



AGENDA
City of Lenoir
Committee of the Whole Meeting
City Hall, Third Floor Conference Room
Tuesday, August 25, 2026 | 8:30 AM



I. Call to Order

- A. Special Recognition: On behalf of City Council, Mayor Gibbons will read and present a proclamation to Diana Hale proclaiming August 26, 2026, as Women's Equality Day.

II. Citizen Comment

III. Community Development

- A. Lenoir Tourism Development Authority: The Lenoir Tourism Development Authority met on Thursday, August 6. Minutes of the April 22, 2026 meeting are submitted as information.
- B. Lenoir Business Advisory Board: The Lenoir Business Advisory Board met on Thursday, August 13. Minutes of the May 14, 2026 meeting are submitted as information. The next meeting will be on Thursday, September 10 at City Hall, Third Floor Conference room at 6:00 p.m.

Economic & Main Street Director Brenda Floyd will present a report of the meetings and current projects.

- C. Planning Board: The Planning Board did not meet in August. Planning Director Hannah Williams will present on current projects.
 - 1. CDBG-DR-Housing Update
 - 2. Vacant and Close Property Update
- D. Parks & Recreation Advisory Board: The Parks & Recreation Advisory Board met on Monday, August 17. Parks & Recreation Director Phil Harper will present a report on current projects.

IV. Public Safety

- A. Update; Police Department –Andy Wilson, Police Chief
 - 1. Second Quarter Report
- B. Update; Fire Department – Norman Staines, Fire Chief
 - 1. Second Quarter Report

V. Finance & Administration

- A. Update: Donna Bean, Finance Director
 - 1. Job Description (Public Safety Systems Technician)
- B. Update: David Coffey, Interim Director of Special Projects and Grants
 - 1. Approval; Additional Service Agreement with Maurer Architecture for

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services related to the Campus Improvements Project. Staff is requesting consideration for two agreements with Maurer Architectures for additional services for the Campus Improvements project. The project includes three (3) distinct components: renovation of the Historic Old Lenoir High School Auditorium, Gymnasium, and new construction of the OVT Farmers' Market Pavilion at the former LEOS site on West Avenue. The cost of that contract was \$325,000. Due to changes identified during construction, it has been necessary to add additional services to the scope of work. The total amount of the two agreements is \$22,300, as submitted.

2. Approval; Demolition of Ticket Booth at the Campus Project. The City of Lenoir's Campus Project is underway and involves renovations to the gymnasium and auditorium buildings. Due to the degradation of the brick structure of the ticket booth on the north side (back) of the gymnasium, it has been concluded by the design team, engineers, general contractor, and city staff that the ticket booth needs to be demolished. Staff recommends City Council approve the demolition of the ticket booth, as submitted.
3. Approval; Prime Contract Change Orders for Phase 1 of the Campus Improvement Project. Due to various circumstances encountered during construction, it has been necessary to address additional items and unforeseen conditions. Prime Contract Change Orders (PCCOs) #001, #002, #005, #007, and #009 were converted to allowances because the associated items were completed under budget or funds were reallocated, eliminating the need for formal change orders. The five change orders total \$61,192.54 and will increase the original contract amount from \$5,186,646.00 to \$5,247,838.54, as submitted.

VI. Public Services

- A. Public Services Public Works Director Jon Hogan will present updates on current projects.
- B. Public Services Public Utilities Director Jeff Church will present updates on current projects.
 1. Resolution; Staff recommends adopting the Resolution to support the Catawba-Wateree River Basin Integrated Water Resources Plan as developed by the Catawba-Wateree Water Management Group, as submitted.
 2. Lenoir-Valdese Interconnect and Finley Ave. Area Water Improvements Update

VII. Other

- A. September Calendar
- B. Closed Session: City Council will enter into closed session pursuant to N.C.G.S. §§ 143-318.11(a)(3) and (a)(5) to consult with the city attorney in order to preserve the attorney-client privilege and to instruct the city's staff or negotiating agents concerning the position to be taken by or on behalf of the city in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

VIII. Adjournment

Lenoir Tourism Development Authority
Meeting Minutes
04/22/2026

Meeting Attendance

Board Members PRESENT	Board Members ABSENT	Ex-Officio Members PRESENT	Ex-Officio Members ABSENT
1. Dana Clark-Chair	1. Julie Bentley	1. Joe Gibbons	
2. Karin Davidson		2. Scott Hildebran	
3. Jesse Plaster		3. Donna Bean	
4. Angela Johnson			
5. Glenda Wilson			
Board Members PRESENT-VIRTUAL			
1. Kimberly Edmisten			
2.			

Staff Members PRESENT	
1. Ashley Smith	
2. Brenda Floyd	

Guest/Public- Virtual	

Chair Dr. Dana Clark called the meeting to order. Quorum present.

Approval of Minutes

Karin Davidson made a motion to accept the December 5, 2025 minutes and financial update, seconded by Jesse Plaster, which was voted on and passed unanimously.

Requests

- Glenda Wilson presented \$5,000 request for murals/utility box project (11 boxes total) & promotion.
Jesse Plaster made a motion to approve, seconded by Karin Davidson, which was voted upon and passed unanimously.
- Request by Arts Council #1 Tucker's Gallery Sculpture Celebration: Amount requested \$5635, Unused balance applied \$3985, Funds needing approval \$1650 and #2 Sculpture Celebration: Amount requested \$7575, Unused balance applied \$458, Funds needing approval \$7117.
Glenda Wilson made motion to approve, seconded by Karin Davidson, which was voted upon and passed unanimously.
- Request for \$25,000 for remaining Gateway Signs Project.
Karin Davidson made motion to approve, seconded by Glenda Wilson, which was voted upon and passed unanimously.

- Request funding for Hickory Airport restoring commercial air service efforts. Funding would be for \$10,000 with a commitment letter of support.
Angela Johnson made motion to approve, seconded by Jesse Plaster, which was voted upon and passed unanimously.
- Request \$1500 funding for Yadkin Valley Heritage Corridor-Brian Moore/Caldwell Chamber Committed for 2025.
Jesse Plaster made motion to approve, seconded by Angela Johnson, which was voted upon and passed unanimously.
- Dana Clark presented the request to fund Compass Media Mailchimp newsletter for \$1,000.
Karin Davidson made motion to approve, seconded by Glenda Wilson, which was voted upon and passed unanimously.
- Donna Bean request \$2350 for overages for Lawyer Fees and Hickory Visitor Guide.
Glenda Wilson made motion to approve, seconded by Karin Davidson, which was voted upon and passed unanimously.

Updates

- Dana reminded the board July and January are request months and some upcoming requests may include:
 1. Video for compass/tourism assets \$15-20K
 2. Wedding marketing (Julie and Kim) ad or bridal show in January (we would need a booth)
- Occupancy seems flat right now-occupancy down 1-2% here in Lenoir

Meeting adjourned.

Lenoir Business Advisory Board Meeting

Meeting Minutes

05/14/2026

Meeting Attendance

Board Members PRESENT	Board Members ABSENT	Members/Ex-Officio PRESENT	Ex-Officio Members ABSENT
1. Mark Transou-Chair	1. John Moore	1. Brenda Floyd	1.
2. Sean Williams	2. Tyler Reese	2. Joe Gibbons	2.
3. Amy Adams	3. Glenda Wilson	3. Scott Hildebran	
4. Dana Clark	4.		
5. Tim Biddix-Vice Chair			
6. Margaret Forney			

Staff Members PRESENT
1. Kim Staines

Mark Transou called the meeting to order, quorum was present.

Approval of Minutes

- Dana Clark made a motion to accept the April 09, 2026 minutes, seconded by Tim Biddix, which was voted on and passed unanimously.

Report from Grants Committee

BUILD Grant

- Dana Clark reported no update from Grant Committee

Lenoir Main Street Committee Update/Events

- DLDA mural project update given
- Bloom Blast (May 16)
- Neon Night Ride (May 29)
- Friday Night Live Starts (June 6)
- International Yoga Day (June 21)
- Blackberry Festival (July 10-11)

Updates from City Manager, Scott Hildebran and Mayor Gibbons

- Wayfinding Signs (Scavenger Hunt underway deadline June 8)
- Four Gateway Signs will be placed late spring early summer
- Aquatic Center Improvements (almost complete)
- Veteran Project Improvements
- Hospital Ave Sidewalk
- Clocktower project still underway (installation expected by late spring or early summer)
- The Campus Project underway (Phase 1)
- Finely/Water Tower Improvements
- Caldwell Memorial Hospital Addition Completion
- Apartment Plans 321 (Palisades of Lenoir-Grading has begun)
- Plans still underway for America 250/Lenoir 175
- Lenoir-Valdese Water Interconnection Project Acquisition continues

- Seven Brew (7B) Coffee under construction at 140 Blowing Rock Blvd
- Council approved CZ at 710 Blowing Rock Blvd. Parcel has two lots one reserved for Dutch Bros Coffee.
- Three new board members will join June 2026 (Hunter Greer, Katie Brummett and Allen Hall)

Next meeting will be June 11, 2026

Meeting adjourned.



Chief Andy Wilson
Second Quarter Report
April – June, 2026



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

DEPARTMENTAL TRAINING

Investigations Training Hours		166
Forensic Analysis of Shooting Incidents		40
General Criminal Investigator Training		40
Narco Ranger		2
NC Narcotics Association Conference		84
School Resource Training Hours		1
Gang Awareness in Schools (2026)		1
Special Response Team Training Hours		159
SRT Non-Specified		159
State Mandated Training Hours		962
Bloodborne Pathogens / Hazmat		256
Committed to Integrity (2026)		14
Critical Decision Making Model (2026)		14
Firearms Supplemental		384
Law Enforcement Telecommunicator (2026)		2
Mass Shootings Planning and Response		184
SCAT Training Refresher		92
Youth Focused Strategies and Response (2026)		16
Supplemental Training Hours		652
Advanced Assisting Individuals In Crisis		13
Advanced Group Crisis Intervention		14
Child Passenger Safety Seat Certification		132
CJIS - Security and Privacy Training		1
CPR Certification		8
Crisis Intervention Training		200
Flock Safety Administrator Training & Sharing Certificate		2
Huntress Online Cybersecurity		4
LIDAR Operator Certification		12
National TIM Responder Training		8
NCLM Driver Training		16
New Hire Orientation		236
Opportunities to Help During Crisis		1
Security Awareness Training		5
Supervisory Training Hours		40
First Line Supervision		40
TOTAL TRAINING HOURS		1980



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

DEPARTMENTAL ACTIVITIES

Achievements & Announcements

Certificate Programs (400+): Traffic Crash Reconstruction - Woodward

Degrees Awarded: Capt Barlowe, Lt Howard, Sgt MacLeod, Det Massey

Committees & Meetings

Child A/F Prevention, Crime Stoppers, CJ Advisory, FOP Board, Robins Nest, SCAT, Shelter Home, Supervisory, Veterans

Demos, Events & Tours

Building Tours: Valmead, Davenport

Caldwell Opportunities, Bo's Coffee & Heros Among Us, Touch a Truck events, firecracker run, GHSP

Career Fairs: WCHS, SCHS, Caldwell is Hiring

Child Safety Health Fair at DHHS, Neon Nights, Safe Kids

DwnTwn: Bike Fest, Bootlegger 100, Concerts, Dog Days, Juneteenth, Memorial Day, Nat'l Day of Prayer

Graduation Ceremonies (BLET & HHS); Project Graduation at Bo's

Orientation & Training

CJ Standards Workshop - Major & Chief

Essential Personnel program implemented - setup finalized & training for staff

FBI-NAA Training Conferences: Capt. Herman

Internships (Jan - May): Michael Lowman (Lenoir Rhyne; 405 hours) & Nakoma Young (HHS; 112 hours)

New Hire Orientation/Field Trg/Oaths: Cooke, Henson, Hamby, Boyles, Martinez, Summers

Programs & Other Mentions

Automated Phone System Implemented

C.A.D.E.T. Camp (5 day program for 25 students)

E911 Center - night shift coverage taken over by county

NCLM Risk Review Audit (passed & recognized)

Proclamations: Nat'l Telecommunicators Week, Motorcycle Safety Month & Peace Officers Memorial Week

Reserve Guard Duty: Inman & Martinez



A visit with Caldwell Opportunities



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

CRIMES AGAINST PERSONS

NIBRS	Charge Description	2Q25	4Q25	1Q26	2Q26
13A	Aggravated Assault	15	7	10	12
11D	Forcible Fondling	5	4	12	3
11A	Forcible Rape	6	2	3	4
11B	Forcible Sodomy	3	2	0	2
64A	Human Trafficking (Commercial Sex Acts)	0	0	0	0
64B	Human Trafficking (Involuntary Servitude)	0	0	0	0
36A	Incest	0	0	0	1
13C	Intimidation	5	12	17	12
09C	Justifiable Homicide	0	0	0	0
100	Kidnapping / Abduction	0	0	1	2
09A	Murder / Non-Negligent Manslaughter	1	0	0	0
09B	Negligent Manslaughter	0	0	1	0
11C	Sexual Assault with Object	0	0	0	0
13B	Simple Assault	83	94	94	98
36B	Statutory Rape	2	1	0	0
TOTALS		120	122	138	134

CRIMES AGAINST SOCIETY

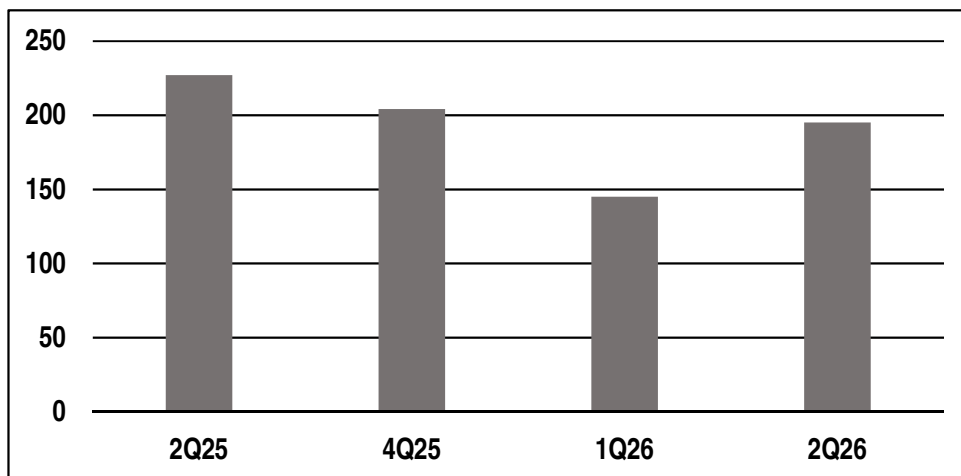
NIBRS	Charge Description	2Q25	4Q25	1Q26	2Q26
720	Animal Cruelty	0	0	1	0
40B	Assisting / Promoting Prostitution	0	1	0	0
35A	Drug / Narcotic Violations	56	60	85	52
35B	Drug Equipment Violations	21	29	33	28
39A	Gambling (Betting / Wagering)	0	0	0	0
39C	Gambling (Equipment Violations)	0	0	0	0
39B	Gambling (Operating / Promotion)	0	0	0	0
39D	Gambling (Sports Tampering)	0	0	0	0
370	Pornography / Obscene Materials	0	1	2	1
40A	Prostitution	0	0	0	0
40C	Purchasing Prostitution	0	0	0	0
520	Weapons Law Violations	11	5	11	11
TOTALS		88	96	132	92



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

CRIMES AGAINST PROPERTY

NIBRS	Charge Description	2Q25	4Q25	1Q26	2Q26
200	Arson	0	1	1	1
510	Bribery	0	0	0	0
220	Burglary / Breaking & Entering	44	25	20	27
250	Counterfeiting / Forgery	1	2	1	0
290	Destruction/ Damage/ Vandalism of	42	38	22	30
270	Embezzlement	0	3	0	0
210	Extortion / Blackmail	1	2	0	0
26G	Hacking / Computer Invasion	0	0	0	1
26F	Identity Theft	1	0	4	8
23H	Larceny (All Other)	57	47	36	40
23D	Larceny (From Building)	6	15	7	19
23E	Larceny (From Coin-Operated Machines / Devices)	1	0	0	0
23F	Larceny (From Motor Vehicles)	14	13	10	9
23G	Larceny (Motor Vehicle Parts and Accessories)	5	10	5	3
23A	Larceny (Pick-Pocket)	0	0	1	0
23B	Larceny (Purse Snatching)	0	0	0	0
23C	Larceny (Shoplifting)	14	15	6	25
240	Motor Vehicle Theft	10	7	5	3
26B	Fraud (Credit / Debit Card / ATM)	5	7	9	12
26A	Fraud (False Petense / Swindle / Confidence Game)	19	12	11	8
26C	Fraud (Impersonation)	2	4	1	1
26D	Fraud (Welfare)	0	0	0	0
120	Robbery	2	2	1	3
280	Stolen Property	3	1	5	5
26E	Wire Fraud	0	0	0	0
TOTALS		227	204	145	195





LENOIR POLICE DEPARTMENT QUARTERLY REPORT

GROUP B OFFENSES

NIBRS	Charge Description	2Q25	4Q25	1Q26	2Q26
90A	Bad Checks	0	0	0	0
90B	Curfew / Loitering / Vagrancy	0	0	0	0
90C	Disorderly Conduct	2	5	2	2
90D	Driving under Influence	18	10	10	8
90E	Drunkenness	4	4	1	5
90F	Family Non Violent Offenses	38	44	47	38
90G	Liquor Law Violations	1	0	1	0
90H	Peeping Tom	0	1	0	1
90I	Runaways	3	1	3	4
90J	Trespass of Real Property	3	0	3	11
90Z	All Other Offenses (Person / Property / Society)	1	5	8	7
TOTALS		70	70	75	76

Group B offenses are non-reportable and consist of Crimes Against Society, except bad checks, runaway juvenile, and all other offenses.
Runaway juvenile is not classified as a crime by the FBI, but we feel documentation is warranted.

CALLS FOR SERVICE

Description	2Q25	4Q25	1Q26	2Q26
Alarms	354	295	367	265
Animal Complaints	75	52	58	55
Civil Disturbances	206	177	176	183
Domestic Disturbances	273	203	233	220
Field Contacts	43	604	464	471
Follow-Ups	221	246	192	259
Foot Patrols	29	31	14	9
Incomplete 911s	657	461	461	554
Loud Noise Complaints	59	54	52	77
Special/House Checks	2066	4636	2620	2506
Stranded Motorists	116	113	125	128
Suspicious Persons	635	803	626	691
Suspicious Vehicles	232	315	256	205
Warrant Service	152	165	229	241
TOTALS	5118	8155	5873	5864



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

CANINE ACTIVITIES

Description	2Q25	4Q25	1Q26	2Q26
Building Searches	17	6	7	5
Building Search Apprehensions	4	0	0	0
Call Outs	0	0	0	0
Demonstrations	2	4	4	6
Currency Seized	\$0	\$1,398	\$75	\$0
Assist Narcotics Searches	7	2	4	22
Assist Narcotics Seizures	9	1	3	18
Narcotic Utilizations	70	47	37	22
Street Value of Seized Narcotics	\$10,759	\$34,789	\$17,444	\$26,845
Tracks	3	0	2	1
Tracks Apprehensions	2	0	2	0
Training Hours	124	12	123	102
Utilizations	96	63	62	38

CHARGES / ARRESTS

Description	2Q25	4Q25	1Q26	2Q26
Felony Charges				
Adult	107	138	148	152
Juvenile	2	0	2	3
Misdemeanor Charges				
Adult	448	450	462	537
Juvenile	18	12	16	20
TOTALS	575	600	628	712

Figures to the right are arrests stemming from charges above. Involuntary Commitments are included in misdemeanor arrest totals.

Felony Arrests	77	102	112	99
Misdemeanor Arrests	369	348	375	448
Involuntary Commitments	68	58	70	90



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

TRAFFIC

Description	2Q25	4Q25	1Q26	2Q26
Crashes with Injuries	56	50	44	56
Crashes with Property Dmg	222	233	228	205
TOTALS	278	283	272	261
<i>Figures to the right are included in the totals above.</i>	Fatalities	0	2	1
	Hit & Runs	50	67	43
	Parking Lots	82	61	63

In 2nd quarter 2026, there was 1 pedestrian/cyclist injured.

Tickets	2Q25	4Q25	1Q26	2Q26
Handicap Tickets Issued	0	0	0	0
Parking Tickets Issued	8	3	2	0
Parking Tickets Paid	16	2	8	0
Traffic Citations Issued	599	623	662	401
Warning Tickets Issed	292	299	325	217

Top Five Crash Contributors	2Q26	Top Five Crash Locations	2Q26
Failure to Reduce Speed	33	Blowing Rock Blvd / Seehorn St	5
Improper Backing	33	Blowing Rock Blvd / Pennton Ave	5
Inattention	32	Blowing Rock Blvd / Hospital Ave	4
Failure to Yield Right of Way	29	Blowing Rock Blvd / Commercial Ct	2
Improper Lane Change	15	Hickory Blvd / Elizabeth St	2

ADMINISTRATIVE

Description	2Q26
ABC Permits	0

In 2nd quarter 2026, there were no ABC permits submitted for department approval.



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

CRIME STOPPERS

Description	2Q25	4Q25	1Q26	2Q26
Calls Received	22	54	8	20
Illegal Narcotics Recovered	\$0	\$0	\$0	\$0
Rewards Paid	\$300	\$400	\$0	\$200
Stolen Property Recovered	\$0	\$0	\$0	\$0
Total Arrests	1	0	7	0

COMMUNICATIONS

Description	2Q25	4Q25	1Q26	2Q26
CAD Requests DSS	43	0	0	0
Criminal History Requests	67	75	158	88
Entered CAD Calls	9230	11486	9137	9205
Interpreter Requests (all Spanish)	14	2	0	0
Number of Monthly Validations	114	284	162	115
Utility Calls	51	45	129	75

RECORDS

Description	2Q25	4Q25	1Q26	2Q26
CAD Reports	\$90	\$90	\$80	\$70
Fingerprints	\$15	\$20	\$15	\$0
Parking Ticket Payments	\$140	\$25	\$150	\$0
Reports	\$20	\$20	\$20	\$5
TOTALS	\$265	\$155	\$265	\$75

PROPERTY & EVIDENCE

Description	2Q25	4Q25	1Q26	2Q26
Evidence Disposed	0	644	879	285
Evidence Received	542	451	821	549

The total inventory in evidence at the end of 2nd quarter 2026 was 26,827



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

GENERAL INVESTIGATIONS

Description	2Q25	4Q25	1Q26	2Q26
Interviews / Forensic Interviews	174 / 5	190 / 10	98 / 6	88 / 10
Recovered Stolen Property	\$24,546	\$53,519	\$25,154	\$24,095
Recovered Stolen Vehicles (number of)	10	5	5	4
Recovered Stolen Vehicles (value of)	\$33,944	\$24,000	\$59,744	\$5,000
Narcan Use	19	9	2	11
Overdoses	31	18	5	26
Opioid Induced Overdoses	16	11	3	13
Suicides	4	0	4	0
Unattended Deaths	7	16	11	12

Narcan is used to reverse fatal drug overdoses. In 2nd quarter 2026, its administration likely saved 5 lives.

CASE STATUSES

Description	2Q25	4Q25	1Q26	2Q26
Open	94	106	205	131
Inactive	215	180	131	145
CBA (Cleared by Arrest)	236	239	242	269
Exceptionally Cleared	5	1	0	0
Unfounded	37	36	48	43
TOTALS	587	562	626	588

NUISANCE

Description	2Q25	4Q25	1Q26	2Q26
Offenses				
Abandoned / Junk Vehicle	4	0	1	14
Graffiti	1	1	2	3
Health and Safety	8	6	3	1
Junk and Debris	18	18	47	32
Miscellaneous	4	1	2	0
Tall Grass or Vegetation	29	6	2	20
TOTALS	64	32	57	70
Case Statuses				
City Abated	6	13	3	7
Owner Abated	42	43	33	22



LENOIR POLICE DEPARTMENT QUARTERLY REPORT

NARCOTICS ACTIVITIES

Description	2Q25	4Q25	1Q26	2Q26
Arrests	3	3	9	14
Charges	7	9	22	22
Cases Opened or Initiated Within City Limits	10	11	16	27
Cases Opened or Initiated While Assisting Other Agencies	11	17	19	18
Cash and Property Seized	\$33,623	\$1,666	\$2,978	\$4,062
Cash and Property Seized While Assisting Other Agencies	\$600	\$14,640	\$1,400	\$117,639
Illegal Narcotics Seized	\$66,378	\$118,343	\$168,924	\$128,104
Illegal Narcotics Seized While Assisting Other Agencies	\$214,750	\$1,292,454	\$667,365	\$1,883,100
Knock and Talks	1	6	5	1
Search Warrants	11	5	5	7

NARCOTICS CONFISCATED

Description	2Q26	
Drug Name	Quantity	Value
Alprazolam	15 du	\$165.00
Crack Cocaine	47.3 g	\$9,460.00
Fentanyl	96.9 g	\$58,140.00
Marijuana	4.8 g	\$38.40
Marijuana Gummies	2,690.8 g	\$21,526.40
Marijuana Wax	44.9 g	\$359.20
Methamphetamine	257 g	\$38,415.00

TOTAL \$128,104.00





LENOIR POLICE DEPARTMENT QUARTERLY REPORT

For the Alcoholic Beverage Commission Board's reporting requirements, listed below are alcoholic violations and drug charges from inside the city limits of Lenoir for the quarters below, as well as calls for service for this quarter:

ALCOHOLIC VIOLATIONS

Description	2Q25	4Q25	1Q26	2Q26
Aiding & Abetting Minor (Possess/Purchase of Alcohol)	1	0	0	0
Consuming at an Off Premise Establishment	0	1	0	0
Consuming (Underage)	1	0	2	0
Contributing to the Delinquency of a Minor	1	2	2	0
Driving While Subject to Impairing Substances	14	11	10	6
Driving While Impaired	3	0	0	0
Hold Until Sober	3	4	7	4
Impaired Driving Revocation	0	0	1	0
Intoxicated and Disruptive	5	5	2	6
Open Container in a Vehicle	1	0	0	0
TOTALS	29	23	24	16

DRUG CHARGES

Description	2Q25	4Q25	1Q26	2Q26
Felony Drug Charges	34	57	63	65
Misdemeanor Drug Charges	18	26	29	31
TOTALS	52	83	92	96

CALLS FOR SERVICE - ABC LOCATIONS

115 NE ABC Court	2Q26	1326 SW Connelly Springs Rd	2Q26
Accident Property Damage	1	Accident Property Damage	1
Civil Disturbance	1	Burglar Alarm	2
Escort Business	1	Escort Funeral	2
Special Check	1	Special Check	3
Traffic Stop	1	Suspicious Vehicle	1
TOTALS	5		9

What's New in Nuisance?

➤ The Investigation's Division receives complaints from various sources about nuisances in the city limits of Lenoir.

Please see the map on the next page for a visible view of the code enforcement reports the detectives have documented this quarter.

Please note duplicate visits have been limited to one incident per address for mapping purposes

➤ The following pictures are some before and after shots of properties in the city that detectives have been working on this quarter. Take a look!

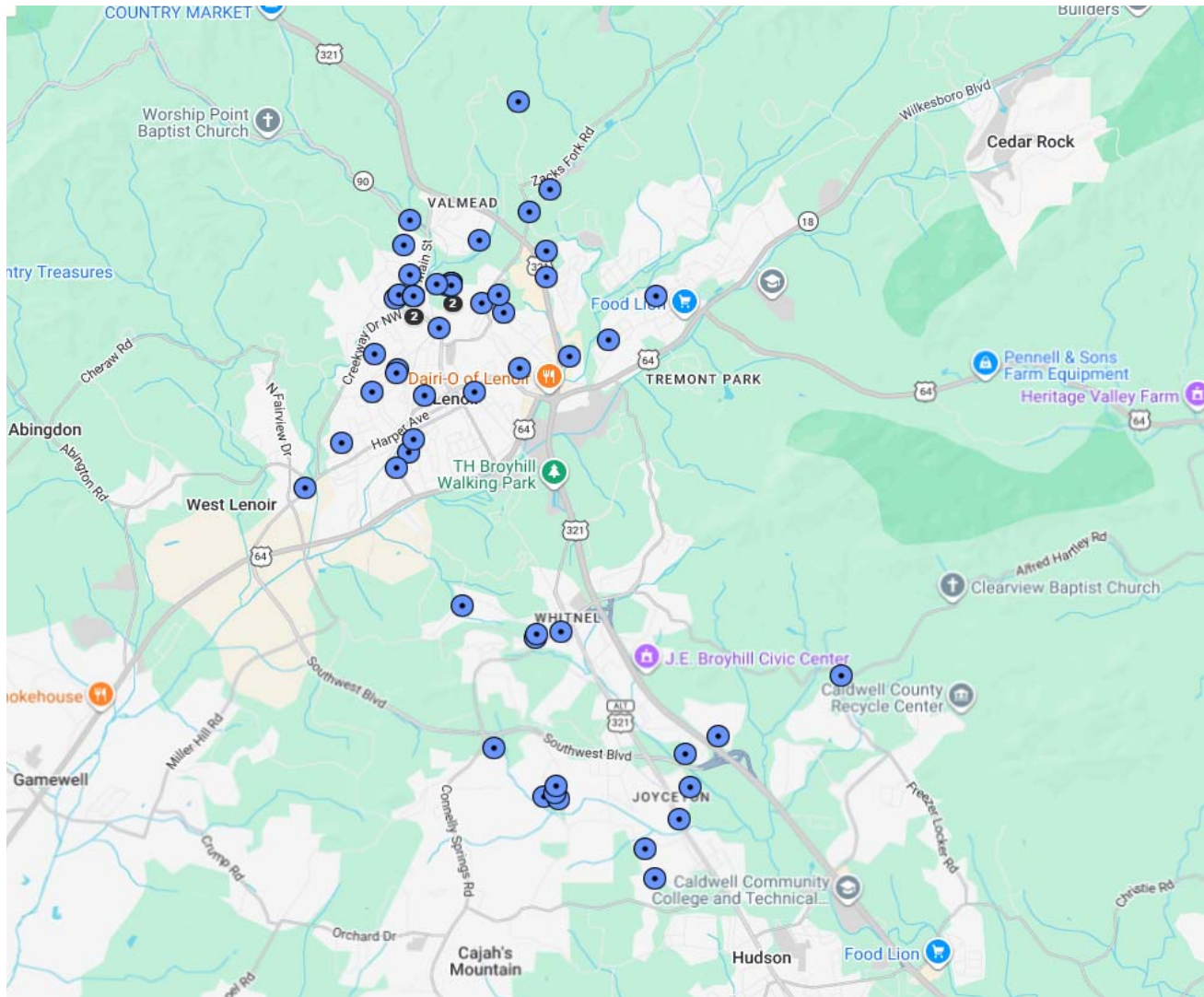
This city abated property is located at 424 Stonewall St



This owner abated property is located at 506 Wilkesboro Blvd



Follow us around town!



1208 NE WEAVER CT
1060 NW OLD NORTH RD
324 NW EASTVIEW PL
311 NW HARRINGTON ST
222 NUWAY CIR
308 BLOWING ROCK BLVD
1112 NW ADVENT CIR
954 BLOWING ROCK BLVD
1330 SW UNDERDOWN AV
1080 NW NORTH MAIN ST
813 NW CORPENING PL
516 NE PARK WAY
2116 WALT ARNEY RD
363 SW SHASTA LN
2501 SW NORWOOD ST
2208 WALT ARNEY RD
2303 SW WALT ARNEY RD

902 SW SOUTHSIDE CT
1007 NW WARREN PL
1004 NW WARREN PL
1012 NW WARREN PL
716 NE NUWAY CIR
417 NE TYWOOD ST
510 NW SHARON AV
710 NE RIDGECREST DR
510 NW HILL ST
1224 SW SPAINHOUR ST
1248 SW SPAINHOUR ST
1336 NW BOXWOOD PL
1004 NW WARREN PL
1507 SW BARCOSE ST
407 SW SWANSON DR
1801 NW VALWAY RD
232 SW DRUM CIR

519 NW NORTH MAIN ST
1902 HARPER AVE
128 SE TIMBERLANE PL
120 SW JOYCETON CHURCH RD
1505 SW ENGLEWOOD ST
211 NW SUNSET ST
2711 SE ELLERWOOD RD
1210 NW PIEDMONT DR
519 SW CONNELLY SPRINGS RD
511 SW OAK ST
115 NW POPE PL
1220 NW PIEDMONT DR
501 NW BROADWAY ST
701 NW CONLEY PL
1021 NW ASHE AV
575 HARPER AVE
525 NW WILLOW ST



Chief Norman Staines
Second Quarter Report
April - June 2026

OVERVIEW

Thank you for taking the time to look through the Lenoir Fire Department's quarterly report. This report is designed to give you an understanding of the day-to-day operations of our department and staff for the second quarter of 2026. The second quarter of the year has been busy for our department and staff.

MAJOR EVENTS:

April:

- Staff provided overview of fire department operations as part of Leadership Lenoir (6th).
- Staff completed a tour of Blue Ridge Energy Facilities (7th, 8th and 9th).
- Staff completed a fire truck demonstration at Forever Young Child Development Center (April 15th)
- Lenoir Fire Department honor guard presented the American flag at the opening ceremony for baseball and softball (April 15th)
- Staff hosted station tours by three classes from Valmead Elementary School (17th)
- Staff provided medical coverage and Tower 1 for the City of Lenoir Bicycle Festival (18th)
- Staff hosted a station tour of 16 kids from Star Gazers Home School (20th)
- Engine 2 crew participated in the Caldwell County Health Department Health and Safety Fair (28th)

May:

- Two staff members attended the Homelessness and Migration Response Best Practices Training Program (11th)
- Department provided a cookout for staff and families in recognition of International Firefighters' Day (12th)
- Staff conducted fire extinguisher training for Caldwell Early Head Start (13th)
- Staff completed a fire truck demonstration / standby for Heroes, Cars & Coffee at Bo's (16th)
- Staff completed standby with an Engine Company at Caldwell County Fairgrounds for Faith Fair (16th)
- Staff completed a tour of Woodgrain Millworks Facilities (19th, 20th and 21st)
- Staff hosted a station tour for students from Davenport Elementary School (21st)
- Staff participated in the lunch provided by UNC Health Caldwell at the Health & Human Services Building as part of the UNC Health Caldwell Giveback Lunch (21st)
- Staff attended a public safety appreciation lunch provided by Koinonia (21st)
- Staff provided medical standby for the Neon Night Ride (29th)

June:

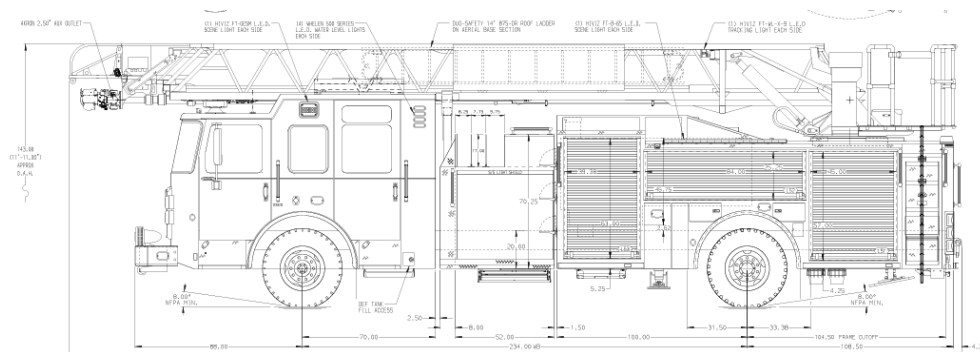
- Department hosted the quarterly Retiree Breakfast (5th)
- Staff provided medical standby for Hibriten High School Graduation (5th)
- Staff installed 36 smoke detectors as part of North Carolina Smoke Detector Saturday (6th)
- Staff participated in a Touch-a-Truck event at the Caldwell County Library (June 6th)
- Staff conducted a fire safety class at Koinonia for their residence (9th)
- Staff conducted ladder truck operations instruction with Ladder 1 at the Keith Owens Boot Camp at Gamewell Fire Department (June 12th and 15th)
- Staff provided instruction on fire safety at LFD Cadet Camp (16th)
- Staff provided medical standby for the Firecracker 5K / 10K at the Lenoir Rotary Soccer Complex (27th)
- Staff hosted birthday party that was part of silent auction for Communities in Schools (27th)
- Staff hosted a station tour for children from New Beginning (29th)

Pierce 107' Ascendant Aerial HD Ladder Fire Truck

On April 2, 2026, the purchase agreement was signed for a Pierce 107' Ascendant HD Ladder Truck. The total cost of the truck, via a government cooperative bidding contract, is \$1,768,336.

