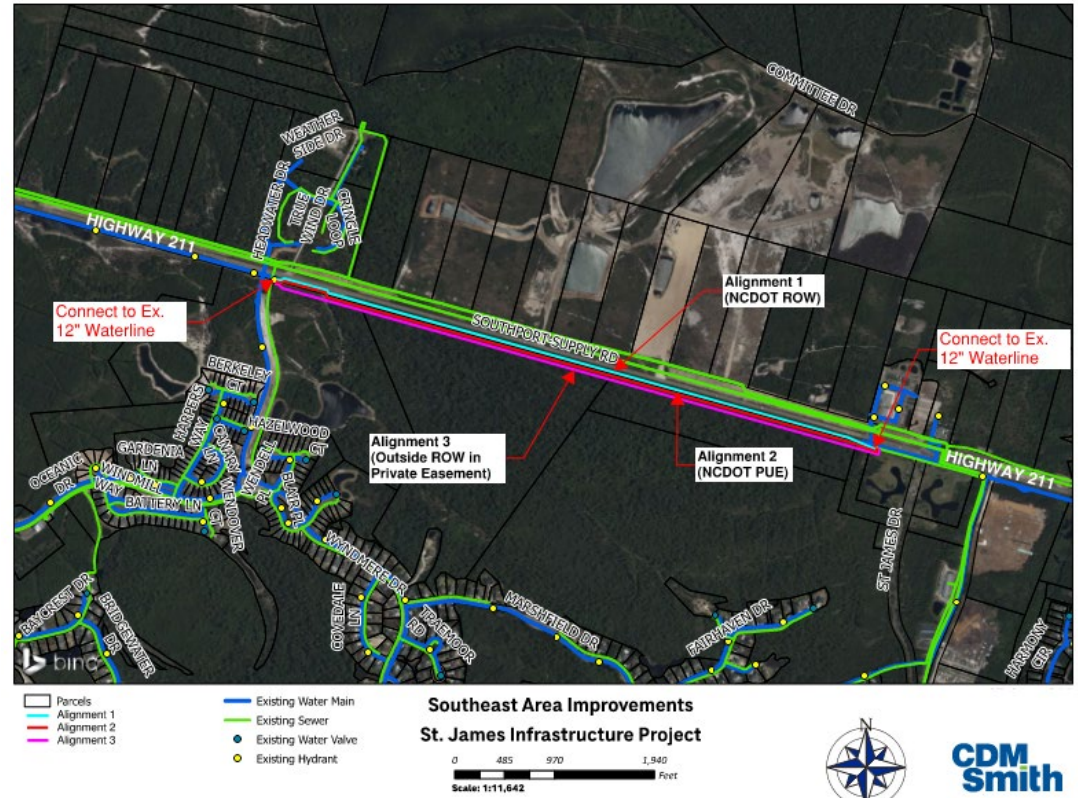
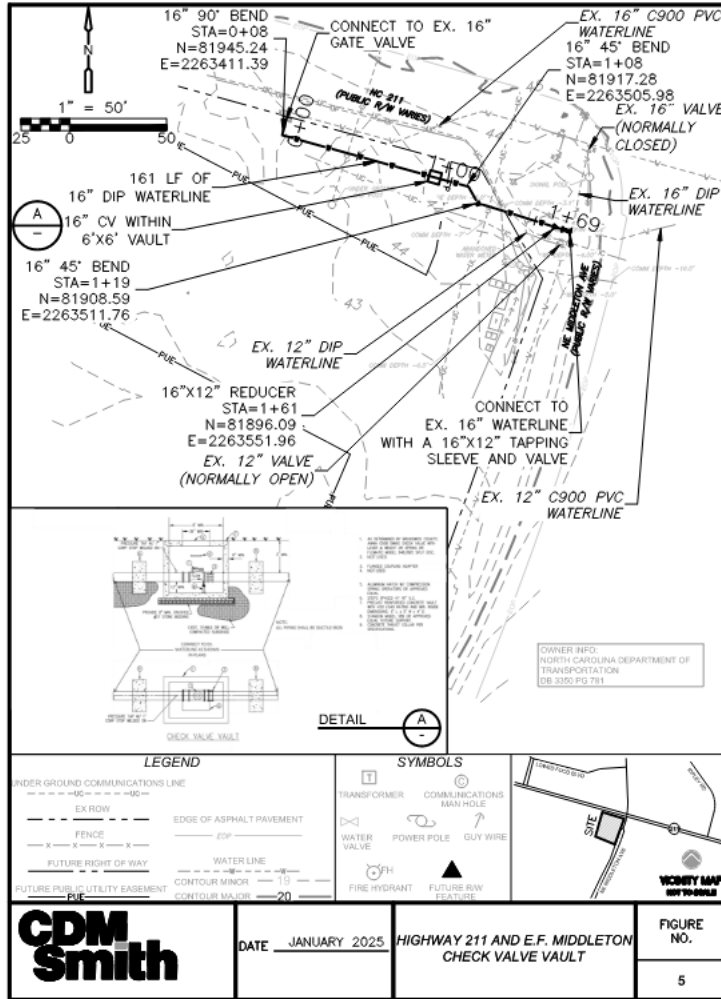
