

BENTON/WASHINGTON REGIONAL PUBLIC WATER AUTHORITY
Of the State of Arkansas

November 21st, 2024 Board of Directors' Meeting
Meeting Minutes

Board of Directors' Meeting for November 21st, 2024 was called to order by Chairman Boston at 0903 hours in the Authority's Board Room at the Water Treatment Plant. Opening invocation was given by Director Craft.

Directors and/or Alternates

Bella Vista POA	Charlie Holt
BCWD #1	William Putman
Centerton	Malcolm Attwood
Decatur	James Boston
Gentry	Rick Craft
Garfield/Gateway/Lost Bridge	Gary Blackburn
Gravette	ABSENT
Highfill	ABSENT
Lincoln	Herb England
Pea Ridge	Ken Hayes
Prairie Grove	ABSENT
WWA	Sarah Alonzo
Westville	Zeb Black
Tontitown	James Clark

Others in attendance included Manager Borman, Nathan Hooper, Eddie Cooper, Darrin Byrum, and Jana Wright from BWRPWA, Matt Dunn, Josh Moore, and Dean Kendricks from Crist Engineers, Jake Wagner from City of Pea Ridge, and Stan Rodgers from Regions Bank.

The minutes from the October 31st, 2024 Board Meeting were discussed. On a motion made by Director Blackburn, and a second by Director Attwood, the October 31st, 2024 minutes were approved unanimously.

Treasurers' Report – Treasurers' Report was given by Director Craft, which included for the period of October 23rd, 2024 through November 13th, 2024. Director Craft discussed the check detail with the Board, which included payroll, electronic fund transfers, and checks 20463-20499. Director Craft then discussed with the Board the financials, which included a Profit and Loss Previous Year Comparison, a Profit and Loss with FY 24 Budget, and a Balance Sheet. After Board discussion of the financials, Director Blackburn made a motion to approve the Check Detail for payroll, electronic fund transfers, checks 20463-20499, and the financials as presented. A second was made by Director Clark. The motion was approved unanimously.

Matt Dunn and Josh Moore with Crist Engineers then gave the update on current ongoing projects:

4 MG Composite Elevated Water Storage Tank

- Notice of Award issued on October 28, 2022
- Contract Time – 755 Calendar Days
- Substantial Completion Date – October 14, 2024
- Final Completion Date – December 3, 2024
- Contract Amount - \$12,726,000.00
- Change Order #1 - +\$12,233.00
- Change Order #2 - -\$15,022.00
- Current Revised Contract Amount - \$12,723,211.00
- Pay Application #24 - \$13,160.35

- Total Payment to Date - \$12,066,722.35
- Balance Remaining - \$656,488.65
- Project is on schedule.
- Work inside column near completion
- Work on grading, sitework, sodding, and seeding complete

3 MG Clearwell

- Notice of Award – September 22, 2022
- Contract Time – 363 calendar days
- Substantial Completion Date – February 6, 2024
- Final Completion Date – March 10, 2024
- Original Contract Amount - \$5,132,000.00
- Change Order #1 - + \$37,511.00
- Current Contract Amount - \$5,169,511.00
- Pay Application #15 - \$210,850.55
- Total Payment to Date - \$5,119,511.00
- Balance Remaining - \$50,000.00
- Project is on schedule.
- Waiting on yard piping to begin filling and chlorination

High Service Pump Station and Electrical Upgrades

- Project in CMAR. Seven Valley's Concrete is CMAR contractor
- CMAR Phase 1 – Building and Concrete work – GMP \$6,800,000.00
 - Notice to Proceed – June 10, 2024
 - Contract Time – 295 calendar days
 - Substantial Completion Date – March 1, 2025
 - Final Completion Date – April 1, 2025
 - Original GMP - \$6,800,000.00
 - Pay Application #5 - \$683,189.02
 - Total Payment to Date - \$2,697,536.45
 - Balance Remaining - \$4,102,465.55
 - Work Underway
 - Base slab pours completed
 - Wall section pours underway
 - Submittals and RFI's underway
- CMAR Phase 2 – Electrical and other work – GMP \$11,700,000.00
 - Notice to Proceed – Not yet determined
 - Original GMP - \$11,700,000.00
 - Pay Application – none as of yet
 - Total payment to date - \$0.00
 - Balance remaining - \$11,700,000.00
 - Work underway
 - Submittals and RFI'S on E-house underway
- Yard piping procurement (steel pipe, fittings, and valves)

Ferguson Waterworks

- Notice of Award – January 26, 2023
- Notice to Proceed – February 23, 2023
- Contract Time – 573 calendar days
- Final Completion Date – June 6, 2024
- Contract Amount - \$2,809,734.00
- Change Order #1 - +\$544,221.23
- Change Order #2 - +\$9,054.67