In March 2026, Blue Ridge Energy (via a USDA Rural Economic Development Loan Program) was awarded funds to provide a loan in amount of \$1,180,000 to the City at 0% interest for seven-year term for the truck. (Thanks to Blue Ridge Energy for their loan assistance.) The adopted FY 2025-26 City Budget included payment funding of \$590,000.

Equipment purchases in anticipation of the new truck began in FY2025-26. In addition, the approved Fire Department CIP FY 2026-27 has \$50,000 for equipment purchases which will be utilized to purchase remaining needed equipment.



RESPONSES / INCIDENTS / CALLS FOR SERVICE

INCIDENT COUNT

INCIDENT TYPE	2 nd Quarter 2024 # INCIDENTS	2 nd Quarter 2025 # INCIDENTS	2 nd Quarter 2026 # INCIDENTS
MEDICAL	574	580	473
FIRE	266	264	314
TOTAL	840	844	787

PRE-INCIDENT VALUE – VS – DOLLAR LOSSES – VS PROPERTY SAVED

	PRE-INCIDENT VALUE	LOSSES	PROPERTY SAVED
2024 – 2 nd QUARTER	\$7,272,000	\$129,490	\$7,142,510
2025 – 2 nd QUARTER	\$24,397,400	\$712,000	\$23,685,400
2026 – 2 nd QUARTER	\$1,137,300	\$253,500	\$883,800

Turnout Compliance (NERIS)

Count of Incidents: 743

Count of Turnout Time Less than 80 seconds: 684

Average Unit Turnout Time: 0m:41s

Count of Response Times less than 320 Second (Dispatched to Arrival): 613

Average Unit Response Time: 5m:53s

Count of Incident Where Travel Time less than 240 seconds: 509

Average Unit Travel Time 5m:43s

LIGHTS AND SIREN AVERAGE FOR ALL CALLS (MM:SS)

FIRST ARRIVING APPARATUS

2024 – 2 nd QUARTER	2:57
2025 – 2 nd QUARTER	3:05
2026 – 2 nd QUARTER	5:53

Total Incidents January 1 to June 30

Year	# Incidents
2024	1,619
2025	1,660
2026	1,566

COUNT OF INCIDENTS BY APPARATUS

	2024 – 2 nd QUARTER	2025 – 2 nd QUARTER	2026 – 2 nd QUARTER
Battalion	99	125	96
Car 1	11	19	20
Car 2	13	1	0
Car 3	23	40	34
Car 4	3	6	7
Engine 1	182	200	201
Engine 2	132	159	137
Engine 3	144	152	140
Ladder 1	149	174	159
Ladder 2	136	149	125
Personal	0	0	0
QRV – 1	243	216	189
QRV – 2	116	103	99
QRV – 3	73	99	80
Ranger 1 (UTV)	0	2	7
Ranger 2 (UTV)	N/A	N/A	3
Rescue 1	51	45	18
Rescue 10	10	9	0
Support 1 (UTV)	1	1	0
S-10 (Command Trailer)	0	0	0
ST1 – Headquarters	0	2	0
ST2 – Station 2	0	0	1
ST3 – Station 3	0	1	0
Tower 1	11	4	11
Truck 17	0	0	0
Truck 18	0	0	0
TOTAL FOR ALL APPARATUS	1,397	1,507	1,327



Firefighter Lyons demonstrates climbing ladder as part of Leadership Lenoir.

Count of Incidents per Station

	April 2026	May 2026	June 2026	Station Totals
Station 1	111	150	162	423
Station 2	63	78	70	211
Station 3	54	52	47	153
Monthly Total	228	280	279	787

Breakdown of Incident Types

Primary Incident Type	Incidents			
	04/20 26	05/20 26	06/20 26	Grand Total
Abdominal pain / problems	2.0	2.0	6.0	10.0
Accidental alarm	1.0			1.0
Airmedical transport	2.0			2.0
Allergic reaction / stings	3.0		4.0	7.0
Altered mental status	2.0	4.0	3.0	9.0
Animal bites	1.0			1.0
Back pain (non-trauma)	1.0	1.0	4.0	6.0
Breathing problems	31.0	30.0	29.0	90.0
Burns / explosion		1.0	1.0	2.0
CO alarm	1.0	2.0	4.0	7.0
Cancelled	4.0	5.0	8.0	17.0
Cardiac arrest	5.0	6.0	4.0	15.0
Chest pain (non-trauma)	18.0	25.0	20.0	63.0
Choking	1.0		1.0	2.0
Citizen assist / service call	10.0	13.0	9.0	32.0
Confined cooking / appliance fire		1.0	1.0	2.0
Controlled burning (Authorized)	1.0	2.0		3.0
Convulsions / seizures	5.0	8.0	9.0	22.0
Damage assessment		5.0		5.0
Diabetic problems	1.0	5.0	3.0	9.0
Drowning / diving / scuba accident			1.0	1.0
Dumpster / other outdoor container fire	1.0		1.0	2.0
Electrical hazard / short circuit		3.0	1.0	4.0
Electrical power line down / arching / malfunction	1.0	11.0	3.0	15.0
Elevator / escalator rescue		1.0		1.0
Explosion			1.0	1.0
Extrication / entrapped rescue		2.0		2.0
Fall	8.0	13.0	12.0	33.0
Fire / smoke alarm	18.0	20.0	30.0	68.0

Fuel spill / fuel odor	1.0		1.0	2.0
Gas leak / gas odor	1.0	1.0	1.0	3.0
Hazardous material release (Chemical from fixed facility)			1.0	1.0
Hazardous material release (Chemical from transportation)	1.0	1.0		2.0
Headache	2.0	2.0	1.0	5.0
Heart problems	4.0		4.0	8.0
Hemorrhage / laceration	3.0	2.0	5.0	10.0
Industrial accident / inaccessible incident / other entrapment (non-vehicle)	1.0			1.0
Investigate hazardous release (Nothing found)	1.0			1.0
Law enforcement support	1.0		1.0	2.0
Lift assist	4.0	4.0	6.0	14.0
Malfunctioning alarm		1.0		1.0
Motor vehicle collision	16.0	24.0	18.0	58.0
Motor vehicle collision extrication / entrapment	1.0	4.0	1.0	6.0
Move-up	5.0	2.0	4.0	11.0
Nausea / Vomiting	2.0	2.0	2.0	6.0
No incident found upon arrival / location error	5.0	5.0	3.0	13.0
Odor investigation			1.0	1.0
Other Alarm			3.0	3.0
Other false call			1.0	1.0
Other outside fire	9.0	8.0	1.0	18.0
Other traumatic injury	1.0	1.0	1.0	3.0
Overdose	6.0	8.0	12.0	26.0
Person in distress	1.0			1.0
Sick case	15.0	17.0	25.0	57.0
Smoke from non-hostile source (Smoke scare)	2.0	3.0		5.0
Smoke investigation	1.0	1.0		2.0
Standby (public service)		1.0		1.0
Standby request (medical)		1.0	2.0	3.0
Stroke / CVA	5.0	2.0	4.0	11.0
Structural involvement	1.0	3.0	2.0	6.0
Trash / rubbish fire	2.0	6.0	3.0	11.0
Unconscious victim	9.0	10.0	10.0	29.0
Unknown problem (medical)	3.0	1.0	2.0	6.0
Utility infrastructure fire	1.0			1.0
Vegetation / grass fire	4.0	4.0	1.0	9.0
Vehicle fire - commercial		3.0		3.0
Vehicle fire - passenger	1.0		2.0	3.0
Weather response	1.0	2.0	6.0	9.0
Well person check	1.0	1.0		2.0
Grand Total	228.0	280.0	279.0	787.0

Mutual Aid Given

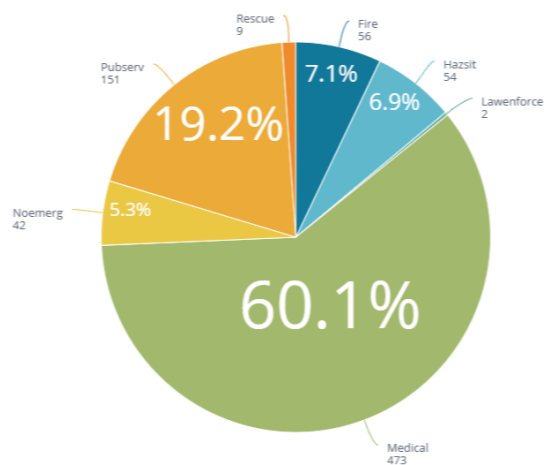
Department	# Incidents
Gamewell FD	3
Hudson FD	1
Total	4

Mutual Aid Received

Department	# Incidents
Hudson FD	1
NC Forest Service	2
Valmead FD	1
Total	4

Percentage of Incident Type Group

Percentage of Incident Type Categories

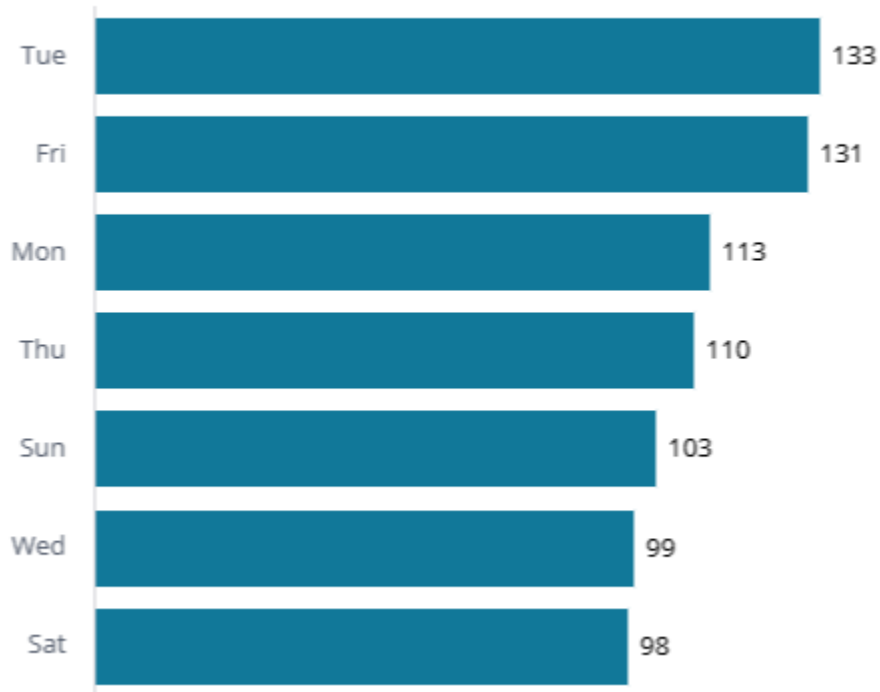


Incidents with False Alarms: 3

Percentage of Incidents with False Alarms: 0.38%

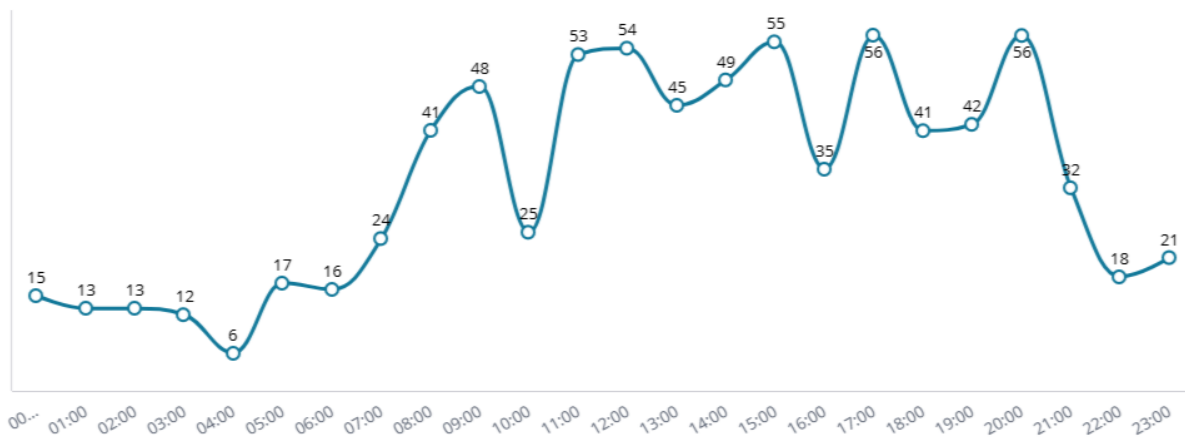
Incident County by Day of Week

Incident Count by Day of Week



Incident County by Hour of Day

Incident Count by Hour of Day



**Addresses with Multiple Incidents
Listed by Highest Response in 2nd Quarter 2026**

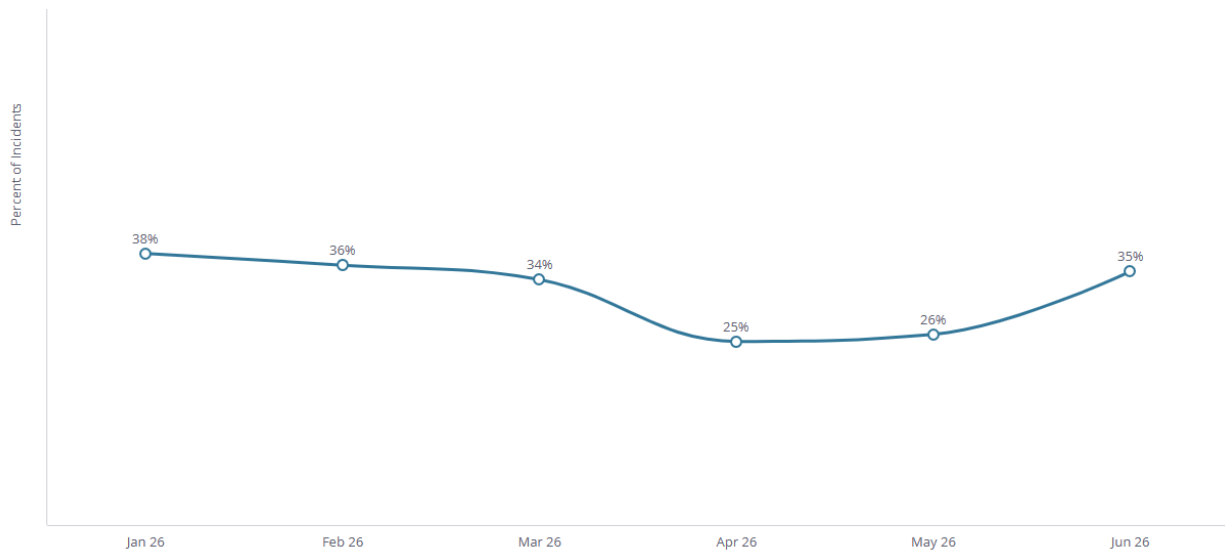
Address	Facility Name	2 nd Quarter 2026	Year to Date 2026
318 NW North Main Street	Koinonia Apartments	17	27
2303 SW Walt Arney Road	Walt Arney Estate	16	26
102 SW Willow Street	LHS Apartments	12	24
321 SW Mulberry Street	UNC Health Caldwell	10	19
2495 Dimmette Road	Green Mountain Park	9	10
431 NW Vance Street	Lenoir Housing Authority	9	12
100 NW Abington Road	Arbor Glen Apartments	8	26
1902 Hickory Boulevard	Cross Creek Apartments	7	21
515 NW Scroggs Street	The Shelter Home of CC	6	12
716 NE Nuway Circle	Nuway Circle Mobile Homes	6	11

Percent of Total Incidents That Were Responses to Address with Multiple Incidents: 45.9%

Count of Incidents to Addresses with Multiple Incidents: 361

Count of Addresses with Multiple Incidents: 114

Percent of Incidents That Were to Addresses with Multiple Incidents by Month



TRAINING REPORT

In the second quarter, our department participated in **6,353.5** hours of training. This accounts for both on and off duty training.

Student Hours by Month

	2025	2026
April	1,678.5	1,928.0
May	1,409.5	2,320.0
June	1,295.5	2,105.5
Total	4,383.5	6,353.5

April: During the month, staff completed EMT in service training on Communications and Documentations. Staff trained on hose line advancements. Staff trained in self-rescue techniques to include window bailouts and MAYDAY situations. In addition, staff started on annual hose testing, hydrant testing and hydrant inspections prior to stopping due to water restrictions.

May: Staff completed patient lifting and moving for the EMT training in May. Staff completed training on aerial operations and powerline safety.

Staff participated in off duty facilities training at CVCC. During this training, staff reviewed and trained on sprinkler and standby operations in commercial structures.

June: Staff completed Behavioral Emergency training for their month EMT in service. They participated in PPE training, along with a review on how to conduct daily, weekly and monthly apparatus and equipment checks. Staff practiced on forcing both inward and outward swinging doors.

During June, five (5) staff members successfully completed their TR Ropes Rescue Technician certification hosted at Station 2. This is 132 hours of instruction that was completed over three months. In addition, two (2) staff members completed their Fire Officer II certification at Catawba Valley Community College. This is 32 hours of instruction that was completed.



Students from Valmead Elementary School touring Station 1.

FIRE PREVENTION ACTIVITIES

In the second quarter of 2026 the department delivered thirteen (13) fire prevention presentations / public education programs. We were able to perform these programs for businesses, schools, and religious groups and had an estimate of 98 participants.

0-4 years (preschool)	85
5-10 years (elementary)	266
11-13 years (middle school)	118
14-18 years (high school)	38
Adults (19-61)	380
Seniors (62+)	99
Total Participants	986

Fifty-eight (58) smoke detectors were installed in the second quarter of 2026. This included thirty-six (36) detectors installed as part of the North Carolina Smoke Detector Saturday Canvas on June 6th. Detectors can be requested, if available, and installed for free to our citizens by calling one of our stations and scheduling installation.



Staff at Koinonia providing instruction on fire safety topics.

FIRE MARSHAL's REPORT

Fire Marshal – This quarter 114 fire code inspections were completed within the Lenoir City Limits.

- The Fire Marshal investigated three (3) complaints on businesses this quarter. The complaints were located at Lenoir Healthcare, Mi Carreta Mexican Grill and Peddler's Corner Variety Shop. Staff works with any business owner to resolve if issues are found.
- The Fire Marshal worked on plans with LHS Auditorium, LHS Gym, Google #3-B, Google Cafeteria / Data Center Office Hub, Palisades of Lenoir, TNT Fireworks, Pace Adult Daycare and Kintega Outpatient Clinic.
- Fire Department used approximately 43,015 gallons of water on fires and during training.
- Burning Issues:
 - 31 illegal burns
 - 3 legal burns
- Permits – 0 Burn Permits, 2 Fire Protection Change, 3 Fire Protection Impairment, 0 Special Amusement, 1 Special Even, 0 Hot Works, 0 Tank Removal, 0 Operational Permits, 0 Tents, 0 Fumigation, 1 Fireworks / Pyrotechnics and 0 Mixed Use Apartments.
- The Fire Marshal is working on homeless violations with Code Enforcement from Planning and LPD on Willow Street.
- The Fire Marshal is working with Caldwell County Building Inspections on house hit by car on Pennton Ave.

Fire Investigations - In accordance with N.C.G.S. Chapter 58 article 79, all fires that occur inside the City Limits of Lenoir are investigated for cause and determination. We have certified fire investigators on each shift and they work under the direct supervision of our Fire Marshal. This quarter we had 47 investigations that occurred in the City with below being of higher impact:

- House fire: Realty and Oakwood
 - Commercial fires: Woodgrain Millworks and Grandview Villa
 - Wildland fires: None
- Total acre burned within the City: 0

Emergency Management - The Fire Marshal also acts as the City of Lenoir's Emergency Manager under the direct supervision of the Fire Chief. This position works closely with local and State Emergency Management and partners with the LEPC to respond and mitigate hazardous/disasterous incidents or situations.

- Gas leaks – Greenhaven
- Hydraulic fluid spills at Valway and Main
- Leaking fluids at tractor trailer crash with fatality on Norwood St.
- Motor oil leak at Morganton Blvd and Harrisburg
- Assisted with man who fell 60+ feet from a tree
- Chemical Release at new Google construction site – Hydrochloric Acid
- Multiple storm preps with 8 hitting City with damage and calls for service

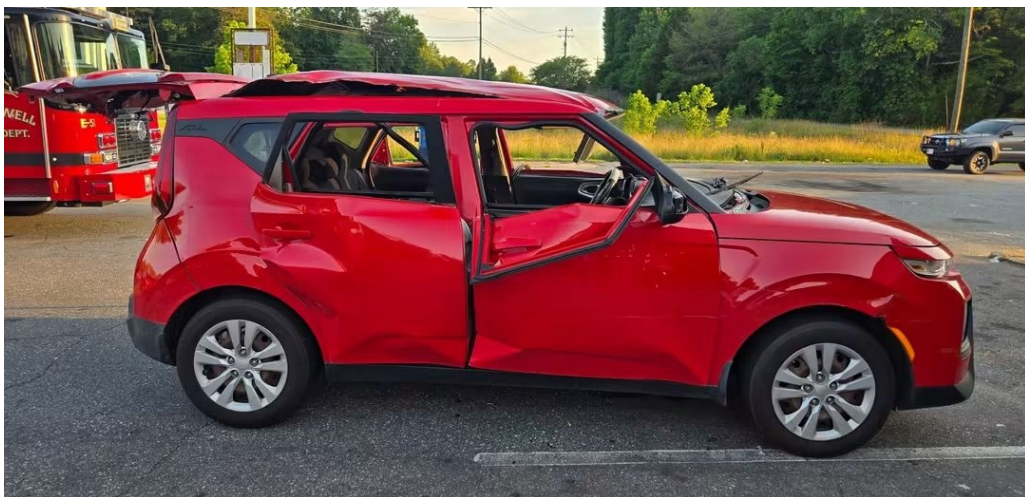
Other

Standbys:

- Events 8
- For EMS 0
- Lift Assists 21
- Falls 27



Engine Company Standing by for LZ.



Aerosol can exploded inside car on Morganton Blvd.



Pennton Ave. car hit house.



Sawdust fire at Woodgrain Millworks.



Lt. Brian Watson and Engineer Joshua Hollar presenting American flag.



**City of Lenoir
Financial Summary
As of 07/31/2026**



General Fund					
	2026-2027 Budget	7/31/2026	% of Budget	Change from Previous Year	7/31/2025
Total Revenue	\$ 27,104,230.00	\$ 4,379,561.53	16%	\$ (6,592,601.83)	\$ 10,972,163.36
Expenditures	\$ 27,104,230.00	\$ 2,447,593.62	9%	\$ 657,828.35	\$ 1,789,765.27
Over/Under	\$ -	\$ 1,931,967.91		\$ (7,250,430.18)	\$ 9,182,398.09
Downtown District					
	2026-2027 Budget	7/31/2026	% of Budget	Change from Previous Year	7/31/2025
Revenues	\$ 285,875.00	\$ 14,189.24	5%	\$ (1,455.55)	\$ 15,644.79
Expenditures	\$ 285,875.00	\$ 16,303.61	6%	\$ 1,315.60	\$ 14,988.01
Over/Under	\$ -	\$ (2,114.37)		\$ (2,771.15)	\$ 656.78
Water/Sewer Fund					
	2026-2027 Budget	7/31/2026	% of Budget	Change from Previous Year	7/31/2025
Revenues	\$ 14,523,270.00	\$ 1,074,322.57	7%	\$ 37,142.41	\$ 1,037,180.16
Expenditures	\$ 14,523,270.00	\$ 911,196.38	6%	\$ 324,476.37	\$ 586,720.01
Over/Under	\$ -	\$ 163,126.19		\$ (287,333.96)	\$ 450,460.15



City of Lenoir
Financial Summary By Department
As of 07/31/2026



General Fund						
	BUDGET	7/31/2026	7/31/2025	Difference	% of Budget	
REVENUE						
PROPERTY TAXES	\$	11,509,984.00	\$ 3,814,637.36	\$ 10,641,864.16	\$ (6,827,226.80)	33%
SALES TAX	\$	6,630,325.00	\$ -	\$ -	\$ -	0%
FRANCHISE TAX	\$	2,500,000.00	\$ -	\$ -	\$ -	0%
SOLID WASTE FEE	\$	1,125,705.00	\$ 93,892.55	\$ 99,831.92	\$ (5,939.37)	8%
OTHER	\$	5,338,216.00	\$ 471,031.62	\$ 230,467.28	\$ 240,564.34	9%
TOTAL	\$	27,104,230.00	\$ 4,379,561.53	\$ 10,972,163.36	\$ (6,592,601.83)	50%
EXPENDITURES						
LEGISLATIVE	\$	447,051.00	\$ 43,233.16	\$ 15,704.67	\$ 27,528.49	10%
ADMINISTRATIVE	\$	892,576.00	\$ 137,496.01	\$ 128,191.28	\$ 9,304.73	15%
FINANCE	\$	1,254,745.00	\$ 82,418.13	\$ 79,495.61	\$ 2,922.52	7%
PLANNING	\$	588,647.00	\$ 31,040.63	\$ 34,088.37	\$ (3,047.74)	5%
POLICE	\$	8,774,910.00	\$ 602,275.18	\$ 569,596.77	\$ 32,678.41	7%
FIRE	\$	6,523,292.00	\$ 472,775.38	\$ 434,686.47	\$ 38,088.91	7%
RECREATION	\$	2,133,394.00	\$ 146,989.45	\$ 171,966.71	\$ (24,977.26)	7%
PUBLIC WORKS	\$	6,489,615.00	\$ 931,365.68	\$ 356,035.39	\$ 575,330.29	14%
TOTAL	\$	27,104,230.00	\$ 2,447,593.62	\$ 1,789,765.27	\$ 657,828.35	9%
OVER/UNDER		-	\$ 1,931,967.91	\$ 9,182,398.09	\$ (7,250,430.18)	7%
Downtown District						
	BUDGET	7/31/2026	7/31/2025	Difference	% of Budget	
TOTAL REVENUES	\$	285,875.00	\$ 14,189.24	\$ 15,644.79	\$ (1,455.55)	5%
TOTAL EXPENDITURE	\$	285,875.00	\$ 16,303.61	\$ 14,988.01	\$ 1,315.60	6%
OVER/UNDER		-	\$ (2,114.37)	\$ 656.78	\$ (2,771.15)	-1%
Water/Sewer Fund						
	BUDGET	7/31/2026	7/31/2025	Difference	% of Budget	
REVENUE						
WATER SALES	\$	8,254,288.00	\$ 712,125.80	\$ 669,849.53	\$ 42,276.27	9%
SEWER SALES	\$	3,888,782.00	\$ 328,081.77	\$ 336,569.61	\$ (8,487.84)	8%
CAPITAL RESERVE	\$	1,600,000.00			\$ -	0%
OTHER	\$	780,200.00	\$ 34,015.00	\$ 30,761.02	\$ 3,253.98	4%
TOTAL REVENUES	\$	14,523,270.00	\$ 1,074,222.57	\$ 1,037,180.16	\$ 37,042.41	7%
EXPENDITURES						
ADMIN & ENGINEERING	\$	580,590.00	\$ 133,668.68	\$ 69,920.96	\$ 63,747.72	23%
WATER RESOURCES	\$	478,057.00	\$ 42,517.82	\$ 28,112.40	\$ 14,405.42	9%
RHODISS PLANT	\$	3,666,026.00	\$ 129,576.54	\$ 194,343.84	\$ (64,767.30)	4%
WATER DISTRIBUTION	\$	2,997,400.00	\$ 384,084.43	\$ 94,524.26	\$ 289,560.17	13%
WASTEWATER COLLECTION	\$	2,766,617.00	\$ 57,249.43	\$ 57,763.65	\$ (514.22)	2%
WASTEWATER PRETREATMENT	\$	281,628.00	\$ 15,872.04	\$ 14,538.18	\$ 1,333.86	6%
GUNPOWDER WASTEWATER PL	\$	903,474.00	\$ 27,458.79	\$ 22,426.34	\$ 5,032.45	3%
LOWER CREEK WASTEWATER PL	\$	2,849,478.00	\$ 120,768.65	\$ 105,090.38	\$ 15,678.27	4%
TOTAL EXPENDITURE	\$	14,523,270.00	\$ 911,196.38	\$ 586,720.01	\$ 324,476.37	6%
OVER/UNDER	\$	-	\$ 163,026.19	\$ 450,460.15	\$ (287,433.96)	1%

Recommendations					
Effective 9-1-2026					
Department	Action	Current Title	Proposed Title	Current Grade	Proposed Grade
Re-organization - Recreation					
Police	Approve the Police Safety Systems Technician Job Description and position which will be a replacement for the Communications Director. This position is needed due to the transfer of communications to Caldwell County and a reorganization of logistics duties.	Communications Director	Police Safety Systems Technician	26	26
Note: The change was allocated in the 2026-2027 Budget.					

Police Safety Systems Technician

An employee in this class is responsible for the installation, maintenance, troubleshooting, and administration of mission-critical communications infrastructure and electronic systems for the Lenoir Police Department. This includes radio systems, in-car and body-worn camera systems, and mobile data technologies. The employee ensures all systems operate reliably to support public safety operations and regulatory compliance.

Work requires a high level of technical expertise, attention to detail, and the ability to work independently while managing multiple priorities. The employee also serves as the department's Terminal Agency Coordinator (TAC) for Division of Criminal Information (DCI) systems and ensures compliance with all state and federal requirements.

Distinguished Features of the Class

This is a specialized technical support position focused on public safety communications systems and criminal information compliance. Unlike general IT or administrative roles, this position combines hands-on technical system management with regulatory oversight responsibilities related to DCI and Criminal Justice Information Services (CJIS).

The employee operates with a high degree of independence and is the department's primary subject matter expert for communications equipment, mobile technologies, and DCI compliance. The role requires coordination with state agencies, vendors, and internal personnel, as well as responsibility for audit readiness and system security.

Duties and Responsibilities

- Installs, programs, maintains, and troubleshoots department radio systems.
- Maintains and supports in-car camera systems and body-worn camera devices, including software and data management components.
- Administers and maintains mobile hotspot devices assigned to department vehicles, as well as department issues cell phones.
- Manages and maintains department technology inventory, including desktop computers, laptops/mobile data terminals (MDTs), tablets, and related equipment; oversees assignment, tracking, replacement, and documentation of devices and Terminal Identification Numbers (TIDs) to ensure accountability, operational readiness, and accurate records management.
- Diagnoses and resolves technical issues related to communications infrastructure and associated electronic systems.
- Provide basic management of police two-way radios to include assignment and basic troubleshooting.
- Serves as the department's Terminal Agency Coordinator (TAC) for DCI.
- Administers and manages DCI system access and user accounts.

- Ensures compliance with all DCI and CJIS policies, procedures, and security requirements.
- Conducts and documents DCI validations and manages computerized criminal history (CCH) records.
- Coordinates and prepares for state-mandated audits, including hot files, CCH, and network security audits.
- Conducts NCIC entries and Computerized Criminal History requests.
- Provides required security awareness training to department personnel.
- Serves as the primary point of contact with state agencies regarding DCI compliance and audits.
- Maintains documentation related to system configurations, maintenance, and compliance activities.
- Coordinates with vendors and service providers for system upgrades, repairs, and support.
- Assists with procurement recommendations for communications and technology equipment.
- Provides technical support and training to department personnel on assigned systems.

Additional Job Duties

- Adhere to City policy, standards and prescribed procedures.
- Serve as back-up Evidence and Property Management Custodian.
- Performs other related duties as required.

Recruitment and Selection Requirements

Knowledge, Skills, and Abilities

- Operational knowledge of radio programming, communications infrastructure, and electronic systems.
- Working knowledge of law enforcement related records management systems, Computer Aided Dispatch, and related hardware.
- General understanding of law enforcement related equipment and technology.
- Strong verbal and written communication skills.
- Effective interpersonal and customer service skills.
- Strong organizational skills and attention to detail.
- Proven time management skills with the ability to meet deadlines.
- Strong analytical and problem-solving abilities.
- Ability to prioritize and manage multiple tasks simultaneously.
- Proficiency in Microsoft Office Suite (Word, Excel, PowerPoint, Outlook) and related software systems.

Physical Requirements

- Must be physically able to operate a variety of machinery and equipment including computers, printers, copiers, servers, and other IT related equipment, etc.
- Must be able to perform very heavy work exerting more than 100 pounds of force occasionally, and/or more than 50 pounds of force frequently, and/or more than 20 pounds of force constantly to move objects.
- Must be able to work in confined spaces as well as at heights of 25 feet or more.
- Work will be done in a variety of climates.
- Must have minimal levels of eye/hand/foot coordination.
- Requires the ability to differentiate between colors and shades of color.

Minimum Qualifications

- High School Diploma or equivalent.
- Possession of, or ability to obtain, DCI certification in Modules 1, 2, and 3.
- Possession of, or ability to obtain, a valid North Carolina driver's license appropriate for assigned duties.
- Willingness and ability to successfully complete all pre-employment and employment screening requirements, including medical, psychological, background, and drug screenings.
- Preference given for experience with Getac Body Worn Camera systems and evidence.com platform management
- Preference given for experience in utilization of Essential Personnel asset inventory management

CITY OF LENOIR COUNCIL ACTION

FORM

I. Agenda Item:

Request Council to approve an additional services agreement with Maurer Architecture for services related to the Campus Improvements Project.

II. Background Information:

Attached for consideration is two agreements with Maurer Architectures for additional services for the Campus Improvements project. In March 2024, the City of Lenoir entered into a consulting services contract with Maurer Architecture for architectural design services for the Campus Improvements Project. The project includes three (3) distinct components: renovation of the Historic Old Lenoir High School Auditorium, Gymnasium, and new construction of the OVT Farmers' Market Pavilion at the former LEOS site on West Avenue. The cost of that contract was \$325,000. Due to changes identified during construction, it has been necessary to add additional services to the scope of work. The total amount of the two agreements is \$22,300.

Additional Services Agreement dated 4-24-26 in the amount of \$17,000.

- Due to the removal of the underground stormwater retention system at the Pavilion site there were site design changes that required additional services from Maurer Architecture. There were value engineering and design changes to the HVAC and electrical systems on the Gymnasium to create a more appealing visual design by installing a smaller HVAC unit on the roof and a smaller unit on the ground in place of the one large unit originally designed to mount on the roof. These design changes led to the associated cost listed in this Additional Services Agreement.

Additional Services Agreement dated 7-23-26 in the amount of \$5,300.

- Addresses services rendered for the gymnasium floor reinforcement including structural drawings and coordination. And the auditorium window replacement drawings and coordination with SHPO. The gymnasium floor reinforcement is needed to address the unlevel and dead spots in the floor. The auditorium window replacement is needed to address windows that are beyond repair and need to be replaced.

III. Staff Recommendation:

Staff recommends execution of two Additional Services Agreements with Maurer Architecture for additional services related to the Campus Improvements Project (Auditorium/Gymnasium and OVT Pavilion site) in the amount of \$22,300.

IV. Reviewed by:

City Attorney: _____

Finance Director: _____

Special Projects Manager: David Coffey

Attachments:

- **Additional Services Agreement with current fee schedule (April 2026)**
- **Additional Services Agreement with current fee schedule (July 2026)**

Additional Services Log

Project	LHS Campus
Contractor	Maurer Architectures

PCO #	Date Submitted	Description	Amount	Additional Services Total
1	4/26/2026	Lenoir High School Redevelopment Project – Additional Services for site revisions on the Pavilion site and value engineering the HVAC (and subsequently electrical) design on the gymnasium.	\$ 17,000.00	\$ 17,000.00
2	7/23/2026	Lenoir High School Redevelopment Project – Additional Services for gymnasium floor reinforcing and auditorium window replacement.	\$ 5,300.00	\$ 22,300.00



4-24-26

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir
801 West Ave NW
Lenoir, NC 28645
828-757-2217
drcoffey@ci.lenoir.nc.us

RE: Lenoir High School Redevelopment Project – Additional Services

Dear David,

Based on our correspondence back in late December, we've been tracking our time hourly as we work through the site revisions on the Pavilion site and value engineering the HVAC (and subsequently electrical) design on the gymnasium. Please find the supporting documentation from IMEG Engineering attached to this letter outlining original scope and scope additions. Per the outline above we are proposing the additional services and 12.5% markup per our AIA B105 to include:

Additional PME fee for Gymnasium Mechanical & Electrical redesign:	\$9,500 + 12.5%:	\$10,500
Additional fee for Gym coordination & Pavilion site redesign & coordination:		\$ 6,500
	Total:	\$17,000

OWNER (Signature)

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir

ARCHITECT (Signature)

Ethan Page
Partner|Architect
Maurer Architecture



Short Form Services Agreement

4/24/2026

Client: Maurer Architecture
Attn: Ethan Page
Email: ethan@maurerarchitecture.com

Owner Name: City of Lenoir, NC
Project Name: The Campus Lenoir - HVAC Revisions
Project Location: Lenoir, North Carolina

Services: IMEG shall perform the following Services for this Project:

Mechanical and electrical redesign of the gymnasium.