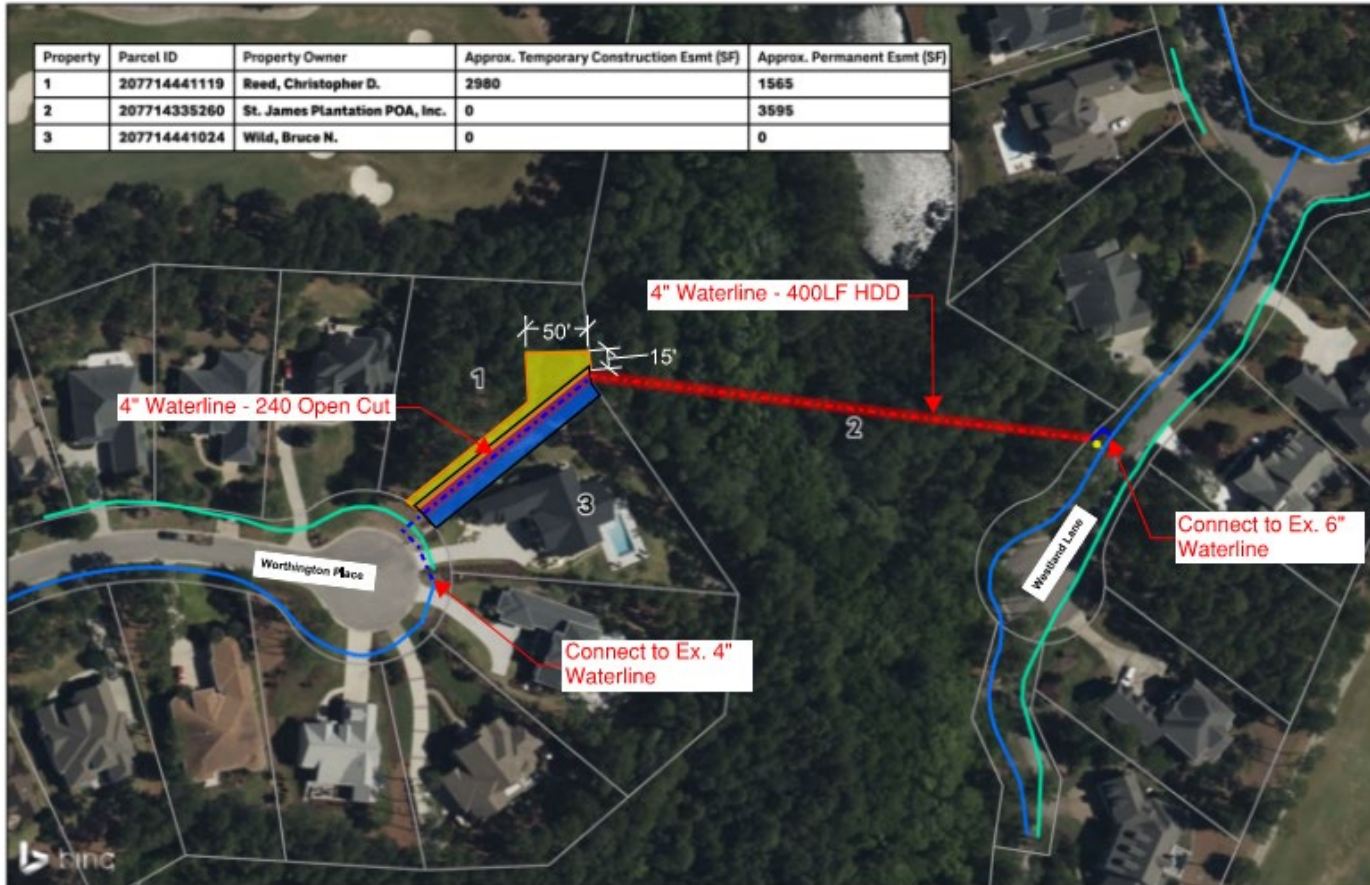


