



## Memorandum

Subject: Mt. Pleasant Forcemain and Sanitary Sewer Replacement - Project Information Meeting Record and Addendum No. 1 to Request for Qualifications

Date: March 9, 2026

To: All Prospective Offerors

From: Water & Sewer Authority of Cabarrus County  
(WSACC)

### **Project Information Meeting**

WSACC held a Project Information Meeting for the Mt. Pleasant Forcemain and Sanitary Sewer Replacement Project on March 3, 2026. The meeting agenda and the attendee list are attached for reference. WSACC received questions regarding the RFQ during the Project Information Meeting, and Addendum No. 1 provides the associated responses to all prospective Offerors. Wording for some questions has been modified for presentation here while preserving the meaning of each question.

### **Addendum No. 1 – Does WSACC have an Owner’s Advisor for this project?**

WSACC does not have an Owner’s Advisor for this project.

### **Addendum No. 1 – Is there a specific construction completion date for this project?**

WSACC does not have a specific construction completion date for this project at present, but WSACC desires to complete this project efficiently overall. WSACC will work with the selected design-build team to finalize the scope and schedule for the project as part of the Phase 1 effort.

### **Addendum No 1 – Describe WSACC’s expectation related to Minority Business Participation / goals and associated submittal requirements.**

Minority Business Participation Goals and Submittal Requirements are defined in Section 5.4 of the RFQ. WSACC will apply this requirement in a phase-appropriate manner, consistent with the level of scope definition available at each phase.

Section 5.4.1 of the RFQ describes associated documents required to be submitted with the SOQ.

Phase 2 Minority Business Participation documentation will be addressed later, when the Phase 2 scope and pricing are sufficiently developed (e.g., prior to execution of a GMP / transition into Phase 2), with further requirements as identified in Section 5.4.2 of the RFQ.

### **Addendum No 1 – Does the selected design-builder need to reevaluate the determined 4.25 MGD peak flow detailed in the RFQ?**

The projected future peak flow of 4.25 MGD was established during 2022 Master Plan Effort by Black & Veatch using a combination of projected development in the area through 2050 and associated preliminary hydraulic analysis. The design-builder for this project will be responsible for ensuring that the new conveyance system features installed as part of this project are compatible with existing pumps / flows and compatible with expected future pump station modifications and future flow projections, including the projected future peak flow of 4.25 MGD.

**Addendum No 1 – Is WSACC the main entity responsible for purchasing easements?**

Yes. The design-build team will need to identify easements and other agreements required for the project, along with subcontracting with a real estate firm to conduct associated surveys, appraisals, etc. WSACC is available to participate in negotiations with property owners as may be needed, and WSACC will provide the associated payments for any easements required to individual landowners directly.

**Addendum No 1 – What is the schedule for the current Town of Mt. Pleasant Lower Adams Creek Sewer project?**

LKC is the designer for the referenced Town of Mt. Pleasant project, and LKC representatives indicated during the Project Information Meeting that this project is nearing closeout. WSACC expects to receive record drawings for the Lower Adams Creek Sewer project from LKC once those are available, as a portion of the Lower Adams Creek Sewer and a portion of the existing WSACC force main are near one another.

**Questions**

Further questions can be directed to Thomas Hahn, PE at [t.hahn@wsacc.org](mailto:t.hahn@wsacc.org). The last day to submit questions regarding the RFQ is March 17, 2026.

**Attachments:**

- A. Project Information Meeting Attendee List / Sign-In Sheet (March 3, 2026)
- B. Project Information Meeting Agenda (March 3, 2026)





## Meeting Agenda

**Project Title:** Mt. Pleasant Forcemain and Sanitary Sewer Replacement

**Purpose of Meeting:** Project Information Meeting

**Date:** March 3<sup>rd</sup>, 2026

**Meeting Location:** 6400 Breezy Lane, Concord, NC 28025

**Time:** 2:00 PM

**Attendees:** Thomas Hahn  
Mayara Arnold  
Wayne Lyles

### Agenda

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#### 1. Welcome and Introductions

#### 2. Project Overview

**Owner:** Water and Sewer Authority of Cabarrus County (WSACC)

**Location:** Mount Pleasant, Cabarrus County, NC

**Project Goal:** The project will include replacement of approximately 23,700 feet of force main and 200 feet of gravity sewer with larger diameter lines along a revised alignment while maintaining full regulatory compliance, continuous sewer collection, and future expandability.

**Project Objectives:**

- i. Establish a collaborative relationship between WSACC and the Design-Build Team to deliver high-quality design and construction on time and within WSACC's budget.
- ii. Maintain a safe, injury free work site.
- iii. Facilitate early communication among WSACC and the design-build team on selecting the alignment for the new force main, with a goal of securing the corresponding easements/agreements so the project can be built efficiently and the force main can be more easily maintained into the future.

**Project Performance Outcomes:**

- i. Provide continuous wastewater collection and conveyance to accommodate additional future flow allocations and increased peak flow.
- ii. To maintain acceptable force main velocities and other acceptable conditions in the force main and gravity sewer.
- iii. Maintain uninterrupted operations during construction.
- iv. Allow for future Pump Stations upgrades and sewer interceptor line replacement without major reconstruction.

**Project Budget:** The estimated budget for the Scope of Work is currently \$10,495,000. Budget information is preliminary and subject to refinement through the PDB process.

#### 3. Planned Improvements:

Per 2022 Master Plan effort by Black & Veatch, the project is anticipated to include:

- i. Approximately 23,700 feet of 16-inch force main and 200 feet of 18-inch gravity sewer.
- ii. Assurance of compatibility of existing pumps and related features with the design goals for the project.

*(Final scope will be refined collaboratively during PDB Phase 1)*

#### 4. Progressive Design-Build (PDB) Approach

##### Phase 1 - Design & Preconstruction

- i. Design development and validation of scope
- ii. Cost modeling and pricing assumptions
- iii. Schedule development and risk refinement
- iv. Development of a Guaranteed Maximum Price (GMP)

##### Phase 2 - Final Design & Construction

- i. Final design completion
- ii. Construction and commissioning based on the agreed GMP

#### 5. Procurement Schedule

Date (Eastern Time)	Activity
February 17, 2026	Issue RFQ
March 3, 2026 at 2:00 PM	In-Person Project Information Meeting (optional)
March 17, 2026	Last Date to Submit Questions Regarding the RFQ
March 24, 2026 at 2:00 PM	SOQ Due Date
April 7, 2026	Notification of Short-Listed Offeror
April 21, 2026	Interviews with Short-Listed Offerors
April 28, 2026	Notification of Preferred Offeror

#### 6. Evaluation and Ranking of Offerors

Criteria	Weight
Team Organization	10%
Qualifications and Experience of Key Personnel	40%
Demonstrated Past Performance with Successful Projects of Similar Scope and Complexity	30%
Delivery Approach	20%
Interviews with Short-Listed Offerors	Not Scored

#### 7. Questions, Communications & Next Steps

- Formal questions to be submitted per RFQ instructions
- Owner Contact: Thomas Hahn, PE (t.hahn@wsacc.org)
- Addenda and clarifications will be issued in writing
- Project updates will be posted on WSACC's website

**Next Milestone:** Questions Deadline, March 17, 2026