Revisions will include relocating the packaged units and modifying electrical, pipe routing, and duct routing.

Compensation

Time & Material NTE: **\$9,500**

Attachments: This Short Form Services Agreement expressly incorporates the terms and conditions attached hereto, and the current hourly rates (if applicable) set by IMEG for Services performed under this Short Form Services Agreement. This Short Form Services Agreement also expressly incorporates the following exhibits: <Insert name(s) of exhibit(s) or insert "None">.

Acceptance: Acceptance of this Short Form Services Agreement is limited to and includes acceptance of the provisions above, including all attachments. Services will be scheduled upon receipt of an executed copy of this Short Form Services Agreement. By signing and returning this Short Form Services Agreement to IMEG, all Parties agree to the terms and conditions included herein. Notwithstanding the foregoing sentence, if Client, or directors, officers, or employees of Client, engage IMEG for Services for the referenced Project, either verbally, in writing, or by actions that imply acceptance of this Short Form Services Agreement, such as providing drawings, submitting questions, requesting engineering information, etc., without or prior to returning a signed copy of this Short Form Services Agreement, it is expressly agreed that acceptance of all terms and conditions of this Short Form Services Agreement will be implied and contractually binding.

Short Form Services Agreement valid for forty-five (45) Days from the date listed above.

IN WITNESS WHEREOF, the undersigned Parties execute this Short Form Services Agreement on the date set forth above. The Parties state that each have read this Short Form Services Agreement, acknowledge the contents of this Short Form Services Agreement, and are authorized to sign this Short Form Services Agreement. The Parties agree that this Short Form Services Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one Party, but all such counterparts taken together shall constitute one and the same Short Form Services Agreement.

IMEG Consultants Corp.

Harrison Holt, Senior Mechanical Engineer 1
Harrison.Holt@imegcorp.com

Accepted: Maurer Architecture

Ethan Page

Terms & Conditions

1. Definitions:

“Agreement” - Collectively the Short Form Services Agreement, these Standard Terms and Conditions, IMEG’s Standard Hourly Rates, and any exhibits incorporated expressly by reference, herein.

“Change Order” - Any additional Services or change in schedule related to the Project requested by IMEG or Client.

“Client” - The party for whom Services are being provided, and its directors, officers, affiliates, employees, and agents.

“Day(s)” - Any day other than Saturday, Sunday, or any other day on which banks in New York are closed.

“IMEG” - IMEG Consultants Corp., and its directors, officers, affiliates, employees, and agents.

“Losses” - Any loss, liability, claim, damage, cost, expense, and reasonable attorney’s fees.

“Notice to Proceed” - Client’s engagement of IMEG for Services for the referenced Project, either verbally, in writing, or by actions that imply acceptance of this Agreement or for IMEG to proceed with performing the Services.

“Party” - Each of IMEG and Client; “Parties” means IMEG and Client collectively.

“Project” - The specific project for which Services are performed pursuant to this Agreement.

“Project Owner” - The party responsible for the initiation, funding, and oversight of the Project.

“Services” - The services or work performed by IMEG in any office location for Client on the Project.

“Standard Hourly Rates” - The current hourly rates set by IMEG for Services performed under this Agreement.

2. Standard of Care/Performance: Services provided by IMEG under this Agreement shall be performed in accordance with the professional skill and care ordinarily exercised by professionals practicing under similar circumstances in the same or similar location (“Standard of Care”). It is explicitly understood and agreed that the Standard of Care does not demand perfection, and IMEG will not be responsible for any cost escalations, separate and apart from IMEG’s negligence as defined in Section 11, throughout the Project’s duration. Nothing contained in this Agreement or within any certification/representation statement shall obligate, bind, or require IMEG to exercise professional skill and judgment greater than the Standard of Care. IMEG makes no warranty or guarantee, express or implied, and shall not be responsible for any failure to follow or apply any knowledge or techniques which are not generally known or accepted. Should Client seek additional design parameters in contemplation of future climate change, such parameters shall be explicitly outlined in the Services. IMEG shall perform Services pursuant to an agreed-upon schedule as is consistent with the Standard of Care.

3. Information: Except as otherwise defined in the Services, Client shall facilitate the exchange of information among the Project Owner, IMEG, and other service providers as necessary for the coordination of the Project. IMEG shall be entitled to rely on the accuracy and completeness of such information furnished by Client or Client’s other service providers. IMEG shall not be liable for inaccurate data, specifications, or other Project requirements submitted to it by or on behalf of Client. If there are updates or changes to any information provided to IMEG in furtherance of the Services, Client is responsible for advising IMEG’s personnel of such updates or changes in writing.

4. Limitation of Responsibilities: IMEG shall not be responsible for, nor have control over or charge of, construction means, methods, coordination, schedules, techniques, procedures, delays, site observation, or review of contractor’s work, or for any health or safety precautions or programs. Client shall indemnify, defend, and hold harmless IMEG for contractor’s or subcontractor’s performance or the failure of contractor’s or subcontractor’s work to conform to Project design specifications and contract documents.

5. Additional Services: If the Project schedule or scope changes and additional Services are requested, IMEG shall send Client a Change Order and Client must approve such Change Order in writing or electronically prior to IMEG commencing work. Services performed pursuant to a Change Order shall be deemed an amendment to this Agreement and such additional Services shall be performed pursuant to these Standard Terms and Conditions.

IMEG shall not be responsible for any expense associated with any Services that are a betterment or added value to the Project.

6. Compensation/Payment: Client shall pay IMEG in full for all Services performed and expenses incurred. Services provided by IMEG on a time and material basis shall be performed in accordance with IMEG's Standard Hourly Rates, subject to annual update. If Client disputes any portion of an invoice, Client shall notify IMEG in writing within fifteen (15) Days of the invoice date by notice to ClientStatements@imegcorp.com. If no notice is received, Client agrees the invoice is accurate and to pay the amount in full. In no case are invoices subject to unilateral discounting, back-charges, or set-offs, and payment in full is due for Services performed regardless of whether this Agreement or the Project is terminated. Accounts unpaid sixty (60) Days after the invoice date may be subject to a monthly service charge of one- and one-half percent (1.5%) (or the maximum legal rate) on the unpaid balance. If any portion of an account remains unpaid 120 Days after the invoice date, IMEG may stop or pause performance of Services and institute collection action. Client shall pay all costs of collection, including reasonable attorney's fees. Collection actions and billing disputes shall not be subject to informal dispute resolution procedures as described in Section 8.

7. Ownership/Use of Instruments of Services: All drawings, specifications, BIM, reports, and other work product of IMEG developed for this Project are instruments of service owned by IMEG ("Instruments of Service"). Upon Client's payment in full to IMEG for all Services performed and expenses incurred, IMEG shall provide Client with a license to use the Instruments of Service for purposes consistent with the Project. Reuse of any Instruments of Service by Client or any third-party for any other use without the express written consent of IMEG shall be at Client's sole risk. Client shall indemnify, defend, and hold harmless IMEG against Losses arising out of unauthorized use or misuse of the Instruments of Service.

8. Dispute Resolution/Governing Law: Excluding collection actions and billing disputes as described in Section 6, claims or disputes between the Parties arising out of the Services or out of this Agreement shall be escalated for informal dispute resolution. If no informal dispute resolution is achieved within fifteen (15) Days of demand made by IMEG or Client, the Parties shall submit the matter to non-binding mediation (mediation being subject to the provisions in Section 8.2 of AIA Document C401-2017). The Parties shall include a similar provision as in this Section 8 with all contractors, subconsultants, and subcontractors, providing for non-binding mediation as the primary method of dispute resolution following informal dispute resolution as described in this Section. This Agreement and all questions, disputes, and litigation arising in connection with the Services shall be governed by, and brought in, the laws of the state where the Project is located.

9. Mutual Waiver of Damages: Each Party hereby expressly waives against the other Party any and all claims for consequential, indirect, punitive, special, incidental, exemplary, or liquidated damages. The waiver in this Section shall apply to any such damages listed herein sought to be recovered through any indemnity obligation in this Agreement.

10. LIMITATION OF LIABILITY: To the fullest extent permitted by applicable law, IMEG's total liability arising out of or related to this Agreement, for all Services performed on this Project, and for all Losses, whether based in contract or tort, in law or equity, or for negligent acts, errors, or omissions, from any cause, shall not exceed the total amount of \$50,000. This limitation of liability was negotiated after the Parties discussed the risks and rewards associated with the Project. No individual professional director, officer, or employee of IMEG shall be individually liable for negligence arising out of this Agreement. The limitation of liability established in this Section shall survive the expiration or termination of this Agreement.

11. Indemnification: Subject to Section 10, IMEG shall, to the fullest extent permitted by applicable law, indemnify and hold harmless Client against Losses to the extent caused by, and in proportion to, the negligence of IMEG in the performance of Services under this Agreement. IMEG shall not be obligated to indemnify Client for Client's own negligence.

Client shall, to the fullest extent permitted by applicable law, indemnify and hold harmless IMEG against Losses to the extent caused by, and in proportion to, the negligence of Client in the performance of its services under this Agreement. Client shall not be obligated to indemnify IMEG for IMEG's own negligence.

The other terms of this Agreement notwithstanding, in the event of any professional liability claim within the purview of the indemnification provisions of this Section, each Party shall control its own defense, and at the time of claim resolution, each Party shall provide reimbursement for reasonable defense costs and attorney's fees recoverable under applicable law to the extent caused by the negligence of each Party as determined by a competent trier of fact. As such, the Parties recognize and expressly agree that the duty to defend is not applicable to

professional liability claims and is wholly separate and distinct from the duty to indemnify and hold harmless as described in this Section.

12 Insurance: IMEG shall obtain and maintain the following insurance coverages: Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Worker's Compensation/Employer's Liability, and Professional Liability. Certificates of insurance shall be provided to Client upon request. When stipulated by the Parties, Commercial General Liability, Automobile Liability, and Umbrella/Excess Liability shall be written or endorsed to include additional insureds (which shall not be named additional insureds), primary/non-contributory coverage, and other coverages, subject to all policy terms, conditions, and exclusions, and any limitations as to coverage amounts as agreed upon in writing by the Parties.

13. Termination: Either Party may terminate this Agreement due to the other Party's material breach of this Agreement upon providing a ten (10) Day written notice to the breaching Party and an opportunity of at least five (5) Days to cure such material breach. Upon termination, payment in full to IMEG is required for all Services performed and expenses incurred through the date of termination. IMEG shall not be required to release any Instruments of Service until such payments have been received. If this Agreement is terminated or suspended due to Client's material breach, Client shall return all Instruments of Service within its possession or control, and any consequences (including delay) resulting from such termination or suspension shall be the sole responsibility of Client. The cancellation of the Project or the institution of bankruptcy proceedings by either Party shall be deemed a material breach and termination of this Agreement.

14. Assignment: Except for assignment by operation of law, neither Party shall transfer or assign any rights or duties under, or interest in, this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other Party, which shall not be unreasonably withheld. Subcontracting to subconsultants, normally contemplated by IMEG as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

15. Employment and Non-Solicitation: Except with the other Party's prior written consent, neither Party shall solicit the employment of, or employ any of the other Party's employees, during the performance of this Agreement and for a period of six (6) months thereafter, provided that any general solicitation for employment through a published advertisement shall not constitute a breach of this Section.

16. Force Majeure: Except as otherwise provided, no delay or failure in IMEG's performance of its obligations under this Agreement shall constitute a default or the incurrence of damages, if and to the extent, the delay or failure is caused by the occurrence of any contingency beyond the reasonable prevention or control, and without any fault, of IMEG. Unless such occurrence frustrates IMEG's performance, such occurrence shall not operate to excuse, but only to delay, IMEG's performance. Once such occurrence ceases, IMEG shall resume the performance of its obligations under this Agreement as soon as reasonably possible.

17. Severability and Non-Waiver: If any part of this Agreement is declared invalid or unenforceable, the remainder shall continue to be valid and enforceable. No failure to act by either Party shall be deemed to constitute a waiver of such Party's rights or remedies under this Agreement. Additionally, there shall be no legal presumption against the drafter of this Agreement in the event of a dispute as to the enforceability and/or interpretation of this Agreement.

18. Entire Agreement: If Client issues to IMEG a purchase order or similar document, none of the terms and conditions stated therein shall bind IMEG, and such document, whether signed by IMEG or not, shall be considered only as a document for Client's internal operational management. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Parties.

19. Equal Employment Opportunity: The Parties shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, national origin, and for inquiring about, discussing, or disclosing compensation. Moreover, these regulations require that covered prime consultants and subconsultants take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or veteran status.

09.2024



**2026 STANDARD HOURLY RATES - SMEPT/Cx
(rates adjusted annually)**

Senior Client Executive / Senior Market Director / VP	\$325	Senior Construction Administrator	\$200
Client Executive / Market Director	\$300	Construction Administrator	\$170
Project Executive	\$280	Field Technician 2	\$160
Senior Project Manager 2	\$250	Field Technician	\$150
Senior Project Manager 1	\$230	Project Coordinator	\$135
Engineer of Distinction	\$265	Structural Inspector of Distinction	\$265
Senior (Engineer / Planner / Consultant) 3	\$245	Senior Structural Inspector	\$150
Senior (Engineer / Planner / Consultant) 2	\$215	Structural Inspector 3	\$135
Senior (Engineer / Planner / Consultant) 1	\$200	Structural Inspector 2	\$120
Project (Engineer / Consultant) 2	\$180	Structural Inspector 1	\$105
Project (Engineer / Consultant) 1	\$165	Senior Virtual Design Coordinator 2	\$150
(Graduate Designer / Consultant / Planner / Authority / Analyst) 2	\$140	Senior Virtual Design Coordinator 1	\$140
(Graduate Designer / Consultant / Planner / Authority / Analyst) 1	\$125	Virtual Design Coordinator 2	\$135
Designer of Distinction	\$225	Virtual Design Coordinator 1	\$120
Senior (Designer / Authority) 3	\$205	Virtual Design Technician	\$105
Senior (Designer / Authority) 2	\$200	Administrative Assistant	\$95
Senior (Designer / Authority) 1	\$180		
Project (Designer / Authority) 2	\$165		
Project (Designer / Authority) 1	\$145		
(Designer / Authority / Analyst) 2	\$130		
(Designer / Authority / Analyst) 1	\$120		
Design Technician 2	\$105		
Design Technician 1 / Intern	\$95		

*These rates are for staff located in the office providing the rates. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided upon request.



7-23-26

David Coffey
Risk Manager/Purchasing Agent City
of Lenoir
801 West Ave NW
Lenoir, NC 28645
828-757-2217
drcoffey@ci.lenoir.nc.us

RE: Lenoir High School Redevelopment Project – Additional Services Dear David,

Thank you for the continued partnership in the Lenoir High School Redevelopment project. The purpose of this letter is to address services rendered for the gymnasium floor reinforcing, and auditorium window replacement. Please find the supporting documentation from Avery Engineering attached to this letter. We are proposing the additional services as outlined below per our AIA B105 to include:

-Gym floor reinforcing Structural Drawings & coordination	\$2,750 + ~12.5%:	\$3,000
-Auditorium window replacement drawings and coordination with SHPO		\$2,300
	Total:	\$5,300

Don't hesitate to reach out with any questions.

OWNER (Signature)

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir

ARCHITECT (Signature)

Ethan Page
Partner|Architect
Maurer Architecture

7-23-26

**AVERY ENGINEERING, PLLC**

7496 Waterside Peak Drive
Denver, North Carolina 28037
(980) 241-0707
www.avery.engineering

INVOICE

Bill To

Maurer Architecture
David Maurer
115 1/2 East Hargett Street, Suite 300
Raleigh, NC 27601

Project

AE.25116 The Campus Gymnasium (Floor)

Invoice #

AE.25116-01

Invoice Date

02/02/2026

Description	Current Billed
Professional Services	2,750.00
Structural Drawings for Gym Floor Framing	
Total	2,750.00

Invoice total **\$2,750.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
AE.25116-01	02/02/2026	2,750.00	2,750.00				
	Total	2,750.00	2,750.00	0.00	0.00	0.00	0.00

Terms: Due upon receipt.

After 30 days, a service charge based on the past due amount of 1.5% per month will be assessed.

Please make checks payable to Avery Engineering, PLLC, and reference the invoice number with payment.

Avery Engineering, PLLC Federal Tax ID #26-2427686

Page 8 of

Additional Services Log

Project	LHS Campus
Contractor	Maurer Architectures

PCO #	Date Submitted	Description	Amount	Additional Services Total
1	4/26/2026	Lenoir High School Redevelopment Project – Additional Services for site revisions on the Pavilion site and value engineering the HVAC (and subsequently electrical) design on the gymnasium.	\$ 17,000.00	\$ 17,000.00
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4-24-26

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir
801 West Ave NW
Lenoir, NC 28645
828-757-2217
drcoffey@ci.lenoir.nc.us

RE: Lenoir High School Redevelopment Project – Additional Services

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Additional fee for Gym coordination & Pavilion site redesign & coordination:		\$ 6,500
	Total:	\$17,000

OWNER (Signature)

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir

ARCHITECT (Signature)

Ethan Page
Partner|Architect
Maurer Architecture



Short Form Services Agreement

4/24/2026

Client: Maurer Architecture
Attn: Ethan Page
Email: ethan@maurerarchitecture.com

Owner Name: City of Lenoir, NC
Project Name: The Campus Lenoir - HVAC Revisions
Project Location: Lenoir, North Carolina

Services: IMEG shall perform the following Services for this Project:

Mechanical and electrical redesign of the gymnasium.

Revisions will include relocating the packaged units and modifying electrical, pipe routing, and duct routing.

Compensation

Time & Material NTE: **\$9,500**

Attachments: This Short Form Services Agreement expressly incorporates the terms and conditions attached hereto, and the current hourly rates (if applicable) set by IMEG for Services performed under this Short Form Services Agreement. This Short Form Services Agreement also expressly incorporates the following exhibits: <Insert name(s) of exhibit(s) or insert "None">.

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Short Form Services Agreement valid for forty-five (45) Days from the date listed above.

IN WITNESS WHEREOF, the undersigned Parties execute this Short Form Services Agreement on the date set forth above. The Parties state that each have read this Short Form Services Agreement, acknowledge the contents of this Short Form Services Agreement, and are authorized to sign this Short Form Services Agreement. The Parties agree that this Short Form Services Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one Party, but all such counterparts taken together shall constitute one and the same Short Form Services Agreement.

IMEG Consultants Corp.

Harrison Holt, Senior Mechanical Engineer 1
Harrison.Holt@imegcorp.com

Accepted: Maurer Architecture

Ethan Page

Terms & Conditions

1. Definitions:

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“IMEG” - IMEG Consultants Corp., and its directors, officers, affiliates, employees, and agents.

“Losses” - Any loss, liability, claim, damage, cost, expense, and reasonable attorney’s fees.

“Notice to Proceed” - Client’s engagement of IMEG for Services for the referenced Project, either verbally, in writing, or by actions that imply acceptance of this Agreement or for IMEG to proceed with performing the Services.

“Party” - Each of IMEG and Client; “Parties” means IMEG and Client collectively.

“Project” - The specific project for which Services are performed pursuant to this Agreement.

“Project Owner” - The party responsible for the initiation, funding, and oversight of the Project.

“Services” - The services or work performed by IMEG in any office location for Client on the Project.

“Standard Hourly Rates” - The current hourly rates set by IMEG for Services performed under this Agreement.

2. Standard of Care/Performance: Services provided by IMEG under this Agreement shall be performed in accordance with the professional skill and care ordinarily exercised by professionals practicing under similar circumstances in the same or similar location (“Standard of Care”). It is explicitly understood and agreed that the Standard of Care does not demand perfection, and IMEG will not be responsible for any cost escalations, separate and apart from IMEG’s negligence as defined in Section 11, throughout the Project’s duration. Nothing contained in this Agreement or within any certification/representation statement shall obligate, bind, or require IMEG to exercise professional skill and judgment greater than the Standard of Care. IMEG makes no warranty or guarantee, express or implied, and shall not be responsible for any failure to follow or apply any knowledge or techniques which are not generally known or accepted. Should Client seek additional design parameters in contemplation of future climate change, such parameters shall be explicitly outlined in the Services. IMEG shall perform Services pursuant to an agreed-upon schedule as is consistent with the Standard of Care.

3. Information: Except as otherwise defined in the Services, Client shall facilitate the exchange of information among the Project Owner, IMEG, and other service providers as necessary for the coordination of the Project. IMEG shall be entitled to rely on the accuracy and completeness of such information furnished by Client or Client’s other service providers. IMEG shall not be liable for inaccurate data, specifications, or other Project requirements submitted to it by or on behalf of Client. If there are updates or changes to any information provided to IMEG in furtherance of the Services, Client is responsible for advising IMEG’s personnel of such updates or changes in writing.

4. Limitation of Responsibilities: IMEG shall not be responsible for, nor have control over or charge of, construction means, methods, coordination, schedules, techniques, procedures, delays, site observation, or review of contractor’s work, or for any health or safety precautions or programs. Client shall indemnify, defend, and hold harmless IMEG for contractor’s or subcontractor’s performance or the failure of contractor’s or subcontractor’s work to conform to Project design specifications and contract documents.

5. Additional Services: If the Project schedule or scope changes and additional Services are requested, IMEG shall send Client a Change Order and Client must approve such Change Order in writing or electronically prior to IMEG commencing work. Services performed pursuant to a Change Order shall be deemed an amendment to this Agreement and such additional Services shall be performed pursuant to these Standard Terms and Conditions.

IMEG shall not be responsible for any expense associated with any Services that are a betterment or added value to the Project.

6. Compensation/Payment: Client shall pay IMEG in full for all Services performed and expenses incurred. Services provided by IMEG on a time and material basis shall be performed in accordance with IMEG's Standard Hourly Rates, subject to annual update. If Client disputes any portion of an invoice, Client shall notify IMEG in writing within fifteen (15) Days of the invoice date by notice to ClientStatements@imegcorp.com. If no notice is received, Client agrees the invoice is accurate and to pay the amount in full. In no case are invoices subject to unilateral discounting, back-charges, or set-offs, and payment in full is due for Services performed regardless of whether this Agreement or the Project is terminated. Accounts unpaid sixty (60) Days after the invoice date may be subject to a monthly service charge of one- and one-half percent (1.5%) (or the maximum legal rate) on the unpaid balance. If any portion of an account remains unpaid 120 Days after the invoice date, IMEG may stop or pause performance of Services and institute collection action. Client shall pay all costs of collection, including reasonable attorney's fees. Collection actions and billing disputes shall not be subject to informal dispute resolution procedures as described in Section 8.

7. Ownership/Use of Instruments of Services: All drawings, specifications, BIM, reports, and other work product of IMEG developed for this Project are instruments of service owned by IMEG ("Instruments of Service"). Upon Client's payment in full to IMEG for all Services performed and expenses incurred, IMEG shall provide Client with a license to use the Instruments of Service for purposes consistent with the Project. Reuse of any Instruments of Service by Client or any third-party for any other use without the express written consent of IMEG shall be at Client's sole risk. Client shall indemnify, defend, and hold harmless IMEG against Losses arising out of unauthorized use or misuse of the Instruments of Service.

8. Dispute Resolution/Governing Law: Excluding collection actions and billing disputes as described in Section 6, claims or disputes between the Parties arising out of the Services or out of this Agreement shall be escalated for informal dispute resolution. If no informal dispute resolution is achieved within fifteen (15) Days of demand made by IMEG or Client, the Parties shall submit the matter to non-binding mediation (mediation being subject to the provisions in Section 8.2 of AIA Document C401-2017). The Parties shall include a similar provision as in this Section 8 with all contractors, subconsultants, and subcontractors, providing for non-binding mediation as the primary method of dispute resolution following informal dispute resolution as described in this Section. This Agreement and all questions, disputes, and litigation arising in connection with the Services shall be governed by, and brought in, the laws of the state where the Project is located.

9. Mutual Waiver of Damages: Each Party hereby expressly waives against the other Party any and all claims for consequential, indirect, punitive, special, incidental, exemplary, or liquidated damages. The waiver in this Section shall apply to any such damages listed herein sought to be recovered through any indemnity obligation in this Agreement.

10. LIMITATION OF LIABILITY: To the fullest extent permitted by applicable law, IMEG's total liability arising out of or related to this Agreement, for all Services performed on this Project, and for all Losses, whether based in contract or tort, in law or equity, or for negligent acts, errors, or omissions, from any cause, shall not exceed the total amount of \$50,000. This limitation of liability was negotiated after the Parties discussed the risks and rewards associated with the Project. No individual professional director, officer, or employee of IMEG shall be individually liable for negligence arising out of this Agreement. The limitation of liability established in this Section shall survive the expiration or termination of this Agreement.

11. Indemnification: Subject to Section 10, IMEG shall, to the fullest extent permitted by applicable law, indemnify and hold harmless Client against Losses to the extent caused by, and in proportion to, the negligence of IMEG in the performance of Services under this Agreement. IMEG shall not be obligated to indemnify Client for Client's own negligence.

Client shall, to the fullest extent permitted by applicable law, indemnify and hold harmless IMEG against Losses to the extent caused by, and in proportion to, the negligence of Client in the performance of its services under this Agreement. Client shall not be obligated to indemnify IMEG for IMEG's own negligence.

The other terms of this Agreement notwithstanding, in the event of any professional liability claim within the purview of the indemnification provisions of this Section, each Party shall control its own defense, and at the time of claim resolution, each Party shall provide reimbursement for reasonable defense costs and attorney's fees recoverable under applicable law to the extent caused by the negligence of each Party as determined by a competent trier of fact. As such, the Parties recognize and expressly agree that the duty to defend is not applicable to

professional liability claims and is wholly separate and distinct from the duty to indemnify and hold harmless as described in this Section.

12 Insurance: IMEG shall obtain and maintain the following insurance coverages: Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Worker's Compensation/Employer's Liability, and Professional Liability. Certificates of insurance shall be provided to Client upon request. When stipulated by the Parties, Commercial General Liability, Automobile Liability, and Umbrella/Excess Liability shall be written or endorsed to include additional insureds (which shall not be named additional insureds), primary/non-contributory coverage, and other coverages, subject to all policy terms, conditions, and exclusions, and any limitations as to coverage amounts as agreed upon in writing by the Parties.

13. Termination: Either Party may terminate this Agreement due to the other Party's material breach of this Agreement upon providing a ten (10) Day written notice to the breaching Party and an opportunity of at least five (5) Days to cure such material breach. Upon termination, payment in full to IMEG is required for all Services performed and expenses incurred through the date of termination. IMEG shall not be required to release any Instruments of Service until such payments have been received. If this Agreement is terminated or suspended due to Client's material breach, Client shall return all Instruments of Service within its possession or control, and any consequences (including delay) resulting from such termination or suspension shall be the sole responsibility of Client. The cancellation of the Project or the institution of bankruptcy proceedings by either Party shall be deemed a material breach and termination of this Agreement.

14. Assignment: Except for assignment by operation of law, neither Party shall transfer or assign any rights or duties under, or interest in, this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other Party, which shall not be unreasonably withheld. Subcontracting to subconsultants, normally contemplated by IMEG as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

15. Employment and Non-Solicitation: Except with the other Party's prior written consent, neither Party shall solicit the employment of, or employ any of the other Party's employees, during the performance of this Agreement and for a period of six (6) months thereafter, provided that any general solicitation for employment through a published advertisement shall not constitute a breach of this Section.

16. Force Majeure: Except as otherwise provided, no delay or failure in IMEG's performance of its obligations under this Agreement shall constitute a default or the incurrence of damages, if and to the extent, the delay or failure is caused by the occurrence of any contingency beyond the reasonable prevention or control, and without any fault, of IMEG. Unless such occurrence frustrates IMEG's performance, such occurrence shall not operate to excuse, but only to delay, IMEG's performance. Once such occurrence ceases, IMEG shall resume the performance of its obligations under this Agreement as soon as reasonably possible.

17. Severability and Non-Waiver: If any part of this Agreement is declared invalid or unenforceable, the remainder shall continue to be valid and enforceable. No failure to act by either Party shall be deemed to constitute a waiver of such Party's rights or remedies under this Agreement. Additionally, there shall be no legal presumption against the drafter of this Agreement in the event of a dispute as to the enforceability and/or interpretation of this Agreement.

18. Entire Agreement: If Client issues to IMEG a purchase order or similar document, none of the terms and conditions stated therein shall bind IMEG, and such document, whether signed by IMEG or not, shall be considered only as a document for Client's internal operational management. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Parties.

19. Equal Employment Opportunity: The Parties shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, national origin, and for inquiring about, discussing, or disclosing compensation. Moreover, these regulations require that covered prime consultants and subconsultants take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or veteran status.

09.2024



**2026 STANDARD HOURLY RATES - SMEPT/Cx
(rates adjusted annually)**

Senior Client Executive / Senior Market Director / VP	\$325	Senior Construction Administrator	\$200
Client Executive / Market Director	\$300	Construction Administrator	\$170
Project Executive	\$280	Field Technician 2	\$160
Senior Project Manager 2	\$250	Field Technician	\$150
Senior Project Manager 1	\$230	Project Coordinator	\$135
Engineer of Distinction	\$265	Structural Inspector of Distinction	\$265
Senior (Engineer / Planner / Consultant) 3	\$245	Senior Structural Inspector	\$150
Senior (Engineer / Planner / Consultant) 2	\$215	Structural Inspector 3	\$135
Senior (Engineer / Planner / Consultant) 1	\$200	Structural Inspector 2	\$120
Project (Engineer / Consultant) 2	\$180	Structural Inspector 1	\$105
Project (Engineer / Consultant) 1	\$165	Senior Virtual Design Coordinator 2	\$150
(Graduate Designer / Consultant / Planner / Authority / Analyst) 2	\$140	Senior Virtual Design Coordinator 1	\$140
(Graduate Designer / Consultant / Planner / Authority / Analyst) 1	\$125	Virtual Design Coordinator 2	\$135
Designer of Distinction	\$225	Virtual Design Coordinator 1	\$120
Senior (Designer / Authority) 3	\$205	Virtual Design Technician	\$105
Senior (Designer / Authority) 2	\$200	Administrative Assistant	\$95
Senior (Designer / Authority) 1	\$180		
Project (Designer / Authority) 2	\$165		
Project (Designer / Authority) 1	\$145		
(Designer / Authority / Analyst) 2	\$130		
(Designer / Authority / Analyst) 1	\$120		
Design Technician 2	\$105		
Design Technician 1 / Intern	\$95		

*These rates are for staff located in the office providing the rates. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided upon request.



7-23-26

David Coffey
Risk Manager/Purchasing Agent City
of Lenoir
801 West Ave NW
Lenoir, NC 28645
828-757-2217
drcoffey@ci.lenoir.nc.us

RE: Lenoir High School Redevelopment Project – Additional Services Dear David,

Thank you for the continued partnership in the Lenoir High School Redevelopment project. The purpose of this letter is to address services rendered for the gymnasium floor reinforcing, and auditorium window replacement. Please find the supporting documentation from Avery Engineering attached to this letter. We are proposing the additional services as outlined below per our AIA B105 to include:

-Gym floor reinforcing Structural Drawings & coordination	\$2,750 + ~12.5%:	\$3,000
-Auditorium window replacement drawings and coordination with SHPO		\$2,300
	Total:	\$5,300

Don't hesitate to reach out with any questions.

OWNER (Signature)

David Coffey
Risk Manager/Purchasing Agent
City of Lenoir


ARCHITECT (Signature)

Ethan Page
Partner|Architect
Maurer Architecture

7-23-26

**AVERY ENGINEERING, PLLC**

7496 Waterside Peak Drive
Denver, North Carolina 28037
(980) 241-0707
www.avery.engineering

INVOICE

Bill To

Maurer Architecture
David Maurer
115 1/2 East Hargett Street, Suite 300
Raleigh, NC 27601

Project

AE.25116 The Campus Gymnasium (Floor)

Invoice #

AE.25116-01

Invoice Date

02/02/2026

Description	Current Billed
Professional Services	2,750.00
Structural Drawings for Gym Floor Framing	
Total	2,750.00

Invoice total **\$2,750.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
AE.25116-01	02/02/2026	2,750.00	2,750.00				
	Total	2,750.00	2,750.00	0.00	0.00	0.00	0.00

Terms: Due upon receipt.

After 30 days, a service charge based on the past due amount of 1.5% per month will be assessed.

Please make checks payable to Avery Engineering, PLLC, and reference the invoice number with payment.

Avery Engineering, PLLC Federal Tax ID #26-2427686

Page 8 of

CITY OF LENOIR

COUNCIL ACTION FORM

- I. Agenda Item:** Request for Approval of Demolition of Ticket Booth at the Campus Project.

Background Information: The City of Lenoir's Campus Project is underway and involves renovations to the gymnasium and auditorium buildings. Due to the degradation of the brick structure of the ticket booth on the north side (back) of the gymnasium, it has been concluded by the design team, engineers, general contractor, and city staff that the ticket booth needs to be demolished. The team looked at options to salvage the ticket booth and all options discussed were cost prohibitive.

- II. Staff Recommendation:** Staff recommends City Council approve the demolition of the ticket booth.

- III. Reviewed by:**

City Attorney: _____

Finance Director: _____

Special Project Manager: _____









CITY OF LENOIR
COUNCIL ACTION FORM

- I. Agenda Item:** Request for approval of the Prime Contract Change Orders listed below for Phase 1 of the Campus Improvement Project.
- II. Background Information:** Attached for consideration are five Prime Contract Change Orders for JM Cope related to the City of Lenoir's Campus Improvement Project. The project is currently underway and includes renovations to the gymnasium and auditorium buildings.

Due to various circumstances encountered during construction, it has been necessary to address additional items and unforeseen conditions. Prime Contract Change Orders (PCCOs) #001, #002, #005, #007, and #009 were converted to allowances because the associated items were completed under budget or funds were reallocated, eliminating the need for formal change orders.

The following change orders could not be converted to allowances and require City Council approval for the project to proceed:

- **PCCO #003** – Provides for additional wall furring, brick, and steel lintel work needed to repair the brick wall following demolition of the existing chimney on the west side of the gymnasium, where the new elevator addition is being constructed. **Contract increase: \$10,046.48.**
- **PCCO #004** – Provides for rewiring of the fire alarm electrical panel to allow removal of an additional electrical meter service, eliminating the associated monthly meter cost. The change order also includes wiring upgrades in the former pottery room, where the lights and receptacles are currently wired together. **Contract increase: \$6,108.91.**
- **PCCO #006** – Provides for the redesign of ADA access to the back of the stage in the auditorium, including expansion of the ramp and installation of handrails on the north side of the building. **Contract increase: \$8,734.97.**
- **PCCO #008** – Addresses unsuitable soil conditions encountered at the dumpster pad and ADA ramp at the rear gymnasium entrance. **Contract increase: \$7,670.18.**
- **PCCO #010** – Provides for reinforcement of the concession area floor through the installation of structural beams and additional floor joists to support increased floor loads in the area. **Contract increase: \$28,632.00.**

The five change orders total **\$61,192.54** and will increase the original contract amount from **\$5,186,646.00** to **\$5,247,838.54**.