- *Current Contract Amount - \$3,363,009.90*
- *Pay Application #4 - \$302,454.67*
- *Total payment to date - \$3,363,009.90*
- *Balance remaining – paid in full*
- *Will have additional costs on 36" DIP for connections and steel pipe reroute due to conflicts with other underground utility lines*
- **Generator and Switchgear Procurement**
 - **Nixon Power – Direct Procurement from Kohler**
 - *Modified Proposal Executed – May 15, 2024*
 - *Generator, Load Bank Transformer, and Switchgear – all submittals approved and equipment in production has been ordered and are now in production*
 - *Contract Amount - \$6,131,413.00*
 - *Pay Application #1 - \$613,141.30*
 - *Total payment to date- \$613,141.30*
 - *Balance Remaining - \$5,518,271.70*
 - *Estimated Deliveries*
 - ❖ *Approved Submittals – September 20, 2024*
 - ❖ *Generator – September 2025*
 - ❖ *Switchgear – June 2026*
 - ❖ *Permanent Load Bank – September 2025*
 - **Tencarva Machinery**
 - *Notice of Award – February 22, 2023*
 - *Contract Time – 361 calendar days*
 - *Final Completion Date – February 18, 2024*
 - *Contract Amount - \$1,018,816.00*
 - *Pay Application #1 - \$916,934.40*
 - *Total payment to date - \$916,934.40*
 - *Balance remaining - \$101,881.60*
 - *Delivery to BWRPWA – On hold*
 - *Pumps built and passed testing process*
 - *Pumps and motors in storage in Springdale*
- **High Service Pumps Procurement (2 pumps w/ motors)**
- **Transformers – Working through transformer in-rush limitations before awarding contract for procurement.**

Josh Moore then discussed with the Board the bid on transformers from Keathley-Patterson that was board approved at the August 29th, 2024 board meeting. The transformers in question do not meet the specified requirements – in-rush limitations. Josh Moore made a recommendation to the Board to reject the bid on all transformers from Keathley-Patterson. After board discussion, a motion was made by Director Blackburn to reject the bid from Keathley-Patterson on all transformers. A second was made by Director Holt. Motion carried unanimously.

Parallel 54" Transmission Line – Phase 1

- *The project has been split into two contracts – Phase 1A and Phase 1B.*
- **Phase 1A – KAJACS Construction**
 - *Notice to Proceed – September 5, 2023*
 - *Contract Time – 450 calendar days*
 - *Substantial Completion Date – January 7, 2025*
 - *Final Completion Date – February 26, 2025*
 - *Original Contract Amount - \$11,820,000.00*
 - *Change Order #1 (yard piping) - +\$980,000.00*
 - *Change Order #2 (yard piping) - + \$125,000.00*
 - *Current Contract Amount - \$12,925,000.00*

- Pay Application #15 - \$464,176.54
- Total Payment to Date - \$11,069,945.72
- Balance Remaining - \$1,855,054.29
- Pipe delivery began on 02/12/24.
- Construction progressing – approximately 12,903 feet installed through November 15, 2024. 17,943 total feet to install. Approximately 72% complete.
- Yard Piping project – Change Order \$980,000.00
 - Final pipe delivery 02/13/24
 - Construction underway. 54” connected to Phase 1A. All piping installed except for connection to existing piping/clearwell and 36” tie over to new 54” yard piping
 - Approximately 133 feet installed through November 15, 2024
- **Phase 1B – KAJACS Construction**
 - Notice to proceed – September 5, 2023
 - Contract Time – 450 calendar days
 - Substantial Completion Date – October 9, 2024
 - Final Completion Date – November 28, 2024
 - Original Contract Amount - \$11,820,000.00
 - Change Order #1 (lagoon maintenance) - +\$856,125.00
 - Change Order #2 (lagoon maintenance) - +\$624,950.00
 - Change Order #3 (lagoon maintenance) - +\$195,500.00
 - Change Order #4 (linework) - +\$50,130.00
 - Change Order #5 (linework) - +\$165,000.00
 - Current Contract Amount - \$13,711,705.00
 - Pay Application #15 - \$124,509.11
 - Payment from Bond Funds - \$79,612.86
 - Payment from BWRPWA Funds - \$44,896.25
 - Total Payment to Date - \$12,145,962.23
 - Balance Remaining - \$1,533,803.85
 - Pipe delivery began February 6, 2024.
 - Construction progressing – over 13,209 feet installed through November 15, 2024. 14,536 feet to install – approximately 91% complete
 - Lagoon Maintenance Project
 - Sediment from both lagoons have been moved into the ravine and the cap has been placed
 - Rip Rap sides completed on lagoon #1
 - Rip Rap sides completed on lagoon #2
 - Walkway installed
 - Slide gates are here but waiting on installation