Figure 1 - Highway 211 - Alternate Alignments

Worthington to Westland – 4" Water Main

Property	Parcel ID	Property Owner	Approx. Temporary Construction Esmt (SF)	Approx. Permanent Esmt (SF)
1	207714441119	Reed, Christopher D.	2980	1565
2	207714335260	St. James Plantation POA, Inc.	0	3595
3	207714441024	Wild, Bruce N.	0	0



Horizontal Directional Drill and Open Cut across Private property, via 3 Easements

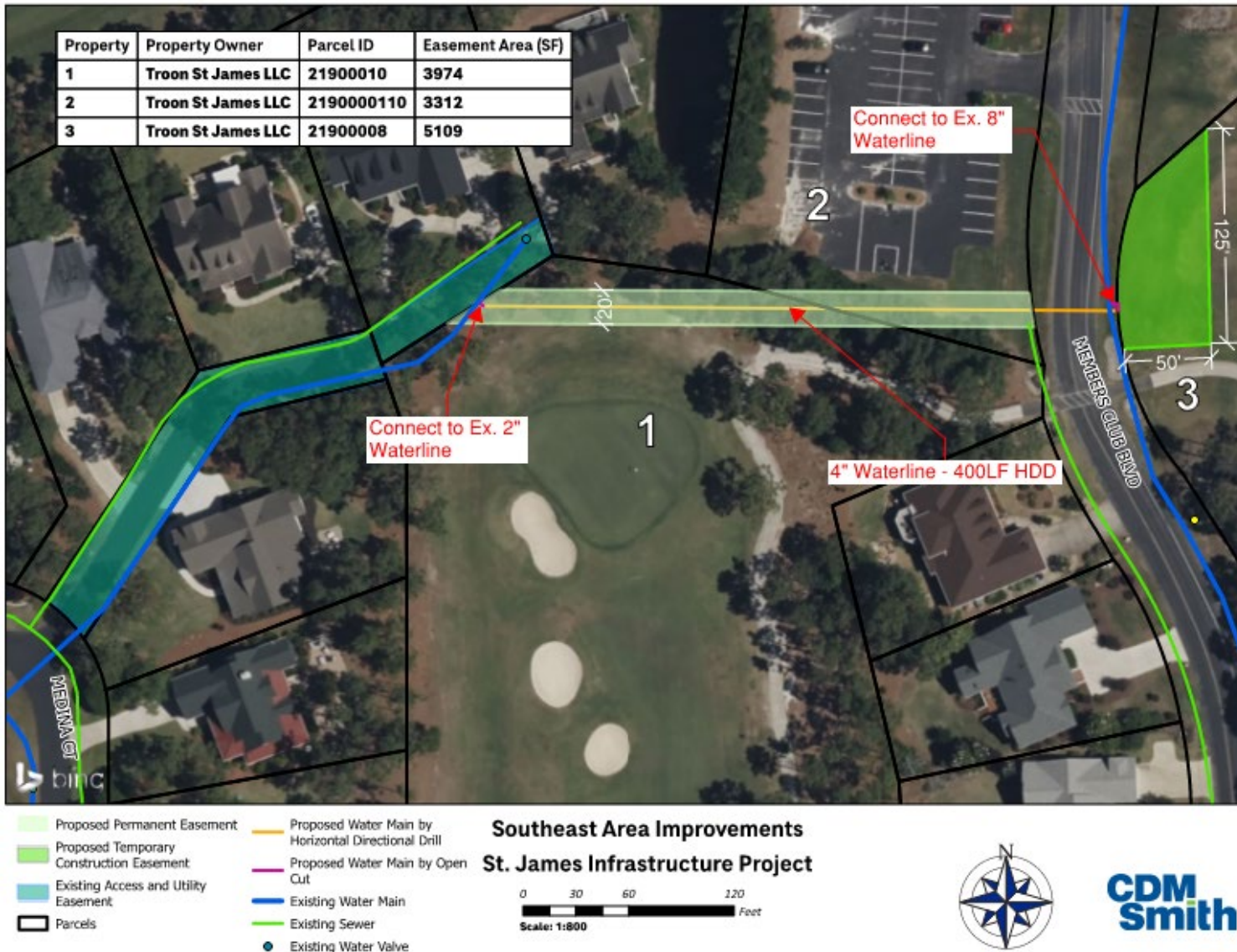
- 25' Existing Water Course Easement
- 10' Permanent Easement
- 10' Temporary Construction Easement
- Parcels
- Existing Sewer
- Existing Water Main
- Existing Fire Hydrant
- Open Cut
- Horizontal Directional Drill