- III. Staff Recommendation:** Staff recommends that City Council approve Prime Contract Change Orders #003, #004, #006, #008, and #010, totaling \$61,192.54, for the Campus Improvement Project.
- IV. Reviewed by:**
- Special Project Manager: David Coffey**

CHANGE ORDER LOG

Project **LHS Campus _ Phase I**
 Contractor **JM Cope**

Original Estimate			\$ 5,186,646.00	
PROPOSED CHANGE ORDER DETAILS				
PCO #	Description	Amount	New Estimate	
3	Gymnasium - Chimney Demo Concealed Conditions	\$ 10,046.48	\$ 5,196,692.48	
4	Electrical Charges	\$ 6,108.91	\$ 5,202,801.39	
6	ADA elevator access and ramp	\$ 8,734.97	\$ 5,211,536.36	
8	Dumpster pad and Gym Ramp	\$ 7,670.18	\$ 5,219,206.54	
10	Concession Structural Floor Support	\$ 28,632.00	\$ 5,247,838.54	
		\$ 61,192.54		



PCCO #003

J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue
NW LENOIR, North Carolina 28645

Prime Contract Change Order #003: RFI #8: Gymnasium - Chimney Demolition Concealed Conditions

TO:	Lenoir, City of PO Box 958 / 801 West Avenue NW Lenoir, North Carolina 28645	FROM:	JM Cope, Inc. PO Box 4047 Rock Hill, South Carolina 29732
DATE CREATED:	6/24/2026	CREATED BY:	Hunter Galliher (JM Cope, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	5 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:The "Campus" Project	TOTAL AMOUNT:	\$10,046.48

DESCRIPTION:

CE #010 - #8: Gymnasium - Chimney Demolition Concealed Conditions

The following change request is for the added wall furring, brick, and steel lintel needed due to the demolition of the existing chimney per drawings RFI 8.1 dated 3/3/2026, RFI 8.2 dated 3/3/2026, and SBD1 dated 3/17/2026.

1. New wall furring as shown on 1/RFI8.1, and per infill partition type schedule type, and painting of wall furring.
2. New Lintel per SBD1.
3. Brick Infill Per SBD1

Change Order will be funded out of one of the unused allowance pot - design team and/or owner to confirm which.

Exclusions/Clarifications:

The following item are exclusions or clarifications from the proposal stated above.

1. Any rotten wood/termite damage is excluded from the pricing included.
2. Any additional concealed/unsuitable building conditions not explicitly captured in the scope of work covered in the RFI responses, and revised drawings.
3. The change request only includes what is explicitly listed above, and included in subcontractor pricing back up. Any unforeseen additional work outside of what is stated above and detailed on sheets RFI 8.1, RFI 8.2, and SBD1 is not included. JMC reserves the rights to additional time and costs as a result of this added scope. JMC will notify project team of any additional cost or time due to unforeseen or concealed conditions and will be submitted under separate cover.

ATTACHMENTS:

[24-055-CITY_OF_LENOIR-CAMPUS_IMPROVEMENTS-003-CE_010-8_Gymnasium-Chimney_Demolition_Concealed_Conditions-2026-05-21.pdf](#), [CR1002 proposal.pdf](#), [JMC Form - COR 04 - Gym Chimney Concealment.pdf](#), [429bf717-1188-4d15-bfba-c2fc19017b08.pdf](#), [Lenoir Downtown Campus - CE010.pdf](#), [8_RFI_RESPONSE_CHIMNEY_DEMO_CONCEALED_CONDITIONS.pdf](#), [8_RFI_Structural_AE.25093 - The Campus Lenoir \(03.17.2026\)_Lintel_Detail.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
006	RFI #8: Gymnasium - Chimney Demolition Concealed Conditions	5 days	\$10,046.48
Total:			\$10,046.48



CHANGE ORDER LINE ITEMS:

PCO # 006: RFI #8: Gymnasium - Chimney Demolition Concealed Conditions

#	Budget Code	Description	Amount	OH&P (5.00% Applies to All Line Items)	Subtotal
1	05-000.S METALS GENERAL.SUBCONTRACTOR	#8: Gymnasium - Chimney Demolition Concealed Conditions - Steel	\$1,274.00	\$63.70	\$1,337.70
2	04-000.S MASONRY GENERAL/SUB.SUBCONTRACTOR	#8: Gymnasium - Chimney Demolition Concealed Conditions - Brick	\$3,150.00	\$157.50	\$3,307.50
3	09-200.S PLASTER & GYPSUM BOARD.SUBCONTRACTOR	#8: Gymnasium - Chimney Demolition Concealed Conditions - Wall Furring	\$4,979.08	\$248.95	\$5,228.03
4	09-900.S PAINTS & COATINGS.SUBCONTRACTOR	#8: Gymnasium - Chimney Demolition Concealed Conditions - Paint	\$165.00	\$8.25	\$173.25
5	07-400.S ROOFING & SIDING PANEL.SUBCONTRACTOR	#8: Gymnasium - Chimney Demolition Concealed Conditions - TPO Connection	\$0.00	\$0.00	\$0.00
Subtotal:			\$9,568.08	\$478.40	\$10,046.48
			Grand Total:		\$10,046.48

The original (Contract Sum)	\$43,000.00
Net change by previously authorized Change Orders	\$5,143,646.00
The contract sum prior to this Change Order was	\$5,186,646.00
The contract sum would be changed by this Change Order in the amount of	\$10,046.48
The new contract sum including this Change Order will be	\$5,196,692.48
The contract time will be increased by this Change Order by 5 days.	

Base Contract Amount	\$ 5,186,646.00
PCCO 3	\$ 10,046.48
Revised Contract Total with PCCO 3	\$ 5,196,692.48

Lenior, City of
PO Box 958 / 801 West Avenue NW
Lenior, North Carolina 28645

JM Cope, Inc.
PO Box 4047
Rock Hill, South Carolina 29732

DocuSigned by:

18B17F8C7034447...

7/1/2026 | 9:50 AM PDT

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
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RFQ #003

J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

CE #010 - #8: Gymnasium - Chimney Demolition Concealed Conditions

CREATED BY:	Hunter Galliher	CREATED DATE:	3/24/2026
STATUS:	Under Review	POTENTIAL CHANGE ORDER:	(None)
ASSIGNEE:	Jason Privette (J & K PRIVETTE MASONRY INC)		
DISTRIBUTION:			

SCOPE DESCRIPTION:

#8: Gymnasium - Chimney Demolition Concealed Conditions - Brick

REQUEST DETAILS:

CE #010 - #8: Gymnasium - Chimney Demolition Concealed Conditions

Change Event is for the added partition walls, brick, and steel lintel needed due to the demolition of the existing chimney.
Please review and provide pricing, feedback, comments.

ATTACHMENTS:

[8 RFI RESPONSE CHIMNEY DEMO CONCEALED CONDITIONS.pdf](#), [8 RFI Structural AE.25093 - The Campus Lenoir \(03.17.2026\) Lintel Detail.pdf](#), [67084CBB-445C-49E5-8C39-8980718FE208.jpeg](#), [CDA37257-D782-490B-A146-4DD1921D89AC.jpeg](#), [3AF80DCD-9E9A-46B1-ADB5-52DB1670D968-\(2\).jpeg](#), [0BA84EDB-A89C-4E5D-A1F0-3227C31F377F.jpeg](#)

RESPONSES

Date	Response By	Quote Amount	Schedule Impact	Comments	Attachments/Details
04/07/2026	Jason Privette	\$3,150.00	2 days	Quote includes scaffolding, brick lintel, materials and labor to complete the section of brick wall above the new roof.	

CHANGE ORDER COMPONENTS

CCO: (None)

NEGOTIATED AMOUNT:



Change Request Proposal

Project: 25-39 / Lenoir Downtown Campus
(name and address) 1114 College Ave SW
Lenoir, NC 28645

Steel Specialty, Inc. of Belmont
5907 Wilkinson Bld.
Belmont, NC 28012
704-825-4745

Customer: JM Cope

Change request number: 1002
Description: Galvanized Lintel for chimney

Notice to Proceed

Submitted date:
Received date:
Rough order of magnitude: 0.00

Status: Proposed
Origination date: 04/21/26

Quotation

Submitted date: 04/21/26
Due date:
Submitted amount: 1,274.00
Requested days delay: 0

Revenue Detail

Billing Item	Description	Revenue
		1,274.00
Total Revenue:		1,274.00

Contractor Pricing

Phase Code / Description	Cost Type	Quantity	UM	Amount
100000	Material - Struct Raw			23.00
105000	Galvanizing / Paint			950.00
109000	Sales Tax - 6.75%			66.00
104000	Shop Labor - Struct			125.00
Contractor Pricing Total:				1,164.00
Total:				1,164.00
Mark-up:				110.00
Total Contractor Price for CR 1002				1,274.00

Approvals

Customer: JM Cope
Authorized Representative: _____
By: _____
Date: _____

Contractor: Steel Specialty, Inc
By: _____
Date: _____



SUBCONTRACTOR CHANGE ORDER PROPOSAL FORM

Cells highlighted in green are dictated by the Prime Contract		Subcontractor to fill yellow cells and tabs		Date
Project:	Lenoir Campus Improvement Projects	Proposal #:	Subcontractor CO proposal #	4/22/2026
Subcontract #:	24055-SC08	Project #:	24-055	
Subcontractor:	Gibson Custom Construction	Bid Package #:	Framing & Gypsum	

Description of change:
This COR Includes:- Metal framing for wall furring.- Drywall and finishing chimney concealment.- Install 2 HMF to framing. Excludes:- HMF Frames installation on brick walls to be installed to the 1 5/8" framing.

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials		\$	950.89
(Details on Tab A-MATERIALS)			
2 Sales Tax	Project Sales Tax Rate: 6.75%	\$	64.19
(Line Item #1 x Project's Sales Tax Rate)			
MATERIALS & SALES TAX SUBTOTAL		\$	1,015.08
3 Overhead & Profit	OH & P Rate: 10.0%	\$	101.51
(10% maximum, includes small tools, consumables & sales tax)			
4 Shipping & Transportation (including sales tax)		\$	150.00
SUBTOTAL		\$	1,266.58

Labor (Fill in details on Tab B)

5 Total Manhours		\$	2,500.00
(Details on Tab B-LABOR)			
6 Labor Burden	Rate: 35.0%	\$	875.00
MANHOURS & LABOR BURDEN SUBTOTAL		\$	3,375.00
7 Overhead & Profit on Item 5	OH & P Rate: 10.0%	\$	337.50
(10% maximum on straight labor cost, not premium portion)			
(O&P includes supervisor's time)			
SUBTOTAL		\$	3,712.50

Equipment (Fill in details on Tab C)

8 Equipment		\$	-
(Details on Tab C-EQUIPMENT)			
9 Overhead & Profit on Item 8.	OH & P Rate: 10.0%	\$	-
(10% maximum)			
SUBTOTAL		\$	-

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with material & equipment backup)

10 Subcontractors		\$	-
11 Overhead & Profit on Item 10.	OH & P Rate: 2.5%	\$	-
(2.5% per Prime contract)			
SUBTOTAL		\$	-

Bonds

SUBTOTAL OF PROPOSAL		\$	4,979.08
12 Bonds (% of subtotal of proposal):	Rate: 0.0%	\$	-
CHANGE PROPOSAL TOTAL		\$	4,979.08

Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	\$	274,925.00
PREVIOUS APPROVED CHANGE ORDERS		
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$	274,925.00
AMOUNT OF THIS CHANGE ORDER	\$	4,979.08
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$	279,904.08

Time Extension Requests:

4 day(s)	Schedule Activity # Affected
----------	------------------------------

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature:	 	Date:	4/22/2023
J.M. Cope, Inc.'s Signature:		Date:	

MATERIALS - DETAILED QTY. BREAKDOWN				
Item Description	Qty.	Unit	Unit Rate	Total
(EXAMPLE - type over the example)				
FBM Supply	1	EA	\$ 950.89	\$ 950.89
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			MATERIAL TOTAL:	\$ 950.89

CO Proposal Attachment

24055-SC08

Subcontractor COGibson Custom Constructi

4/22/2026

LABOR - DETAILED QTY. BREAKDOWN

Item Description	Qty.	Unit	Unit Rate	Total
(EXAMPLE - type over the example)				
Framer Lead	10	MH	\$ 45.00	\$ 450.00
Framer	10	MH	\$ 45.00	\$ 450.00
Drywall Hangers	20	MH	\$ 35.00	\$ 700.00
Drywall Finishers	20	MH	\$ 45.00	\$ 900.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			LABOR TOTAL:	\$ 2,500.00

CO Proposal Attachment

24055-SC08

Subcontractor CO Gibson Custom Construction

4/22/2026

EQUIPMENT - DETAILED QTY. BREAKDOWN (** IF RENTED, PLEASE PROVIDE QUOTE **)				
Item Description	Qty.	Unit	Unit Rate (include sales tax)	Total
(EXAMPLE - type over the example)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			EQUIPMENT TOTAL:	\$ -



Printed on Wed May 6, 2026 at 11:59 am EDT

Job #: 24-055 CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Unclassified

Description
Existing condition
fireplace/chimney opening

Taken Date
02/17/2026 at 01:14 pm

Upload Date
02/17/2026 at 01:29 pm

Uploaded By
Hunter Galliher

File Name
[67084CBB-445C-49E5-8...](#)



Unclassified

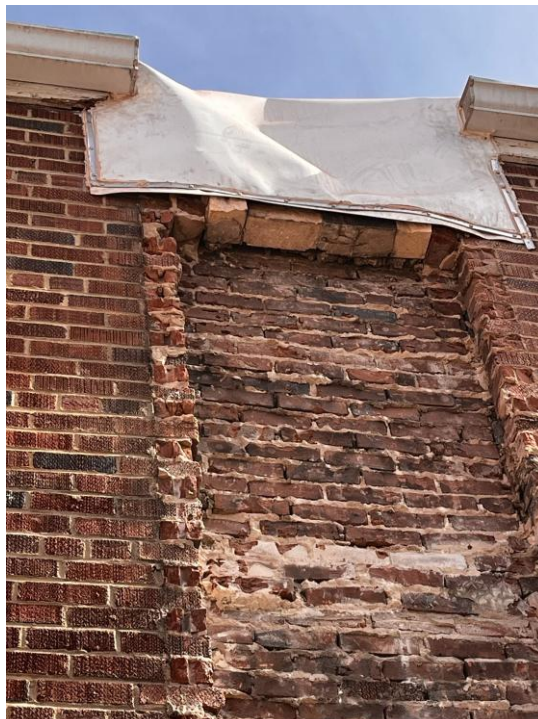
Description
Completed Chimney
Demolition. RFI has been
submitted regarding
finishing of removed
chimney area.

Taken Date
02/17/2026 at 11:34 am

Upload Date
02/17/2026 at 11:38 am

Uploaded By
Hunter Galliher

File Name
[3AF80DCD-9E9A-46B1-A...](#)





Printed on Wed May 6, 2026 at 11:59 am EDT

Job #: 24-055 CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Unclassified

Description

Taken Date
02/17/2026 at 11:33 am

Upload Date
02/17/2026 at 11:38 am

Uploaded By
Hunter Galliher

File Name
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Unclassified

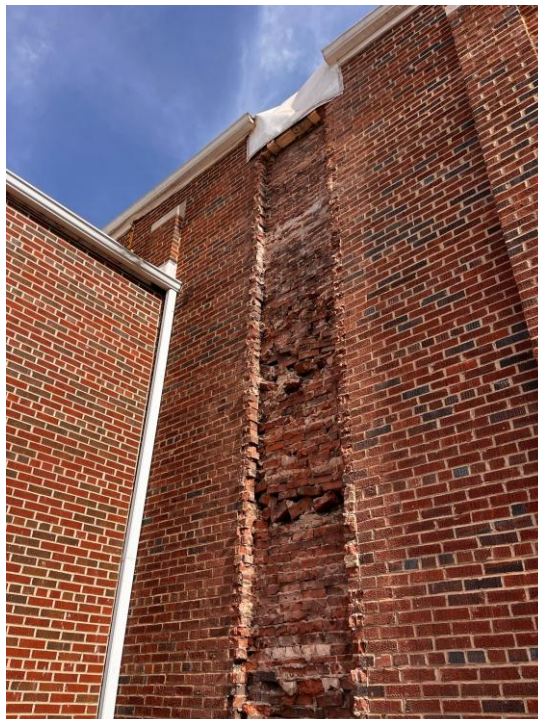
Description

Taken Date
02/17/2026 at 11:33 am

Upload Date
02/17/2026 at 11:38 am

Uploaded By
Hunter Galliher

File Name
[7321DB40-E517-4025-9...](#)





Printed on Wed May 6, 2026 at 11:59 am EDT

Job #: 24-055 CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Unclassified

Description

Taken Date

02/13/2026 at 08:11 am

Upload Date

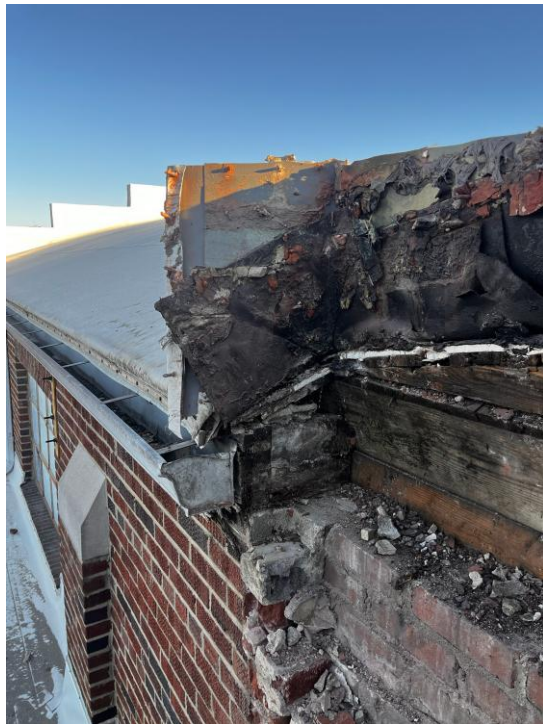
02/13/2026 at 08:59 am

Uploaded By

Hunter Galliher

File Name

[96801CE2-A03B-45C0-9...](#)





TURMAN

COMMERCIAL PAINTERS

1448 CENTER PARK DR.
CHARLOTTE, NC 28217
(800) 455-9091 FAX: (704) 424-9911

DATE:	<u>5/6/2026</u>	PROJECT:	<u>Lenoir Downtown Campus</u>
TO:	<u>JM Cope</u>	LOCATION:	<u>Lenoir, NC</u>
FAX:	<u>(803) 329-3250</u>	REF:	<u>CE010</u>
ATTN:	<u>Hunter Galliher</u>	G C 'S PHONE:	<u>(803) 329-3250</u>
PLAN DATE:	<u>3/21/2025</u>		

Inclusions:

- 1) Paint new furred walls from chimneydemo

Exclusions:

- 1) Out of sequence work
- 2) Touch-up due to trade damage
- 3) Aluminum surfaces
- 4) Pre-finished surfaces
- 5) All other work not noted above

Clarifications:

- 1) Work to be completed during regular hours

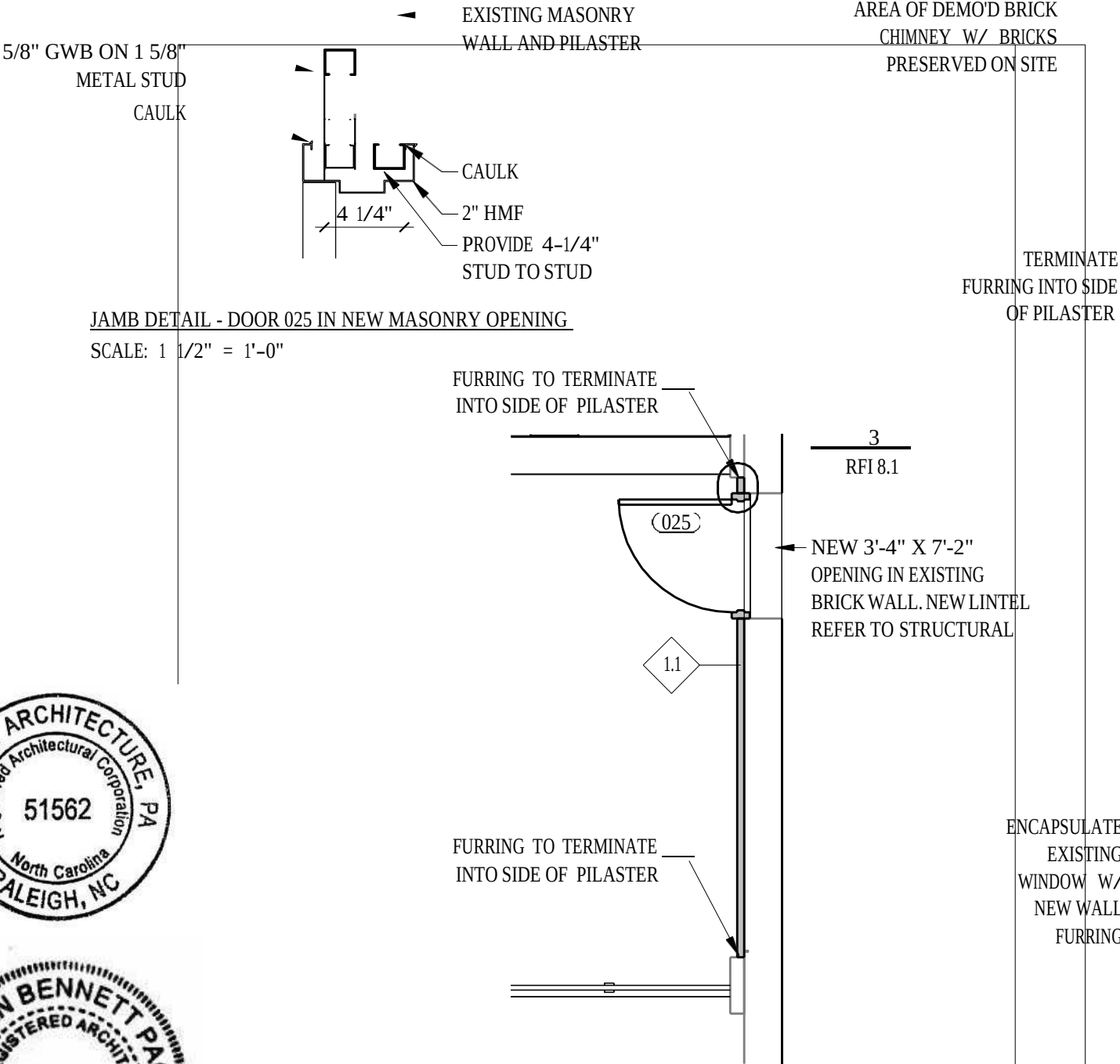
CE010	\$165
-------	-------

Should you have any questions please call.

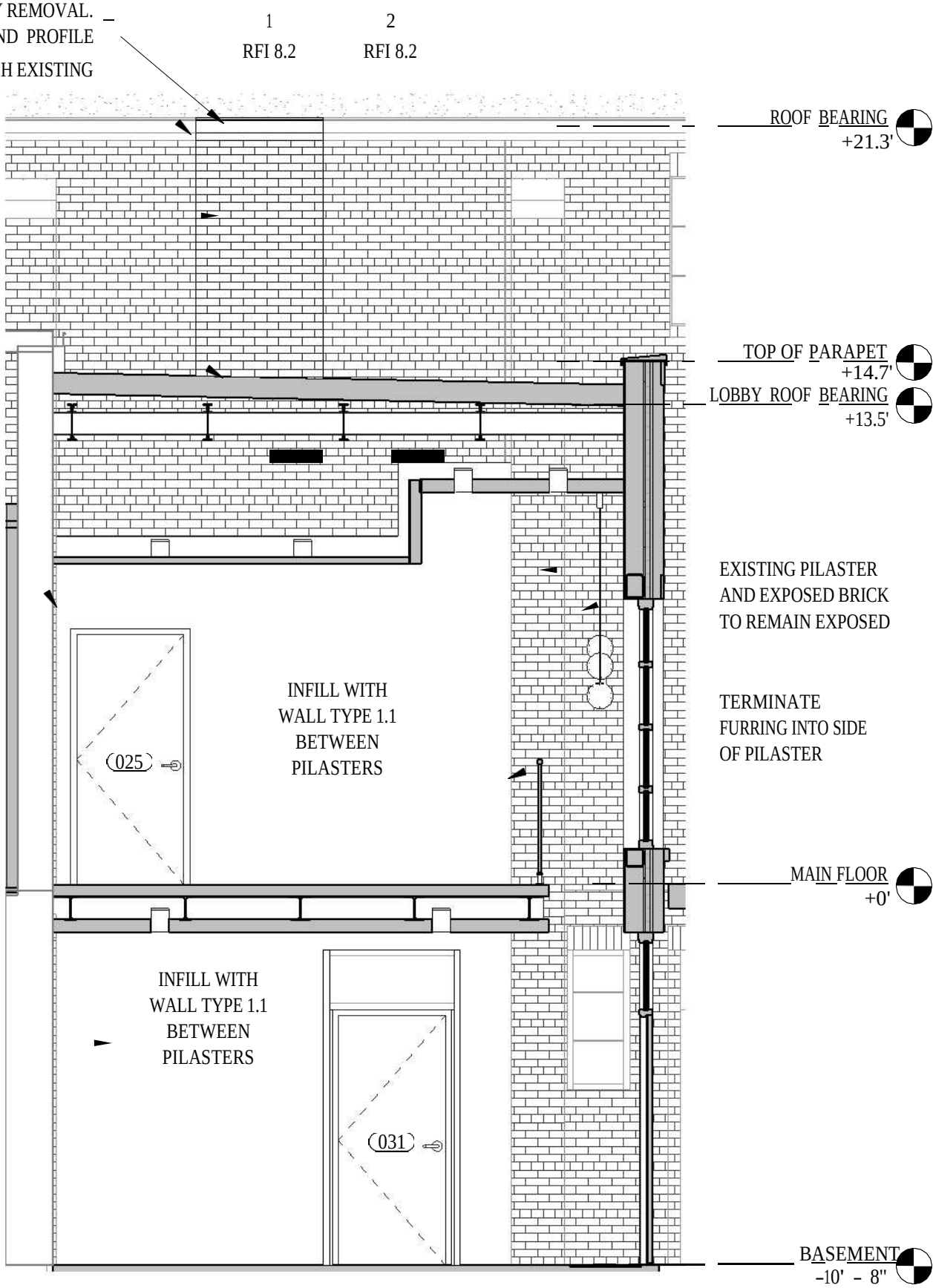
Thank you
TURMAN Commercial Painters
Doug Rancati

INFILL PARTITION TYPE			
WALL TAG	CONSTRUCTION		
	DESCRIPTION	OVERALL THICKNESS	HEIGHT
1.1	5/8" GWB EXTERIOR SIDE ON 1-5/8" MTL. STUDS @ 16" O.C.	2 1/4"	6" ABOVE CEILING FINISH

NEW K-STYLE GUTTER AT CHIMNEY REMOVAL.
GUTTER TO MATCH EXISTING SIZE AND PROFILE
PROVIDE PAINTED 1X TRIM TO MATCH EXISTING



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SECTION THROUGH ADDITION - CALLOUT
SCALE: 1/4" = 1'-0"



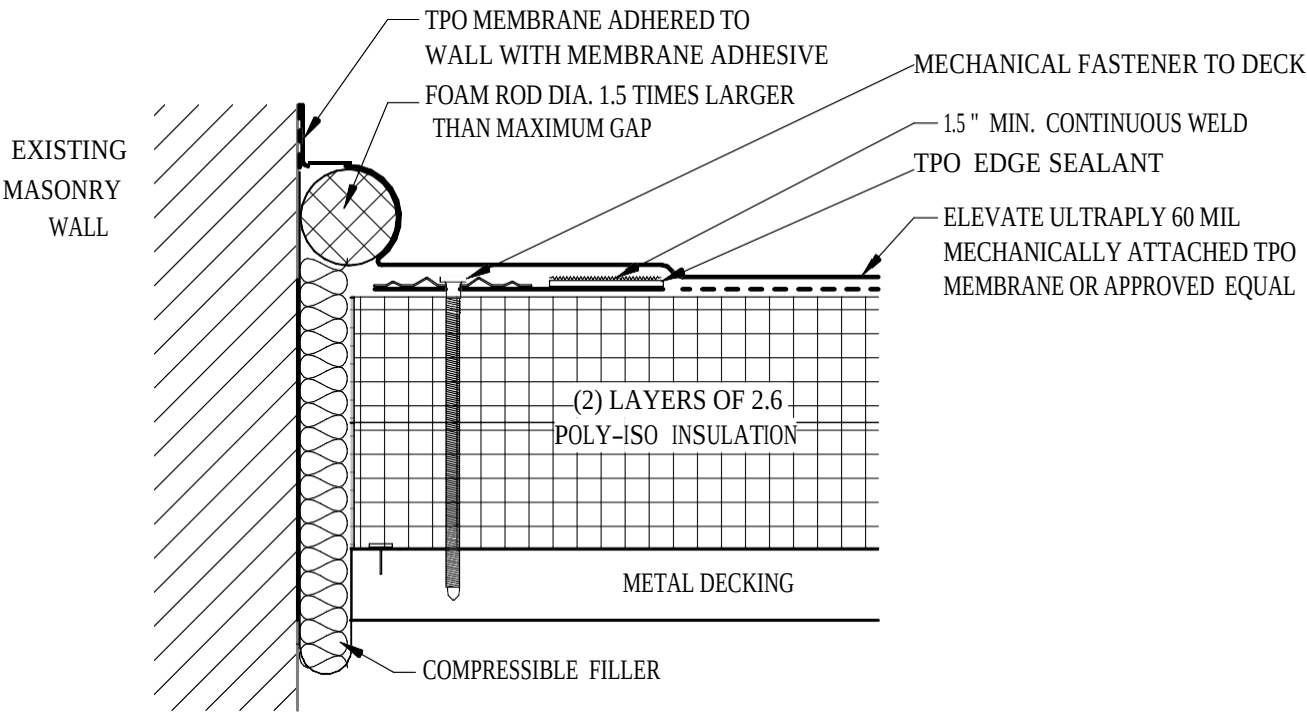
3-18-26

As indicated

LENOIR HIGH SCHOOL GYMNASIUM
CHIMNEY DEMO CONCEALED CONDITIONS

03/03/2026

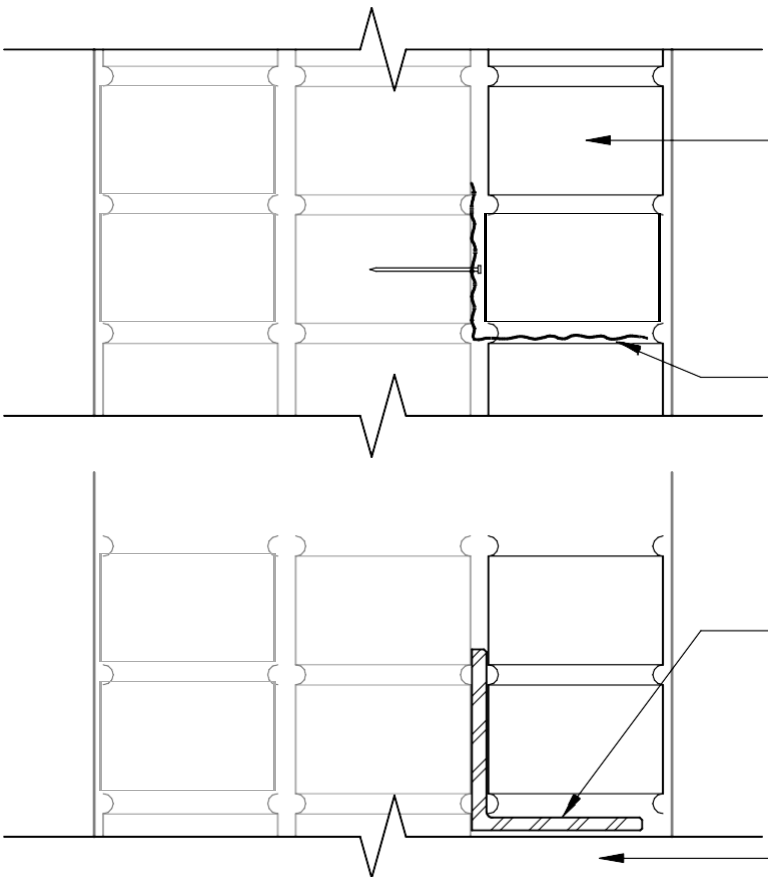
RFI 8.1



2 NEW TPO TO EXISTING BRICK WALL DETAIL
SCALE: 3" = 1'-0"



3-18-26



*SHOWN FOR
REFERENCE - REFER TO
STRUCTURAL BULLETIN

NEW BRICK INFILL TO BE
INSTALLED ABOVE NEW ROOF
FOR GYM ADDITION, FACE OF
BRICK TO MATCH EXISTING
FACE OF BRICK BEYOND.

PROVIDE RETROFIT CORRUGATED BRICK TIES
AT 24" O.C. MAX. ALONG HEIGHT OF WALL.
SPACE TIES AT 36" O.C. MAX. IN BED JOINT
ALONG WIDTH OF NEW BRICK VENEER.
FASTEN TIES TO EXISTING MASONRY WITH
TAPCON SCREW ANCHORS, OR EQ.

PROVIDE L4X3-1 / 2X1 / 4 LLV LOOSE
LINTEL ANGLE FOR BRICK INFILL ABOVE
NEW ROOF. LOOSE LINTEL TO BE
SUPPORTED 8" MIN. ON EA. END OF
NEW BRICK INFILL, TYP.

EXTENT OF EXISTING BRICK VENEER
BEYOND FIREPLACE

1 NEW BRICK VENEER
SCALE: 3" = 1'-0"



LENOIR HIGH SCHOOL GYMNASIUM
CHIMNEY DEMO CONCEALED CONDITIONS

03/03/2026

RFI 8.2

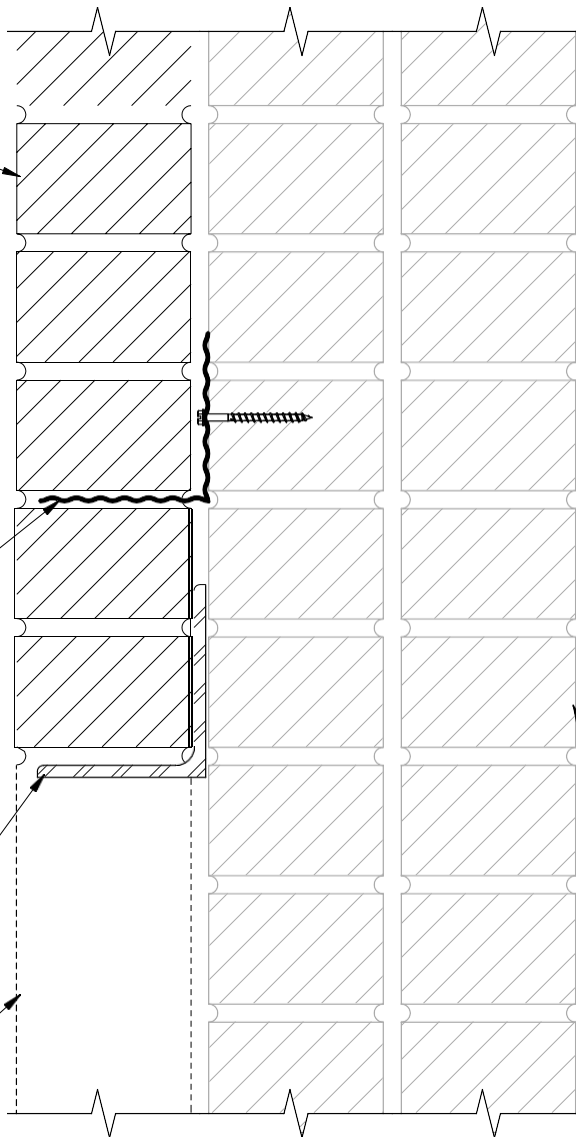
3" = 1'-0"

NEW BRICK INFILL TO BE
INSTALLED ABOVE NEW
ROOF FOR GYM ADDITION,
FACE OF BRICK TO MATCH
EXISTING FACE OF BRICK
BEYOND. VERIFY HEIGHT OF
NEW BRICK W./ARCH. _____

PROVIDE RETROFIT
CORRUGATED BRICK TIES
AT 24" O.C. MAX. ALONG
HEIGHT OF WALL. SPACE
TIES AT 36" O.C. MAX. IN
BED JOINT ALONG WIDTH OF
NEW BRICK VENEER.
FASTEN TIES TO EXISTING
MASONRY WITH TAPCON
SCREW ANCHORS, OR EQ. —

PROVIDE L4x3-1/2x1/4
LLV LOOSE INTEL ANGLE
FOR BRICK INFILL ABOVE
NEW ROOF. LOOSE INTEL
TO BE SUPPORTED 8" MIN.
ON EA. END OF NEW BRICK
INFILL, TYP. _____

EXTENT OF EXISTING BRICK VENEER BEYOND FIREPLACE



MULTI-WYTHE
MASONRY WALL
BEYOND, TYP.