Parallel 54” Transmission Line – Phase 2A

- Route for first 7.25+/- miles walked out and design is 98% complete
- Field surveying work completed
- Working with Bentonville (3) and Trailblazers (6) on their easements
- Sent resubmittal to ADOH for review – comments received back – work in progress
- All appraisals completed
- Easement acquisition underway – +/-18 in hand – 5 in Walton owned companies and those should be worked out soon (2 already in hand), 6 in a reroute and final negotiations before condemnation, 2 in final negotiations with Shewmaker, 5 condemnations filed (4 property owners out of 5 parcels). 51 total parcels crossing. Order of Possession for 4 easements as of November 15, 2024.
- Geotech work and report completed. Additional Geotech work possible at I-49
- Environmental, Corp permitting underway

- Project must go through LSD in City of Bentonville. Submitted to Bentonville – meeting with Bentonville. Comments to be returned.
- Project under CMAR with KAJACS Contractors, Inc.
- CMAR agreement signed – Preconstruction Services underway – steel pipe purchase authorization issued per Early Works Package. Pipe design is underway with American
- American Spiral Weld Steel pipe is currently working on lay schedule
- GMP is \$29,896,355.00 and was awarded at the September 2024 Board Meeting
- Construction Price Amendment has been signed. Notice to Proceed will be issued soon to begin prep work phase of construction.

Easements and Acquisition – Josh Moore then discussed the easements with the Board. Section 6-9 on the map is property owned by Koonce. Koonce properties have been put into condemnation and order of possession has been issued – having right of way access. This will complete the first 2 miles of easements for 2A. There are 4-5 property owners that instead of filing condemnation orders, a reroute and final negotiations are being worked up. The remainder of the easements is with Trailblazers and City of Bentonville. BWRPWA’s attorney is working with the City of Bentonville and Trailblazers in negotiating an appropriate valuation for both parties. The appraiser working for BWRPWA is having difficulty getting valuations of the properties due to not having comparable sales of likewise properties. Condemnation has been filed on three other properties – Mahan Trust and Inlow Trust, order of possession has been issued. Remerscheid Trust – condemnation orders have been filed, Judge recused herself, waiting on a new Judge to be assigned. Remaining properties are owned by the Waltons’. Waltons’ have requested that some reroutes be done as well – currently negotiating.

Parallel 54” Transmission Line – Phase 2B & 2C

- Phase 2B – Route for next segment to Centerton has been studied and reviewed with CMAR contractor. Design work with surveying is underway. Minor routes being studied
- Phase 2C – Route from Centerton to Decatur will soon follow
- Phase 2C – To include 10MG tank at Decatur Tank Site

New Beaver Lake Intake Structure and Raw Water Line

- 48”/54”/60” route being finalized for route selection. Line hydraulically likely to end up as 60” line or larger. Electric easement with Carroll Electric being coordinated for new power substation site.
- Route will need to be surveyed so it can be finalized, and easements can then be written and then begin to be obtained
- Geotechnical boring work is completed at the new intake site. Report is completed.
- Design work beginning in early stages currently

New Board Room / Training Facility

- Notice to Proceed – June 3, 2024
- Contract Time – 330 calendar days
- Substantial Completion Date – March 30, 2025
- Final Completion Date – April 29, 2025
- Original Contract Amount - \$1,664,500.00
- Pay Application #5 - \$223,192.63
- Total Payment to Date - \$479,750.35
- Balance Remaining - \$1,184,749.65
- Project is on schedule
- Currently working on metal framing
- Lots of submittals and coordination underway

BWRPWA Master Plan

- Master Plan data compiled and updated

- *Report and recommendation work progressing*

Matt Dunn then briefly discussed the draft of the updated Master Plan for BWRPWA, which is included as part of the official minutes. The Master Plan is a guide – phased plan approach based on growth as of now and projected future growth, in regards to the expansion of BWRPWA and projected costs of said expansion. The draft of the Master Plan will be sent out to all board members, which will give the Board 30 days to review. Full discussion and answering questions can be discussed at the December board meeting before adopting/approving the Master Plan.

Operations' Report for October 2024 – *Manager Borman then gave the Operations' and Managers' report for October 2024, which is herein included as part of the official minutes.*

Being no further business before the Board, Director Attwood made a motion to adjourn at 1036 hours. A second was made by Director Clark. Motion carried unanimously and the meeting was adjourned.

NEXT BOARD MEETING – DECEMBER 19TH, 2024

*Rick Craft, Secretary/Treasurer – Benton/Washington Regional Public Water Authority
SKK: JKW*