Southeast Area Improvements St. James Infrastructure Project



Figure 6 - Worthington Place to Westland Lane Interconnection

Members Club to Medina – 4” Water Main



Horizontal Directional Drill behind 7th Green of Members Club, connect at Medina Court, via two easements

Figure 7 - Medina to Members Interconnection

Oceanic to Somerdale – 4” Water Main

Property	Parcel ID	Property Owner	Easement Area (SF)
1	2190000177	Reserve Development Co LLC	4560
2	219BB00102	St James Plantation POA Inc	2597
3	219BB013	Brian & Phyllis Booth	345



Open Cut Installation from Oceanic Dr to Somerdale Court. via 3 Easements

- ▬ Proposed Permanent Easement
- Parcels
- ▬ Proposed Water Main by Open Cut
- ▬ Existing Water Main
- ▬ Existing Sewer
- Existing Water Valve

**Southeast Area Improvements
St. James Infrastructure Project**



Figure 8 - Oceanic and Somerdale Interconnection

Construction Agreement (GMP#1)

Hwy 211 (12-inch WM), Check Valve (16-inch) and Interior Piping – signed Sept 2025

St James Infrastructure 60% GMP			
12" C900 Waterline On HWY 211			\$ 1,387,400.00
16" Check Valve at Middleton Dr.			\$ 315,600.00
4" Worthington, Oceanic, and Members			\$ 328,500.00
Club Dr.			
Allowances			
Geotech Testing			\$ 10,000.00
Sod Restoration			\$ 10,000.00
Contingencies			
2.5% for State Utility Contractors			\$ 51,000.00
2.5% for Brunswick County			\$ 51,000.00
Total Cost With Contingencies:			\$ 2,153,500.00

System Modeling Review – previously completed and reported- revisited

- **Baseline NO IMPROVEMENTS**

Model Run	Min P (psi)	Avg P (psi)	# locations below pressure		
			30 psi	35 psi	40 psi
Baseline	24	64	195	586	913

- Model updates- Alt"K"

- Hwy 211 12-inch WM and Check Valve in place
- Hwy 211 Pressure Sustaining Valve in place
- 211 Water Treatment Plant output 80 psi

Model Run	Min P (psi)	Avg P (psi)	# locations below pressure		
			30 psi	35 psi	40 psi
Alt K	41	77	0	0	0

Schedule Update- April 13, 2026.

- Construction Agreement (for two segments) –September 15, 2025
Construction Contract begins
- Permits Completed – November 2025
- NCDOT calls meeting to revise Hold Harmless Agreement- Jan 07, 2026
- Hold Harmless Agreement – NCDOT and Barnhill, FEB 03, 2026
- NCDOT Required Pre Con Meeting – March 09, 2026
- Design Builder (State Utility) on site Hwy 211 – March 19, 2026
- All internal Easements completed – April 09, 2026
- As of Today Hwy 211, 800 ft HDD complete, 2000 ft and on-going 12-inch WM install

- Construction Complete (two segments)– NLT Sept 2026
- All paperwork and payments complete – NLT End of SEPT 2026

Current Project Photos –both ends of Hwy 211



Photo-2: Sandy's-Hauling-connecting-pipe-to-drill-rod-at-STA-52+56.03.