Digitally signed
by Ashley Avery
Date: 2026.03.17
09:16:28 -04'00'



NC Firm License #P-0666

RFI#8-BRICKLINTEL

LENOIR HIGH SCHOOL GYMNASIUM

1116 COLLEGE AVE. SW
LENOIR, NORTH CAROLINA

DATE:	2026.03.17
-------	------------

DRAWN BY: LCH

AE PROJ. NO.: AE.25093

DRAWING NO.: SBD1



J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Prime Contract Change Order #004: CE #022 - RFI 15 & 17 Electrical Changes

TO:	Lenoir, City of PO Box 958 / 801 West Avenue NW Lenoir, North Carolina 28645	FROM:	JM Cope, Inc. PO Box 4047 Rock Hill, South Carolina 29732
DATE CREATED:	7/15/2026	CREATED BY:	Hunter Galliher (JM Cope, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	4 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:The "Campus" Project	TOTAL AMOUNT:	\$6,108.91

DESCRIPTION:

CE #022 - RFI 15 & 17 Electrical Changes
Change Event is for:

RFI 15: Fire Alarm:

RFI 15:

Owner has requested to remove the Panel A out of Room 009 in the plan south side of the building, and have everything included in Panel C in the plan north of the Contract Drawings.

Design Team to confirm if there is enough room in panel C for this as panels have already been released.

RFI 17: Basement Electrical Demolition:

RFI 17:

Currently E1.0 calls for the removal of all light fixtures, and devices in the old pottery room.

However due to the way the receptacles are being fed through the lights the removal of the lights will cause all but 1 receptacle to have new wiring ran to them.

E1.1 Key Note 1 calls for no new power work to be completed. Design Team to confirm if new wiring will be needed at these receptacles, or if everything as current existing conditions.

RFI 15 & RFI 17 Responses Received:

E1.0: Replace existing receptacles with new in place. See renovation plan.

E1.1: Key Note 1 - Replace all existing receptacles in this area with new conductors to be in conduit.

E3.1: Revised Panel Schedule for Panel A

E3.2: Revised Panel Schedule for Panels

ATTACHMENTS:

[24-055-CITY OF LENOIR-CAMPUS IMPROVEMENTS-17-Gym-Basement Electrical Demolition-2026-07-15.pdf](#), [24-055-CITY OF LENOIR-CAMPUS IMPROVEMENTS-15-Gym-Fire Alarm-2026-07-15.pdf](#), [Sharp Copier 20260618 102720.pdf](#), [24132GYM-Electrical-REV2-2026-05-06 \(1\).pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
013	CE #022 - RFI 15 & 17 Electrical Changes	4 days	\$6,108.91



PCCO #004

Total:	\$6,108.91
--------	------------

CHANGE ORDER LINE ITEMS:

PCO # 013: CE #022 - RFI 15 & 17 Electrical Changes

#	Budget Code	Description	Amount	OH&P (5.00% Applies to All Line Items)	Subtotal
1	26-000.S ELECTRICAL GENERAL/SUB.SUBCONTRACTOR	RFI 15 & RFI 17	\$5,818.01	\$290.90	\$6,108.91
Subtotal:			\$5,818.01	\$290.90	\$6,108.91
Grand Total:					\$6,108.91

The original (Contract Sum)	\$43,000.00
Net change by previously authorized Change Orders	\$5,143,646.00
The contract sum prior to this Change Order was	\$5,186,646.00
The contract sum would be changed by this Change Order in the amount of	\$6,108.91
The new contract sum including this Change Order will be	\$5,192,754.91
The contract time will be increased by this Change Order by 4 days.	

Base Contract Amount	\$	5,186,646.00
PCCO 3	\$	10,046.48
Revised Contract Total with PCCO 3	\$	5,196,692.48
PCCO 4	\$	6,108.91
Revised Contract Total with PCCO 3, 4	\$	5,202,801.39

Lenoir, City of
PO Box 958 / 801 West Avenue NW
Lenior, North Carolina 28645

JM Cope, Inc.
PO Box 4047
Rock Hill, South Carolina 29732

DocuSigned by: 	8/20/2026 7:19 AM PDT				
SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE



J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
P: (803) 329-3250

**Project: 24-055 CITY OF LENOIR-CAMPUS
IMPROVEMENTS**
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West
Avenue NW
LENOIR, North Carolina 28645

RFI #15: Gym - Fire Alarm

Revision	0	Status	Closed on 07/14/26
To	Clayton Johnson (Maurer Architecture) (<i>Response Required</i>) Atlantec /Imeg (Atlantec / IMEG) Ethan Page (Maurer Architecture) (<i>Response Required</i>)	From	Hunter Galliher (JM Cope, Inc.) 199 S Cherry Road Rock Hill, South Carolina 29732
Date Initiated	Mar 11, 2026	Due Date	Mar 14, 2026
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number	E1.1	Reference	
Linked Drawings			
Received From	David Coffey (City of Lenoir)		
Copies To	David Coffey (City of Lenoir), Jay Lyon (JM Cope, Inc.), David Maurer (Maurer Architecture)		

Activity

Question

Question from Hunter Galliher JM Cope, Inc. on Wednesday, Mar 11, 2026 at 12:15 PM EDT

Owner has requested to remove the panel A out of room 009 in the plan south side of the building, and have everything included in panel C in the plan north of the drawings.

Design Team to confirm if there is enough room in panel C for this as panels have already been released.

Official Response

Response from Ethan Page Maurer Architecture on Friday, May 8, 2026 at 03:17 PM EDT

See attached electrical drawings for pricing to eliminate extra meter.

Drawings also address basement RFI #17.

Attachments

[24132GYM-Electrical-REV2-2026-05-06.pdf](#)

All Replies

Response from Ethan Page Maurer Architecture on Friday, May 8, 2026 at 03:17 PM EDT

See attached electrical drawings for pricing to eliminate extra meter.

Drawings also address basement RFI #17.

Attachments

[24132GYM-Electrical-REV2-2026-05-06.pdf](#)

Response from Ethan Page Maurer Architecture on Wednesday, Apr 29, 2026 at 10:45 AM EDT

Per discussions with ownership, we'll move forward with remove the additional electrical service. Will refeed panel A from panel C. Service will be close to capacity, but can add additional panel in future if need arises.

Atlantec to provide revised drawings EOW.

Response from Clayton Johnson Maurer Architecture on Wednesday, Apr 8, 2026 at 08:31 AM EDT

Per conversation with David Coffey, existing Panel A is to remain in place. Goal from ownership is to remove additional service if possible. We want to explore possibility of refeeding the existing Panel A from Panel C while avoiding rewiring the existing fire alarm. Explore if this is a more cost effective option to moving Panel A over to Panel C as previously discussed.

Response from Atlantec /Imeg Atlantec / IMEG on Friday, Mar 13, 2026 at 08:53 AM EDT

THERE IS NOT ENOUGH ROOM TO HAVE PANEL A'S CIRCUITS INCLUDED INTO PANEL C.

Attachments

[24-055-CITY_OF_LENOIR-CAMPUS_IMPROVEMENTS-15-Gym-Fire_Alarm-2026-03-11.pdf](#)



J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
P: (803) 329-3250

Project: 24-055 CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West
Avenue NW
LENOIR, North Carolina 28645

RFI #17: Gym - Basement Electrical Demolition

Revision	0	Status	Closed on 07/14/26
To	Clayton Johnson (Maurer Architecture) (<i>Response Required</i>) Atlantec /Imeg (Atlantec / IMEG) Ethan Page (Maurer Architecture) (<i>Response Required</i>)	From	Hunter Galliher (JM Cope, Inc.) 199 S Cherry Road Rock Hill, South Carolina 29732
Date Initiated	Mar 11, 2026	Due Date	Mar 14, 2026
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	
Spec Section		Cost Code	
Drawing Number	E1.0, E1.1	Reference	
Linked Drawings			
Received From	Hunter Galliher (JM Cope, Inc.)		
Copies To	David Coffey (City of Lenoir), Jay Lyon (JM Cope, Inc.), David Maurer (Maurer Architecture)		

Activity

Question

Question from Hunter Galliher JM Cope, Inc. on Wednesday, Mar 11, 2026 at 12:34 PM EDT

Currently E1.0 calls for the removal of all light fixtures, and devices in the old pottery room. However due to the way the receptacles are being fed through the lights the removal of the lights will cause all but 1 receptacle to have new wiring ran to them.

E1.1 Key Note 1 calls for no new power work to be completed. Design Team to confirm if new wiring will be needed at these receptacles, or if everything as current existing conditions.

Attachments

[a35a391e-70f2-4081-bcc6-34756a74a0c8.pdf](#)

Official Response

Response from Ethan Page Maurer Architecture on Friday, May 8, 2026 at 03:18 PM EDT

See attached drawings addressing basement electrical scope.

Note: Duplicate drawing upload from RFI #15.

Attachments

[24132GYM-Electrical-REV2-2026-05-06.pdf](#)

All Replies

Response from Ethan Page Maurer Architecture on Friday, May 8, 2026 at 03:18 PM EDT

See attached drawings addressing basement electrical scope.

Note: Duplicate drawing upload from RFI #15.

Attachments

[24132GYM-Electrical-REV2-2026-05-06.pdf](#)

Response from Clayton Johnson Maurer Architecture on Wednesday, Apr 8, 2026 at 08:37 AM EDT

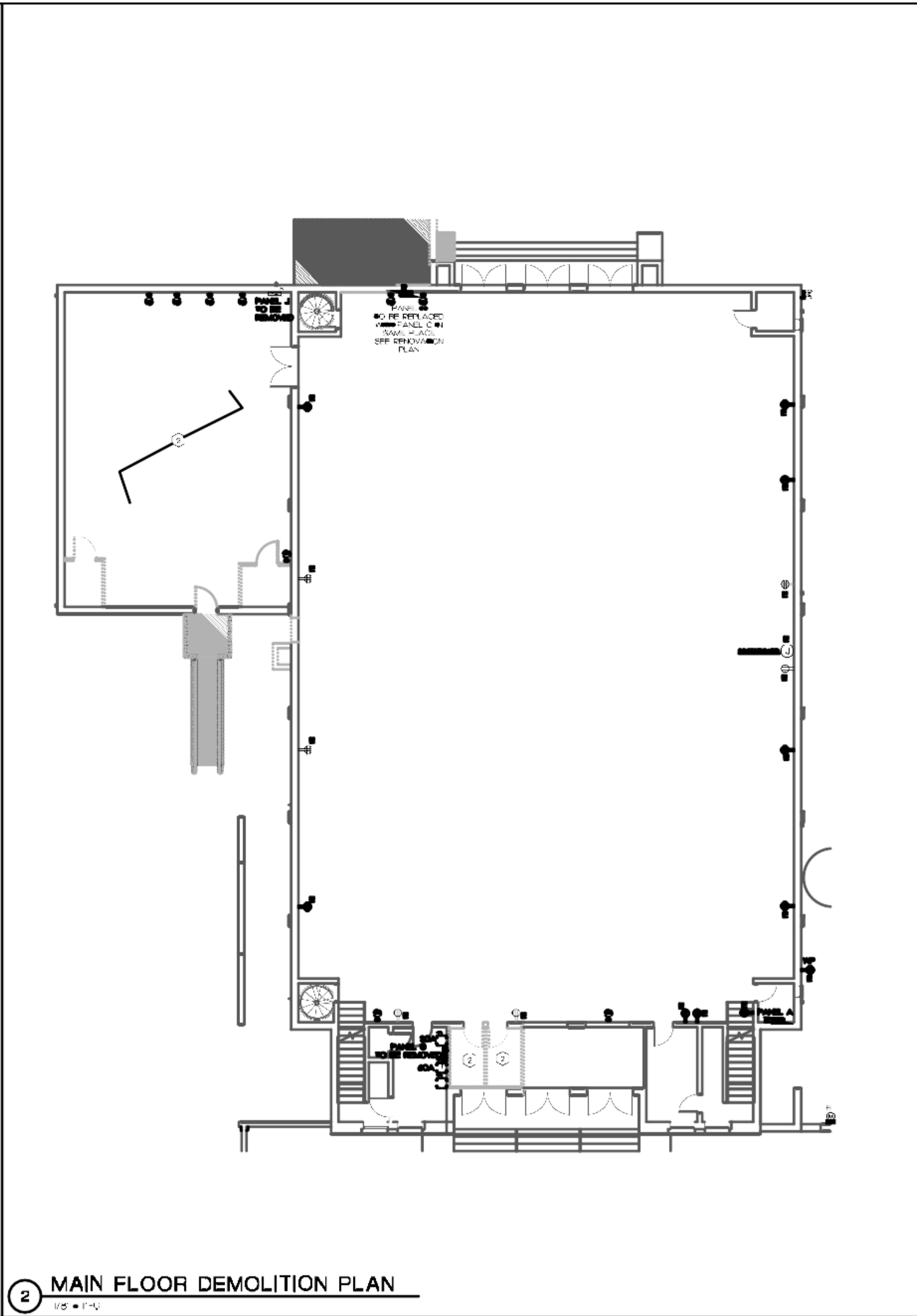
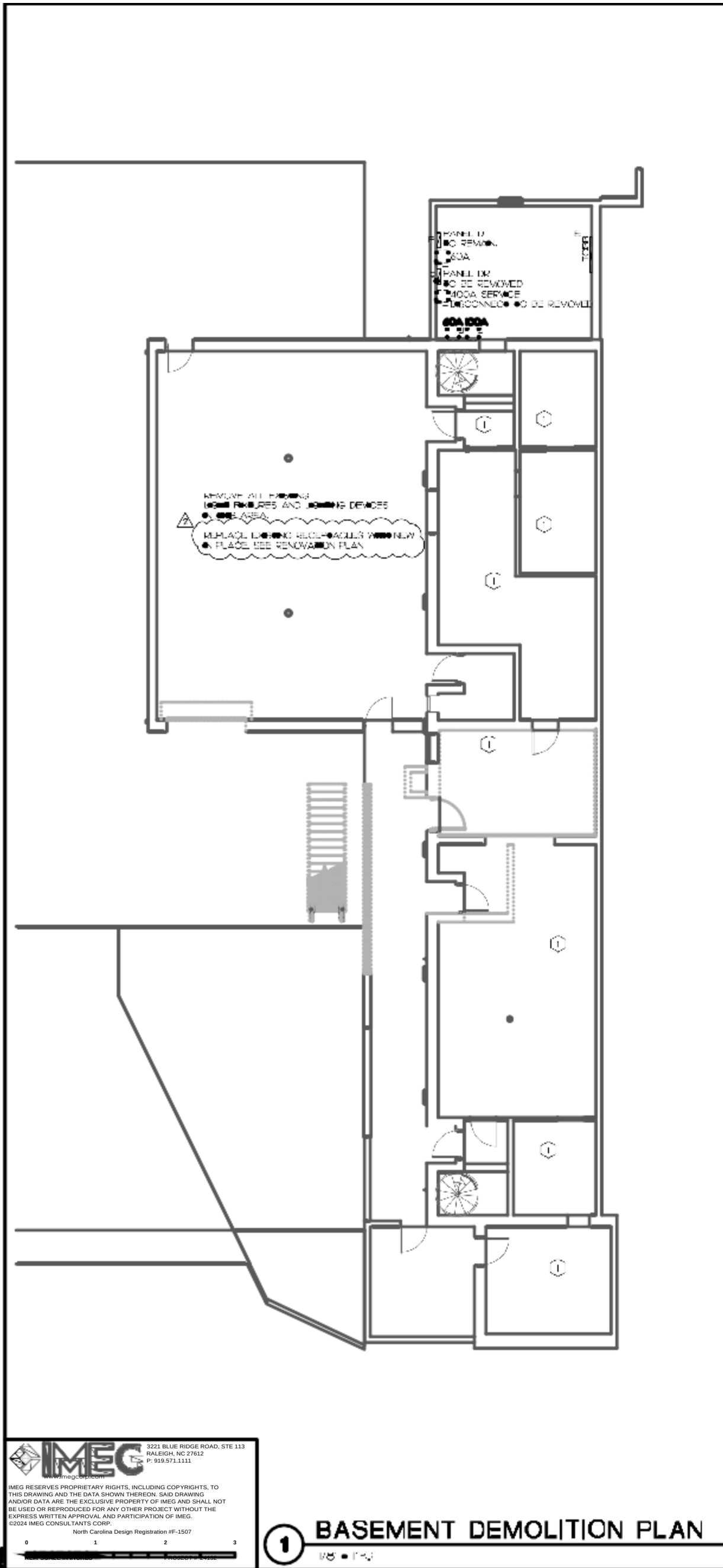
Per ownership, there is a discussion with the City Manager to be had on possible programming. Work on electrical in this area to be at minimum: moving any loose wiring into conduit, providing minimal lighting and outlets per code. Final decision on lighting and outlet layout to be discussed with ownership post their discussion with City Manager.

Response from Atlantec /Imeg Atlantec / IMEG on Friday, Mar 13, 2026 at 08:57 AM EDT

OWNER/ARCHITECT TO CONFIRM IF EXISTING CONDITIONS ARE TO REMAIN OR IF NEW WORK IS TO BE DONE.

Attachments

[24-055-CITY_OF_LENOIR-CAMPUS_IMPROVEMENTS-17-Gym-Basement_Electrical_Demolition-2026-03-11.pdf](#)



KEY NOTES

1 NO WORK IN THIS AREA
2 REMOVE ALL ELECTRICAL DEVICES IN THIS AREA

PROJECT TYPE: LEVEL III ALTERATION - HISTORIC BUILDING
LENOIR HIGH SCHOOL GYMNASIUM
1116 COLLEGE AVE. SW, LENOIR, NC

DATE 07.25.2025
DR. AB
CH. AB
PROJ. # 24037.1

REVISIONS

NO.	DESCRIPTION	DATE
1	HVAC VE REVISIONS	3/30/26
2	REVISION 2	5/06/26

ELECTRICAL
DEMOLITION PLAN

E1.0

MAURER
architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

ATLANTEC
ENGINEERS, PA
3221 BLUE RIDGE ROAD, SUITE 113
RALEIGH, NC 27612
919 571-1111
24032

IMEG
CONSULTANTS
CORP.
No. F-1507
NORTH CAROLINA
PROFESSIONAL
CORPORATION

Alex R. Bowling
NORTH CAROLINA
PROFESSIONAL
SEAL
058287
ENGINEER
ALEX R. BOWLING
5/5/2026

PROJECT TYPE: LEVEL III ALTERATION - HISTORIC BUILDING
LENOIR HIGH SCHOOL GYMNASIUM
1116 COLLEGE AVE. SW, LENOIR, NC

DATE 07.25.2025
DR. AB
CH. AB
PROJ. # 24037.1

REVISIONS

NO.	DESCRIPTION	DATE
1	HVAC VE REVISIONS	3/30/26
2	REVISION 2	5/06/26

ELECTRICAL
DEMOLITION PLAN

E1.0

Page 95 of 164



- 1. COORDINATE VIDEOS ARE USED FOR SURFACE MOUNTING DEVICES AND CONDUIT ON CHILDREN'S WALLS.
- 2. FRED COORDINATE EXACT MOUNTING POINTS OF ALL DEVICES FOR AROUND ROUGHING.
- 3. MODIFIED STUDS FOR UPPER WINDOWS AND ALL ASSOCIATED DEVICES, PAPER, ETC. ARE AN ADD. ALPHABET.

E1.1

[illegible]

Ⓢ E.C. DO NOT FIELD VERIFY EXISTING CONDUIT AND CONDUCTOR SIZE, THESE CAN BE RE-USED ONLY ARE 3-6, 1-30, 1/4" CONDUIT, IF NOT, SUPPLY NEW CONDUIT/CONDUCTORS.

② **GROUNDING BLENDED CONDUCTORS PER NEC 250**
 100% CUPR 3470 80 BOND STEEL, C.W. MAIN AND SPINDLER TYPE

1. REMOVE PANEL BOARD TO BE RIGID FROM PANEL C.
2. REMOVE EXISTING GROUNDING ELECTRODE CONDUCTOR TO PANEL. ~~THE~~ NEUTRAL AND GROUND BAR ARE NOT TO BE REMOVED.
3. CONDUCTOR TO LAND ALL GROUND Wires TO GROUND BAR AND ALL NEUTRAL Wires TO NEUTRAL BAR.

1. PULLING SINGLE-POLE SWITCH OUT OF REMOVAL
PANEL A. SEE FIG. FROM PANEL C. SEE SEE
PAGE POWER RIG.

DESCRIPTION	COLLECTED	DEMAND	DEMAND	200 A MINIMUM BUS SIZE	SURFACE MOUNTING
KVA	KVA	KVA	KVA	200 A MAIN CIRCUIT BREAKER	NEHA 1 ENCLOSURE
CONT. LOAD	0.00	125%	3.02	10 K MINIMUM A/C RATING	GROUND BAR
RECEPTACLE	6.26	100% 50%	3.29	NEW FEED FROM 400A BREAKER IN PANEL C	REMOVE NEUTRAL TO GROUND BOND
NEUTRAL	CD	80%	3.00		
FEATS	0.00	120%	3.02		
NEHA 1-KH-21HK	0.00	1.00%	0.00		
EQUIPMENT	0.00	120%	3.52		
TO THENEED, IF	0.00	05%	3.02		
SPRINKLER	0.00	120%	3.00		
25% OF LARGEST HVAC MOTOR			3.02		
10.00			8.00		

NOTES

1. COUNTER HAMMER 'E' INDICATES EXISTING.

2. PROVIDE WITH LOCK ON PROVISION AND IDENTIFICATION FOR NEC 702.41

3. MAINS 400A LAR 1-3U-10 3-PO 3-PO 3-PO

CONNECTED LOADS	
PHASE A:	5.5 KVA
PHASE B:	4.3 KVA
TOTAL:	9.8 KVA
DEMAND	4.8 KVA

PANEL MDP														120/208V, 3 PHASE, 4 WIRE																			
CKT	DESCRIPTION										KVA	C	G	W	CB	CKT	CKT	CB	W	G	C	KVA	DESCRIPTION										CKT
1	KILN	NOTE 3	0.0	1	10	6	60	1	A	2	40	E	E	E	2.5	NOTE 2	FORMERLY 'DR' MAIN CIRCUIT										2						
3			0.0			6	2P	3	B	4	2P	E			2.5												4						
5	KILN	NOTE 3	0.0	1	10	6	60	5	C	6	50	E	E	E	3.1	NOTE 2	FORMERLY 'DR' RANGE CIRCUIT										6						
7			5.0			6	2P	7	A	8	2P	E			2.5		FEEDS SUBPANEL IN BASEMENT										8						
9	RTU-5		12.1	2	6	1	125	9	B	10	20	E	E	E	1.0	NOTE 2	EXISTING										10						
11			12.1			1	3P	11	C	12	20	E	E	E	1.0	NOTE 2	EXISTING										12						
13			12.1			1		13	A	14	20	E	E	E	1.0	NOTE 2	EXISTING										14						
15	SPACE ONLY		0.0					15	B	16	15	E	E	E	0.5	NOTE 2	EXISTING										16						
17	SPACE ONLY		0.0					17	C	18	20	12	12	1/2	0.4		REC EXTERIOR										18						
19	SPACE ONLY		0.0					19	A	20	35	8	10	1	2.3		HP-3										20						
21	SPACE ONLY		0.0					21	B	22	3P	8			2.3												22						
23	ELEV CTRL		0.5	1/2	12	12	20	23	C	24		8			2.3												24						
25	PANEL B		24.6	2	6	3/0	200	25	A	26					0.0		SPACE ONLY										26						
27			25.5			3/0	3P	27	B	28					0.0		SPACE ONLY										28						
29			18.4			3/0		29	C	30	20	12	12	1/2	0.1		ELEV PIT LTS										30						
31	PANEL D		23.3	2	6	3/0	200	31	A	32	20	12	12	1/2	0.5		AREA OF RESCUE										32						
33			26.6			3/0	3P	33	B	34	20	12	12	1/2	0.2		ELEV REC										34						
35			26.2			3/0		35	C	36	20				0.0		SPARE										36						
37	AHU-3		4.3	1	10	8	45	37	A	38	20	12	12	1/2	0.2		ELEV REC										38						
39			4.3			8	3P	39	B	40	20	12	12	1/2	0.5		ELEVATOR LTS										40						
41			4.3			8		41	C	42	20	12	12	1/2	0.1		HOISTWAY LIGHT										42						
43	RTU-2		8.8	2	8	3	100	43	A	44	60	6	10	1	5.6		ELEVATOR										44						
45			8.8			3	3P	45	B	46	3P	6			5.6												46						
47			8.8			3		47	C	48		6			5.6												48						
49	N/A		0.0					49	A	50					0.0		N/A										50						
51	N/A		0.0					51	B	52					0.0		N/A										52						
53	N/A		0.0					53	C	54					0.0		N/A										54						

DESCRIPTION	CONNECTED KVA	DEMAND FACTOR	DEMAND KVA	800 A MINIMUM BUS SIZE 800 A MAIN CIRCUIT BREAKER 42 K MINIMUM AIC RATING		SURFACE MOUNTING NEMA 1 ENCLOSURE GROUND BAR UL LISTED FOR USE AS SERVICE EQUIPMENT	
CONT. LOAD	8.39	125%	10.49				
RECEPTACLE	32.84	100%/50%	21.42				
MTRS/COOLS	129.22	90%	116.30				
HEATS	28.90	80%	23.12				
WATER HEATER	7.50	100%	7.50				
EQUIPMENT	61.30	100%	61.30				
KITCHEN EQUIP.	12.85	65%	8.35				
SPECIAL EQ.	0.00	100%	0.00				
25% OF LARGEST HVAC/MOTOR			9.10				
TOTAL DEMAND			257.58				

DESCRIPTION	CONNECTED KVA	DEMAND FACTOR	DEMAND KVA	200 A MINIMUM BUS SIZE 200 A MAIN CIRCUIT BREAKER 10 K MINIMUM AIC RATING		SURFACE MOUNTING NEMA 1 ENCLOSURE GROUND BAR	
CONT. LOAD	1.88	125%	2.36				
RECEPTACLE	24.48	100%/50%	17.24				
MTRS/COOLS	20.25	100%	20.25				
HEATS	0.00	80%	0.00				
WATER HEATER	0.00	100%	0.00				
EQUIPMENT	16.60	80%	13.28				
KITCHEN EQUIP.	12.85	65%	8.35				
SPECIAL EQ.	0.00	100%	0.00				
25% OF LARGEST HVAC/MOTOR			0.00				
TOTAL DEMAND			61.48				

DESCRIPTION	CONNECTED KVA	DEMAND FACTOR	DEMAND KVA	200 A MINIMUM BUS SIZE 200 A MAIN CIRCUIT BREAKER 10 K MINIMUM AIC RATING		SURFACE MOUNTING NEMA 1 ENCLOSURE GROUND BAR	
CONT. LOAD	1.88	125%	2.36				
RECEPTACLE	24.48	100%/50%	17.24				
MTRS/COOLS	20.25	100%	20.25				
HEATS	0.00	80%	0.00				
WATER HEATER	0.00	100%	0.00				
EQUIPMENT	16.60	80%	13.28				
KITCHEN EQUIP.	12.85	65%	8.35				
SPECIAL EQ.	0.00	100%	0.00				
25% OF LARGEST HVAC/MOTOR			0.00				
TOTAL DEMAND			61.48				

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CONT. LOAD	1.88	125%	2.36				
RECEPTACLE							

Cells highlighted in green are dictated by the Prime Contract

Subcontractor to fill yellow cells and tabs

Date

Project: Lenoir Campus Improvement Projects
Subcontract #: 24055-SC16
Subcontractor: Lake Electric Co.

Proposal #: Subcontractor CO proposal #
Project #: 24-055
Bid Package #: 26-000

5/28/2026

Description of change:
Rev 2 - Misc Electrical Basement Area

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials (Details on Tab A-MATERIALS)	2,025.29
2 Sales Tax Project Sales Tax Rate: 6.75% (Line Item #1 x Project's Sales Tax Rate)	136.71
MATERIALS & SALES TAX SUBTOTAL	2,162.00
3 Overhead & Profit OH & P Rate: 10.0% (10% maximum, includes small tools, consumables & sales tax)	216.20
4 Shipping & Transportation (including sales tax)	
SUBTOTAL	\$ 2,378.20

Labor (Fill in details on Tab B)

5 Total Manhours (Details on Tab B-LABOR)	2,316.38
6 Labor Burden Rate: 35.0%	810.73
MANHOURS & LABOR BURDEN SUBTOTAL	\$ 3,127.11
7 Overhead & Profit on Item 5 OH & P Rate: 10.0% (10% maximum on straight labor cost, not premium for supervisor's time)	312.71
SUBTOTAL	\$ 3,439.82

Equipment (Fill in details on Tab C)

8 Equipment (Details on Tab C-EQUIPMENT)	
9 Overhead & Profit on Item 8 OH & P Rate: 10.0% (10% maximum)	
SUBTOTAL	\$

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with materials & equipment backup) 10

Subcontractors	
11 Overhead & Profit on Item 10 OH & P Rate: 2.5% (2.5% per Prime contract)	
SUBTOTAL	\$

Bonds

12 Bonds (% of subtotal of proposal): Rate: 0.0%	SUBTOTAL OF PROPOSAL \$ 510
	\$
	CHANGE PROPOSAL TOTAL \$ 5,818.01

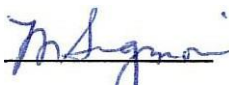
Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	\$ 454,900.00
PREVIOUS APPROVED CHANGE ORDERS	
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$ 454,900.00
AMOUNT OF THIS CHANGE ORDER	\$ 5,818.01
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$ 460,718.01

Time Extension Requests:

day(s) Schedule Activity # Affected

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature:  Date: 5/28/2026

J.M. Cope, Inc.'s Signature: _____ Date: _____



Audit Trail Basic

Phase: FIXTURES

Quantity	Size	U/M	Description
0.00			E1.0
0.00			REPLACE EX RECEPTS - DEMO
10.00	20A	EA	REMOVE EXISTING RECEPTACLE
0.00			E1.1
0.00			REPLACE EX RECEPTS W / NEW
10.00	1/2 EMT #12	EA	20A-iG-GFCI
10.00	1-DECORA	EA	IG STAINLESS STEEL PLATE
10.00	#12	EA	PIGTAIL W/GRD SCREW
3.00	18-12	EA	PSH-IN 4-WIRE CONN
10.00	18-12	EA	PSH-IN 3-WIRE CONN
10.00	20A	EA	DX GFCI REC WEATHER RESIST
0.00			E3.1
0.00			DEMO EXISTING SERVICE TO A
30.00	2	FT	REMOVE EXISTING CONDUIT
120.00	3/0	FT	EXISTING WIRE TO PULL OUT
.1.00		EA	REMOVE METER SOCKET
0.00			NEW FEEDER TO BE FROM PNL C
0.00			CTOA
200.00		EA	1 EMT
200.00	1	FT	EMT
20.00	1	EA	EMT STEEL-COMP COUPLING
24.00	1	EA	MINERALLAC STRAPS
24.00	#10 x 1"	EA	PLASTIC ANCHOR
24.00	#10 X 1"	EA	SHEET METAl- SCREW
24.00	#10	EA	FLAT WASHER
200.00		FT	PULL LINE (STRING)
3.00	1	EA	EMT FIELD BEND
2.00	1	EA	EMT STEEL COMP CONNECTOR
210.00		EA	3#6 #10
630.00	6.	FT	THHN/THWN CU (STR)
210.00	10	FT	THHN/THWN CU (SOL)
1.00	60/2	EA	BOLT-ON BREAKER



J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Prime Contract Change Order #006: CE #018 - RFI #14: Auditorium - ADA Elevator Access and Ramp

TO:	Lenoir, City of PO Box 958 / 801 West Avenue NW Lenoir, North Carolina 28645	FROM:	JM Cope, Inc. PO Box 4047 Rock Hill, South Carolina 29732
DATE CREATED:	7/20/2026	CREATED BY:	Hunter Galliher (JM Cope, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	4 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:The "Campus" Project	TOTAL AMOUNT:	\$8,734.97

DESCRIPTION:

CE #018 - RFI #14: Auditorium - ADA Elevator Access and Ramp

Change Order is for eliminating the wheel chair lift inside of the auditorium, and increasing the size of the exterior ramp as shown in the B-1 bulletin drawing "Exterior Ramp Revision".

Change order also includes revisions to hand rail by removing remaining existing rail as shown on B-1 and additional railing length and new profile to include pickets spaced no larger than 3.5".

Per response to RFI 14 Inspector has approved ramp design on the exterior of the north side of the auditorium to have a slope greater than 1:12.

Exclusions/Clarifications:

1. Handrails will be carbon steel, and will be powder coated black.
2. JMC is not demoing/replacing plan West "Removable End Panel" per 1/B-1.
3. There is not credit for the elimination of the wheel chair lift as this was being carried as an allowance. There will be an allowance use authorization/change order forthcoming for the stairs at the demoed stair location,
4. This change order request only includes what is explicitly listed above and included in subcontractor pricing back up. Any unforeseen additional work outside of what is stated above and detailed on sheet B-1 is not included. JMC reserves the rights to additional cost or time due to unforeseen conditions, and will be submitted under separate cover.

ATTACHMENTS:

[24-055-CITY OF LENOIR-CAMPUS IMPROVEMENTS-14-Auditorium-ADA Elevator Access and Ramp-2026-07-20.pdf](#), [20260717091334091 \(1\).pdf](#), [CR1001Proposal revised.pdf](#), [02.2 - PCG Labor Back Up.pdf](#), [02.1 - PCG Materials Back Up.pdf](#), [02 - PCG Back Up.pdf](#), [4-13-26 Lenoir HS Redevelopment Auditorium Ramp Inspector Email Eliminating Lift from Scope.pdf](#), [24037-2 2024 LenoirHS Auditorium Ramp.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
015	CE #018 - RFI #14: Auditorium - ADA Elevator Access and Ramp	2 days	\$8,734.97
Total:			\$8,734.97



PCCO #006

CHANGE ORDER LINE ITEMS:

PCO # 015: CE #018 - RFI #14: Auditorium - ADA Elevator Access and Ramp

#	Budget Code	Description	Amount	OH&P (5.00% Applies to All Line Items)	Subtotal
1	02-400.S DEMOLITION.SUBCONTRACTOR	RFI #14 - Additional Handrail Demo	\$800.00	\$40.00	\$840.00
2	05-000.S METALS GENERAL.SUBCONTRACTOR	RFI #14 Additional Handrail and Revised Profile	\$6,583.00	\$329.15	\$6,912.15
3	03-000.S CONCRETE GENERAL.SUBCONTRACTOR	RFI #14 Additional Concrete	\$936.02	\$46.80	\$982.82
4	04-000.S MASONRY GENERAL/SUB.SUBCONTRACTOR	RFI #14 Revisions to Auditorium Ramp	\$0.00	\$0.00	\$0.00
Subtotal:			\$8,319.02	\$415.95	\$8,734.97
Grand Total:					\$8,734.97

The original (Contract Sum)	\$43,000.00
Net change by previously authorized Change Orders	\$5,143,646.00
The contract sum prior to this Change Order was	\$5,186,646.00
The contract sum would be changed by this Change Order in the amount of	\$8,734.97
The new contract sum including this Change Order will be	\$5,195,380.97
The contract time will be increased by this Change Order by 4 days.	

Base Contract Amount	\$ 5,186,646.00
PCCO 3	\$ 10,046.48
Revised Contract Total with PCCO 3	\$ 5,196,692.48
PCCO 4	\$ 6,108.91
Revised Contract Total with PCCO 3, 4	\$ 5,202,801.39
PCCO 6	\$ 8,734.97
Revised Contract Total with PCCO 3, 4, 6	\$ 5,211,536.36

Lenoir, City of
PO Box 958 / 801 West Avenue NW
Lenior, North Carolina 28645

JM Cope, Inc.
PO Box 4047
Rock Hill, South Carolina 29732

DocuSigned by:
Ethan Page
19817F8C7034447...

8/20/2026 | 7:34 AM PDT

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
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J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
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P: (803) 329-3250

**Project: 24-055 CITY OF LENOIR-CAMPUS
IMPROVEMENTS**
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West
Avenue NW
LENOIR, North Carolina 28645

RFI #14: Auditorium - ADA Elevator Access and Ramp

Revision	0	Status	Closed on 04/13/26
To	Clayton Johnson (Maurer Architecture) Ethan Page (Maurer Architecture)	From	Hunter Galliher (JM Cope, Inc.) 199 S Cherry Road Rock Hill, South Carolina 29732
Date Initiated	Mar 11, 2026	Due Date	Mar 14, 2026
Location		Project Stage	Course of Construction
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Hunter Galliher (JM Cope, Inc.)		
Copies To	David Coffey (City of Lenoir), Jay Lyon (JM Cope, Inc.), David Maurer (Maurer Architecture)		

Activity

Question

Question from Hunter Galliher JM Cope, Inc. on Wednesday, Mar 11, 2026 at 12:07 PM EDT

Design Team to confirm if the exterior profile of the existing building will be acceptable to use for ADA access. If so - design to confirm that the wheel chair lift is acceptable to be removed, and if the openings need to increase to the 4' shown on the drawings, or if they are to stay the existing size.

If the intent is for the opening size to remain as is the plan north opening will need to have some of the existing wood removed and replaced due to termite damage.

Official Response

Response from Ethan Page Maurer Architecture on Monday, Apr 13, 2026 at 05:23 PM EDT

Uploading email correspondence from inspector for record verifying we can eliminate wheelchair lift from scope.

Attachments

[4-13-26_ Lenoir HS Redevelopment Auditorium Ramp_Inspector Email Eliminating Lift from Scope.pdf](#)

All Replies

Response from Ethan Page Maurer Architecture on Monday, Apr 13, 2026 at 05:23 PM EDT

Uploading email correspondence from inspector for record verifying we can eliminate wheelchair lift from scope.

Attachments

[4-13-26_ Lenoir HS Redevelopment Auditorium Ramp_Inspector Email Eliminating Lift from Scope.pdf](#)

Response from Ethan Page Maurer Architecture on Tuesday, Mar 17, 2026 at 02:13 PM EDT

Proposed bulletin drawing attached showing maximum length of auditorium exterior ramp.

Per discussion with J.M. Cope Ethan to discuss code compliance with Dave (Lenoir Inspections) and verify this is an acceptable path forward.

If it is an acceptable path forward, we'll eliminate the wheelchair lift from the scope of work, and the existing openings to the stage from the seated area will not need to be increased to 4' wide.

Attachments

[24037-2_2024_LenoirHS_Auditorium_Ramp.pdf](#)



Ethan Page <ethan@maurerarchitecture.com>

Re: Lenoir HS Redevelopment Auditorium Ramp

Ethan Page <ethan@maurerarchitecture.com>

Fri, Apr 10, 2026 at 7:47 AM

To: dscearce@caldwellcountync.org

Dave,

I received your text yesterday regarding approval to move forward without the wheelchair lift at the auditorium. We'll plan to move forward without the wheelchair lift and at the exterior non egress ramp steeper than 1:12 slope. Thanks for the time!

**Ethan Page, RA**

Partner | Architect

Maurer Architecture

115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601

(direct) 919.238.1784 | (office) 919.829.4969

[Website](#) | [Instagram](#)

On Wed, Apr 8, 2026 at 8:49 PM Ethan Page <ethan@maurerarchitecture.com> wrote:

Hello sir,

Following up on my email last week. Would love to connect, so we can relay to our GC and pin down our direction. Let me know what your thoughts, and if you'd like to discuss, what your schedule looks like so we can connect.

Thanks,

**Ethan Page, RA**

Partner | Architect

Maurer Architecture

115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601

(direct) 919.238.1784 | (office) 919.829.4969

[Website](#) | [Instagram](#)

On Wed, Apr 1, 2026 at 9:28 PM Ethan Page <ethan@maurerarchitecture.com> wrote:

Dave,

I hope you're doing well. We spoke a couple of weeks ago about ADA access the stage, and the ramp we're adding to the exterior of the building.

I've stepped back to do some additional code research and believe we have a path forward.

The existing stage is not ADA compliant. In going through chapter 8&9 of NCEBC, we're not seeing any triggers that require we make the stage ADA compliant.

On the exterior of the building we're adding a ramp for prop load-in, load out only. It's not a required means of egress. Section 1012.2 of NCBC below allows for non egress ramps to have a slope of 1:8. Our ramp slope will be 1 1/8":12.

1012.2 Slope.



Ramps used as part of a *means of egress* shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). The slope of other pedestrian *ramps* shall not be steeper than one unit vertical in eight units horizontal (12.5-percent slope).

Let me know your thoughts. Happy to jump on a call to discuss. My cell is 252-343-3087.

Thank you sir,



Ethan Page, RA

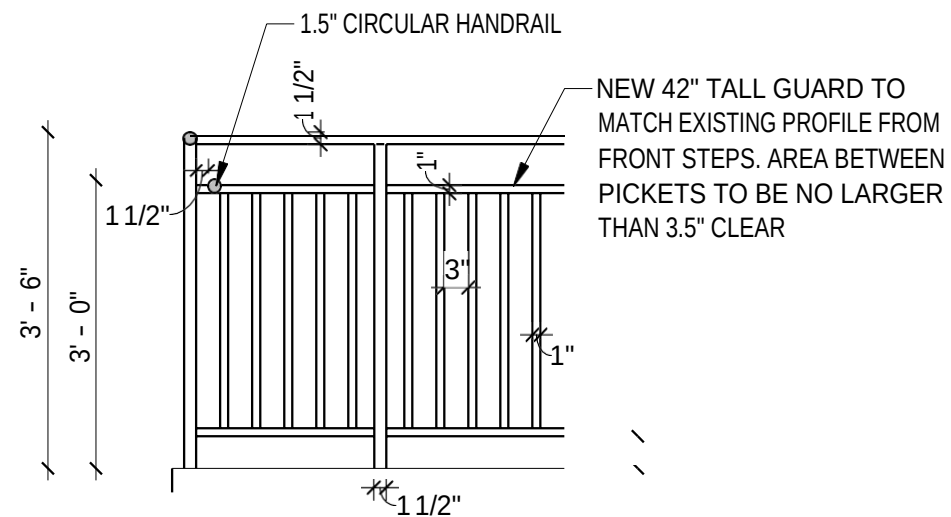
Partner | Architect

Maurer Architecture

115 ½ E. Hargett St. Suite 300 Raleigh, NC 27601

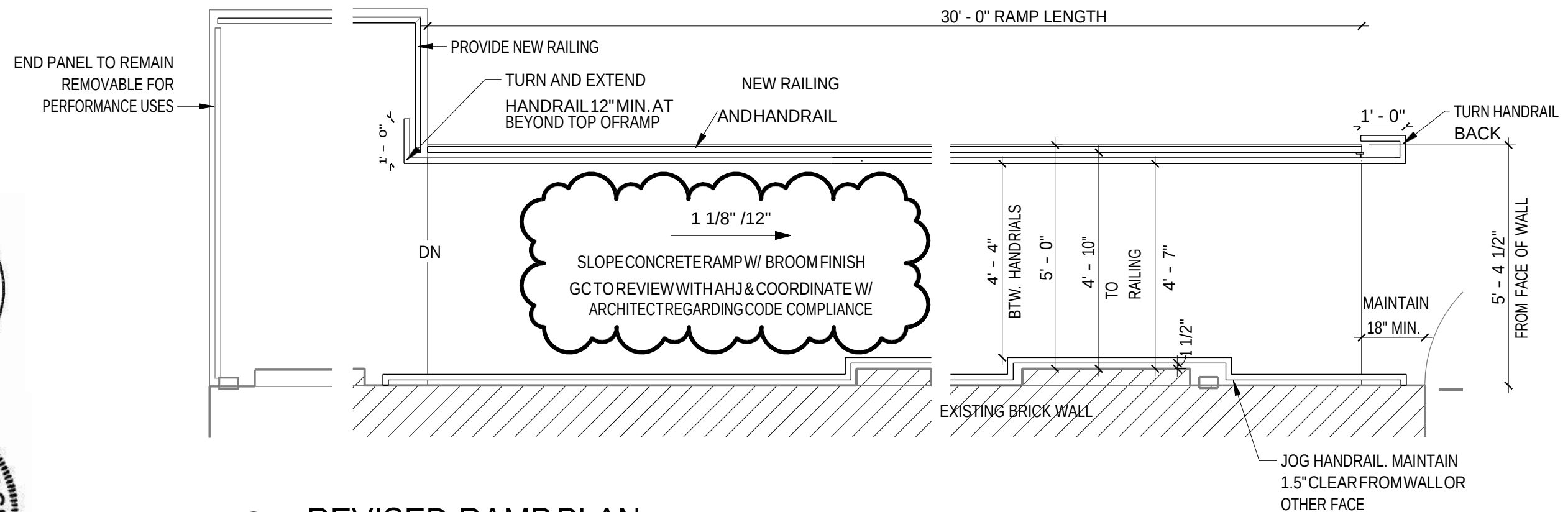
(direct) 919.238.1784 | (office) 919.829.4969

[Website](#) | [Instagram](#)



2

SCALE: 1/2" = 1'-0"



1

SCALE: 3/8" = 1'-0"



3-17-26

As indicated

LENOIR HIGH SCHOOL AUDITORIUM
EXTERIOR RAMP REVISION

03.09.2026

B-1



Cells highlighted in green are dictated by the Prime Contract

Subcontractor to fill yellow cells and tabs

Project: Lenoir Campus Improvement Projects

Proposal #: 3

Date

5/7/2026

Subcontract #: 24055-SC02

Project #: 24-055

Subcontractor: Piedmont Concrete Group, LLC

Bid Package #: 300

Description of change:

Auditorium ramp

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials		\$	310.00
(Details on Tab A-MATERIALS)			
2 Sales Tax	Project Sales Tax Rate: 6.75%	\$	20.93
(Line Item #1 x Project's Sales Tax Rate)			
MATERIALS & SALES TAX SUBTOTAL		\$	330.93
3 Overhead & Profit	OH & P Rate: 10.0%	\$	33.09
(10% maximum, includes small tools, consumables & sales tax)			
4 Shipping & Transportation (including sales tax)		\$	-
SUBTOTAL		\$	364.02

Labor (Fill in details on Tab B)

5 Total Manhours		\$	520.00
(Details on Tab B-LABOR)			
6 Labor Burden	Rate:	\$	-
MANHOURS & LABOR BURDEN SUBTOTAL		\$	520.00
7 Overhead & Profit on Item 5	OH & P Rate: 10.0%	\$	52.00
(10% maximum on straight labor cost, not premium portion)			
(O&P includes supervisor's time)			
SUBTOTAL		\$	572.00

Equipment (Fill in details on Tab C)

8 Equipment		\$	-
(Details on Tab C-EQUIPMENT)			
9 Overhead & Profit on Item 8.	OH & P Rate: 10.0%	\$	-
(10% maximum)			
SUBTOTAL		\$	-

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with material & equipment backup)

10 Subcontractors		\$	-
11 Overhead & Profit on Item 10.	OH & P Rate: 2.5%	\$	-
(2.5% per Prime contract)			
SUBTOTAL		\$	-

Bonds

SUBTOTAL OF PROPOSAL		\$	936.02
12 Bonds (% of subtotal of proposal):	Rate: 0.0%	\$	-
CHANGE PROPOSAL TOTAL		\$	936.02

Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	
PREVIOUS APPROVED CHANGE ORDERS	
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$ -
AMOUNT OF THIS CHANGE ORDER	\$ 936.02
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$ 936.02

Time Extension Requests:

 day(s) Schedule Activity # Affected

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature: Oscar Hernandez

Date: 4/20/2026

J.M. Cope, Inc.'s Signature:

Date:

MATERIALS - DETAILED QTY. BREAKDOWN

Item Description	Qty.	Unit	Unit Rate	Total
(EXAMPLE - type over the example)				
Concrete	1	CY	\$ 210.00	\$ 210.00
Rebar/Accs	1	LS	\$50	\$ 50.00
Forms	1	LS	\$ 50.00	\$ 50.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			MATERIAL TOTAL:	\$ 310.00



Change Request Proposal

Project: 25-039 / Lenoir Downtown Campus
(name and address) 1114 College Ave SW
Lenoir, NC 28645

Steel Specialty, Inc. of Belmont
5907 Wilkinson Bld.
Belmont, NC 28012
704-825-4745

Customer: JM Cope

Change request number: 1004
Description: RFI 14 Auditorium ramp railing

Notice to Proceed

Submitted date:
Received date:
Rough order of magnitude: 0.00

Status: Proposed
Origination date: 05/07/26

Quotation

Submitted date: 05/07/26
Due date:
Submitted amount: 6,583.00
Requested days delay: 0

Revenue Detail

Billing Item	Description	Revenue
		6,583.00
Total Revenue:		6,583.00

Contractor Pricing

Phase Code / Description	Cost Type	Quantity	UM	Amount
101550	Material - Misc Raw			445.00
109000	Sales Tax - 6.75%			93.00
102500	Detail - Misc			375.00
106000	Freight			750.00
105000	Galvanizing / Paint			932.00
104500	Shop Labor - Misc			2,249.00
Contractor Pricing Total:				4,844.00

Subcontractor Pricing

Phase Code / Description	Cost Type	Quantity	UM	Amount
103500	Erection - Misc			1,150.00
Subcontractor Pricing Total:				1,150.00
Total:				5,994.00
Mark-up:				589.00
Total Contractor Price for CR 1004				6,583.00

Approvals

Customer: JM Cope
Authorized Representative: _____
By: _____
Date: _____

Contractor: Steel Specialty, Inc
By: _____
Date: _____



D. H. GRIFFIN WRECKING CO., INC.

8880 Dietz Ave. Hickory, NC 28602

Phone: 828-397-7570 Fax: 828-397-6540

Visit us @ www.DHGRIFFIN.com

PROPOSAL SUBMITTED TO:

Hunter Galliher
JM Cope Construction
346 9th St SE
Hickory, NC 28602

DATE: 7/17/26

JOB NAME / LOCATION:

Lenoir Campus Improvements
1114 College Ave SW
Lenoir, NC 28645

PHONE: 919-931-0969

EMAIL: hgalliher@jmcopc.com

We hereby submit specifications and estimates for:

Based on site inspection and plans descriptions, DH Griffin Wrecking Company, Inc. (DHG) proposes the following scope of services:

1. Provide necessary labor, equipment, materials, insurance, etc. to perform demolition.
2. Demolish and remove appx 20' of handrails from exterior of auditorium.
3. Dispose of materials off site in accordance with local, state and federal regulations.
4. DHG retains salvage rights to materials under contract.
5. **PROPOSAL EXCLUDES:** Rerouting, removing or disconnecting utilities, new construction or new materials, reclamation, storage or relocation of any items for others, patching or leveling, shoring or bracing, floor prep, temporary walls or partitions, any other asbestos or hazardous materials and any other work not specifically listed above.

We propose hereby to perform the work as listed in items above, in accordance with above specifications, for the sum of:

Eight Hundred Dollars and no/100s

\$800.00

Payment to be made as follows: **Upon Completion**

We hereby exclude the following: Relocation and disconnection of utilities, responsibility for locating and marking utilities within the demolition limits; protection of utilities which are not marked within the limits of demolition; shoring and bracing of structures to remain; cost of performance and payment bonds; removal and disposition of any hazardous or asbestos materials except those items, if any, which are described and itemized above, whether concealed or not. All salvage to become the property of DHG.

All payments are due and payable as noted. Whenever retainage is required to be withheld, upon completion of D.1-1. Griffin Wrecking Company, Inc.'s (DHG) scope of work (contract or sub-contract) DHG will issue an invoice for work performed and a separate final invoice for retainage. All retainage is to be paid in full no later than ninety (90) days from date of final invoice. The undersigned further agrees to pay to D.H. Griffin Wrecking Company, Inc., a reasonable attorney's fee if the obligation is evidenced hereby collected by an attorney-at-law after maturity.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.

Authorized Signature: _____
not accepted within 30 days.

Nick Perkins, Division Manager

NOTE: This proposal may be withdrawn by us if

PLEASE SIGN, DATE AND RETURN ORIGINAL

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Name and Title

Date of Acceptance



J.M. Cope, Inc.
199 S Cherry Road (29730)/ P.O. Box 4047
Rock Hill, South Carolina 29732
Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
LENOIR, North Carolina 28645

Prime Contract Change Order #008: CE #028 - Unsuitable Soils - Dumpster Pad; Gym Ramp

TO:	Lenoir, City of PO Box 958 / 801 West Avenue NW Lenoir, North Carolina 28645	FROM:	JM Cope, Inc. PO Box 4047 Rock Hill, South Carolina 29732
DATE CREATED:	7/22/2026	CREATED BY:	Hunter Galliher (JM Cope, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	1 day	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:The "Campus" Project	TOTAL AMOUNT:	\$7,670.18

DESCRIPTION:

CE #028 - Unsuitable Soils - Dumpster Pad; Gym Ramp

Change Order is for the undercutting and backfill per CVET direction at the Dumpster Pad and Gymnasium Ramp due to existing soil conditions.

1. Dumpster Pad Under Cut: 1' undercut (4.15 cuyd)
2. Gym Ramp: 2' wide under cut; 2' deep under cut

ATTACHMENTS:

[Document2.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
017	CE #028 - Unsuitable Soils - Dumpster Pad; Gym Ramp		\$7,670.18
Total:			\$7,670.18

CHANGE ORDER LINE ITEMS:

PCO # 017: CE #028 - Unsuitable Soils - Dumpster Pad; Gym Ramp

#	Budget Code	Description	Amount	OH&P (5.00% Applies to All Line Items)	Subtotal
1	03-000.S CONCRETE GENERAL.SUBCONTRACTOR	Dumpster Pad Undercut	\$2,723.79	\$136.19	\$2,859.98
2	03-000.S CONCRETE GENERAL.SUBCONTRACTOR	Gym Ramp Undercut	\$4,581.14	\$229.06	\$4,810.20
Subtotal:			\$7,304.93	\$365.25	\$7,670.18
Grand Total:					\$7,670.18



The original (Contract Sum) \$43,000.00
Net change by previously authorized Change Orders \$5,143,646.00
The contract sum prior to this Change Order was \$5,186,646.00
The contract sum would be changed by this Change Order in the amount of \$7,670.18
The new contract sum including this Change Order will be \$5,194,316.18
The contract time will be increased by this Change Order by 1 day.

Base Contract Amount	\$	5,186,646.00	
PCCO 3	\$	10,046.48	
Revised Contract Total with PCCO 3	\$	5,196,692.48	
PCCO 4	\$	6,108.91	
Revised Contract Total with PCCO 3, 4	\$	5,202,801.39	
PCCO 6	\$	8,734.97	
Revised Contract Total with PCCO 3, 4, 6	\$	5,211,536.36	
PCCO 8	\$	7,670.18	
Revised Contract Total with PCCO 3,4,6,8	\$	5,219,206.54	

Maurer Architecture, Subchapter S Corp

Lenoir, City of
PO Box 958 / 801 West Avenue NW
Lenior, North Carolina 28645

JM Cope, Inc.
PO Box 4047
Rock Hill, South Carolina 29732

DocuSigned by:

19B17F8C7084447...

SIGNATURE DATE SIGNATURE DATE SIGNATURE DATE

Footing Subgrade Observations

06/10/2026

Hickory Office
1490 S. Center Street
Hickory, NC 28602
Phone: (828) 578-9972

Client:
City of Lenoir
PO Box 958
Lenoir, NC 28645

Project:
25254
Lenoir Downtown Campus Improvements
1114 College Ave SW
Lenoir, NC 28645

Activity Number: 3	Activity Date: 06/05/2026	Weather: Clear	Technician: Brian Grimes	Arrival Time: 16:30	Departure Time: 18:00
---------------------------	----------------------------------	-----------------------	---------------------------------	----------------------------	------------------------------

Results: Fail

Results Comments:

CVET/SPC recommended a 1' undercut, to be backfilled with extra concrete or compacted ABC stone. Once undercut and replacement has been performed footings will meet the required bearing capacity.

Type of Footing: Continuous / Exterior	Equipment Utilized: Dynamic Cone Penetrometer and T-Handled Probe Rod	Required Bearing Capacity (PSF): 1500
---	---	--

Drawings/Specifications Utilized: S0.0	Location Information: Dumpster enclosure footings.
Date of Drawings: 07/25/2025	Drawings Sealed By: Ashley R. Avery, P.E.

Site Supervisor Notified: Yes	Additional Notes or Comments:
Site Supervisor Name: Jay Lyon with JM Cope Construction	Undercut quantity: 28'x4'x1' = 4.15 cubic yards

Location/ Comments	Location Data				
Northeast corner	Depth	DCP (1) 1.75"	DCP (2) 1.75"	DCP (3) 1.75"	Soil Description
	SG	2	3	5	Brown/orange sandy silt, moist
	-1	9	11	12	Red/brown sandy silt
	-2	15	17	16	Red/brown sandy silt
	-3	11	15	18	Red/brown sandy silt
Southeast corner	Depth	DCP (1) 1.75"	DCP (2) 1.75"	DCP (3) 1.75"	Soil Description
	SG	2	4	4	Brown/orange sandy silt, moist
	-1	8	9	9	Brown/orange sandy silt, moist
	-2	13	20+	/	Red sandy silt
	-3	16	17	16	Red sandy silt

The test data published in this report applies only to the locations and items stated in this report and represent conditions at the date and time of testing only.

The test data published in this report shall not be reproduced, except in full, prior to written approval from Catawba Valley Engineering and Testing, P.C.

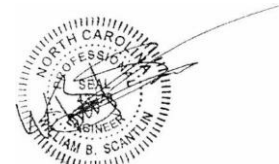
Footing Subgrade Observations

06/10/2026

Hickory Office
1490 S. Center Street
Hickory, NC 28602
Phone: (828) 578-9972

Client:
City of Lenoir
PO Box 958
Lenoir, NC 28645

Project:
25254
Lenoir Downtown Campus Improvements
1114 College Ave SW
Lenoir, NC 28645



William Scantlin



Cells highlighted in green are dictated by the Prime Contract

Subcontractor to fill yellow cells and tabs

Project: **Lenoir Campus Improvement Projects**
Subcontract #: **24055-SC02**
Subcontractor: **Piedmont Concrete Group, LLC**

Proposal #: **6**
Project #: **24-055**
Bid Package #: **300**

Date
7/20/2026

Description of change:

Trash Dumpster footings unsuitable soil

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials (Details on Tab A-MATERIALS)	\$	202.50
2 Sales Tax Project Sales Tax Rate: 6.75% (Line Item #1 x Project's Sales Tax Rate)	\$	13.67
MATERIALS & SALES TAX SUBTOTAL	\$	216.17
3 Overhead & Profit OH & P Rate: 10.0% (10% maximum, includes small tools, consumables & sales tax)	\$	21.62
4 Shipping & Transportation (including sales tax)	\$	-
SUBTOTAL	\$	237.79

Labor (Fill in details on Tab B)

5 Total Manhours (Details on Tab B-LABOR)	\$	1,560.00
6 Labor Burden Rate: MANHOURS & LABOR BURDEN SUBTOTAL	\$	1,560.00
7 Overhead & Profit on Item 5 OH & P Rate: 10.0% (10% maximum on straight labor cost, not premium portion) (O&P includes supervisor's time)	\$	156.00
SUBTOTAL	\$	1,716.00

Equipment (Fill in details on Tab C)

8 Equipment (Details on Tab C-EQUIPMENT)	\$	700.00
9 Overhead & Profit on Item 8. OH & P Rate: 10.0% (10% maximum)	\$	70.00
SUBTOTAL	\$	770.00

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with material & equipment backup)

10 Subcontractors	\$	-
11 Overhead & Profit on Item 10. OH & P Rate: 2.5% (2.5% per Prime contract)	\$	-
SUBTOTAL	\$	-

Bonds

	SUBTOTAL OF PROPOSAL	\$	2,723.79
12 Bonds (% of subtotal of proposal): Rate: 0.0%	\$	-	
	CHANGE PROPOSAL TOTAL	\$	2,723.79

Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	
PREVIOUS APPROVED CHANGE ORDERS	
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$ -
AMOUNT OF THIS CHANGE ORDER	\$ 2,723.79
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$ 2,723.79

Time Extension Requests:

day(s) Schedule Activity # Affected

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature: **Oscar Hernandez**Date: **7/20/2026**

J.M. Cope, Inc.'s Signature:

Date:



Cells highlighted in green are dictated by the Prime Contract

Subcontractor to fill yellow cells and tabs

Project: Lenoir Campus Improvement Projects

Proposal #: 7

Date

7/20/2026

Subcontract #: 24055-SC02

Project #: 24-055

Subcontractor: Piedmont Concrete Group, LLC

Bid Package #: 300

Description of change:

Gym Ramp footings unsuitable soil

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials		\$	810.00
(Details on Tab A-MATERIALS)			
2 Sales Tax	Project Sales Tax Rate: 6.75%	\$	54.68
(Line Item #1 x Project's Sales Tax Rate)			
MATERIALS & SALES TAX SUBTOTAL		\$	864.68
3 Overhead & Profit	OH & P Rate: 10.0%	\$	86.47
(10% maximum, includes small tools, consumables & sales tax)			
4 Shipping & Transportation (including sales tax)		\$	-
SUBTOTAL		\$	951.14

Labor (Fill in details on Tab B)

5 Total Manhours		\$	2,600.00
(Details on Tab B-LABOR)			
6 Labor Burden	Rate:	\$	-
MANHOURS & LABOR BURDEN SUBTOTAL		\$	2,600.00
7 Overhead & Profit on Item 5	OH & P Rate: 10.0%	\$	260.00
(10% maximum on straight labor cost, not premium portion)			
(O&P includes supervisor's time)			
SUBTOTAL		\$	2,860.00

Equipment (Fill in details on Tab C)

8 Equipment		\$	700.00
(Details on Tab C-EQUIPMENT)			
9 Overhead & Profit on Item 8.	OH & P Rate: 10.0%	\$	70.00
(10% maximum)			
SUBTOTAL		\$	770.00

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with material & equipment backup)

10 Subcontractors		\$	-
11 Overhead & Profit on Item 10.	OH & P Rate: 2.5%	\$	-
(2.5% per Prime contract)			
SUBTOTAL		\$	-

Bonds

SUBTOTAL OF PROPOSAL		\$	4,581.14
12 Bonds (% of subtotal of proposal):	Rate: 0.0%	\$	-
CHANGE PROPOSAL TOTAL		\$	4,581.14

Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	
PREVIOUS APPROVED CHANGE ORDERS	
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$ -
AMOUNT OF THIS CHANGE ORDER	\$ 4,581.14
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$ 4,581.14

Time Extension Requests:

day(s) Schedule Activity # Affected

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature: Oscar Hernandez

Date: 7/20/2026

J.M. Cope, Inc.'s Signature:

Date:

7/13/2026

Description

Taken Date

07/16/2026 at 08:59 am

Upload Date

07/16/2026 at 09:28 am

Uploaded By

Hunter Galliher

File Name

[280C740B-DE37-4748-A...](#)



7/13/2026

Description

Taken Date

07/16/2026 at 08:58 am

Upload Date

07/16/2026 at 09:28 am

Uploaded By

Hunter Galliher

File Name

[021D0B9E-39FD-4724-9...](#)



Unclassified

Description

Taken Date
07/15/2026 at 07:53 am

Upload Date
07/15/2026 at 07:53 am

Uploaded By
Jay Lyon

File Name
[9D9A0B0E-0E91-41BD-A...](#)



Unclassified

Description

Taken Date
07/15/2026 at 07:53 am

Upload Date
07/15/2026 at 07:53 am

Uploaded By
Jay Lyon

File Name
[85A5BCD8-DCFC-4F58-...](#)



Unclassified

Description

Taken Date
07/15/2026 at 07:52 am

Upload Date
07/15/2026 at 07:53 am

Uploaded By
Jay Lyon

File Name
[BAB7365B-9722-42D9-8...](#)



Unclassified

Description

Taken Date
06/10/2026 at 08:22 am

Upload Date
06/10/2026 at 08:22 am

Uploaded By
Jay Lyon

File Name
[3EDC7D06-5FA6-47FF-8...](#)



Unclassified

Description

Taken Date
06/10/2026 at 08:22 am

Upload Date
06/10/2026 at 08:22 am

Uploaded By
Jay Lyon

File Name
[CE310877-B350-4673-9...](#)



Unclassified

Description

Taken Date
06/05/2026 at 03:00 pm

Upload Date
06/05/2026 at 03:02 pm

Uploaded By
Jay Lyon

File Name
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Unclassified

Description

Taken Date

06/05/2026 at 01:36 pm

Upload Date

06/05/2026 at 01:37 pm

Uploaded By

Jay Lyon

File Name

[DE8C11D4-B41F-4CF9-A...](#)



**PCCO #010**

J.M. Cope, Inc.
 199 S Cherry Road (29730)/ P.O. Box 4047
 Rock Hill, South Carolina 29732
 Phone: (803) 329-3250

Project: 24-055 - CITY OF LENOIR-CAMPUS IMPROVEMENTS
 1114 COLLEGE AVE SW; 1116 College Ave SW; 1129 West Avenue NW
 LENOIR, North Carolina 28645

Prime Contract Change Order #010: CE #031 - Concession Floor Reinforcement

TO:	Lenoir, City of PO Box 958 / 801 West Avenue NW Lenoir, North Carolina 28645	FROM:	JM Cope, Inc. PO Box 4047 Rock Hill, South Carolina 29732
DATE CREATED:	8/13/2026	CREATED BY:	Hunter Galliher (JM Cope, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	10 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:The "Campus" Project	TOTAL AMOUNT:	\$28,632.00

DESCRIPTION:CE #031 - Concession Floor Reinforcement

Due to existing structural floor support conditions, and lack of support for the expected live and dead loads additional flooring support is required to meet 80 PSF. This change order is for the following:

1. Furnish and Installation of new 2x12's @ 12" O.C. between each bay.
2. Furnish and Installation of new face mounted hangers for existing joists with no hangers. Simpson Strong Tie LUS.
3. Furnish and Installation of new 6x6 Timber post at each side of the pipe column.

Exclusions/Clarifications:

1. This work is currently delaying the completion of the concession room above due to structural load support.
2. This change order does not include any floor leveling/jacking. Per note 3 shims will be provided as required for solid bearing.
3. This change order does not include any termite damage repair or remediation if discovered.
4. Currently there are no Simpson strong ties shown to be installed at the (8) locations where the "Existing Built Up 2x10 Joists" attached to the existing 5x12 girder, and to the perimeter wall. No additional support has been included in this change order for these locations.
5. This change order does not include any electrical rework that is required for the installation of this scope of work. Change order for electrical work will be submitted under separate cover.
6. This change order does
7. The change request only includes what is explicitly listed above, and included in subcontractor pricing back up. Any unforeseen additional work outside of what is stated above and detailed on sheets S1.4 dated 7/29/2026 is not included. JMC reserves the rights to additional time and costs as a result of this added scope. JMC will notify project team of any additional cost or time due to unforeseen or concealed conditions and will be submitted under separate cover.

ATTACHMENTS:

[Document1.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
020	CE #031 - Concession Floor Reinforcement	10 days	\$28,632.00
Total:			\$28,632.00



CHANGE ORDER LINE ITEMS:

PCO # 020: CE #031 - Concession Floor Reinforcement

#	Budget Code	Description	Amount	OH&P (5.00% Applies to All Line Items)	Subtotal
1	09-200.S PLASTER & GYPSUM BOARD.SUBCONTRACTOR	Concession Structural Floor Support	\$27,268.57	\$1,363.43	\$28,632.00
Subtotal:			\$27,268.57	\$1,363.43	\$28,632.00
Grand Total:					\$28,632.00

The original (Contract Sum)	\$43,000.00
Net change by previously authorized Change Orders	\$5,143,646.00
The contract sum prior to this Change Order was	\$5,186,646.00
The contract sum would be changed by this Change Order in the amount of	\$28,632.00
The new contract sum including this Change Order will be	\$5,215,278.00
The contract time will be increased by this Change Order by 10 days.	

Base Contract Amount	\$	5,186,646.00
PCCO 3	\$	10,046.48
Revised Contract Total with PCCO 3	\$	5,196,692.48
PCCO 4	\$	6,108.91
Revised Contract Total with PCCO 3, 4	\$	5,202,801.39
PCCO 6	\$	8,734.97
Revised Contract Total with PCCO 3, 4, 6	\$	5,211,536.36
PCCO 8	\$	7,670.18
Revised Contract Total with PCCO 3,4,6,8	\$	5,219,206.54
PCCO 10	\$	28,632.00
Revised Contract Total with PCCO 3,4,6,8,10	\$	5,247,838.54

Lenoir, City of
PO Box 958 / 801 West Avenue NW
Lenior, North Carolina 28645

JM Cope, Inc.
PO Box 4047
Rock Hill, South Carolina 29732

DocuSigned by:

19817F9C7034447...