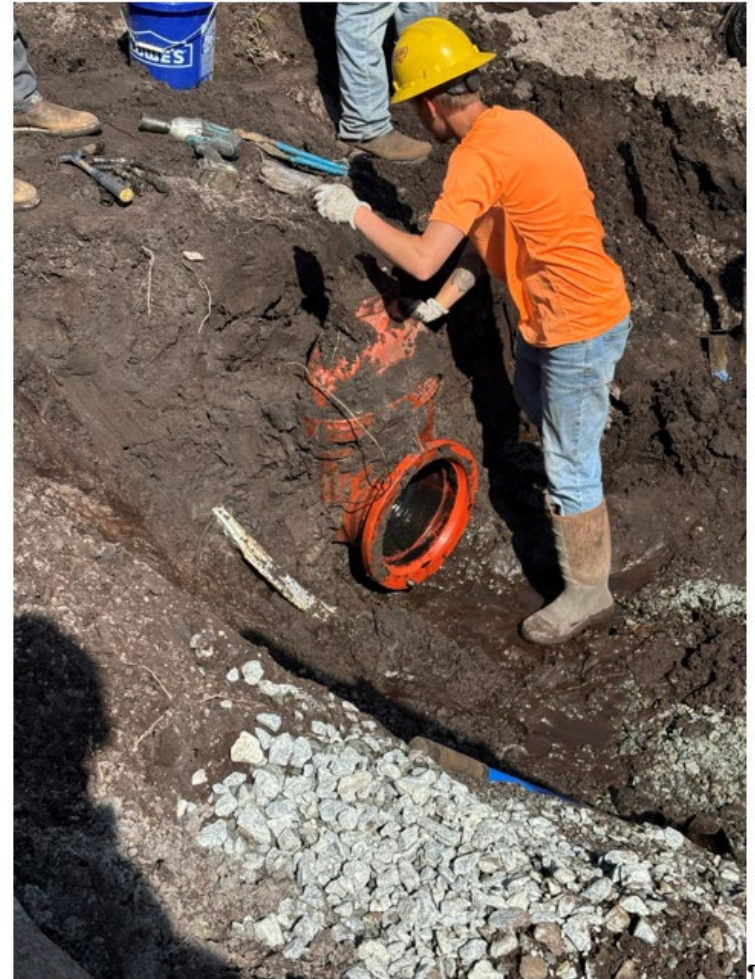
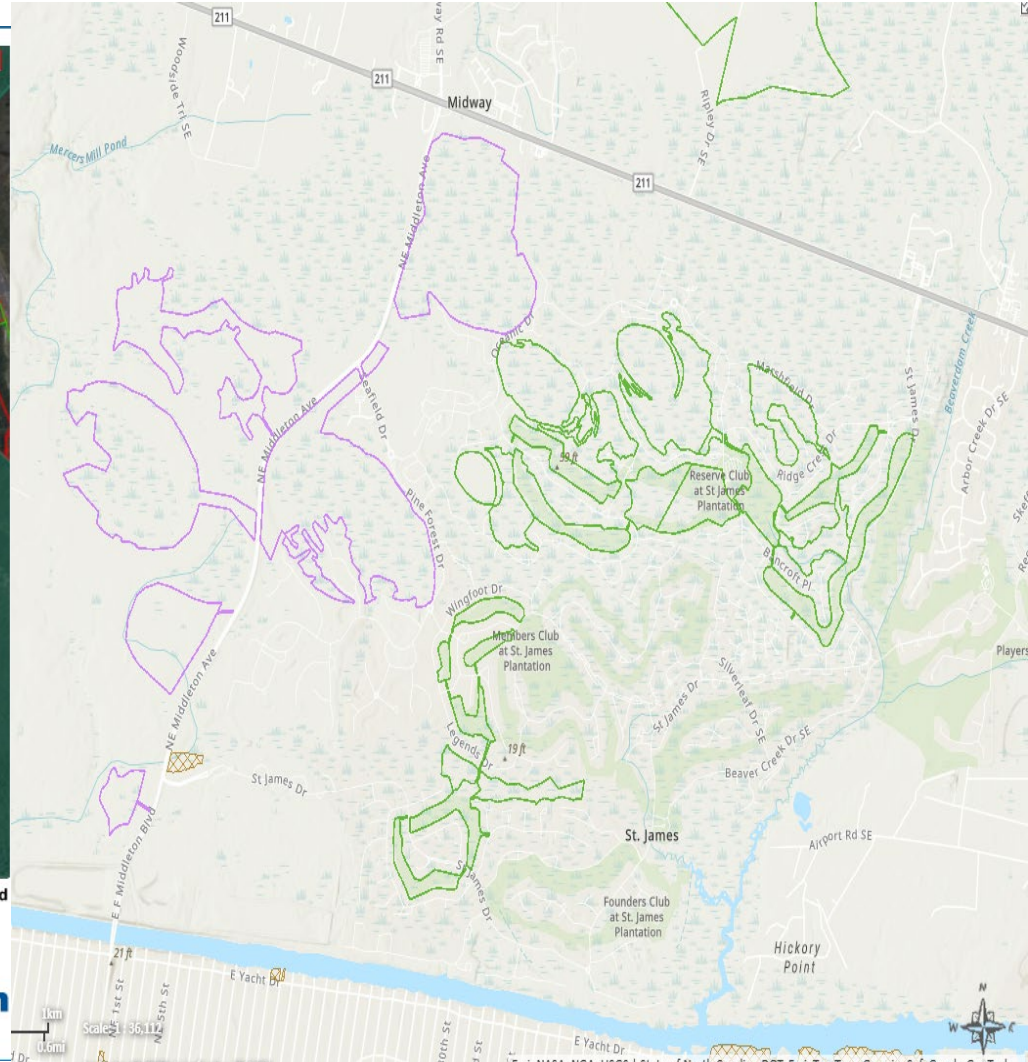
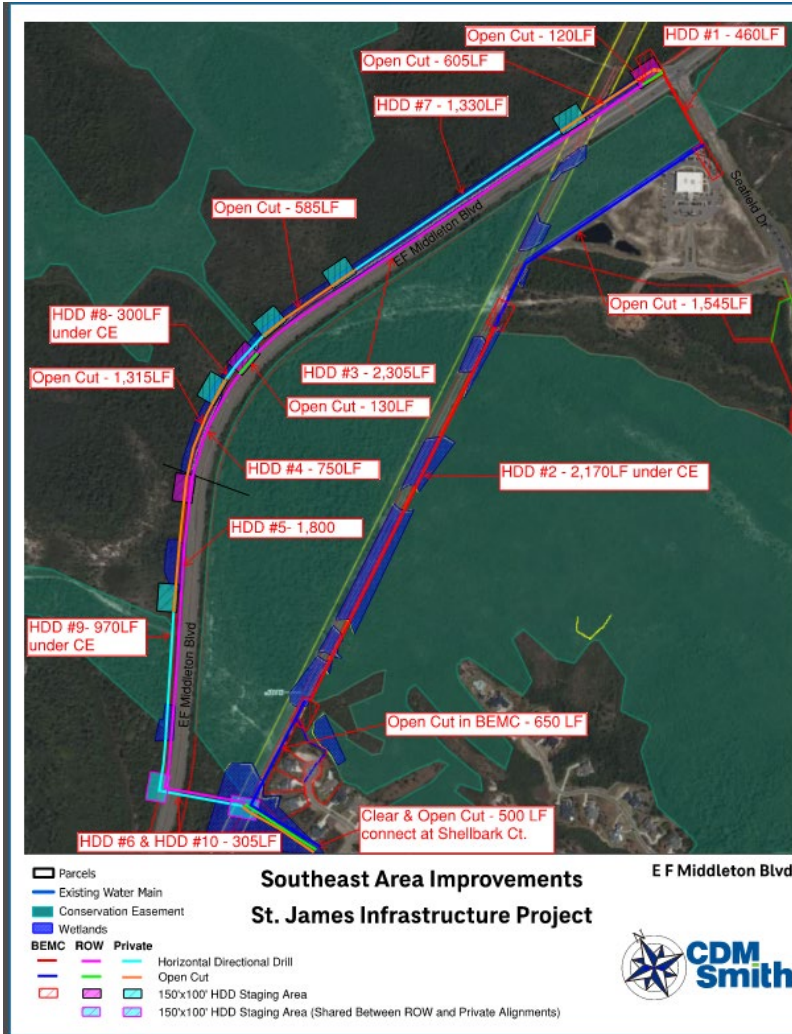


Photo-1: State-Utilities-cleaning-off-existing-12"-Gate-Valve-after-removing-2"-Blow-Off.

Conservation Easement



Hwy 906 Design - April 13, 2026.

- Continue pursuing utility easement within CE, next step State NCDOT and regulatory agencies (ACOE, Fish & Wildlife, etc)

- HISTORY

- Easement and Title Search reveals extensive land restrictions
- Conservation Easement (CE) through Hwy 906 corridor
- CE controlled by State Land Trust via NCDOT
- Met with NCDOT to discuss – May 2025
- Provided NCDOT additional information – Oct 2025
- Local NCDOT responds positively seeking more information – Dec 2025
- Design Build team provides more information – Jan 2026
- NCDOT Corporate (PDEA) Environmental responds with mixed signals, seeking even more information – March 2026
- Design Build Team will submit – April 17, 2026.



Questions



BONEYARD