8/20/2026 | 7:34 AM PDT

SIGNATURE	DATE	SIGNATURE	DATE	SIGNATURE	DATE
-----------	------	-----------	------	-----------	------



SUBCONTRACTOR CHANGE ORDER PROPOSAL FORM

Cells highlighted in green are dictated by the Prime Contract		Subcontractor to fill yellow cells and tabs		Date
Project:	Lenoir Campus Improvement Projects	Proposal #:	Subcontractor CO proposal #	08.13.26
Subcontract #:	24055-SC08	Project #:	24-055	
Subcontractor:	Gibson Custom Construction	Bid Package #:		

Description of change:
Pottery Area LVLs and joist per structural concession floor plan Sheet S1.4

Materials (Fill in details on Tab A)

1 Total Direct Cost of Materials		\$	7,821.88
(Details on Tab A-MATERIALS)			
2 Sales Tax	Project Sales Tax Rate: 6.75%	\$	527.98
(Line Item #1 x Project's Sales Tax Rate)			
MATERIALS & SALES TAX SUBTOTAL		\$	8,349.86
3 Overhead & Profit	OH & P Rate: 10.0%	\$	834.99
(10% maximum, includes small tools, consumables & sales tax)			
4 Shipping & Transportation (including sales tax)		\$	724.00
		SUBTOTAL	\$ 9,908.84

Labor (Fill in details on Tab B)

5 Total Manhours		\$	11,330.00
(Details on Tab B-LABOR)			
6 Labor Burden	Rate: 35.0%	\$	3,965.50
MANHOURS & LABOR BURDEN SUBTOTAL		\$	15,295.50
7 Overhead & Profit on Item 5	OH & P Rate: 10.0%	\$	1,529.55
(10% maximum on straight labor cost, not premium portion)			
(O&P includes supervisor's time)			
		SUBTOTAL	\$ 16,825.05

Equipment (Fill in details on Tab C)

8 Equipment		\$	-
(Details on Tab C-EQUIPMENT)			
9 Overhead & Profit on Item 8	OH & P Rate: 10.0%	\$	-
(10% maximum)			
		SUBTOTAL	\$ -

Sub-Subcontractors (Fill in details on Tab D - Include sub-subcontractor quotes with material & equipment backup)

10 Subcontractors		\$	-
11 Overhead & Profit on Item 10	OH & P Rate: 2.5%	\$	-
(2.5% per Prime contract)			
		SUBTOTAL	\$ -

Bonds

		SUBTOTAL OF PROPOSAL	\$ 26,733.89
12 Bonds (% of subtotal of proposal):	Rate: 2.0%	\$	534.68
		CHANGE PROPOSAL TOTAL	\$ 27,268.57

Adjustment in the Subcontract Sum

ORIGINAL SUBCONTRACT SUM	\$ 274,925.00
PREVIOUS APPROVED CHANGE ORDERS	\$ 101,562.47
SUBCONTRACT SUM PRIOR TO THIS CHANGE ORDER	\$ 376,487.47
AMOUNT OF THIS CHANGE ORDER	\$ 27,268.57
NEW SUBCONTRACT SUM INCLUDING THIS CHANGE ORDER	\$ 403,756.04

Time Extension Requests:

	day(s)	Schedule Activity # Affected
--	--------	------------------------------

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Subcontractor's Signature:		Date:	
J.M. Cope, Inc.'s Signature:		Date:	

CO Proposal Attachment

24055-SC08

Subcontractor COGibson Custom Constructi08.13.26

LABOR - DETAILED QTY. BREAKDOWN

Item Description	Qty.	Unit	Unit Rate	Total
(EXAMPLE - type over the example)				
Project Manager	3	MH	\$ 65.00	\$ 195.00
Field Manager	25	MH	\$ 45.00	\$ 1,125.00
Mobilize Material	2	MH	\$ 130.00	\$ 260.00
Set Post	5	MH	\$ 130.00	\$ 650.00
Install LVLS	25	MH	\$ 130.00	\$ 3,250.00
Install Joists	20	MH	\$ 130.00	\$ 2,600.00
Bracing and Screws	5	MH	\$ 130.00	\$ 650.00
Hanger install	20	MH	\$ 130.00	\$ 2,600.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			LABOR TOTAL:	\$ 11,330.00

1 lead carpenter @
\$30 hr
4 carpenters @
\$25 hr
= \$130 unit rate

Item Description	Qty.	Unit	Unit Rate (include sales tax)	Total
(EXAMPLE - type over the example)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			EQUIPMENT TOTAL:	\$ -

08.13.26

SUB-SUBCONTRACTORS (LOWER TIER(s)) BREAKDOWN (** PROVIDE QUOTE(S) **)

Item Description	Qty.	Unit	Unit Rate	Total
(EXAMPLE - type over the example)				
TAB CONTRACTOR, XXXXX	1	LS	\$ -	\$ -
FIRE ALARM CONTRACTOR, XXXX	1	LS	\$ -	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
		SUBCONTRACTOR TOTAL:		\$ -

ESTIMATE #41
08/11/26 4:36 PM

84 LUMBER CO.

CUSTOMER COPY
PAGE 1

NAME: CAROLINA'S R/E OPT. & CONST.
CODE: 0246231600-024-000
ADDRESS: JOB:LENOIR CAMPUS/1114 CO
HUNTERSVILLE, NC 28078
PHONE: (704) 907-4674 FAX:
PROJECT: LENOIR CAMPUS

STORE: 2316 - 84 LUMBER COMPANY
ADDRESS: 11628 MCCORD RD
PHONE: (704) 948-8467
ASSOCIATE: DEVON RAMBO
EST DATE: 08/11/26 START: / /
Job Loc: 1114 COLLEGE AVE SW
LENOIR, NC 28645 C00

< THIS IS NOT A RECEIPT >

----- P.O.S.#				
	QTY	DESCRIPTION	PRICE	EXTENDED

		*** DELIVERED		
		LENOIR POTTERY AREA LVLS		
3. E 6061007	6	6X6X10 SYP TREATED #1	38.88	233.28
4. E 6322957	6	ABA66Z (10)	25.78	154.68
5. 5511750	6	STB2-62500F20 5/8X5	2.60	15.60
6. E 2061204	1	2X6X12 KD SYP #2	7.05	7.05
7. E 2041404	16	2X4X14 KD SYP #2	6.76	108.16
8. 88494	176	14" LVL	9.85	1733.60
9. 88400		8/14 4/16		
10. E 2081404	2	2X8X14 KD SYP #2	10.50	21.00
11. E 2081604	1	2X8X16 KD SYP #2	13.85	13.85
12. E 2101604	12	2X10X16 KD SYP #2	20.50	246.00
13. E 9927600	36	LUS210-2Z (25)	4.06	146.16
14. E 2121604	88	2X12X16 KD SYP #2	23.82	2096.16

ESTIMATE #41
08/11/26 4:36 PM

84 LUMBER CO.

CUSTOMER COPY
PAGE 2

NAME: CAROLINA'S R/E OPT. & CONST.
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PHONE: (704) 948-8467
ASSOCIATE: DEVON RAMBO
EST DATE: 08/11/26 START: / /
Job Loc: 1114 COLLEGE AVE SW
LENOIR, NC 28645 C00

< THIS IS NOT A RECEIPT >

					P.O.S.#
	QTY	DESCRIPTION	PRICE	EXTENDED	
15. E 9927700	88	LUS210Z (50)	2.25	198.00	
16. 88445	88	BA212	17.42	1532.96	
17. 88445	1	UPS	165.00	165.00	
18. E 5537000	16	HGUS410 (12)	45.88	734.08	
19. 1000113	5	SDS25212-R25 (12)	13.26	66.30	
			SUBTOTAL	\$7,471.88	
			6.75% TAX TM	\$504.35	
			TOTAL	\$7,976.23	

84 LUMBER CO. ESTIMATE AND PRICING POLICY

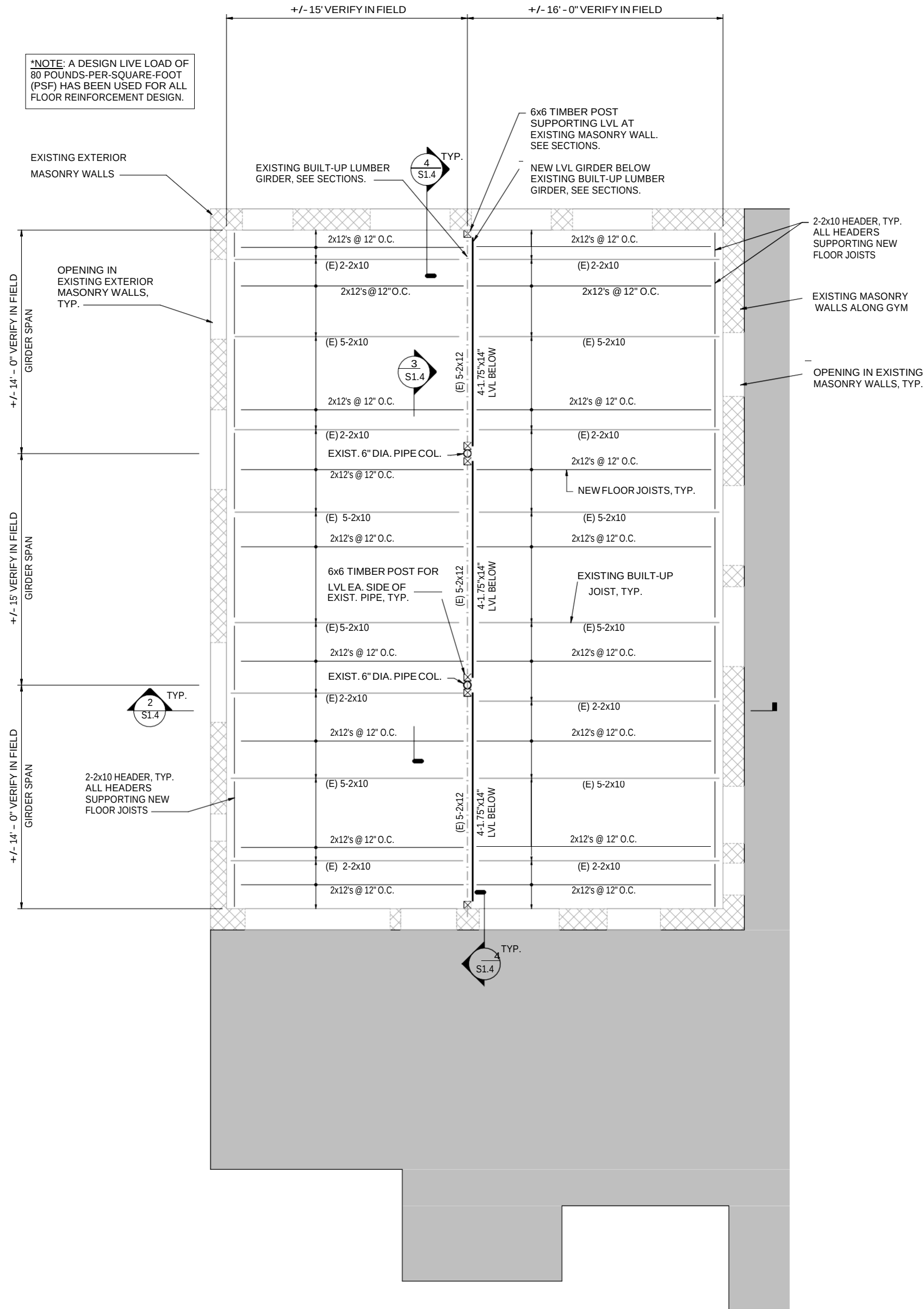
1. REGULAR UNIT PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ANYTIME AFTER 30 DAYS FOLLOWING DATE OF ESTIMATE.
2. SALE PRICES ARE IN EFFECT ONLY UNTIL THE END OF THE ADVERTISED SALE PERIOD.
3. CUSTOMER DEPOSIT OF FULL AMOUNT OF ESTIMATED TOTAL PRICE WILL RENDER UNIT PRICES FIRM FOR 30 DAYS FROM DATE OF DEPOSIT.
4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2165 or visit 84insurance.com.

Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

THIS PRINT IS THE PROPERTY OF AVERY ENGINEERING, PLLC, AND IS NOT TO BE USED FOR CONSTRUCTION, DESIGN, OR REPRODUCED WITHOUT PRIOR CONSENT.

*NOTE: A DESIGN LIVE LOAD OF 80 POUNDS-PER-SQUARE-FOOT (PSF) HAS BEEN USED FOR ALL FLOOR REINFORCEMENT DESIGN.



1 STRUCTURAL CONCESSIONS REINFORCEMENT PARTIAL PLAN
1/4" = 1'-0"

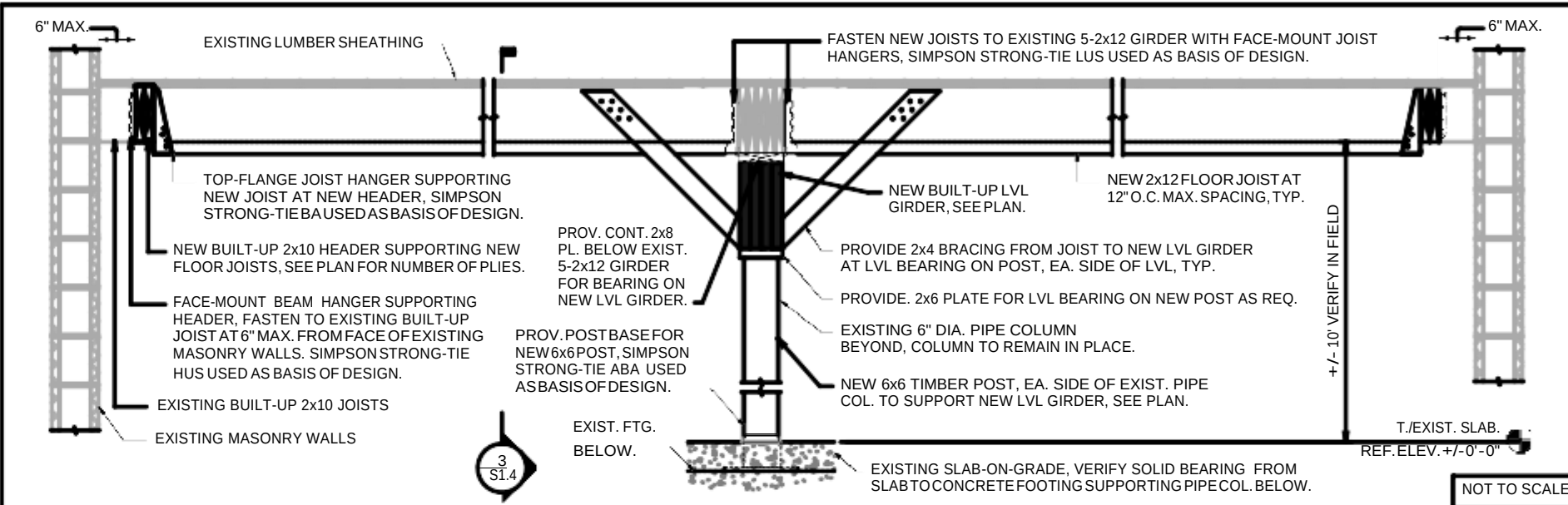
GYM CONCESSIONS FLOOR REINFORCEMENT PLAN NOTES

1. ALL LAMINATED-VENEER-LUMBER (LVL) FRAMING MEMBERS SHALL BE TRUS JOIST MICROLAM 2.0E MATERIAL, OR EQUAL, WITH REFERENCE ALLOWABLE STRESSES AS PROVIDED BELOW:

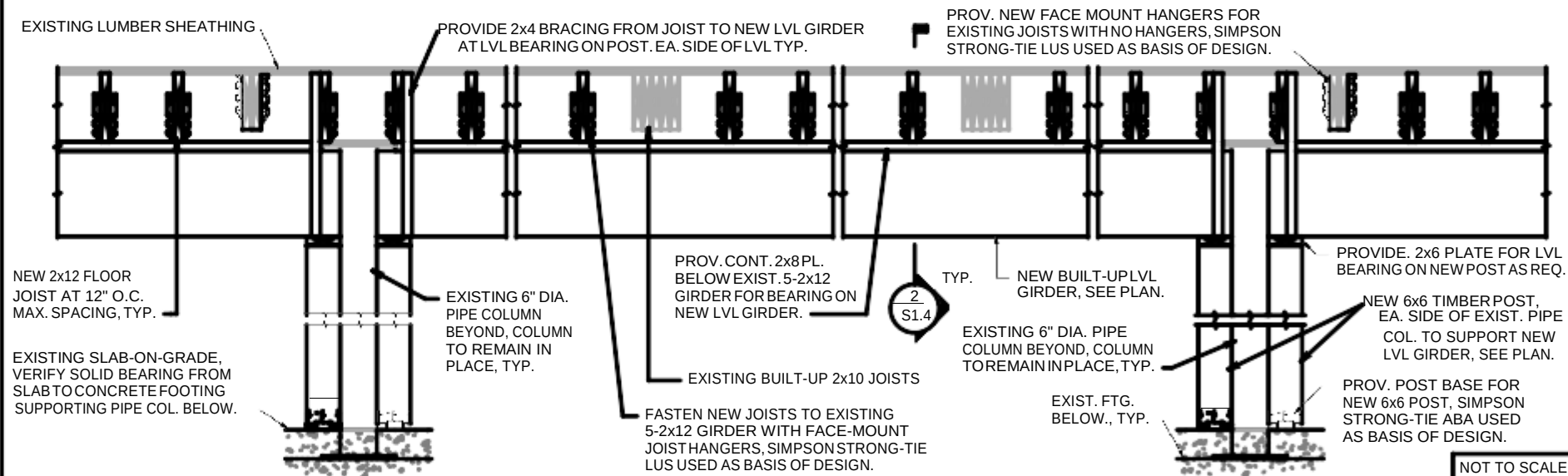
MICROLAM 2.0E LVL - BEAMS	
EXTREME FLEXURAL STRESS.....	$F_b = 2,600$ PSI
TENSION PARALLEL TO GRAIN.....	$F_t = 1,895$ PSI
SHEAR PARALLEL TO GRAIN.....	$F_v = 285$ PSI
COMPRESSION PERPENDICULAR TO GRAIN.....	$F_{c\ per} = 750$ PSI
COMPRESSION PARALLEL TO GRAIN.....	$F_{c\ par} = 2,510$ PSI
MODULUS OF ELASTICITY.....	$E = 2.0 \times 10^6$ PSI
SHEAR MODULUS OF ELASTICITY.....	$G = 125,000$ PSI
SPECIFIC GRAVITY.....	$SG = 0.50$

LVL MATERIAL SHALL COMPLY WITH ASTM D5456 AND BE MANUFACTURED BY WEYERHAEUSER. FIELD CUTTING, NOTCHING, DRILLING, OR TAPERING OF LVL MEMBERS IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF AVERY ENGINEERING. ALL LVL'S EXPOSED TO MOISTURE DURING CONSTRUCTION SHALL BE PROTECTED FROM PROLONGED WETTING. ALL INSTALLATION AND CONSTRUCTION UTILIZING MICROLAM LVL'S SHALL CONFORM TO ALL OF THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

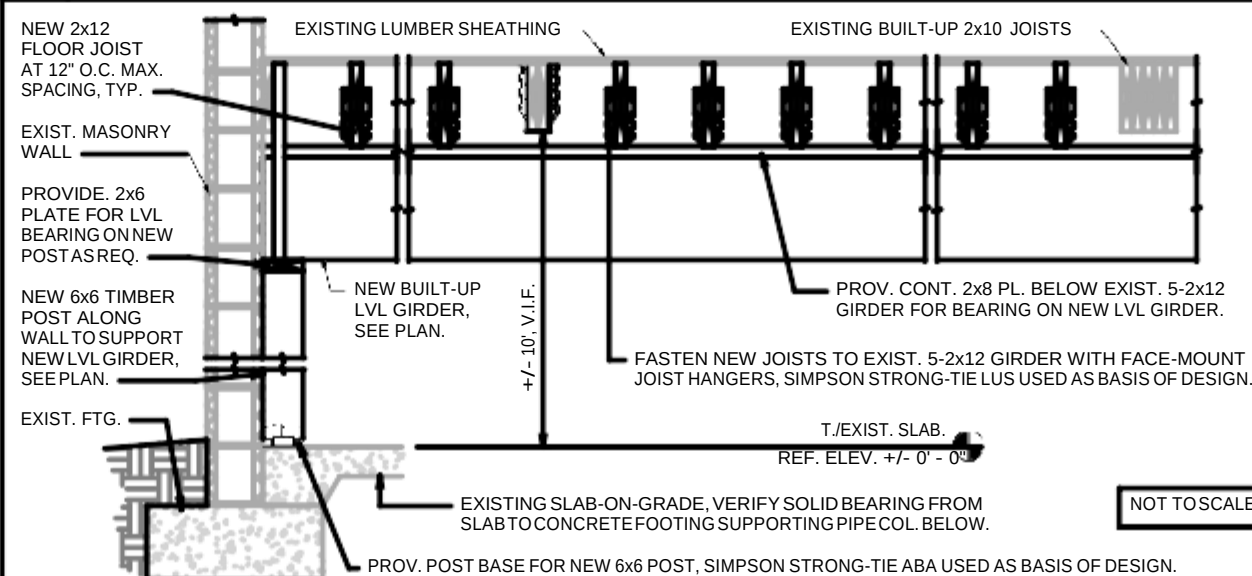
2. FASTEN LVL PLIES TOGETHER WITH (3) ROWS OF 12d COMMON NAILS THROUGH EACH FACE AT 12 INCHES ON CENTER IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR ALTERNATIVE BUILT-UP LVL FASTENING OPTIONS.
3. THE EXISTING LUMBER GIRDER SHALL BEAR SOLID ON THE NEW LVL GIRDERS. PROVIDE SHIMS AS REQUIRED TO ACHIEVE SOLID BEARING, SEE TO SECTIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED TO AVERY ENGINEERING PRIOR TO CONSTRUCTION.
5. ALL NEW DIMENSION LUMBER FRAMING MEMBERS TO BE SOUTHERN PINE NO.2 MINIMUM GRADE LUMBER, TYP.
6. IF EXISTING WOOD FLOOR FRAMING COMPONENTS DISPLAY EVIDENCE OF WOOD ROT, TERMITE DAMAGE, OR SIMILAR DAMAGE, CONTRACTOR TO COORDINATE WITH OWNER, ARCHITECT AND AVERY ENGINEERING ON REMOVAL AND REPLACEMENT OF EXISTING DAMAGED FRAMING COMPONENTS.



2 CONCESSIONS FLOOR REINFORCEMENT E/W SECTION



3 CONCESSIONS FLOOR REINFORCEMENT N/S SECTION AT PIPE COLUMNS



4 CONCESSIONS FLOOR REINFORCEMENT N/S SECTION AT WALL



7496 WATERSIDE PEAK DRIVE
DENVER, NORTH CAROLINA 28037
OFFICE: (980) 241 - 0707
www.avery.engineering



NORTH CAROLINA
ENGINEERING FIRM #P-0666

LENOIR HIGH SCHOOL GYMNASIUM
STRUCTURAL CONCESSIONS FLOOR PLAN

1116 COLLEGE AVE. SW
LENOIR, NORTH CAROLINA

DATE: 2026.07.29

REVISIONS:

REV.	DESCRIPTION	DATE
0	I.F.C.	2026.02.02
1	REV. PIERS	2026.03.16
2	CONCENSSION FLOOR REINF.	2026.07.29

DRAWN BY: LCH

CHECKED BY: ARA

AE PROJECT NO.: AE.25116

ISSUED FOR PRICING

SHEET:

S1.4

April 2026

Monthly Report

MAINTENANCE DEPARTMENT QUARTERLY REPORT

DATE	CODE	FACILITY	MAINT 010	PLMB 020	ELECT 030	MECHAN 040	CONST 050	PUB SERV 060	TOTAL HOURS
	106	GREENWAY	✓		✓		✓		24
	120	CITY HALL	✓						8
	121	AQUATIC	✓	✓	✓	✓			154
	122	MULBERRY REC	✓	✓	✓		✓		54.5
	122	OPTIMIST PARK							
	123	MLK	✓	✓	✓	✓			23
	124	WEST END							
	129	GABINET SHOP							
	130	BROY PARK BDGS							
	131	WATER DEPT							
	132	GARDEN SHED	✓	✓	✓				15
	920	BLACKBERRY FEST							
	312	TRAINING							
	250	VEHICLE SERV							
	260	MAINTENANCE	✓			✓			24
	264	PUBLIC SERV							
	270	PUBLIC WORKS	✓	✓	✓	✓			32
	280	HOGWALLER							
	300	STREETSCAPE							
	310	LAW ENFORCEMENT	✓		✓				20
	321	SCULPTURE			✓				1
	340	CENTRAL FIRE		✓					5
	341	FIRE STATION #2		✓					19
	342	FIRE STATION #3							
	357	RAILROAD							
	360	WILSON PARK							
	362	BROY PARK GROUNDS	✓		✓				39
	363	LHS GYM	✓		✓	✓			131
	364	POTTERY CLASS							
	367	COOK STADIUM							
	513	SNOW							
	440	NEWS SCULPTURE							
	510	STREET DEPT							
	512	TRAFFIC LIGHTS							
		WETLANDS	✓						2
	580	SHOOTING RANGE							
	583	STAGE							
	710	SANITATION	✓						7
	740	BLUE RIDGE CEM	✓						1
	741	BELLEVUE CEM							
	901	EVCS							
	920	MAIN STREET	✓	✓	✓			✓	37
	920	BBQ FESTIVAL							
	6130	SOCCER COMPLEX	✓						2

VAC

56

COMP

8

Sick

24.5

HOLIDAY

32

Total

0

PL

TOTAL

719 hrs.

May 2026

Monthly Report

MAINTENANCE DEPARTMENT QUARTERLY REPORT

DATE	CODE	FACILITY	MAINT 010	PLMB 020	ELECT 030	MECHAN 040	CONST 050	PUB SERV 060	TOTAL HOURS
	106	GREENWAY	✓						15
	120	CITY HALL	✓						12
	121	AQUATIC	✓	✓	✓		✓		309
	122	MULBERRY REC	✓	✓	✓				30
	122	OPTIMIST PARK							
	123	MLK	✓		✓		✓		41
	124	WEST END							
	129	CABINET SHOP							
	130	BROY PARK BDGS			✓				2
	131	WATER DEPT	✓						1
	132	GARDEN SHED	✓	✓	✓		✓		62
	920	BLACKBERRY FEST							
	312	TRAINING							
	250	VEHICLE SERV	✓		✓		✓		24
	260	MAINTENANCE	✓						23
	264	PUBLIC SERV							
	270	PUBLIC WORKS	✓			✓		✓	45.5
	280	HOGWALLER							
	300	STREETSCAPE							
	310	LAW ENFORCEMENT	✓	✓	✓		✓		33
	321	SCULPTURE							
	340	CENTRAL FIRE				✓			10
	341	FIRE STATION #2		✓					16
	342	FIRE STATION #3							"
	357	RAILROAD							
	360	WILSON PARK							
	362	BROY PARK GROUNDS							
	363	LHS GYM	✓		✓				14
	364	POTTERY CLASS							
	367	COOK STADIUM							
	513	SNOW							
	440	NEWS SCULPTURE							
	510	STREET DEPT							
	512	TRAFFIC LIGHTS	✓						1
		WETLANDS	✓						7
	580	SHOOTING RANGE							
	583	STAGE							
	710	SANITATION	✓						1
	740	BLUE RIDGE CEM							
	741	BELLEVUE CEM							
	901	EVCS							
	920	MAIN STREET	✓				✓		47
	920	BBQ FESTIVAL							
	6130	SOCCER COMPLEX	✓						4

VAC

56.5

COMP

16

Sick

26

HOLIDAY

40

Total

0

PL 4

TOTAL

840 hrs

June 2026

Monthly Report

MAINTENANCE DEPARTMENT QUARTERLY REPORT

DATE	CODE	FACILITY	MAINT 010	PLMB 020	ELECT 030	MECHAN 040	CONST 050	PUB.SERV 060	TOTAL HOURS
	106	GREENWAY	✓						2
	120	CITY HALL	✓	✓		✓	✓		23
	121	AQUATIC	✓	✓	✓	✓	✓		379.5
	122	MULBERRY REC	✓		✓				92
	122	OPTIMIST PARK							
	123	MLK	✓	✓		✓			98.5
	124	WEST END							
	129	CABINET SHOP							
	130	BROY PARK BDGS	✓						5
	131	WATER DEPT							
	132	GARDEN SHED							
	920	BLACKBERRY FEST							
	312	TRAINING							
	250	VEHICLE SERV	✓		✓				6
	260	MAINTENANCE	✓						17
	264	PUBLIC SERV							
	270	PUBLIC WORKS	✓					✓	10
	280	HOGWALLER							
	300	STREETSCAPE							
	310	LAW ENFORCEMENT				✓			4
	321	SCULPTURE							
	340	CENTRAL FIRE	✓		✓	✓			50
	341	FIRE STATION #2			✓	✓			12
	342	FIRE STATION #3							
	357	RAILROAD							
	360	WILSON PARK							
	362	BROY PARK GROUNDS							
	363	LHS GYM			✓				12
	364	POTTERY CLASS							
	367	COOK STADIUM	✓						2
	513	SNOW							
	440	NEWS SCULPTURE							
	510	STREET DEPT							
	512	TRAFFIC LIGHTS	✓		✓				25.5
		WETLANDS							
	580	SHOOTING RANGE							
	583	STAGE							
	710	SANITATION							
	740	BLUE RIDGE CEM	✓						6
	741	BELLEVIEW CEM							
	901	EVCS							
	920	MAIN STREET	✓		✓			✓	80
	920	BBQ FESTIVAL							
	6130	SOCGER COMPLEX	✓	✓					27

VAC

8.5

COMP

7.5

SICK

1.5

HOLIDAY

Total

0

PL 24

TOTAL

893 hrs

**CITY OF LENOIR VEHICLE SERVICES
DEPARTMENT COST REPORT SUMMARY
4/01/2026 - 6/30/2026**

Department	Labor Cost	Part Cost	PO Cost	Fuel Cost	TOTAL Cost
Administration			\$0.00		\$0.00
Building Maintenance	\$197.80	\$300.13	\$0.00	\$2,820.85	\$3,318.78
Cemetery	\$46.00	\$54.80	\$0.00	\$3,578.30	\$3,679.10
Fire Administration	\$105.80	\$123.23	\$0.00	\$1,156.13	\$1,385.16
Fire Prevention	\$23.00	\$10.00	\$0.00	\$513.89	\$546.89
Fire Supression	\$255.30	\$1,230.80	\$1,447.66	\$10,691.08	\$13,624.84
Gunpowder WWT	\$11.50	\$1.00	\$0.00	\$568.55	\$581.05
IT	\$0.00	\$0.00	\$0.00	\$868.57	\$868.57
Lower Creek WWT	\$634.80	\$1,625.35	\$275.00	\$9,333.70	\$11,868.85
Parks & Public Properties	\$979.80	\$1,391.33	\$107.70	\$8,683.81	\$11,162.64
Parks & Rec	\$241.50	\$682.12	\$0.00	\$886.76	\$1,810.38
Planning Dept.	\$0.00	\$0.00	\$0.00	\$149.40	\$149.40
Police Administration	\$308.20	\$1,167.54	\$0.00	\$2,655.95	\$4,131.69
Police Detectives	\$977.50	\$4,103.46	\$0.00	\$6,130.93	\$11,211.89
Police Patrol	\$6,900.00	\$14,939.05	\$7,572.06	\$46,792.36	\$76,203.47
Police Support	\$59.80	\$65.34	\$0.00	\$1,090.77	\$1,215.91
Pre Treatment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Services	\$126.50	\$315.39	\$9.37	\$839.99	\$1,291.25
Rhodhiss Water Treatment	\$368.00	\$627.40	\$0.00	\$1,995.14	\$2,990.54
Risk Management	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sanitation Residential	\$2,240.20	\$8,484.97	\$485.00	\$20,956.56	\$32,166.73
Sewer Collections	\$943.00	\$4,073.72	\$206.00	\$6,864.72	\$12,087.44
Sign Division	\$0.00	\$0.00	\$0.00	\$1,081.18	\$1,081.18
Street Administration	\$0.00	\$0.00	\$0.00	\$1,252.70	\$1,252.70
Street Maintenance	\$3,597.20	\$23,861.64	\$443.45	\$15,711.61	\$43,613.90
Vehicle Services	\$876.30	\$2,572.41	\$45.01	\$1,604.60	\$5,098.32
Water Distrbution	\$880.90	\$1,998.65	\$0.00	\$6,762.30	\$9,641.85
Water Resources	\$142.60	\$118.69	\$0.00	\$5,338.34	\$5,599.63
	\$19,915.70	\$67,747.02	\$10,591.25	\$158,328.19	\$256,582.16

CALDWELL SOIL & WATER

\$0.00 **\$0.00**

GAMEWELL FIRE

\$0.00 **\$0.00**

CITY OF LENOIR
LAKE RHODHISS WATER TREATMENT FACILITY
QUARTERLY REPORT
April, May, June - 2026

RAW WATER TREATED		FINISHED WATER PUMPED
TOTAL:	585.744 MG	583.859 MG
DAILY AVERAGE:	6.437 MG	6.416 MG
TOTAL FILTER WASH WATER USED: 9.053 MG (1.55% OF TOTAL)		
AVERAGE HOURS PLANT OPERATED PER DAY: 23.4 hours		

PHYSICAL AND CHEMICAL ANALYSES
Quarterly Averages

Temperature	20.8 °C	Manganese	0.002 mg/L
Turbidity	0.038 NTU	Iron	0.014 mg/L
pH	6.98	Fluoride	0.51 mg/L
Carbon Dioxide	9.73 mg/L	Chlorine	1.48 mg/L
Alkalinity	20.8 mg/L	Hardness	19.2 mg/L
Absent of Coliform bacteria for every day of the second quarter of 2026.			

MG = Million Gallons
mg/L= milligrams per Liter or parts per million

SUBMITTED BY: Kevin Matheson-Water Treatment Superintendent

RESULTS – PHYSICAL AND CHEMICAL ANALYSES
CITY OF LENOIR
LAKE RHODHISS TREATMENT FACILITY
Monthly Drinking Water Report, July 2026

RAW WATER TREATED		FINISHED WATER PUMPED
TOTAL	212.767 MG	207.095 MG
DAILY AVERAGE	6.863 MG	6.680 MG
MAXIMUM	7.79 MG	7.635 MG
DAY(S)	07/19/2026	07/05/2026
MINIMUM	5.776 MG	5.449 MG
DAY(S)	07/25/2026	07/12/2026

TOTAL FILTER WASH WATER USED – 2.9 MG
(1.4% OF TOTAL)

AVERAGE HOURS PLANT OPERATED DAILY – 23.2

[FINISHED WATER MONTHLY AVERAGES]

TEMPERATURE	24.7 °C	MANGANESE	0.003 mg/L
TURBIDITY	0.047 NTU	IRON	0.018 mg/L
pH	7.05	FLUORIDE	0.39 mg/L
CARBON		RESIDUAL	
DIOXIDE	9.84 mg/L	CHLORINE	1.69 mg/L
ALKALINITY	23.16 mg/L	HARDNESS	18.9 mg/L
ABSENT OF COLIFORM BACTERIA FOR EVERY DAY OF JULY			

MG= Million Gallons

mg/L= milligrams per Liter or parts per million

Submitted by: *Kevin Matheson*-Water Treatment Superintendent

City of Lenoir

Committee of the Whole Action Form

I. Agenda Item:

Resolution; Staff recommends adopting the Resolution to support the Catawba-Wateree River Basin Integrated Water Resources Plan as developed by the Catawba-Wateree Water Management Group, as submitted.

II. Background Information:

The Integrated Water Resources Plan (IWRP), prepared by the Catawba-Wateree Water Management Group (CCWWMG), is the long-range blueprint for managing both the quantity and quality of water in the Catawba-Wateree River Basin. CWWMG brings together 21 public water utilities in North and South Carolina plus Duke Energy, which owns and operates every reservoir along the river system. Working collectively, the CWWMG identifies, funds, and implements strategic initiatives that extend the Basin's capacity to meet community needs while safeguarding its ecological health.

The IWRP stems from a U.S. Supreme Court settlement agreement that resolved interstate water-allocation litigation in the Catawba-Wateree Basin. The settlement obligates Duke Energy and the CWWMG to maintain a comprehensive, basin-wide water-resources plan and to refresh it every 10 years. Although facilitated through federal court proceedings, the requirement is not a congressional or regulatory mandate; it is a binding condition of the legal settlement itself.

Supporting the IWRP does not limit any rights or options the City may have in future regulatory proceedings.

Please see link below for the full plan.
<https://www.catawbawatereewmg.org/>

III. Staff Recommendation:

Staff recommends adopting the Resolution to support the Catawba-Wateree River Basin Integrated Water Resources Plan as developed by the Catawba-Wateree Water Management Group, as presented.

IV. Reviewed By:

Jeff Church

V. Attachments:

1. 2026.08.25.Resolution of Support for 2025 IWRP

2. Executive Summary_20260811

RESOLUTION BY THE LENOIR CITY COUNCIL

TO SUPPORT THE CATAWBA-WATEREE RIVER BASIN INTEGRATED WATER RESOURCES PLAN AS DEVELOPED BY THE CATAWBA-WATEREE WATER MANAGEMENT GROUP

WHEREAS, the **City of Lenoir, North Carolina** participates in the Catawba-Wataree Water Management Group (CWWMG), a collaborative organization representing member entities committed to sustainable water resource management; and

WHEREAS, recent engineering studies indicate that significant water supply limitations could occur as soon as mid-century (~Year 2075) within the Catawba-Wataree River and its eleven reservoirs, underscoring the need for proactive planning; and

WHEREAS, the CWWMG has developed the Integrated Water Resources Plan (IWRP) using the best available data and projections to identify water quantity and quality issues, evaluate potential strategies to address these challenges, and implement practical, basin-wide solutions; and

WHEREAS, the IWRP reflects historical and current conditions along with reasonable forecasts to support informed planning, and is intended to be a neutral, analytical document presenting facts and possible scenarios without advocating for any particular outcome; and

WHEREAS, supporting the IWRP does not limit any rights or options organizations may have in future regulatory proceedings; and

WHEREAS, implementing actions called for in the IWRP will require long-term, coordinated efforts across the Basin and could take decades to successfully complete; and

WHEREAS, our representatives have actively participated in the development of the IWRP by providing input into the scope of work, engineering analysis, future modeling scenarios and results, and the recommendations presented; and

WHEREAS, we believe the IWRP findings and recommendations are consistent with protecting, preserving, and extending the available water supply for all those who depend, or will depend, on the Catawba-Wataree River Basin for a safe, sustainable water supply; and

WHEREAS, basin-wide implementation of the recommendations presented in the IWRP offers the opportunity to extend available water yields well into the future;

NOW, THEREFORE, BE IT RESOLVED BY THE LENOIR CITY COUNCIL:

That the **City of Lenoir, North Carolina** hereby supports the 2025 Catawba-Wataree River Basin Integrated Water Resources Plan and the recommendations

presented therein as a framework for collaborative action to secure a sustainable water future for generations to come.

Adopted this the 25th day of August, 2026 at Lenoir, North Carolina.

SEAL

Joseph L. Gibbons, Mayor

ATTEST:

Lauren Hartley, City Clerk



Catawba-Wateree Water Management Group

INTEGRATED WATER RESOURCES PLAN

Executive Summary



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Why This Plan Matters

The Catawba-Wateree River Basin (Basin) functions as one connected water system. Changes in one place - new development, drought or high-flow events, or operational adjustments - can affect public health and affordability, economic resilience, energy reliability, aquatic habitat, and recreation elsewhere in the Basin. A shared roadmap is essential, so the region moves in the same direction.

The Integrated Water Resources Plan (IWRP) is that roadmap. It provides direction to keep water reliable and clean through at least 2075 by bringing water quantity, water quality, and source-water protection into a single plan. Because rivers and reservoirs are physically linked and jointly operated, coordinated planning enables consistent decisions and aligned investments across jurisdictions.

The Plan responds to converging pressures: more frequent climate extremes, continued growth and redevelopment, evolving energy operations, and water-quality impairments in key tributaries. During plan development, real-world disruptions, including Hurricane Helene, drought, and increased attention to interbasin transfers (IBTs), heightened understanding of system vulnerabilities. The IWRP pairs watershed science with operations planning, so recommended actions are both technically sound and implementable.

In short, the IWRP helps the Basin meet rising demand without sacrificing water quality, translating five years of technical work into practical steps that communities, industries, and resource managers can take together. Together, these pressures make coordinated, basin-wide planning essential to maintaining both reliable water supply and water quality over time.



This IWRP was developed by the Catawba-Wateree Water Management Group, representing 21 member organizations, using the best available data and projections. It reflects historical and current conditions along with reasonable forecasts to support informed planning. The IWRP is neutral and analytical, presenting facts and scenarios without advocating for any particular outcome.

The IWRP includes recommended actions to enhance water supply resiliency during drought and protect water quality within the Basin. Supporting the IWRP does not limit any rights or options organizations may have in future regulatory proceedings.



How the Plan Evolved

The IWRP builds on more than two decades of coordinated Basin planning and stakeholder collaboration. As part of Duke Energy's hydro project relicensing, the Comprehensive Relicensing Agreement (CRA, 2006) established shared operating rules and called for formation of a water-management group. The Catawba-Wataeree Water Management Group (CWWMG) formed in 2007 to identify, fund, and implement strategic initiatives across the Basin. An interstate settlement agreement (2010) reinforced the need to maintain a long-range, Basin-wide plan with periodic updates.

A 2006 Water Supply Study concluded that, without change, water demands could exceed supply by mid-century. The 2014 Water Supply Master Plan (with 2015 Addendum) responded with strategies to stretch capacity of the 11 mainstem reservoirs and formalized use of the CHEOPS operations model (under CRA rules) to analyze drought and seasonal reliability. In 2021, the plan broadened from a water quantity-only focus to an IWRP through a stakeholder-driven process that shaped the plan's expanded priorities. The update added water quality and source-water protection, incorporated future land use scenarios and bounding climate futures, extended the geographic scope downstream to the Congaree River, and updated modeling and data using state-recognized methods. The result is a single playbook that connects watershed science with day-to-day operations.

Water Quantity: Ensuring Reliable Supply Through 2075

WHAT THE IWRP EXAMINES	≈ How much water is being used now, and how that demand is projected to grow through 2075. ≈ Net withdrawals for public water supply, industry, thermoelectric cooling, and agriculture. ≈ The role of Duke Energy's hydro operations in daily and seasonal water access. ≈ Climate impacts like storms, floods, and extreme heat.
WHY IT MATTERS	≈ The region's population and economy are growing, adding water supply demands. ≈ Climate variability and energy demands add pressure on shared resources. ≈ Coordinated planning helps avoid shortages during drought or high-demand periods. ≈ Additional actions will be needed for reliable, fair access to water across the Basin.



Water Quality: Protecting Sources for Clean, Affordable Water

WHAT THE IWRP EXAMINES	≈ Future land use scenarios and the role of riparian buffers, forests, and farms in protecting water sources. ≈ How development patterns affect pollution, runoff, and long-term treatment. ≈ The risks from increased nutrients, sediments, and other emerging contaminants.
WHY IT MATTERS	≈ Land development without protection can degrade water quality. ≈ Water is more affordable and easier to treat when it's clean at the source. ≈ Clean water supports boating, fishing, swimming, and other recreation as well as healthy aquatic ecosystems that make the Basin a hub for quality of life and local economies. ≈ More frequent storms and weather extremes threaten both infrastructure and natural systems.

How We Analyze the Basin

IWRP evaluation followed a three-step process:



The IWRP couples a catchment-scale watershed model with a basin-operations model so managers can see both the drivers and the system response.

- **The watershed model (WaterFALL®)** simulates daily hydrology - runoff and baseflow - as well as nutrient and sediment loads (total nitrogen, total phosphorus, and total suspended solids) for each stream catchment, routing flows and loads downstream with calibrated parameters tied to local gauges and monitoring sites. It identifies where land cover and land-use changes most affect inflows and pollutant delivery and provides hot-spot mapping to prioritize mitigation actions.
- **The operations model (CHEOPS)** represents CRA operating rules across the eleven interconnected reservoirs, including minimum flows, target elevations, intake access, recreational releases, and drought protocols (Low Inflow Protocol). Recent updates incorporated revised storage-elevation curves, spillway and unit configurations, target adjustments, and logic refinements. The modeling framework aligns with North Carolina Session Law 2010-143 requirements and has been used in Basin planning since the 2006 Water Supply Study and 2014 Water Supply Master Plan.



Together, these models allow the Basin to test realistic future conditions by combining projected development patterns and climate scenarios. These results are translated into actionable operating guidance. The integration translates watershed science into decisions about access to stored water, drought staging, peak-flow management, and source-water priorities across jurisdictions.

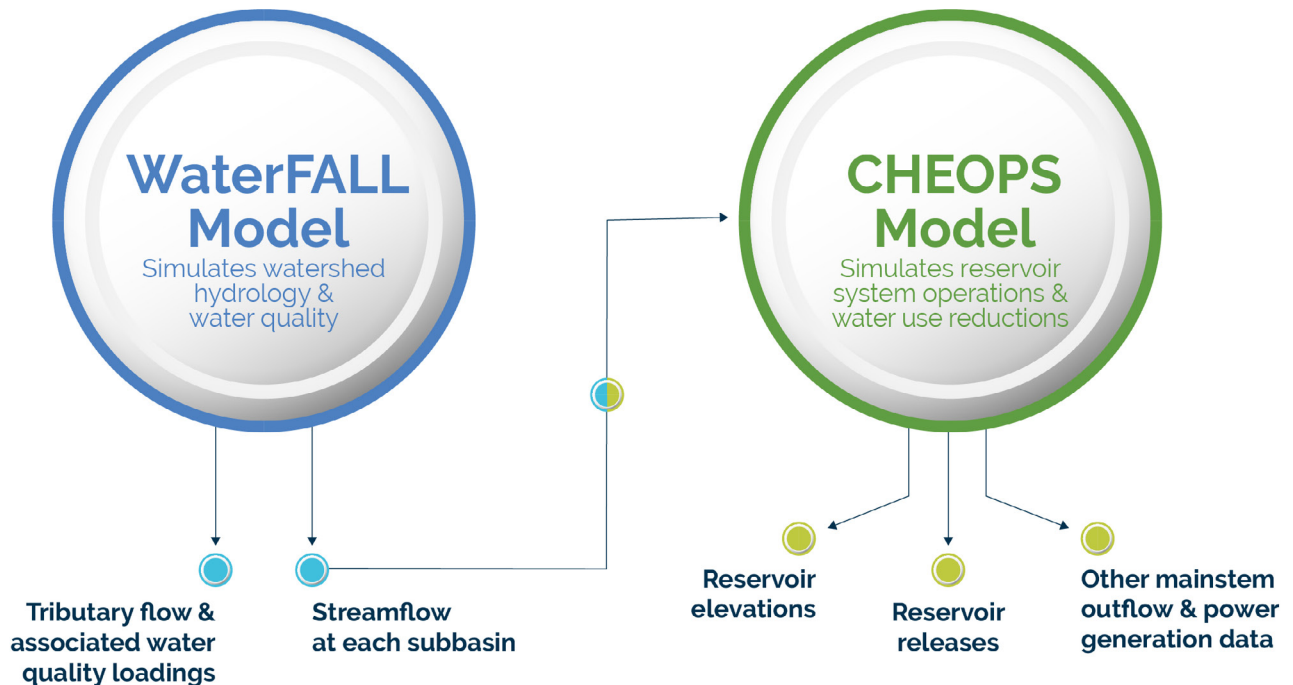


Figure E-2 Overview of WaterFALL and CHEOPS Modeling Framework

Looking Ahead: What We Analyzed and Learned

The IWRP evaluates how the Basin may evolve over the coming decades as population growth, land use change, climate variability, and water use patterns interact across an interconnected system. Rather than focusing on a single forecast, the analyses examine a range of plausible futures to understand where pressures are most likely to emerge, how risks differ across the Basin, and which factors most influence long-term system performance.

Taken together, the analyses provide a Basin-wide perspective on future conditions and highlight consistent signals related to watershed change, water supply reliability, hydrologic response, and water quality. These signals are intended to inform planning by identifying sensitivities and areas requiring closer attention over time, rather than predicting specific outcomes.

Future Land Use and Watershed Change

Projected land use change is a foundational driver of future water resource conditions in the Basin. The IWRP evaluates future land use scenarios extending to approximately 2070 to understand how continued development may alter watershed function and influence both water quantity and water quality over the long term. Figure E-3 presents future (2070) land use.

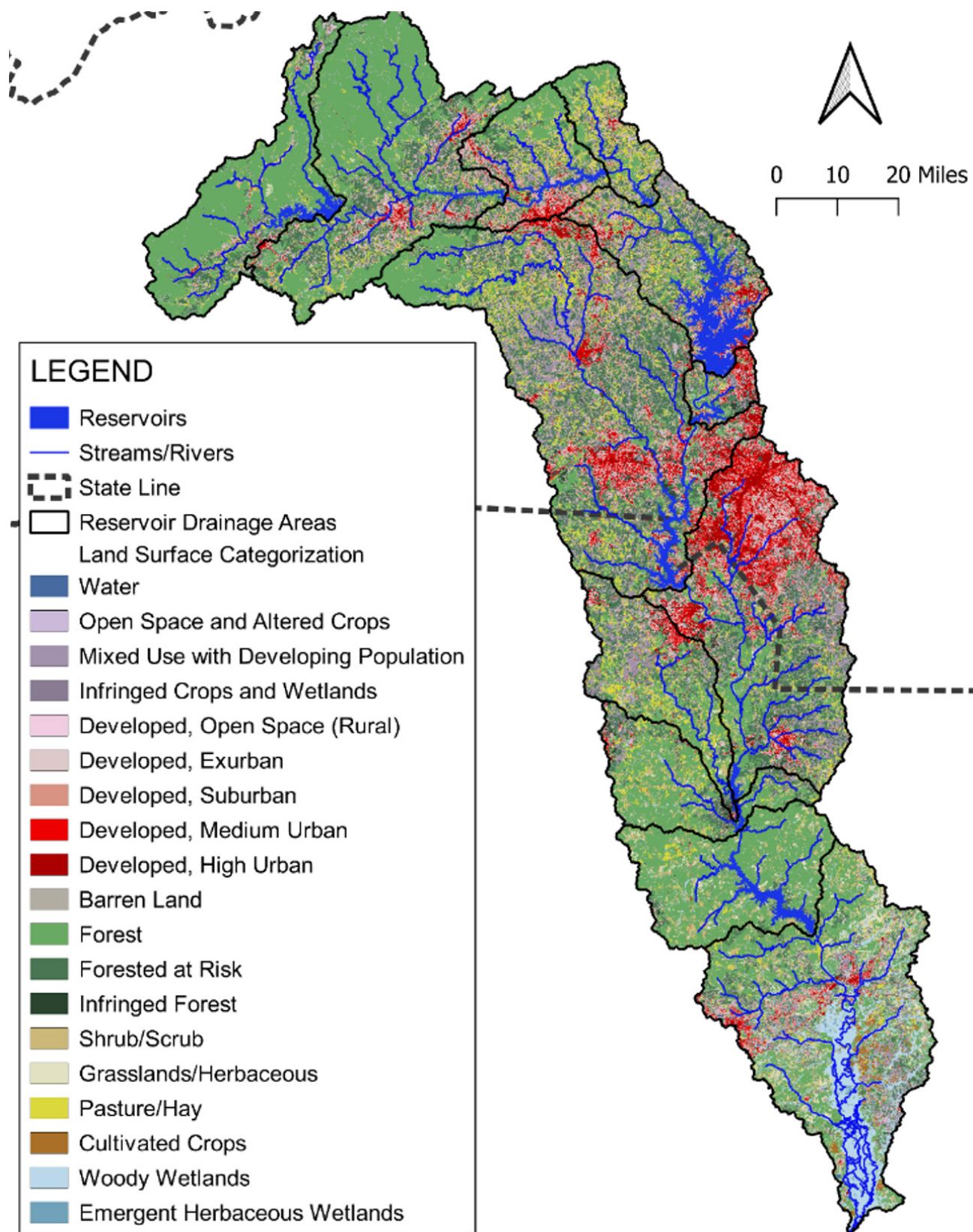


Figure E-3. Future (2070) Land Use Map



By 2070, modeled land use change results in marked increases in impervious cover in several fast-growing subbasins, altering runoff generation, infiltration, and pollutant transport. A key finding is that a relatively small number of subbasins experience disproportionately large hydrologic change, creating localized pressures that propagate downstream through the interconnected reservoir system. As a result, development in one jurisdiction can materially affect water quantity and quality conditions elsewhere in the Basin. Watershed modeling indicates that these land use changes:

- Increase storm runoff volumes and peak flows, amplifying erosion and downstream sediment delivery during intense rainfall events;
- Reduce infiltration and groundwater recharge, diminishing baseflow contribution to streams during dry periods; and
- Shift hydrologic response toward greater variability, with sharper transitions between wet-weather peaks and prolonged low-flow conditions.

Unlike climate-driven hydrologic variability, which fluctuates from year to year, land use change establishes long-term baseline watershed conditions that persist for decades and do not reverse once development occurs. For this reason, land use change is treated throughout the IWRP as a persistent driver that interacts with climate variability, water demand growth, and reservoir operations rather than as a transient influence.

Under the median future land use scenario, developed land area increases substantially across the Basin, with growth concentrated in the central and western portions of the watershed, particularly upstream of Lake Norman, Mountain Island Lake, and Lake Wylie. These areas experience the largest conversions from forest and agriculture to residential, commercial, and mixed-use development, while more upstream headwater catchments remain largely undeveloped. This uneven spatial distribution of growth is a defining feature of future Basin conditions and a primary driver of localized planning challenges identified in the IWRP.

Further discussion of future land use conditions is provided in Section 3 of the full report, with implications for hydrology and water quality examined in Sections 4, 5, and 7.

Key findings related to land use and watersheds include:

- Growth and land conversion are spatially concentrated, creating localized pressures with Basin-wide implications.
- Changes in watershed condition influence both high-flow (flooding and erosion) and low-flow (baseflow support and drought resilience) behavior.
- Land use impacts accumulate over time and across jurisdictions, reinforcing the importance of Basin-wide planning.

Water Quantity and Surface Water System Performance

Water supply reliability in the IWRP is evaluated by examining how projected water demand, surface water availability, reservoir storage, and operational constraints interact across the eleven interconnected reservoirs of the Catawba–Wateree system.



WATER QUANTITY DEMANDS

Under the most likely planning forecast, Basin-wide net surface water withdrawals increase by approximately 160 million gallons per day (MGD) by 2075, rising from about 194 MGD in the base year to roughly 354 MGD. This represents an increase of more than 80 percent in net withdrawals over the planning horizon. Alternative growth futures evaluated in the IWRP span a wider range, with projected Basin-wide net withdrawals by 2075 ranging from approximately 287 MGD under lower-growth conditions to about 432 MGD under higher-growth conditions.

Demand growth is not evenly distributed across the Basin. The largest increases occur in the central portion of the river basin, particularly Lake Norman, Mountain Island Lake, and Lake Wylie, which together account for more than 110 MGD of additional net withdrawals by 2075 under the median forecast. These reservoirs serve rapidly urbanizing service areas and play a critical operational role in balancing upstream inflows, downstream demands, hydropower operations, and minimum flow requirements.

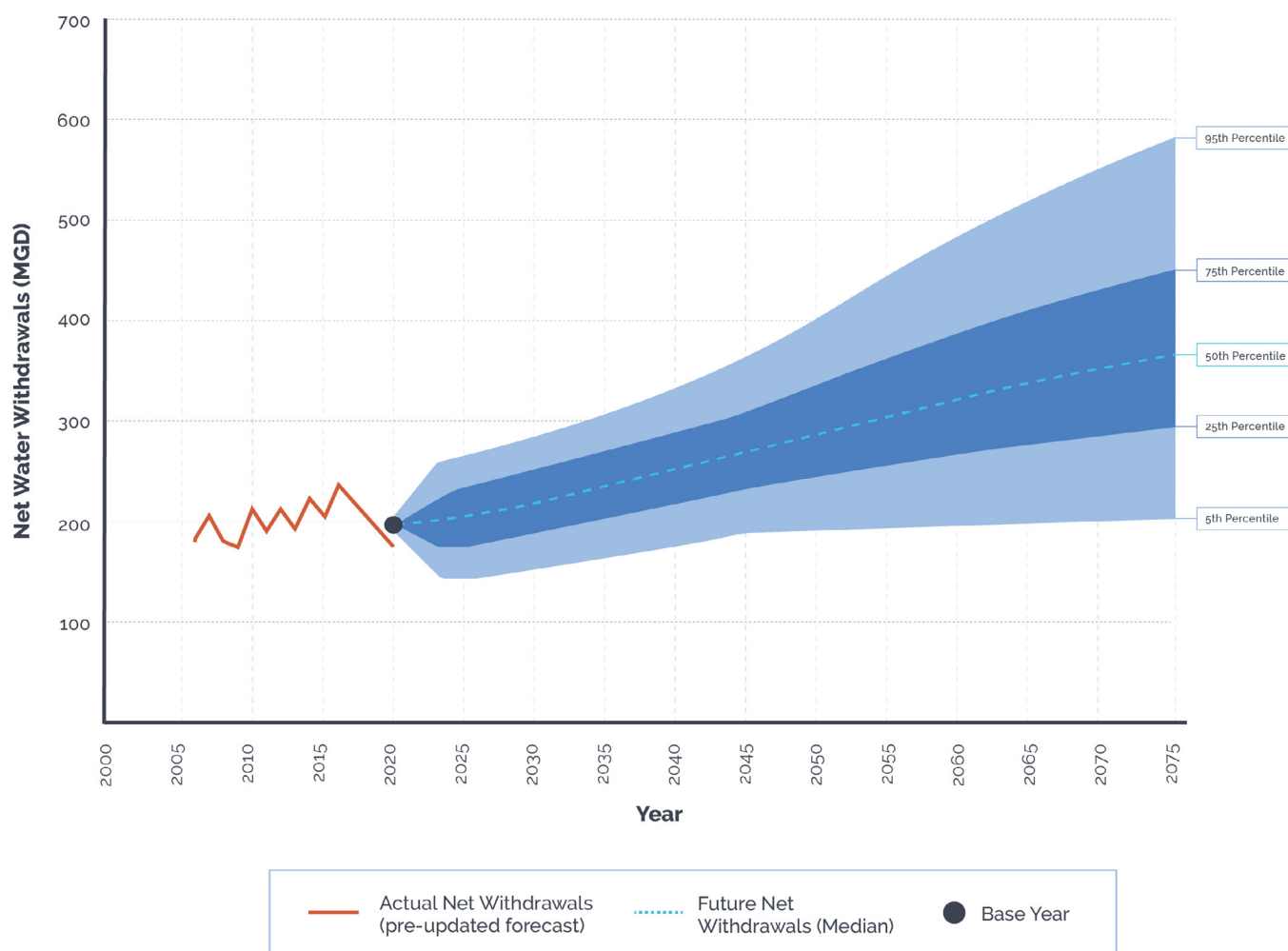


Figure E-4. Water Demand Projections through 2075



WATER SYSTEM PERFORMANCE

Modeling results indicate that the Basin's surface water system remains generally resilient across a wide range of future conditions, but system performance varies substantially by reservoir and location. Differences in storage volume, intake elevations, upstream watershed response, return flows, IBTs, and operational constraints contribute to uneven sensitivity to demand growth and hydrologic stress.

When tested against a recurrence of the historical Drought-of-Record, coordinated reservoir operations under existing CRA rules and drought protocols significantly extend system reliability. In many locations, coordinated operations delay the onset of access limitations by multiple decades compared to uncoordinated conditions. However, vulnerabilities emerge earlier in a small number of reservoirs where demand growth, storage characteristics, and hydrologic variability intersect.

To support long-range planning, the IWRP identifies planning thresholds, or Decision Point Years, which represent the approximate timeframe when additional evaluation of management or operational strategies may be warranted if drought conditions similar to the historical Drought-of-Record reoccur. These thresholds are not forecasts of system failure; rather, they are indicators of relative system sensitivity. Under the most likely demand forecast:

- Lake Wylie reaches a planning sensitivity window as early as the 2025–2035 timeframe, reflecting high demand growth and limited storage flexibility.
- Mountain Island Lake exhibits planning sensitivity later, in the 2075–2085 timeframe, under baseline conditions.
- Most upstream and downstream reservoirs maintain accessible supply well beyond 2075, even under Drought-of-Record conditions.

RESERVOIR	Decision Point Year Range by Water Demand Scenario										
	2025	2035	2045	2055	2065	2075	2085	2095	2105	2115	2125
Lake James											Baseline
Lake Rhodhiss											Baseline
Lake Hickory											Baseline
Lookout Shoals Lake											Baseline
Lake Norman									High Demand	←	Baseline
Mtn. Island Lake				High Demand	←		Baseline	→			Low Demand
Lake Wylie	High Demand	Baseline							Low Demand		
Fishing Creek Reservoir											Baseline
Great Falls Reservoir											Baseline
Cedar Creek Reservoir											Baseline
Lake Wateree											Baseline



RESERVOIR	Decision Point Year Range by Alternative Operations Impacts										
	2025	2035	2045	2055	2065	2075	2085	2095	2105	2115	2125
Lake James											Baseline
Lake Rhodhiss											Baseline
Lake Hickory											Baseline
Lookout Shoals Lake											Baseline
Lake Norman											Baseline
Mtn. Island Lake							Baseline	→			Alts. Impact Range
Lake Wylie		Baseline	→					Alts. Impact Range			
Fishing Creek Reservoir											Baseline
Great Falls Reservoir											Baseline
Cedar Creek Reservoir											Baseline
Lake Wateree											Baseline

Figure E-5 presents the decision point year summary by Basin for the range of future water demand conditions (top) and after employing alternative reservoir operations (bottom).

IBT SCENARIO

IBTs are a component of water use in the Basin, representing the movement of water across basin boundaries to meet regional demand. The IWRP evaluates current IBTs and transfers associated with future demand projections to understand their influence on system performance. IBTs affect reservoir reliability at the subbasin level by altering the balance between withdrawals and return flows, particularly in areas with high demand and limited storage.

A scenario analyzing the return of all out-of-Basin discharge flows to the Basin shows that, while not practical across the board, such an alternative would improve access to water and extend drought response in select locations. For example, at Lake Wylie, a full return of all IBT discharges would reduce the number of consecutive days with lake levels at least 0.5 foot below the Critical Reservoir Elevation in a repeat of the Drought-of-Record from 42 days to 4 days. While certainly an improvement, this hypothetical scenario shows that IBTs are an important planning consideration but their complete elimination, if that was possible, would not represent a standalone solution to future water supply challenges. A broader portfolio of supply-side, demand-side and drought management options will be needed to avoid all accessibility problems in the eleven-reservoir system throughout the 50-year planning horizon.

These results demonstrate that planning pressures do not emerge simultaneously across the Basin, and that future water supply challenges are driven more by the location and timing of demand growth than by total system storage alone.

Surface water quantity, reservoir performance, drought response, and planning thresholds are evaluated in detail in Section 4 of the full report, with supporting demand projections in Section 3 and groundwater context in Section 6.



Key findings related to water quantity and reliability include:

- Basin-wide water supply remains generally robust, but sensitivity varies across reservoirs and service areas.
- Water supply reliability depends on access to storage and coordinated operations, not storage volume alone.
- Existing drought management protocols (LIP) are a critical strength of the system and remain effective across a wide range of future planning scenarios.
- Planning pressures emerge at different times and locations rather than simultaneously across the Basin, therefore further evaluation is needed to modify LIP Stage Minimums and Critical Intake Elevations for specific reservoirs.
- While an evaluation scenario demonstrates that returning all IBT discharge flows to the Basin could improve system performance, particularly at the subbasin level, the scenario also reinforces that the removal of all IBTs is not a standalone solution to resolve all water accessibility concerns in the Basin. A broader portfolio of supply-side, demand-side, and drought management options will be needed.
- Organizations pursuing future IBTs or IBT modifications shall comply with the U.S Supreme Court Settlement Agreement approval processes including an environmental impact statement to evaluate reasonable alternative approaches.
- Regional coordination is key to preserving the Basin-wide water supply, which is made more complex through the regulation of IBTs at the sub-basin level within North Carolina. Reducing such sub-basin focused regulation provides more flexibility to manage water transfers with major Basins and encourages Basin-wide cooperation and coordination.

Water Quality and Hydrologic Response Signals

Water quality outcomes in the Basin are closely linked to watershed conditions and hydrologic response. The IWRP evaluates how future land use patterns, climate variability, and changing flow regimes influence sediment, nutrient, and contaminant loading to streams and reservoirs over time.

Modeling results indicate that existing water quality impairments persist under future conditions, with risks intensifying in different ways depending on hydrologic context. Under wetter climate futures, increased runoff and higher peak flows result in greater storm-driven transport of sediment and nutrients, elevating concerns related to erosion, reservoir sedimentation, and nutrient loading. These conditions increase the frequency and magnitude of episodic loading events that can degrade downstream water quality.

Under drier futures, longer-duration low-flow periods result in higher in-stream and reservoir contaminant concentrations, even when total loads remain similar or decline. These conditions increase stress on aquatic systems and can exacerbate water quality challenges during extended drought periods, particularly in receiving waters downstream of urbanized catchments.

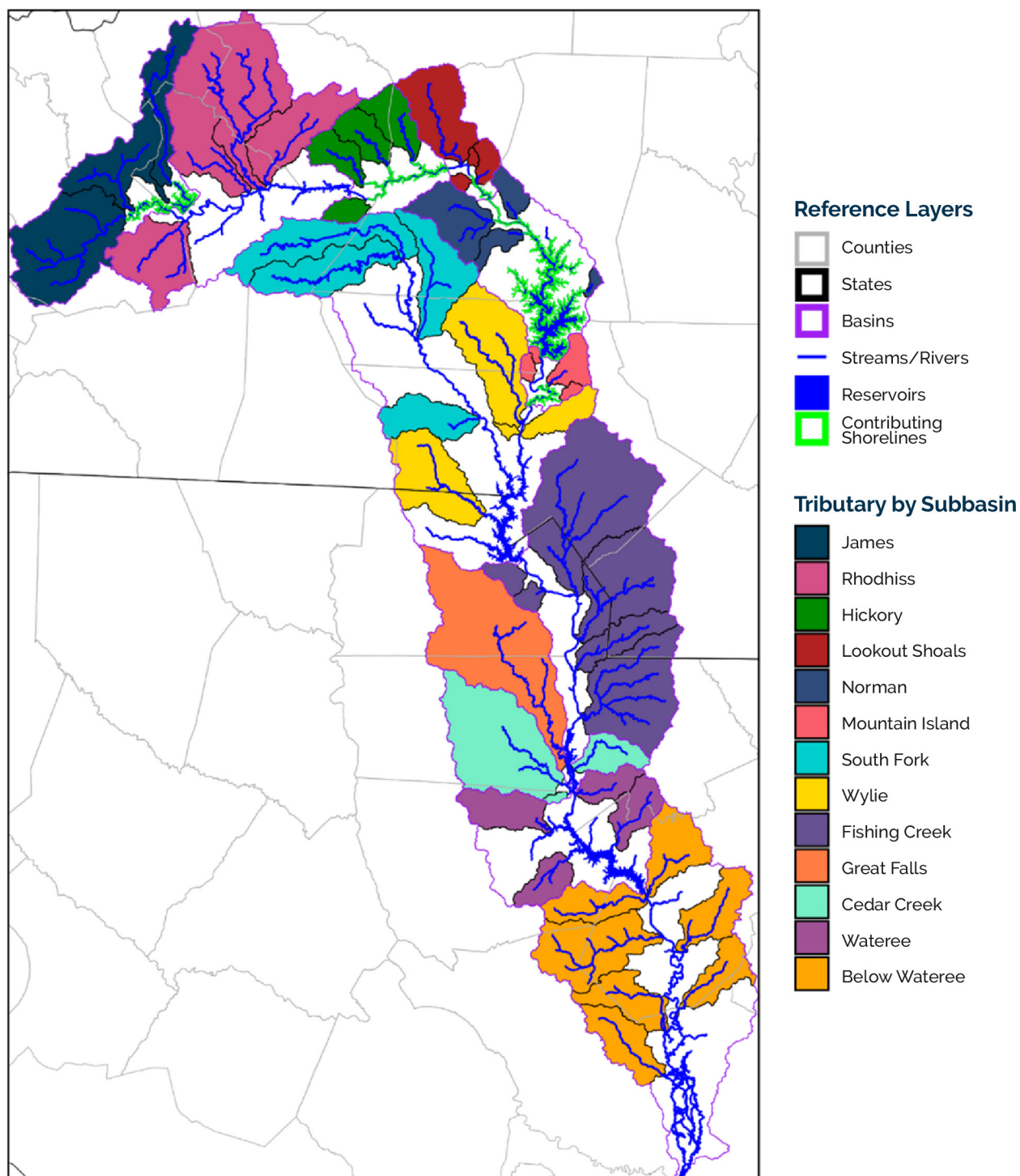


Figure E-6. Tributaries Identified as Providing Highest Loadings of Sediment and Nutrients within Each Subbasin

A consistent and important finding of the IWRP is that water quality risks are spatially concentrated. For many reservoirs, a small number of tributaries contribute a disproportionate share of total sediment and nutrient loading, as presented in Figure E-6. In some cases, a limited subset of catchments accounts for the majority of modeled phosphorus or sediment delivery, making targeted watershed strategies significantly more effective than uniform Basin-wide approaches.



Sediment dynamics are uneven across the Basin. Loading is highest in upper, headwater subbasins, particularly in the James and Rhodhiss subbasins, where erosion rates are elevated and contribute a disproportionate share of sediment entering the stream network. In contrast, middle Basin areas such as Lake Norman and Lake Wylie exhibit much lower baseline sediment generation. However, even in systems with lower average rates, individual catchments can experience extreme erosion during storm events, reinforcing the importance of both location and event-driven processes in shaping overall sediment impacts.

Groundwater conditions were also evaluated as part of the IWRP. While groundwater resources provide important local supply and contribute to baseflow, they do not function as a Basin-wide substitute for surface water. Groundwater–surface water interactions influence localized resilience, particularly during drought conditions.

Key findings related to water quality and hydrologic response include:

- Water quality outcomes are shaped by the interaction of land use, flow variability, and climate conditions.
- Wetter futures increase pollutant transport and flood-related risks, while drier futures increase concentration-related stress.
- A small number of tributaries account for a large share of downstream impacts, making targeted interventions highly effective.
- Sediment loading is highest in upper headwater subbasins (particularly James and Rhodhiss), while middle Basin areas experience much lower baseline rates, though localized extreme erosion events remain a key driver of overall loading.
- Groundwater contributes to local resilience but does not offset Basin-wide surface water risks.

Detailed water quality evaluations are presented in Section 5 of the full report, with hydrologic context provided in Sections 3 and 4 and groundwater analysis in Section 6.

Portfolio of Recommendations

The Portfolio of Recommendations translates the analytical findings into a coordinated, Basin-wide set of actions organized around four complementary categories. Together, they emphasize acting early, targeting investments where they matter most, and strengthening coordination across jurisdictions and sectors.

The recommendations are structured to address multiple dimensions of system performance, including reservoir operations, watershed conditions, water demand, and data and coordination needs. While individual recommendations vary in scale and applicability, they are intended to function collectively as part of a flexible and adaptive planning framework.

Key elements of the portfolio include:

A. Policy, Legislative, and Regulatory Actions: Align laws, regulatory frameworks, and leadership accountability so Basin-level water management is supported rather than constrained. Priority themes include reducing unintended barriers created by IBT regulations, strengthening and aligning riparian buffer protections



across the Basin, and ensuring clear agency leadership responsibility for implementing interstate agreements and Basin-wide planning objectives.

B. Planning and Coordination: Strengthen regional coordination so land use, conservation, and water supply planning work together instead of in silos. The IWRP demonstrates that watershed change and growth patterns drive future risk; therefore, planning and investment decisions must be evaluated at the subbasin scale, not solely within political boundaries. Elevating conservation and source water protection as shared regional priorities, and measuring whether strategies are working, is essential to long-term resilience.

C. Technical and Program Actions: Use better data, smarter operations, and targeted strategies to manage risk proactively. Key actions include expanding Basin-wide monitoring, improving data consistency, updating reservoir and intake information, and prioritizing investments that reduce water loss, improve efficiency, and address sediment and nutrient hot spots.

Implementation should be guided by subbasin-scale priorities identified in the IWRP, focusing on high-contributing tributaries and aligning land management approaches with local watershed conditions. Improving system performance before expanding infrastructure consistently provides greater long-term benefit and flexibility.

D. Drought Planning and Response: Strengthen drought preparedness so action occurs earlier, coordination improves, and resilience increases. The Low Inflow Protocol remains a cornerstone of Basin management, but the IWRP identifies opportunities to act sooner, improve participation, update contingency plans, adjust drought stage response mechanisms, and prepare intake infrastructure for lower water levels, including key systems in Lake Norman, Mountain Island Lake, and Lake Wylie, where projected conditions indicate earlier or more frequent vulnerability. Proactive drought planning reduces risk far more effectively than reactive emergency response.

Taken together, the Portfolio of Recommendations provides a structured set of planning options rather than a fixed set of actions or implementation requirements. The timing, sequencing, and applicability of individual strategies will vary by location and over time. The portfolio is intended to support ongoing evaluation and adaptive decision making as future conditions, priorities, and information evolve.

Summary Perspective

The IWRP builds on decades of collaborative planning in the Catawba–Wateree River Basin and provides an updated, comprehensive assessment of how the system may perform under future growth and climate variability. The analyses demonstrate that the Basin's water resources can continue to support a wide range of uses over time, provided that planning and effective timely actions are coordinated, adaptive, and informed by shared data.

A central conclusion of the IWRP is that no single entity can manage future water challenges alone. The Basin's reservoirs, tributaries, utilities, and watersheds are physically and operationally interconnected, and actions taken in isolation can create unintended downstream consequences.

The greatest gains in water supply reliability and water quality protection come from focusing together on the highest priorities, sharing data and tools, and coordinating decisions across jurisdictional boundaries. Implementing the IWRP will require sustained collaboration among utilities, states, regulators, local governments, conservation partners, and water users—along with adequate resources and policy support.

The IWRP itself is a product of that collaboration. Maintaining this shared approach is essential for translating technical insight into practical outcomes and ensuring that the Catawba-Wateree River Basin and the hard-working river at its core continues to serve communities, economies, and ecosystems well into the future.



September 2026



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 6:00 p.m. City Council	2 9:00 a.m. Staff Mtg.	3	4 Carolina Tattoo & Arts Gathering starts through Sunday, September 6	5
6	7 City Office's Closed Labor Day	8 8:15 a.m. Economic Dev. Adv. Committee (Civic Center)	9	10 6:00 p.m. LBAB (City Hall, 3rd Floor)	11	12 9am-4pm Sculpture Festival (J.E Broyhill Park)
13	14 Noon-City/County Services Committee Planning Board 5:30 p.m.	15 6:00 p.m. City Council	16 9:00 a.m. Staff Mtg	17 City Litter Sweep 2:00 p.m. ABC Board	18	19
20	21 6:00 p.m. Parks & Recreation Advisory Board (Aquatic Center)	22 8:30 a.m. Committee of the Whole (City Hall, 3rd Floor)	23 Noon-Foothills Regional Airport Authority	24	25 Friday Night Live Wild Canyon Band 7:00-10:00 p.m.	26
27	28	29	30			

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